



**Motion and Vote – Side Yard Setback Encroachment Variance**

Mr. Blosser made a motion to approve this variance request to allow the fence to be 15 feet from the west side yard property line and three feet from the east side yard property line. Mr. Shankar seconded the motion. The vote was as follows: Mr. Ferezan, yes; Mr. Shankar, yes; Mr. Blosser, yes; and Mr. Cotter, yes. (Approved 4 – 0.)

**6. Stanley Steamer  
07-121V**

**5700 Shier Rings Road  
Side Yard Setback Variance**

Abby Scott presented the Planning Report for this application requesting a variance to encroach 11 feet into the 97-foot required side yard setback for a 12,544-square-foot addition on the east side of the Stanley Steamer building. She said Planning recommends disapproval, as the request does not meet the following review criteria:

- 1) That special circumstances exist which are peculiar to the structure involved and are not applicable to other structures in the same zoning district; and
- 2) That the literal interpretation of the Zoning Code would deprive the applicant of rights commonly enjoyed by other properties but will not confer on the applicant any special privilege in the same zoning district.

William Mullett, Dublin Building Systems, and Ralph Melvin, Stanley Steamer, the applicant were sworn-in by Mr. Blosser.

Mr. Mullett explained that Stanley Steamer needed to maximize the warehouse space between the driveway and the existing building. He said they had investigated other alternatives such as pushing the building out to the north or to the side. He said there are material handling constraints that would be difficult to reconfigure the addition. Mr. Mullett recognized however, that there had been a precedent set in terms of the required setbacks in the industrial area.

Mr. Melvin said Stanley Steamer had been at this location since 1985 and have continued to grow and needs more space in the warehouse. He said they have some safety concerns with the building being so cluttered and they are looking at what space they will need in the next ten years.

Mr. Blosser said that the Board took the recommendations of Planning very seriously because they have guidelines and parameters to follow. He said the Board has approved in the past allowances in this district, based on reasonable, due diligence on the part of the corporate citizens of Dublin and the business community. Mr. Blosser said an 11-foot encroachment was reasonable. Mr. Blosser said he was very comfortable with granting this variance request because there had been a precedent set for it.

Mr. Mullett discussed adding additional barbed wire above the existing chain link fence to help prevent the ongoing thefts of vehicle catalytic converters. He said that although they have not yet applied for a permit, they plan on extending the chain link fence and barbed wire around the new service area. He said he understood that the barbed wire was not permitted but he asked if it would be appropriate to pursue it as part of this application.

Mr. Blosser recommended that Mr. Mullett work with Planning regarding permissible fence types.

Jennifer Rauch pointed out that the fence variance was not advertised, as part of this application so the applicant could either table and amend the present application and add the fence, or have action taken on this request and then submit a new application dealing with the fence. She stated that the Code prohibits the use of barbed wire fences. Ms. Noble-Flading stated state law may also prohibit it unless it is used for agricultural purposes.

**Motion and Vote**

Mr. Cotter made the motion to approve this side yard setback variance request finding past precedent within this zoning district. Mr. Shankar seconded the motion. The vote was as follows: Mr. Ferezan, recused himself due to his acquaintance with Mr. Mullett; Mr. Shankar, yes; Mr. Blosser, yes; and Mr. Cotter, yes. (Approved 3 – 0 – 1.)

The meeting was adjourned at 9:49 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Flora Rogers and Libby Farley", with a circled initial "FR" at the end.

Flora Rogers and Libby Farley  
Administrative Assistants