



CITY OF DUBLIN

Division of Planning  
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## BOARD OF ZONING APPEALS BOARD ORDER

DECEMBER 16, 1999

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

**1. Variance 99-105V - 4338 Bright Road**

**Location:** 15.74 acres located on the north side of Bright Road, approximately 1,600 feet east of Riverside Drive (SR 257).

**Existing Zoning:** R-1, Restricted Suburban Residential District.

**Request:** A variance to Section 153.074 to permit an increase in the permitted size of an accessory structure from 25 percent of the livable area of the principal structure to 33 percent (from 1,819 square feet to 2,400 square feet).

**Proposed Use:** The construction of a 60' x 40' barn (2,400 square feet) to the rear of an existing 7,274 square foot single-family residence.

**Applicant:** Anthony R. Weiher, 4338 Bright Road, Dublin, Ohio 43017.

**MOTION:** To approve this variance with seven conditions:

- 1) That the use of this accessory structure be clearly defined and limited to storage of the resident's equipment and vehicles, a "hobby" workshop for this residence, and that it cannot be used for living or business purposes, including without limitation, the rehabilitation and sales of automobiles for profit under any circumstances;
- 2) That water and sewer services not be extended to this building to limit inappropriate reuse in the future;
- 3) That the two existing accessory buildings be removed from the site prior to issuance of a building permit for the proposed structure;
- 4) That the accessory structure be screened on all sides by a minimum of 14 evergreen trees (five to six feet in height at installation), subject to staff approval;
- 5) That if the parcel would be reduced from 15.74 acres, the variance be rescinded requiring that the approved barn structure be removed from the site;
- 6) That the variance and these conditions be recorded with the Franklin County Auditor's office, and that the applicant show proof of the recording prior to issuance of building permits; and

**BOARD OF ZONING APPEALS  
BOARD ORDER**

**DECEMBER 16, 1999**

**1. Variance 99-105V - 4338 Bright Road (Cont.)**

- 7) That the current attached garage of 650 square feet be converted into living space within twelve months of building the new accessory structure.

\*Glen Aurelius, representing the owner, accepted the above conditions.

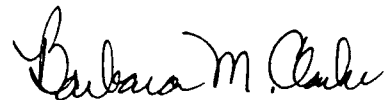
**VOTE:** 4 - 0 - 1

**RESULT:** This variance was approved.

**RECORDED VOTES:**

Brent Davis	Yes
Chester Porembski	Yes
Ruth Meeker Reiss	Abstain
Amy Salay	Yes
William Sherman	Yes

**STAFF CERTIFICATION**



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Barbara Clarke  
Planning Director



CITY OF DUBLIN

**BOARD OF ZONING APPEALS  
BOARD ORDER**

**NOVEMBER 18, 1999**

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

**1. Variance 99-105V - 4338 Bright Road**

**Location:** 15.74 acres located on the north side of Bright Road, approximately 1,600 feet east of Riverside Drive (SR 257).

**Existing Zoning:** R-1, Restricted Suburban Residential District.

**Request:** A variance to Section 153.074 to permit an increase in the permitted size of an accessory structure from 25 percent of the livable area of the principal structure to 33 percent (from 1,819 square feet to 2,400 square feet).

**Proposed Use:** The construction of a 60' x 40' barn (2,400 square feet) to the rear of an existing 7,274 square foot single-family residence.

**Applicant:** Anthony R. Weiher, 4338 Bright Road, Dublin, Ohio 43017.

**MOTION:** To table this variance application for the purpose of 1) examining alternate building materials, 2) submitting a revised landscape plan identifying species size, type, and location, and 3) to notify adjacent property owners.

**VOTE:** 5 - 0

**RESULT:** This variance application was tabled.

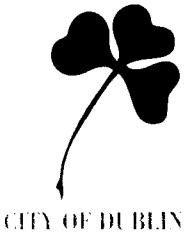
**RECORDED VOTES:**

Brent Davis	Yes
Chester Porembski	Yes
Ruth Meeker Reiss	Yes
Amy Salay	Yes
William Sherman	Yes

**STAFF CERTIFICATION**

Barbara Clarke  
Planning Director

**99-105V**  
Weiher Residence  
4338 Bright Road



**BOARD OF ZONING APPEALS  
BOARD ORDER**

**OCTOBER 28, 1999**

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

**4. Variance 99-105V - 4338 Bright Road**

**Location:** 15.74 acres located on the north side of Bright Road, approximately 1,600 feet east of Riverside Drive (SR 257).

**Existing Zoning:** R-1, Restricted Suburban Residential District.

**Request:** A variance to Section 153.074 to permit an increase in the permitted size of an accessory structure from 25 percent of the livable area of the principal structure to 57 percent (from 1,056 square feet to 2,400 square feet).

**Proposed Use:** The construction of a 60' x 40' barn (2,400 square feet) to the rear of an existing 4,227 square foot single-family residence.

**Applicant:** Anthony R. Weiher, 4338 Bright Road, Dublin, Ohio 43017.

**MOTION:** To table this variance application for the purpose of obtaining building permits for existing expansions to the home, to obtain the exact dimensions of any accessory structures (including the pool) to remain on the property, to obtain the accurate distances between accessory structures and property lines, to identify the building materials of the new structure, and to submit a revised site plan.

**VOTE:** 5-0

**RESULT:** This variance application was tabled.

**RECORDED VOTES:**

Brent Davis	Yes
Chester Porembski	Yes
Ruth Meeker Reiss	Yes
Amy Salay	Yes
William Sherman	Yes

**STAFF CERTIFICATION**

Barbara M. Clarke  
Planning Director