

# RECORD OF ACTION

## Board of Zoning Appeals

Thursday, November 20, 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	Yes
Bridget Tyznik	Yes
Garrett Anderson	Absent
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, November 20, 2025 | 6:30 p.m.

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

### 1. 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 sided 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. Dalesandro seconded to postpone Case #25-102V to the next regularly scheduled Board of Zoning Appeals meeting.

**VOTE:** 4-0

**RESULT:** The case was postponed.

#### RECORDED VOTES:

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

#### STAFF CERTIFICATION

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Tammy Noble  
Senior Planner

# RECORD OF ACTION

## Board of Zoning Appeals

Thursday, November 20, 2025 | 6:30 p.m.

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

### 2. Hopkins Residence Pergola 25-103V

### Non-Use (Area) Variance

Proposal: Request for review and approval of a Non-Use (Area) Variance to allow a pergola to encroach into the rear yard setback. The site is zoned PUD, Planned Unit Development, Tartan Ridge.

Location: 9376 Nicholson Way

Planning Contact: Tammy Noble, Senior Planner

Contact Information: 614.410.4649, [tnoble@dublin.oh.us](mailto:tnoble@dublin.oh.us)

Case Information: [www.dublinohiousa.gov/bza/25-103](http://www.dublinohiousa.gov/bza/25-103)

**MOTION:** Ms. Dalesandro moved, Ms. Tyznik seconded approval of the Non-Use (Area) Variance.

**VOTE:** 4-0

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

#### RECORDED VOTES:

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

#### STAFF CERTIFICATION

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Tammy Noble  
Senior Planner

# RECORD OF ACTION

## Board of Zoning Appeals

Thursday, November 20, 2025 | 6:30 p.m.

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

### 3. Graham Residence 25-104V

### Non-Use (Area) Variance

Proposal: Request for review and approval of a Non-Use (Area) Variance to allow retaining walls and a shed 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:** Ms. Tyznik moved, Ms. Dalesandro seconded to table Case #25-104V.

**VOTE:** 4-0

**RESULT:** The case was tabled.

#### RECORDED VOTES:

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

#### STAFF CERTIFICATION

DocuSigned by:  
  
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Tammy Noble  
Senior Planner