

# RECORD OF ACTION

## Board of Zoning Appeals

Thursday, April 24, 2025 | 6:30 p.m.

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

**MOTION:** Mr. Murphy moved, Mr. Anderson seconded, to accept the documents into the record and approve the minutes from the meeting on November 11, 2024.

**VOTE:** 4 – 0.

**RESULT:** The documents were accepted into the record and the minutes were approved.

**RECORDED VOTES:**

|                  |     |
|------------------|-----|
| Joseph Nigh      | Yes |
| Bridget Tyznik   | Yes |
| Garrett Anderson | Yes |
| Patrick Murphy   | Yes |

**STAFF CERTIFICATION**

Signed by:  
  
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Zach Hounshell  
Planner II

# RECORD OF ACTION

## Board of Zoning Appeals

Thursday, April 24, 2025 | 6:30 p.m.

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

**1. 7007 Primrose Court - Patio  
25-032V**

**Non-Use (Area) Variance**

|                      |  |
|----------------------|--|
| Proposal:            | Request for review and approval of a Variance to allow a patio to encroach into the rear yard setback. The 0.23-acre site is zoned PUD, Planned Unit Development District, Oak Park. |
| Location:            | 7007 Primrose Court.   |
| Planning Contact:    | Zach Hounshell, Planner II   |
| Contact Information: | 614.410.4652, zhounshell@dublin.oh.us  |
| Case Information:    | www.dublinohiousa.gov/bza/25-032   |

**MOTION:** Mr. Anderson moved, Ms. Tyznik seconded approval of the Non-Use Area Variance to Zoning Code Section 153.231 (H) to allow a patio or deck to encroach 12 feet into the 25-foot setback.

**VOTE:** 4-0

**RESULT:** The Non-Use Area Variance was approved

**RECORDED VOTES:**

|                  |     |
|------------------|-----|
| Joseph Nigh      | Yes |
| Bridget Tyznik   | Yes |
| Garrett Anderson | Yes |
| Patrick Murphy   | Yes |

**STAFF CERTIFICATION**

Signed by:

*Zachary Hounshell*

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Zach Hounshell  
Planner II



**Community Planning and Development**



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