



SUMMARY OF ACTIONS

Planning & Zoning Commission

Thursday, June 20, 2024, 6:30 p.m.

MEMBERS PRESENT: Rebecca Call, Kathy Harter, Kim Way, Jamey Chinnock,
Gary Alexander, Jason Deschler
MEMBERS ABSENT: Dan Garvin

ACCEPTANCE OF DOCUMENTS/APPROVAL OF MINUTES

MOTION CARRIED 4-0 TO ACCEPT THE DOCUMENTS INTO THE RECORD AND APPROVE THE PZC REGULAR MEETING MINUTES OF 05-23-2024 (Mr. Alexander and Mr. Deschler abstained.)

CASE REVIEW

- ~~Case #24-075CU – Round Table~~

~~Request to allow an Entertainment and Recreation use in an existing tenant space. The 10.89-acre site is zoned TF, Technology Flex and is located approximately 510 feet southwest of the intersection of Shier Rings Road and Shamrock Court.~~

~~MOTION CARRIED 6-0 TO APPROVE THE CONDITIONAL USE~~

- ~~Case #24-054FDP – Lightbridge Academy~~

~~Request for review and approval of a daycare with associated site improvements. The 1.68-acre site is zoned PUD, Planned Unit Development District, The Corners, and is located approximately 270 feet west of the intersection of Frantz Road and Blazer Parkway.~~

~~MOTION CARRIED 5-0 TO APPROVE THE TWO TEXT MODIFICATIONS (Mr. Alexander was recused.)~~

~~MOTION CARRIED 5-0 TO APPROVE THE FINAL DEVELOPMENT PLAN WITH CONDITIONS (Mr. Alexander was recused.)~~

~~Public Comment: None~~

~~Next Steps: Submission of building permit.~~

- ~~Case #24-069CP – The Farms at Cosgray~~

~~Concept Plan review and feedback for 52 detached single-family lots and associated site improvements. The approximately 30.6-acre site is zoned R, Rural District and is located west of the intersection of Cosgray Road and Barronsmore Way.~~

~~Commission members were not supportive of the proposed residential land use for this parcel, as it does not align with the Interim Land Use principles and recommendations of the Future Land Use designation and Special Area Plan for this parcel.~~

~~Public Comment: A resident expressed concern about the location of the proposed residential development along the railroad tracks.~~

~~Next Steps: A Preliminary Development Plan/Rezoning would be the next step in the process of creating a future Planned Unit Development.~~

- **Case #24-073CP – Bright Road Reserve**

Concept Plan review and feedback for 20 single-family estate lots and associated site improvements. The 13.94-acre site is zoned R-1, Restricted Suburban Residential District and is located north of the intersection of Grandee Cliffs Drive and Bright Road.

Commission members expressed support of the development proposal, finding it responsive to the natural features with the clustered layout. The members supported the architectural concept and recommended the architecture fit with the surrounding context and provide continuity within the development. They were appreciative that the applicant met with the neighborhood. The members recommended adding connectivity with the surrounding area, including the adjacent school and park. The Commissioners indicated that the central green space should be a focal point for the neighborhood and less about stormwater management. The members requested the applicant work to address the resident concerns related to provision of buffering adjacent to existing residential and look for opportunity to reduce the density.

Public Comment: Several residents provided feedback about the proposal. The comments focused on the proposed density, limited buffering next to existing residential development, and current and future traffic challenges. The East Civic Association was represented and expressed appreciation of the developer and owner meeting with them and keeping them informed. The Civic Association expressed support for the proposed development and enthusiasm for the proposal.

Next Steps: A Preliminary Development Plan/Rezoning would be the next step in process of creating a future Planned Unit Development.

- ~~Case #24-055INF – Townes on Tuttle~~

~~Informal review and feedback of a development consisting of 126 attached single-family units and associated site improvements. The 21.8-acre site is zoned R-1, Restricted Suburban Residential District and is located southwest of the intersection of Tuttle Crossing Boulevard and Hirth Road.~~

~~Commission members recognized the opportunity for development to occur on the site, but expressed concerns about the proposal. They were not supportive of the proposed layout~~



MEETING MINUTES

Planning & Zoning Commission

Thursday, June 20, 2024

CALL TO ORDER

Chair Call called the meeting to order at 6:30 p.m. in Council Chamber and welcomed everyone to the June 20, 2024 Planning and Zoning Commission meeting. She stated that the meeting also could be accessed at the City's website. Public comments on the cases were welcome from meeting attendees and from those viewing at the City's website.

PLEDGE OF ALLEGIANCE

Ms. Call led the Pledge of Allegiance.

ROLL CALL

Commission members present: Rebecca Call, Jamey Chinnock, Kim Way, Kathy Harter, Jason Deschler, Gary Alexander

Commission members absent: Dan Garvin

Staff members present: Jennifer Rauch, Bassem Bitar, Thaddeus Boggs, Daniel Klein, Tina Wawszkiewicz

CHANGE TO AGENDA ORDER

Ms. Call stated that the agenda order would be revised to move Case 24-055INF – Townes on Tuttle, to be heard second on the agenda.

ACCEPTANCE OF DOCUMENTS

Mr. Way moved, Ms. Harter seconded acceptance of the documents into the record and approval of the May 23, 2024 meeting minutes.

Vote: Mr. Chinnock, yes; Ms. Call, yes; Ms. Harter, yes; Mr. Way, yes; Mr. Alexander, abstain; Mr. Deschler, abstain.

[Motion carried 4-0 with 2 abstentions]

Ms. Call stated that the Planning and Zoning Commission (PZC) is an advisory board to City Council when rezoning and platting of property are under consideration. In such cases, City Council will receive recommendations from the Commission. In other cases, the Commission has the final decision-making responsibility. Anyone who intends to address the Commission on administrative cases must be sworn in.

Ms. Call swore in staff and audience members, who anticipated providing testimony.

~~Ms. Call stated that looking at the area comprehensively, there is some work needed on this plan. Although MI Homes is proposing the residential component of the mixed use anticipated here, there may be opportunity to look at a development text for a Master Plan for the entire parcel. MI Homes could develop the residential component, and a commercial or retail developer could develop the corner piece. Comprehensively, we could look at opportunities to plan and activate the open space; bring amenities to the residents and the City as a whole; and address traffic and safety concerns. The Commission is also challenged to look at the public realm. The City wants to protect its green spaces and the wild life, but also have it be usable; it wants to encourage walkability. Private roadways in developments are an issue. Because they are not built to the same standards as public roads, the City cannot later assume responsibility for them. She inquired if the applicant needed further clarification from the Commission.~~

~~Mr. Underhill responded that they appreciate the comprehensive comments offered.~~

- **Case #24-073CP – Bright Road Reserve**

A Concept Plan review and feedback for 20 single-family estate lots and associated site improvements. The 13.94-acre site is zoned R-1, Restricted Suburban Residential District and is located north of the intersection of Grandee Cliffs Drive and Bright Road.

Applicant Presentation

Bill Adams, 8824 Dunsinane Drive, Dublin stated that he has been a resident of Dublin for 30+ years, and his children graduated from Jerome High School. His real estate career began in Dublin with Jim Pickett, who had an office in Metro Center. He has completed numerous projects throughout Dublin. Specifically, in east Dublin, He was VP of Development for Dublin Village Center and Campden Lakes, working with his father, Howard Adams. He stated that the development team consists of Brian Kinzelman, MKSK, Planner and Landscape Architect; Joe Aleno, President, Corinthian Builders; Tom Warner, Advanced Civil Design; and Brian Kent Jones, residential architecture consultant.

Brian Kinzelman, 462 S. Ludlow Street, Columbus stated that he and Mr. Adams have been looking at this site for 3-4 years. It is tailor made for the proposal they will show to the Commission tonight. It is a beautiful site with challenges, but its natural features are wonderful. It is within a beautiful neighborhood on a beautiful street that has very little traffic now that Bright Road does not go all the way to Riverside Drive. It is a prime time to fit some beautiful residential development into a beautiful neighborhood. The Billingsley Run woodlot is on the east side of the site, and the West Wood lies on the west. The West Wood receives drainage from the residential development to the north. In the center of the site, there was once a single-family home, which recently was demolished. A swimming pool and garage remain on the site, as well as the driveway that led back to the home site. The development will be placed in the center portion of the site, preserving the two wooded areas and the perimeter greenspace. They have done a tree study, and the perimeter tree stand is of high quality; the middle trees less so. The trees along Billingsley Run are magnificent. They are in the floodway, the stream corridor protection zone, so will be preserved. They were attracted to the site due to its natural features, the rural landscape of the surrounding neighborhood, and the culture and history of Dublin next door to the site. The latter includes the Mound Builders Park (Ferris-Wright Park) to the south, the riverfront to the west, and a short walk away, Bridge Park. The site is very well positioned in terms of what Dublin has to offer. The Bright Road street character is beautiful and quiet, once past the roundabout, as there is no through

traffic. The quality of life they anticipate will be spectacular. They anticipate having only 20 lots on this 14-acre site. The homes will be \$1.5 - \$2 million single-family homes, all developed in one phase with public roadways and utilities. The architecture will be controlled. Corinthian Fine Homes will develop the entire site with custom homes, themed as the Hamlet in the Park. Each home will have some distinct character but a commonality of materials and architectural forms and shapes. All of the homes will face the street with very well-tailored outdoor space, proverbial indoor-outdoor living with dining terraces, probably some swimming pools, spas and gazebos. They are big lots but are clustered. The home lots have frontages of 90-120 feet and lot depths of 110-140 feet. This is a Concept Plan, so much more design work is anticipated. The perimeter trees will be preserved. They do not anticipate this being a gated community or an encased community. It will be part of the neighborhood, not exclusive of it, but will preserve everyone's privacy. Part of the West Wood will be used for stormwater management. They will extend the drainage from the subdivision to the north through the backyards of the anticipated homes, perhaps moving it through conduits to the Bright Road storm sewers. The central court of the development is an intentional greenspace; it is not a wide cul de sac. Stormwater management may be included in that center court, perhaps in a showcased manner. There are two watersheds on this site. The east court may be used for stormwater management, as well, with porous pavement and subsurface lines. There will be a gateway entrance at Bright Road, and they will incorporate an intimate streetscape with sidewalk on one side only. The development will have such low density, that they prefer to have greenspace on one side. That is not a cost issue, but a character issue. The greenspace along the frontage will be large fir trees augmented with under-story plant materials. They will also infill plants on the north property line, where there are gaps.

Staff Presentation

Mr. Bitar stated that this is a Concept Plan, so at this point, only nonbinding feedback is requested, no decision. If the plan moves forward, there will be a Traffic Impact Study (TIS) and stormwater and utility studies. The next step is a Rezoning and Preliminary Development Plan, which is then followed by a Final Development Plan. Mr. Kinzelman explained the site well, so he would not spend time on that, other than to say that it is located within the Suburban Rural Residential Land Use designation, according to the current Community Plan. It is within the Residential, Low Density Future Land Use designation within the new Envision Dublin Community Plan that is now in the adoption process. Both plans are generally similar with one-acre lots clustered to preserve greenspace. The proposal will require a rezoning to a Planned Unit Development (PUD) that includes 20 single-family lots on the 14-acre site, 1.4 du/acre. The entry drive will be in the same location as the existing driveway, which is in line with the street to the south. The entry drive will curve, allowing for natural views. There is a focal point with Lot 7 that may need to be addressed. The main entry drive would have a 50-ft. right-of way; the rest of the drive would be 40 feet, with sidewalk on one side of the drive. The preserves will be along the floodplain; Billingsley Run lies on the east side and the West Woods on the west side. The development is eligible for the Conservation Design Resolution. It also would need to follow the Neighborhood Design Guidelines. Both documents provide guidance on open space preservation. They do not completely align, so they will be looking for the solution that makes the most sense moving forward. For instance, the center court technically does not meet the requirements for the Conservation Design Resolution, so it will be looked at comprehensively. Similarly, the stormwater detention would result in the removal of some of the tree canopy, but the Neighborhood Design Guidelines do allow for stormwater within those conservation areas, as long as they are amenitized. The lot sizes will be 90-100 ft. x 110-140 ft. deep, so are smaller than the lots in the surrounding neighborhoods; most

of those lots were developed some time ago in a more rural setting. The applicant is proposing buffers along the site perimeter and Bright Road. The building materials are traditional – brick, stone and cementitious siding. Each home lot will be different, but there will be a unified theme. The application mentioned thin brick, so that will be a future discussion point. Staff has provided the following questions to guide the Commission's discussion:

- 1) Is the Commission supportive of the proposed use, densities, and lot types?
- 2) Is the Commission supportive of the proposed open space framework?
- 3) Is the Commission supportive of the proposed layout?
- 4) Is the Commission supportive of the proposed neighborhood theme and architectural inspiration?
- 5) Other considerations?

Commission Questions

Mr. Way requested additional description of the stormwater detention proposed in the West Woods area.

Mr. Kinzelman responded that this area is the low end of the site, currently where the stormwater runs. They have inventoried the wood lot, and the arborist indicates only 27% if the existing trees are classified as good; the remainder are fair or poor. They believe they should be able to implement some stormwater management there. Both of the greenspaces on the site will be intentional, public park space, incorporating soft surface trails connecting to the sidewalk and street system. There will be 3 green easements, which will provide access to the greenspace without need to walk through backyards.

Mr. Way inquired if the area would include intentional stormwater retention areas.

Mr. Kinzelman responded affirmatively. They would like to incorporate a sunken basin that is landscaped, not a wet detention basin full of water. It will be a usable open space, which could include some casual seating areas. They do not intend to fence any of the site, not even the frontage.

Mr. Way inquired if the center court would incorporate a roundabout drive or if it could have a road on only one side.

Mr. Kinzelman responded that he believes that could be possible. This is the Concept Plan stage, so the roadways will be developed further. Their intent is to have intentional, manicured open space to serve as the central focus of the community. In the outer areas, there would be naturalized open spaces. The contrast between the two would be outstanding.

Mr. Way noted that it could be improved by having less concrete or asphalt.

Mr. Kinzelman responded that they would be having those conversations with Engineering. They are aware the street standards are being re-visited. They agree that more green is better than more gray. He is hopeful the center court will be curb-less. It is preferable that it be more like a parkway than a large cul-de-sac.

Mr. Way requested clarification of the intent for stormwater detention in the center court.

Mr. Kinzelman responded that the east court will have porous pavement; stormwater also may be captured in subterranean facilities. This is a smaller watershed than the larger one to the west. He will defer to Engineering on the matter. However, both drainage channels end up in the same place.

Mr. Way stated that they have indicated the perimeter trees are nice and in good condition. Is the landscape buffer intended to protect the drip line of those trees or more?

Mr. Kinzelman responded affirmatively. The property owner planted most of the trees in the clearing and certainly on the perimeter to provide a level of privacy. Now, what started as shrub are 20-ft. tall trees. The Spruce trees along the frontage have limbed themselves up over the years, and the tree stands need to be both trimmed and augmented.

Ms. Harter stated if the detention area will be usable greenspace, would the grasses be coarse and a less friendly play area.

Mr. Kinzelman responded that he does not believe the area will be manicured but will be low-lying native grasses.

Ms. Harter inquired if the sidewalk will be on only one side of the interior roadway, it would be wider than the typical sidewalk.

Mr. Kinzelman stated that they would defer to Engineering. If more sidewalk is indicated, they will install it.

Ms. Harter inquired if the garages would be 3-car and side-loaded.

Mr. Kinzelman responded that most of the garages would be side-loaded. There are different ways of orienting buildings on the outside corner lots. They will be 2-car garages, perhaps with an auxiliary third car bay or a cabana area for a pool, outdoor kitchen or gazebo.

Ms. Harter inquired if the homes would have individualized landscaping, a type of green architecture.

Mr. Kinzelman responded that there would be architectural and site design guidelines. Corinthian Homes will build each of the homes, so there will be tight architectural and landscape controls. The front yards are important, but the private space to the rear of the homes will be homeowner-determined. Some homeowners will want pools; others will want large dining terraces. Due to the topography, there may be some basement walkout opportunities.

Mr. Alexander stated that the architect's rendering indicates some of the home footprints will extend deep into the rear-yard setback. It looks like some of the traditional rear-yard recreation space is being sacrificed to have more frontage.

Mr. Kinzelman responded that they have discussed that point, and are contemplating decreasing the front yard setback to bring the home footprints up to the street frontage to alter that sense of scale. That would provide more backyard space. He may need to alter the roadway system to create more backyard areas. He believes the future homeowners will be primarily empty nesters, dual-income, more interested in entertainment space than mown lawn areas.

Mr. Alexander noted that this is a different site condition that is being proposed than the traditional neighborhood. He likes the wider lot widths. The garage need can be solved in different ways.

Mr. Chinnock stated that a bikepath is indicated in the Billingsley Run area. It would seem to be a missed opportunity not to connect it to Hopewell Elementary School. Was that intentional?

Mr. Kinzelman responded that there will be a soft-surface trail along the frontage and through all the greenspaces. At this juncture, they are not proposing any paved bike trail along the frontage of Bright Road, as there is no connection point.

Mr. Chinnock agreed that there would be no need to provide a connection from the soft-surface trail. On the West Wood side, there is a similar trail that dead-ends at Bright Road.

Mr. Kinzelman responded that they want to get the soft-surface trail down to Bright Road. Right across the street is a park, which would be a great amenity for the future residents of this development. The neighbors would also be able to pass through this development, as well as potential users of the West Wood park area. He will defer to Engineering on the potential need for a crosswalk.

Mr. Deschler inquired if the central court would be a mowed area or include some stormwater management.

Mr. Kinzelman responded that in the Concept Stage, that is not yet determined, but he believes it may include stormwater management. If so, it will be the proverbial sunken garden, a low fescue grass area that could fill up with water after a thunderstorm.

Mr. Deschler inquired if due to the topography, it would not be possible to have the large central court area be a manicured area.

Mr. Kinzelman responded that it might be possible, if they can locate all of the stormwater management in the West Wood area, the low portion of the site. If that occurs, stormwater management would not need to be incorporated in the central court area. For maintenance purposes, it would be easier to have all of the stormwater facilities in one place versus two.

Mr. Deschler stated that he concurs with Mr. Alexander's observance about the limited rear yard space. It is preferable to avoid the need for homeowners to obtain variances later to add rear yard structures.

Mr. Kinzelman concurred.

Mr. Deschler noted that staff has indicated 14 home sites would be the preferred number on this site, rather than the 20 home sites currently proposed. Why does the applicant believe 20 home lots would be no issue?

Mr. Kinzelman responded that the proposed lots are estate size. Their preference is to properly size the lots to the homes that will be placed upon them, and then to consolidate as much open space and preserve as much greenspace as possible. They would need to address specifically only the center court area. Finally, for the development to be economically feasible, they need to have a few more home sites on the site than the current zoning permits.

Ms. Call inquired if the applicant had considered how they would treat Lot #7 at the terminus of the street entry.

Mr. Kinzelman responded that he anticipates a key piece of architecture. They may pull the east-west road on the north side down somewhat and create more movement along the east-west roadway. The terminus piece may contain a landscape feature, such as a Dublinesque low stone wall. It is a great lot, and more thought will go into that element.

Public Comment

John Rahm, 4273 Hanna Hills Drive, Dublin stated that he lives directly behind this project. He has polled some of his neighbors. The biggest concern they have is that there are 7 homes extended across the back of the site in a straight line with a 20-ft. setback. The current condition he and his neighbors have is very nice with the Scioto Park, Thaddeus Kosciuszko Park, etc. They are nicely isolated. The developer is proposing to construct a row of houses across the back of the site. In Riverside Woods, a section of that development has only 2 homes within 30 feet of the Hanna Hills properties. Everything else extends at obtuse angles to the sides. They are asking that the applicant consider placing smaller lots at the front and larger lots at the back in order to provide

more greenspace between the properties.

Randy Roth, 6987 Grandee Cliffs Drive, Dublin stated that he is vice president of the East Dublin Civic Association and is representing his neighborhood. The civic association was founded in 1987 as an umbrella organization to represent all of the residential neighborhoods east of the river that are within the City of Dublin. He would like to thank Mr. Adams and the property owner for meeting with the civic association officers several times and the entire membership last month. They have kept them informed throughout, and they have been open to listening to the neighbors' concerns. As some of the older residents, they were excited to hear that Mr. Adams was interested in this property, because they worked with his father, Howard Adams, in creating Campden Lakes several years ago. The one concern of the neighbors, which they have shared with Mr. Adams, is the landscaping along the existing homes in the north. The neighbors to the south are very happy with the landscaping plan and restoration of the fence along Bright Road. The previous owners of this site built a lovely home, but it sadly was destroyed in a fire. Other than the original use, what is proposed is a nice use of the property, recognizing that much of the site is undevelopable. Turning those undevelopable areas into an amenity for these anticipated residents, but also for the entire neighborhood, is generous. They defer to the developer and staff's experience on the architecture, road design and the best lot configuration to address the concerns on the north side. He has seen much enthusiasm for this project.

Ms. Call noted that additional public comments were received before the meeting and provided to the Commission. [Commission members confirmed that they had read the public comments.]

Commission Discussion

Mr. Chinnock stated that he believes this is a very nice use of the site. The developers have come up with a very attractive plan. Although some details need to be worked through with staff, it sounds as though they are very willing to do so. The Commission appreciates their meeting with the neighborhood. The applicant has done a very good job creating a plan that will fit the site in a way that respects the conditions. The greenspace is great. His only comment is that while the inspirational architecture is beautiful, he wants to make sure it blends with the surrounding area. He understands the economics that drive the need for 20 lots, and the applicant's vision makes sense of the space.

Mr. Deschler stated that he is supportive of the proposed use and the proposed building materials. He understands the stormwater management challenges but believes it would be nice if the center court open space were not used for water detention purposes. If it is part of the design, however, he appreciates that it will be hidden by trees. He would recommend efforts be made to alleviate the straight row of houses along the north perimeter. Perhaps if some of those homes can have walkout levels, it would add some variation to the look.

Mr. Alexander stated that he is very supportive, even enthused about the plan. He would have enjoyed looking at more design details tonight. The landscape presentation was very impressive. He is supportive of most of what has been proposed. He is less concerned about the architecture matching the surrounding community, because these lots are quite a distance from the existing homes, which were built at a different time. The market is different today, and the architecture of the homes should reflect the time period in which they are built. Creating continuity within the proposed community is more valuable than making linkages to homes that are significant distances

away. The image provided is often used to show communities with shared public space. There is a concern expressed that the center public space be less about stormwater management and more about usable public space. This will be one of the most important components of the project. The architecture should be subordinate to the design of the space. Essentially, that is occurring with the landscape, as well. He likes the proposed theme for the architecture.

Mr. Way stated that this is a very exciting proposal, a great example of the City's Conservation Design Guidelines implemented. This is one of the first developments that has come before the Commission that addresses those guidelines. It takes advantage of a site that is calling out for it. He applauds the applicant for a proposal that is responsive to the sensitive nature of the site. It is attempting to create something unique here through clustering the residential, as opposed to spreading it out. The center greenspace is a valuable piece of this design. He agrees that if it gets taken over by stormwater management, it could go the wrong way. Earlier, he made the observation that if they could eliminate the roadway on one side, they could create more greenspace. He would encourage them to explore that opportunity. The neighbors expressed their concern tonight about the north edge of the site. He would encourage them to preserve those trees and ensure sufficient setback not to impede those efforts. The neighbors have expressed a desire to see more trees and more buffer added to the plan. He is hopeful that the applicant will meet with the neighbors and work out something that will meet that intent. He heard positive comments from the neighbors about the development in general. He believes if the buffer is the only contention, there is opportunity to work that out. He realizes that there are evergreens along Bright Road. Bright Road is about buildings fronting to it. He would hope that as they look at the design of the buildings on the lots, including the garages, that the homes will appear to be fronting Bright Road, not disengaging from it. He believes pulling the buildings to the street and creating an urban design feel to the development could be spectacular.

Ms. Harter stated that she is supportive of the proposal, as well. She appreciates that the applicant has met with the East Dublin Civic Association. She would encourage them to keep the green treed look along Bright Road, even the brown fencing. She appreciates the applicant's efforts to use landscaping with the architecture to create outdoor living areas. The landscaping surprise is a positive element.

Ms. Call stated that Dublin is patient. Residents in the Bright Road area have seen applications that were not what was wanted in this particular area. She appreciates seeing an application that is more of what we want in this particular area. She echoes the neighbors' comments about lot size. While economics are not a consideration of the Planning and Zoning Commission, they are the developer's reality. She would recommend the developer look for opportunity for lot deletion in the center section (Lots 17-20) and across the back section when they are pulling the lots forward. This is a beautiful project – not what we see every day. The Commission appreciates that! She inquired if there is additional clarification the applicant is seeking.

Mr. Kinzelman responded that they appreciate the great comments, all of which are taken under advisement.

Ms. Call noted that a vote is taken on some Concept Plans.

Mr. Boggs responded that votes are taken only on Concept Plans within the Bridge Street District.

Ms. Call stated that tonight's comments were informal feedback. The Commission looks forward to a future Preliminary Development Plan/Rezoning application for this parcel.



CITY OF DUBLIN

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BOARD OF ZONING APPEALS BOARD ORDER

DECEMBER 16, 1999

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

1. Variance 99-105V - 4338 Bright Road

Location: 15.74 acres located on the north side of Bright Road, approximately 1,600 feet east of Riverside Drive (SR 257).

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

Request: A variance to Section 153.074 to permit an increase in the permitted size of an accessory structure from 25 percent of the livable area of the principal structure to 33 percent (from 1,819 square feet to 2,400 square feet).

Proposed Use: The construction of a 60' x 40' barn (2,400 square feet) to the rear of an existing 7,274 square foot single-family residence.

Applicant: Anthony R. Weiher, 4338 Bright Road, Dublin, Ohio 43017.

MOTION: To approve this variance with seven conditions:

- 1) That the use of this accessory structure be clearly defined and limited to storage of the resident's equipment and vehicles, a "hobby" workshop for this residence, and that it cannot be used for living or business purposes, including without limitation, the rehabilitation and sales of automobiles for profit under any circumstances;
- 2) That water and sewer services not be extended to this building to limit inappropriate reuse in the future;
- 3) That the two existing accessory buildings be removed from the site prior to issuance of a building permit for the proposed structure;
- 4) That the accessory structure be screened on all sides by a minimum of 14 evergreen trees (five to six feet in height at installation), subject to staff approval;
- 5) That if the parcel would be reduced from 15.74 acres, the variance be rescinded requiring that the approved barn structure be removed from the site;
- 6) That the variance and these conditions be recorded with the Franklin County Auditor's office, and that the applicant show proof of the recording prior to issuance of building permits; and

**BOARD OF ZONING APPEALS
BOARD ORDER**

DECEMBER 16, 1999

1. Variance 99-105V - 4338 Bright Road (Cont.)

- 7) That the current attached garage of 650 square feet be converted into living space within twelve months of building the new accessory structure.

*Glen Aurelius, representing the owner, accepted the above conditions.

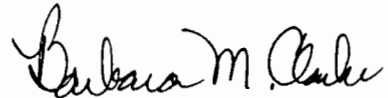
VOTE: 4 - 0 - 1

RESULT: This variance was approved.

RECORDED VOTES:

Brent Davis	Yes
Chester Porembski	Yes
Ruth Meeker Reiss	Abstain
Amy Salay	Yes
William Sherman	Yes

STAFF CERTIFICATION



Barbara Clarke
Planning Director



CITY OF DUBLIN

**BOARD OF ZONING APPEALS
BOARD ORDER**

NOVEMBER 18, 1999

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

1. Variance 99-105V - 4338 Bright Road

Location: 15.74 acres located on the north side of Bright Road, approximately 1,600 feet east of Riverside Drive (SR 257).

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

Request: A variance to Section 153.074 to permit an increase in the permitted size of an accessory structure from 25 percent of the livable area of the principal structure to 33 percent (from 1,819 square feet to 2,400 square feet).

Proposed Use: The construction of a 60' x 40' barn (2,400 square feet) to the rear of an existing 7,274 square foot single-family residence.

Applicant: Anthony R. Weiher, 4338 Bright Road, Dublin, Ohio 43017.

MOTION: To table this variance application for the purpose of 1) examining alternate building materials, 2) submitting a revised landscape plan identifying species size, type, and location, and 3) to notify adjacent property owners.

VOTE: 5 - 0

RESULT: This variance application was tabled.

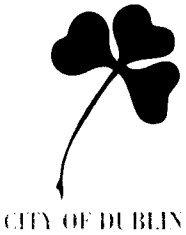
RECORDED VOTES:

Brent Davis	Yes
Chester Porembski	Yes
Ruth Meeker Reiss	Yes
Amy Salay	Yes
William Sherman	Yes

STAFF CERTIFICATION

Barbara Clarke
Planning Director

99-105V
Weiher Residence
4338 Bright Road



**BOARD OF ZONING APPEALS
BOARD ORDER**

OCTOBER 28, 1999

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

4. Variance 99-105V - 4338 Bright Road

Location: 15.74 acres located on the north side of Bright Road, approximately 1,600 feet east of Riverside Drive (SR 257).

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

Request: A variance to Section 153.074 to permit an increase in the permitted size of an accessory structure from 25 percent of the livable area of the principal structure to 57 percent (from 1,056 square feet to 2,400 square feet).

Proposed Use: The construction of a 60' x 40' barn (2,400 square feet) to the rear of an existing 4,227 square foot single-family residence.

Applicant: Anthony R. Weiher, 4338 Bright Road, Dublin, Ohio 43017.

MOTION: To table this variance application for the purpose of obtaining building permits for existing expansions to the home, to obtain the exact dimensions of any accessory structures (including the pool) to remain on the property, to obtain the accurate distances between accessory structures and property lines, to identify the building materials of the new structure, and to submit a revised site plan.

VOTE: 5-0

RESULT: This variance application was tabled.

RECORDED VOTES:

Brent Davis	Yes
Chester Porembski	Yes
Ruth Meeker Reiss	Yes
Amy Salay	Yes
William Sherman	Yes

STAFF CERTIFICATION

Barbara M. Clarke
Planning Director