



RECORD OF ACTION

Board of Zoning Appeals

Thursday, August 24, 2023 | 6:30 pm

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

MOTION: Mr. Murphy moved, Mr. Kretz seconded, to accept the documents into the record and approve the minutes from June 29, 2023.

VOTE: 4 – 0

RESULT: The documents were accepted into the record and the minutes approved from the meeting on June 29, 2023.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

TAMMY NOBLE

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Tammy Noble, Senior Planner





RECORD OF ACTION

Board of Zoning Appeals

Thursday, August 24, 2023 | 6:30 pm

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

**1. Cotterman Residence at 6721 Dublin Road
23-078V**

Non-Use (Area) Variance

Proposal: Variance requests to Zoning Code Sections 153.190(E)(1)(g), 153.190(E)(1)(i)(2), and 153.190(E)(1)(f)(3)(b) to allow a new residential home with design elements that deviate from the Residential Appearance Standards. The 1.2-acre site is zoned R-1, Restricted Suburban Residential District.

Location: ±860 feet northwest of the intersection of Dublin Road with Indian Run Road.

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

Applicant: Christopher Hoying, Hoying and Hoying Builders

Planning Contact: Zachary C. Hounshell, Planner II

Contact Information: 614.410.4652, zhounshell@dublin.oh.us

Case Information: www.dublinohiousa.gov/bza/23-078

MOTION 1: Mr. Murphy moved, Mr. Kretz seconded, to approve the Non-Use (Area) Variance to Zoning Code §153.190(E)(1)(g) to permit a main roofline pitch of 2/12 with flat secondary rooflines where a main roofline pitch of 6:12 is required.

VOTE: 4 – 0.

RESULT: The Non-Use (Area) Variance to allow a main roofline pitch of 2/12 with flat secondary rooflines was approved.

RECORDED VOTES:

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

MOTION 2: Mr. Murphy moved, Mr. Kretz seconded, to approve the Non-Use (Area) Variance to Zoning Code §153.190(E)(1)(i)(2) to permit no shutters or trim on windows for the single-family residence.

VOTE: 4 – 0.

RESULT: The Non-Use (Area) Variance to allow no shutters or trim on windows was approved.



**1. Cotterman Residence at 6721 Dublin Road
23-078V**

Non-Use (Area) Variance

RECORDED VOTES:

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

MOTION 3: Mr. Murphy moved, Mr. Kretz seconded, to approve the Non-Use (Area) Variance to Zoning Code §153.190(E)(1)(f)(3)(b) to permit a combination of four (4) garage doors totaling 40 feet where a maximum of 36 feet is required.

VOTE: 4 – 0.

RESULT: The Non-Use (Area) Variance to allow a combination of four (4) garage doors totaling 40 feet was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

Zachary Hounshell

Zachary C. Hounshell, Planner II

