

# RECORD OF ACTION

## Board of Zoning Appeals

Thursday, June 26, 2025 | 6:30 p.m.

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

**ELECTION OF OFFICERS:** Mr. Linville moved, Mr. Anderson seconded the election of Mr. Murphy as Chair for a one-year term.

**VOTE:** 4-0

**RESULT:** Motion to appoint Mr. Murphy as Chair was approved.

**RECORDED VOTES:**

Abigail Dalesandro	Yes
Bridget Tyznik	Absent
Garrett Anderson	Yes
Patrick Murphy	Yes
Brad Linville	Yes

**ELECTION OF OFFICERS:** Mr. Murphy moved, Mr. Linville seconded the election of Mr. Anderson as Vice Chair for a one-year term.

**VOTE:** 4-0

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

**RECORDED VOTES:**

Abigail Dalesandro	Yes
Bridget Tyznik	Absent
Garrett Anderson	Yes
Patrick Murphy	Yes
Brad Linville	Yes

**MOTION:** Mr. Murphy moved, Mr. Anderson seconded acceptance of the documents into the record and approval of the April 24, 2025 meeting minutes.

**VOTE:** 4-0

**RESULT:** Motion moved 4-0.

**RECORDED VOTES:**

Abigail Dalesandro	Yes
Bridget Tyznik	Absent
Garrett Anderson	Yes
Patrick Murphy	Yes
Brad Linville	Yes

**STAFF CERTIFICATION**

Signed by:

*Zachary Hounshell*

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Zach Hounshell  
Planner II



**Community Planning and Development**



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# RECORD OF ACTION

## Board of Zoning Appeals

Thursday, June 26, 2025 | 6:30 p.m.

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

**1. Zobel Residence  
25-053V**

**Non-Use (Area) Variance**

Proposal:	Request for review and approval of a Non-Use (Area) Variance to allow a deck to encroach into the rear yard setback. The 0.22-acre site is zoned PLR, Planned Low Density Residential District, Post Preserve.
Location:	6809 Holbein Drive
Planning Contact:	Zach Hounshell, Planner II
Contact Information:	614.410.4652, zhounshell@dublin.oh.us
Case Information:	www.dublinohiousa.gov/bza/25-053

**MOTION:** Mr. Murphy moved, Ms. Dalesandro seconded approval of the Non-Use Area Variance to the Post Preserve development standards I (1) to allow a deck to encroach 10 feet into the 30-foot setback.

**VOTE:** 4-0

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

**RECORDED VOTES:**

Abigail Dalesandro	Yes
Bridget Tyznik	Absent
Garrett Anderson	Yes
Patrick Murphy	Yes
Brad Linville	Yes

**STAFF CERTIFICATION**

Signed by:  
  
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Zach Hounshell  
Planner II