

RECORD OF ACTION

Board of Zoning Appeals

Thursday, May 30, 2024 | 6:30 p.m.

The Board of Zoning Appeals took the following action at this meeting:

MOTION: Mr. Murphy moved, Mr. Kretz seconded, approval of the documents into the record.

VOTE: 4 – 0.

RESULT: The documents were accepted into the record and the minutes approved from the meeting on April 25, 2024.

RECORDED VOTES:

Jason Deschler	Abstained
Joseph Nigh	Yes
Patrick Murphy	Yes
Dan Garvin	Yes
Joel Kretz	Yes

STAFF CERTIFICATION

DocuSigned by:

Jennifer M. Rauch

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Jennifer M. Rauch, AICP
Director of Community Planning and Development



Community Planning and Development



5200 Emerald Parkway
Dublin, Ohio 43017



614.410.4600
dublinohiousa.gov

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RECORD OF ACTION

Board of Zoning Appeals

Thursday, May 30, 2024 | 6:30 p.m.

The Board of Zoning Appeals took the following action at this meeting:

1. Conrad Residence 24-015V

Non-Use (Area) Variance

Proposal:	Request for a variance to allow a pool, patio, fence, and accessory structure to encroach into the rear yard setback.
Location:	Northeast of the intersection of Mill Springs Drive and Bishop's Crossing Circle.
Request:	Review and approval of a Non-Use (Area) Variance under the provisions of Zoning Code 153.231(H).
Applicant:	Brian Lorenz, WD Partners
Planning Contact:	Zachary C. Hounshell, Planner II
Contact Information:	614.410.4652, zhounshell@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/24-015

MOTION: Mr. Nigh moved, Mr. Murphy seconded tabling the variance request.

VOTE: 5-0

RESULT: Motion carried 5-0 to table the variance request.

RECORDED VOTES:

Jason Deschler	Yes
Joseph Nigh	Yes
Patrick Murphy	Yes
Dan Garvin	Yes
Joel Kretz	Yes

STAFF CERTIFICATION

Signed by:

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Zachary C. Hounshell
Planner II

RECORD OF ACTION

Board of Zoning Appeals

Thursday, May 30, 2024 | 6:30 p.m.

The Board of Zoning Appeals took the following action at this meeting:

2. 17 N. Riverview Street 24-061V

Non-Use (Area) Variance

Proposal: Request for a variance to allow a maximum building footprint to exceed the permitted amount, and to reduce the required rear yard setback.

Location: Southwest of the intersection of Wing Hill Lane and N. Riverview Street.

Request: Review and approval of a Non-Use (Area) Variance under the provisions of Zoning Code 153.231(H).

Applicants: Richard Taylor, RTA
Andrew Sarrouf, Haffar Group, LLC

Planning Contact: Taylor Mullinax, AICP, Planner I

Contact Information: 614.410.4632, tmullinax@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/24-061

MOTION 1: Mr. Nigh moved, Mr. Murphy seconded approval of the Non-Use (Area) Variance to Zoning Code Section 153.173(A) to allow a maximum building footprint of 2,746 square feet.

VOTE: 4 – 1

RESULT: Motion carried 4-1 to approve the variance request.


RECORDED VOTES:

Jason Deschler	No
Joseph Nigh	Yes
Patrick Murphy	Yes
Dan Garvin	Yes
Joel Kretz	Yes



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MOTION 2: Mr. Nigh moved, Mr. Murphy seconded approval of the Non-Use (Area) Variance to Zoning Code Section 153.173(B) to allow a rear yard setback of 20 feet from the property line.

VOTE: 5 – 0

RESULT: Motion carried 5-0 to approve the variance request.

RECORDED VOTES:

Jason Deschler	Yes
Joseph Nigh	Yes
Patrick Murphy	Yes
Dan Garvin	Yes
Joel Kretz	Yes

STAFF CERTIFICATION

Signed by:

Taylor Mullinax

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Taylor Mullinax, AICP
Planner I



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RECORD OF ACTION

Board of Zoning Appeals

Thursday, May 30, 2024 | 6:30 p.m.

The Board of Zoning Appeals took the following action at this meeting:

3. 27 N. Riverview Street 24-062V

Non-Use (Area) Variance

Proposal: Request for a Variance to allow a maximum building footprint to exceed the permitted amount, and to reduce the required rear yard setback.

Location: Southwest of the intersection of Wing Hill Lane and N. Riverview Street.

Request: Review and approval of a Non-Use (Area) Variance under the provisions of Zoning Code 153.231(H).

Applicants: Richard Taylor, RTA
Andrew Sarrouf, Haffar Group, LLC

Planning Contact: Taylor Mullinax, AICP, Planner I

Contact Information: 614.410.4632, tmullinax@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/24-062

MOTION 1: Mr. Nigh moved, Mr. Garvin seconded, approval of the Non-Use (Area) Variance to Zoning Code Section 153.173(A) to allow a maximum building footprint of 2,754 square feet.

VOTE: 4 - 1

RESULT: Motion carried 4-1 to approve the variance request.

RECORDED VOTES:

Jason Deschler	No
Joseph Nigh	Yes
Patrick Murphy	Yes
Dan Garvin	Yes
Joel Kretz	Yes



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MOTION 2: Mr. Nigh moved, Mr. Murphy seconded, approval of the Non-Use (Area) Variance to Zoning Code Section 153.173(B) to allow a rear yard setback of 20 feet from the property line.

VOTE: 5 - 0

RESULT: Motion carried 5-0 to approve the variance request.

RECORDED VOTES:

Jason Deschler	Yes
Joseph Nigh	Yes
Patrick Murphy	Yes
Dan Garvin	Yes
Joel Kretz	Yes

STAFF CERTIFICATION

Signed by:

Taylor Mullinax

Taylor Mullinax, AICP
Planner I



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