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RECORD OF ACTION

Board of Zoning Appeals

Thursday, August 27, 2026 | 6:30 p.m.

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

MOTION: Mr. Anderson moved, Ms. Tyznik seconded approval to elect Mr. Murphy to a one-year term as Chair of BZA.

VOTE: 4-0

RESULT: Motion moved 4-0.

RECORDED VOTES:

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

MOTION: Mr. Anderson moved, Ms. Tyznik seconded approval to elect Mr. Linville to a one-year term as Vice-chair of BZA.

VOTE: 4-0

RESULT: Motion moved 4-0.

RECORDED VOTES:

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

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MOTION: Ms. Tyznik moved, Mr. Anderson seconded acceptance of the documents into the record and approval of the June 25, 2026 meeting minutes.

VOTE: 4-0

RESULT: Motion moved 4-0.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:
TAMMY NOBLE
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Tammy Noble
Senior Planner

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RECORD OF ACTION

Board of Zoning Appeals

Thursday, August 27, 2026 | 6:30 p.m.

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

1. Hicks Residence – Shed Non-Use (Area) Variance
26-035V **Non-Use (Area) Variance**

Proposal:	Request for review and approval of a Non-Use (Area) Variance for a shed to encroach into the rear yard setback. The 0.23-acre site is zoned PUD, Planned Unit Development District – Earlington-Brandon.
Location:	7563 Ashlord Court
Planning Contact:	Tori Brubaker, Planner I
Contact Information:	614.410.4632, tbrubaker@dublin.oh.us
Case Information:	www.dublinohiousa.gov/bza/26-035

MOTION: Mr. Linville moved, Ms. Tyznik seconded to postpone Case #26-035V to the next scheduled BZA meeting.

VOTE: 4-0

RESULT: Motion carried to postpone Case #26-035V.

RECORDED VOTES:

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

STAFF CERTIFICATION

Signed by:
Tori Brubaker
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Tori Brubaker
Planner I

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RECORD OF ACTION

Board of Zoning Appeals

Thursday, August 27, 2026 | 6:30 p.m.

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

2. Ohio Sinus Institute
26-029V **Non-Use (Area) Variance**

Proposal:	Request for review and approval of a Non-Use (Area) Variance for a three canopies to encroach the side yard and front yard setback areas. The 3-acre site is zoned Suburban Office and Institutional District.
Location:	5378 Avery Road
Planning Contact:	Anthony Gilmore, Planner I
Contact Information:	614.410.4654, agilmore@dublin.oh.us
Case Information:	www.dublinohiousa.gov/bza/26-029

MOTION 1: Mr. Anderson moved, Ms. Tyznik seconded to approve the Non-Use (Area) Variance to Code Section 153.072(B) to permit the western porte cochere to encroach 20 feet six inches into the front yard setback.

VOTE: 4-0

RESULT: Motion carried to approve the Non-Use (Area) Variance.

RECORDED VOTES:

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

MOTION 2: Mr. Anderson moved, Mr. Linville seconded to approve the Non-Use (Area) Variance to Code Section 153.026(C)(3) to permit two porte cocheres to encroach 25 feet and 8 inches into the side yard setback.

VOTE: 4-0

RESULT: Motion carried to approve the Non-Use (Area) Variance.

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RECORDED VOTES:

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

STAFF CERTIFICATION

Signed by:
Anthony Gilmore
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Anthony Gilmore
Planner I