



SUMMARY OF ACTIONS

Board of Zoning Appeals

Thursday, January 29, 2026 | 6:30 pm

Members Present: Patrick Murphy, Brad Linville, Garrett Anderson, Bridget Tynzik
Members Absent: Abigail Dalesandro
Staff Present: Zachary Hounshell, Bassem Bitar, Tori Brubaker, Anthony Severyn

ACCEPTANCE OF MEETING DOCUMENTS AND APPROVAL OF MINUTES

MOTION CARRIED 4-0 TO ACCEPT THE DOCUMENTS INTO THE RECORD AND APPROVE THE 12-18-25 MEETING MINUTES

CASE REVIEWS

Case #25-116AA

Coffman Residence Fence

Administrative Appeal

An Administrative Appeal of a determination by the City of Dublin Community Planning and Development Division regarding whether a new fence is considered a replacement fence. The 0.26-acre site is zoned R-4, Suburban Residential District and is located at 7068 Anselmo Court.

MOTION CARRIED 4-0 TO POSTPONE CASE #25-116AA TO A FUTURE MEETING DATE.

Case #25-120V

Kaufmann Residence – Non-Use (Area) Variance

Request for review and approval of three Non-Use (Area) Variances to allow for a new single-family home to deviate from the Residential Appearance Standards and to allow for a detached garage to encroach into the front yard. The site is zoned PUD, Planned Unit Development, Deer Run and is located at 4700 Deer Run Dr.

MOTION CARRIED 4-0 TO APPROVE THE NON-USE (AREA) VARIANCE TO PERMIT MULTIPLE ROOF PITCHES THAT DO NOT MEET THE MINIMUM ROOF PITCH FOR SECONDARY ARCHITECTURAL FEATURES OF 4:12.

MOTION CARRIED 4-0 TO APPROVE THE NON-USE (AREA) VARIANCE TO PERMIT NO SHUTTERS AND TRIM OF LESS THAN 3 ½" AROUND THE WINDOWS OF THE RESIDENTIAL BUILDING.

MOTION CARRIED 4-0 TO APPROVE THE NON-USE (AREA) VARIANCE TO PERMIT THE TOTAL OF ALL COMBINED GARAGE DOOR OPENINGS TO BE WIDER THAN 36 FEET.

MOTION CARRIED 4-0 TO APPROVE THE NON-USE (AREA) VARIANCE TO PERMIT A DETACHED GARAGE TO BE FORWARD OF THE PRIMARY DWELLING.

The Board agreed with Staff's assessment on the roof pitch, trim and detached garage variances and found Criteria 2A to be met regarding the garage door width for both architecture and utility. They noted the property's unique location, shape and topography.

Communications:

THE NEXT SCHEDULED MEETING IS FEBRUARY 26, 2026.

The meeting was adjourned at 7:26 p.m.