

RECORD OF ACTION

Board of Zoning Appeals

Thursday, December 18, 2025 | 6:30 p.m.

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

MOTION: Ms. Tyznik moved, Mr. Linville seconded acceptance of the documents into the record and approval of the July 24, 2025 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

Signed by:

Zachary Hounshell

Zach Hounshell
Planner II



Community Planning and Development



5200 Emerald Parkway
Dublin, Ohio 43017



614.410.4600
dublinohiousa.gov

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RECORD OF ACTION

Board of Zoning Appeals

Thursday, December 18, 2025 | 6:30 p.m.

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

1. Graham Residence 25-104V

Non-Use (Area) Variance

Proposal: Request for review and approval of a Non-Use (Area) Variance to allow retaining walls to encroach into a rear yard setback. The 0.52-acre site is zoned PUD, Planned Unit Development, AmberleighR-1, Restricted Suburban Residential District.

Location: 4789 Carrigan Ridge Drive

Planning Contact: Tammy Noble, Senior Planner

Contact Information: 614.410.4649, tnoble@dublin.oh.us

Case Information: www.dublinohiousa.gov/bza/25-104

MOTION: Mr. Anderson moved, Ms. Tyznik seconded approval of the Non-Use (Area) Variance for a retaining wall to encroach within the required rear yard setback.

VOTE: 4-0

RESULT: The Non-Use (Area) Variance was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

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Tammy Noble
Senior Planner

RECORD OF ACTION

Board of Zoning Appeals

Thursday, December 18, 2025 | 6:30 p.m.

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

2. Schoettmer Residence Fence 25-102V

Non-Use (Area) Variance

Proposal:	Request for review and approval of a Non-Use (Area) Variance to allow a fence to encroach into the side yard setback. The 0.18-acre site is zoned PUD, Planned Unit Development, Shannon Park.
Location:	6923 Killarney Court
Planning Contact:	Tammy Noble, Senior Planner
Contact Information:	614.410.4649, tnoble@dublin.oh.us
Case Information:	www.dublinohiousa.gov/bza/25-102

MOTION: Mr. Linville moved, Ms. Tyznik seconded to approve the Non-Use (Area) Variance to allow a fence to encroach into the side yard setback.

VOTE: 4-0

RESULT: Motion failed 4-0.

RECORDED VOTES:

Abigail Dalesandro	Absent
Bridget Tyznik	No
Garrett Anderson	No
Patrick Murphy	No
Brad Linville	No

STAFF CERTIFICATION

DocuSigned by:

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Tammy Noble
Senior Planner