

RECORD OF ACTION

Board of Zoning Appeals

Thursday, September 26, 2024 | 6:30 p.m.

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

MOTION: Mr. Murphy moved, Mr. Kretz seconded, to adjourn into executive session for the discussion of a Personnel Matter, Consideration of Public Official Appointments.

VOTE: 5 – 0.

RESULT: Motion moved 5-0.

RECORDED VOTES:

Garrett Anderson	Yes
Joseph Nigh	Yes
Patrick Murphy	Yes
Joel Kretz	Yes
Bridget Tyznik	Yes

ELECTION OF OFFICERS: Mr. Kretz moved, Mr. Murphy seconded the appointment of Joseph Nigh to a one-year term as Chair.

VOTE: 5-0

RESULT: Motion to appoint Mr. Nigh as Chair was approved.

ELECTION OF OFFICERS: Mr. Nigh moved, Mr. Murphy seconded the appointment of Joel Kretz to a one-year term as Vice Chair.

VOTE: 5-0

RESULT: Motion to appoint Mr. Kretz as Vice Chair was approved.

RECORDED VOTES:

Garrett Anderson	Yes
Joseph Nigh	Yes
Patrick Murphy	Yes
Joel Kretz	Yes
Bridget Tyznik	Yes

MOTION: Mr. Murphy moved, Mr. Kretz seconded acceptance of the documents into the record and approval of the May 30 2024 regular BZA meeting minutes and August 30, 2024 Joint PZC-ARB-BZA meeting minutes.

VOTE: 5-0

RESULT: The documents were accepted and the minutes were approved.

RECORDED VOTES:

Garrett Anderson	Yes
Joseph Nigh	Yes
Patrick Murphy	Yes
Joel Kretz	Yes
Bridget Tyznik	Yes

STAFF CERTIFICATION

Signed by:

Zachary Hounshell

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Zachary Hounshell
Planner II



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, September 26, 2024 | 6:30 p.m.

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

**1. 7031 Greenland Place
24-123V**

Non-Use (Area) Variance

Proposal: Request for a Variance to allow a sunroom to encroach into the rear yard setback. The 0.38-acre site is zoned PUD, Planned Unit Development District, Oak Park.

Location: Southeast of the intersection of Greenland Place and Oak Meadow Drive.

Planning Contact: Zach Hounshell, Planner II

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

Case Information: www.dublinohiousa.gov/bza/24-123

MOTION: Mr. Murphy moved, Mr. Kretz seconded approval of the Non-Use (Area) Variance to Oak Park Development Standards – Subarea A (III)(C), that the minimum rear-yard setback of all homes in Subarea A be twenty-five (25) feet to allow a sunroom to encroach 5 feet into the 25-foot setback.

VOTE: 5-0

RESULT: The Non-Use (Area) Variance was approved.

VOTE:

Garrett Anderson	Yes
Joseph Nigh	Yes
Patrick Murphy	Yes
Joel Kretz	Yes
Bridget Tyznik	Yes

STAFF CERTIFICATION

Signed by:

Zachary Hounshell

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Zach Hounshell
Planner II



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RECORD OF ACTION

Board of Zoning Appeals

Thursday, September 26, 2024 | 6:30 p.m.

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

**2. 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. The 0.27-acre site is zoned PLR, Planned Low Density Residential District and is located at 7618 Mill Springs Drive.

Location: Northeast of the intersection of Mill Springs Drive and Bishop’s Crossing Circle.

Planning Contact: Zach Hounshell, Planner II

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

Case Information: www.dublinohiousa.gov/bza/24-015

MOTION: Mr. Murphy moved, Mr. Kretz seconded approval of the Non-Use (Area) Variance to the Bishop’s Crossing Development Text, Yards and Setbacks requirements to allow a pool, patio, fence and accessory structure to encroach approximately 10 feet into the rear yard setback.

VOTE: 5-0

RESULT: Motion failed 5-0 to approve the Non-Use (Area) Variance to the Bishop’s Crossing Development Text Yard and Setback requirements.

MEMBERS PRESENT:

Garrett Anderson	No
Joseph Nigh	No
Patrick Murphy	No
Joel Kretz	No
Bridget Tyznik	No

STAFF CERTIFICATION

Signed by:

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Zach Hounshell
Planner II