

**BOARD OF ZONING APPEALS
BOARD ORDER**

April 22, 2004

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

3. Variance 04-048V – Verizon Wireless – 8421 Glenree Place

Location: 2.4 acres located on the east side of Glenree Place approximately 1,700 feet north of Summit View Road.

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

Request: Approval of a variance to Code Section 153.020(B) to reduce the required minimum side yard along the east property line from 25 feet to 9 feet.

Proposed Use: The construction of a 104 foot-high cellular tower in addition to a 345-square foot service building facility.

Applicant: Diane Tilton-Mauer, 8421 Glenree Place, Dublin, Ohio 43016; represented by: Verizon Wireless, c/o Jessica R. Beckner, Jester Jones Schifer Architects, Ltd., Quarry Place, 6209 Riverside Drive, Suite 200, Dublin, Ohio 43017.

Staff Contact: Mark Zuppo Jr., Planner.

MOTION: To approve this variance because the applicant has worked at-length to co-locate the wireless monopole within an existing utility structure, and the design and location of the accessory structure and tower are appropriate with four conditions:

- 1) That all landscaping be installed, subject to staff approval;
- 2) That all aspects of Ordinance No. 03-04 be adhered to, and that any breach of said agreement between the City of Dublin and the applicant nullify this variance;
- 3) That this variance apply only to this proposal and not to any future construction; and
- 4) That the applicant secure all necessary permits prior to construction.

*Jessica Beckner, agreed to the above conditions.

VOTE: 3 – 0.

RESULT: This variance was approved.

RECORDED VOTES:

Jeffrey Ferezan	Yes
Ray Harpham	Absent
Drew Skillman	Yes
Bangalore Shankar	Yes
Keith Blosser	Absent

STAFF CERTIFICATION

Carson C. Combs, AICP
Acting Planning Director

AGENDA

BOARD OF ZONING APPEALS

DATE: Thursday, April 22, 2004

TIME: 7:30 p.m.

PLACE: Dublin Municipal Building
5200 Emerald Parkway

NEW CASES:

**1. ~~Variance 04-032V—Henry Residence—Lot #41, Belvedere Section 2—6379
Belvedere Green Boulevard~~**

~~**Location:** 0.315-acre located on the south side of Belvedere Green Boulevard approximately 160 feet from Summerhouse Drive.~~

~~**Existing Zoning:** PLR, Planned Low Density Residential.~~

~~**Request:** A variance to the following Code sections:~~

- ~~1) 153.071(B) to reduce the required rear yard from 33.75 feet to 22 feet.~~
- ~~2) 153.071(1)(C) to allow a deck and a pergola to project beyond the five-foot encroachment permitted by Code.~~

~~**Proposed:** A proposed deck and pergola for an existing single-family residence.~~

~~**Applicant:** Michael and Mary Henry, 6379 Belvedere Green Boulevard, Dublin, Ohio 43017.~~

~~**Staff Contact:** Joanne Ochal, Planner.~~

2. ~~Special Permit 04-041SP—Deer Run Elementary School—8815 Manley Road~~

~~**Location:** 10.0 acres located on the west side of Manley Road, approximately 375 feet south of Glick Road.~~

~~**Existing Zoning:** PUD, Planned Unit Development District.~~

~~**Request:** Review and approval of a one-year special permit for two temporary structures under the provisions of Section 153.097.~~

~~**Proposed Use:** Temporary elementary school classroom trailers.~~

~~**Applicant:** Dublin City Schools, c/o Ralph Feasel, 7030 Coffman Road, Dublin, Ohio 43017; Represented by: Wayne Johnson, Bird/Houk Collaborative, 6375 Riverside Drive, Suite 100, Dublin, Ohio 43017.~~

~~**Staff Contact:** Dan Phillabaum, Planner.~~

- More -

3. Special Permit/Variance 04-048SP/V – Verizon Wireless – 8421 Glencree Place

Location: 2.4 acres located on the east side of Glencree Place approximately 1,700 feet north of Summit View Road.

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

Request: Approval of a special permit under the provisions of Code Section 99.06, and a variance to Code Section 153.020(B) to reduce the required minimum side yard along the east property line from 25 feet to 9 feet.

Proposed Use: The construction of a 104 foot-high cellular tower in addition to a 345-square foot service building facility.

Applicant: Diane Tilton-Mauer, 8421 Glencree Place, Dublin, Ohio 43016; Represented by: Verizon Wireless, c/o Jessica R. Beckner, Jester Jones Schifer Architects, Ltd., Quarry Place, 6209 Riverside Drive, Suite 200, Dublin, Ohio 43017.

Staff Contact: Mark Zuppo Jr., Planner.

4. ~~Variance 04-050V – 109 South High Street~~

~~**Location:** 0.22-acre located on the west side of South High Street and Pinney Hill.~~

~~**Existing Zoning:** CB, Central Business District.~~

~~**Request:** A variance to the following Code sections:~~

- ~~1) 153.071(B)(2) to reduce the required side yard requirements to 0 feet.~~
- ~~2) 153.030 (C)(4) to reduce the required rear setback from 20 feet to 0 feet.~~
- ~~3) 153.072(A)(2) to permit parking within the required side and rear setbacks.~~
- ~~4) 153.133(4) to waive the required perimeter buffer along the rear property line and a portion of both side properties.~~

~~**Proposed Use:** Office and detached storage.~~

~~**Applicant:** Patrick M. Grabill, Grabill & Company, LLC., 25 West Bridge Street, Dublin, Ohio 43017; Represented by: Damon Baker, The Baker Henning Company, 47 East Lincoln Street, Columbus, Ohio 43215.~~

~~**Staff Contact:** Joanne Ochal, Planner.~~