



BOARD ORDER

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

Tammy Noble, Senior Planner





BOARD ORDER

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/pzc/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 stutters or trim on windows for the single-family residence.

VOTE: 4 – 0.

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



**1. Miller Residence at 3165 Lilly Mar Court
23-043V**

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

Zachary C. Hounshell, Planner II

