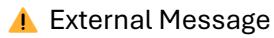


## Zachary C. Hounshell

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**From:** Mitchell Coffman <mecoffman1@gmail.com>  
**Sent:** Monday, September 1, 2025 10:05 PM  
**To:** Zachary C. Hounshell; Tammy J. Noble; Anthony R. Severyn  
**Subject:** Coffman picture Jan 2000

**Follow Up Flag:** Follow up  
**Flag Status:** Completed



Coffman property Jan 2000



Sent from my iPhone

## Zachary C. Hounshell

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**From:** Mitchell Coffman <mecoffman1@gmail.com>  
**Sent:** Monday, September 1, 2025 10:02 PM  
**To:** Zachary C. Hounshell  
**Cc:** Tammy J. Noble; Greg A. Jones; Bassem Bitar; Severyn, Anthony R.  
**Subject:** Re: Coffman Fence Follow-up

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

! External Message

Good Evening Zachary, Tammy, and Anthony,

Thank you for the extension to provide the following information. Also, thank you for the well wishes to my wife, much appreciated.

The Coffman parcel 273-001459 as shown in the picture from January 2000, shows vegetation at the rear of the property (Per Franklin County Auditor Site)

Below is a summary of properties in my block (Scribner Way, Old Pond and Adventure). There are 66 properties, 21 of these properties have fences as of 2025,

- A. 8 of the 21 properties did have a fence Jan 2000 or 38.10%
- B. 13 of the 21 properties did not have a fence, Jan 2000 or 61.90% (Assuming their vegetation qualified as a fence)
- C. The Coffman Property is not included in the above numbers. Picture provided shows vegetation at the back of the property.

Thank you,

Mitchell Coffman  
614.804.1824  
[MECoffman1@gmail.com](mailto:MECoffman1@gmail.com)

Block Out-Side			Block In-side			Property	Total
Parcel	2025 Fence	2000 Fence	Parcel	2025 Fence	2000 Fence		
273001503	Yes	No	273001465	Yes	No	66	66
273001504	Yes	No	273001466			2025 With F	2025 With F
273001505	Yes	Yes	273001467			2000 No Fe	2000 No Fe
273001506	Yes	No	273001468			2000 With F	2000 With F
273001507	Yes	No	273001469				
273001508	Yes	No	273001470				
273001509			273001471				
273001510			273001472				

273001511			273001473		
273001512			273001474		
273001513			273001475		
273001514	Yes		273001476	Yes	No
273001516			273001477		
273001517			273001478		
273001518			273001479		
273001519			273001480		
273001520	Yes	No	273001481		
273001521			273001482		
273001522	Yes	No	273001483	Yes	Yes
273001523			273001484	Yes	No
273001524			273001485	Yes	Yes
273001525	Yes	Yes	273001486	Yes	No
273001445			273001487	Yes	Yes
273001446	Yes	No	273001488	Yes	Yes
273001447			273001489		
273001448			273001490	Yes	No
273001449			273001491		
273001450			273001492		
273001451			273001493		
273001452			273001494		
273001453	Yes	Yes	273001495		
273001454			273001496		
			273001497		
			273001498	Yes	Yes

On Fri, Jul 11, 2025 at 3:00 PM Zachary C. Hounshell <[zhounshell@dublin.oh.us](mailto:zhounshell@dublin.oh.us)> wrote:

Mr. Coffman,

Attached is Staff's official determination for your request regarding a replacement fence on your property. Staff has determined that the fence does not qualify as a replacement fence for the reasons listed in the memo. Should you decide to appeal Staff's decision, you have **20 days from the date of this determination** to appeal to the Board of Zoning Appeals. The process is also listed in the memo.

In addition to this notification, a physical version of the letter is being mailed to your property. Please acknowledge receipt of this information, and let us know if you have any questions.

Best,

**Zach Hounshell**

**Planner II**

City of Dublin, Ohio

**Community Planning and Development**

5200 Emerald Parkway | Dublin, Ohio 43017

**Desk:** 614.410.4652

**Mobile:** 614.557.7483

**Email:** [zhounshell@dublin.oh.us](mailto:zhounshell@dublin.oh.us)

[Websites](#) | [Apps](#) | [Connect](#) | [Careers](#)

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**From:** Zachary C. Hounshell <[zhounshell@dublin.oh.us](mailto:zhounshell@dublin.oh.us)>

**Sent:** Friday, May 23, 2025 3:35 PM

**To:** Mitchell Coffman <[mecoffman1@gmail.com](mailto:mecoffman1@gmail.com)>; Tammy J. Noble <[tnoble@dublin.oh.us](mailto:tnoble@dublin.oh.us)>

**Cc:** Greg A. Jones <[gjones@dublin.oh.us](mailto:gjones@dublin.oh.us)>; Bassem Bitar <[bbitar@dublin.oh.us](mailto:bbitar@dublin.oh.us)>

**Subject:** RE: Coffman Fence Follow-up

**Importance:** High

Mr. Coffman,

I hope you are doing well. I wanted to reach back out on the information submitted to use in April regarding your fence. We have reviewed your submission for an administrative determination that the fence you installed on the rear lot line of your home, 7068 Anselmo Ct., is a “replacement” fence within the meaning of Dublin Code Sec. 153.083(C).

As you know, Dublin Code Sec. 153.083(C) applies only if the fence that is to be replaced was “erected prior to the effective date of Ord. 75-98,” which was around April 20, 2000. Neither your submission nor the documents you submitted with BZA Case #24-111V prove that there was a pre-existing “fence” at the rear lot line of your property on or before April 20, 2000. You bear the burden of producing any such evidence.

The City will consider any such evidence that you submit on or by **June 6, 2025**. If you do not provide such evidence on or by that date, then the City will consider your submission to be closed and proceed to a determination based on the evidence that you have already submitted.

Please contact us if you have any questions.

Best,

**Zach Hounshell**

**Planner II**

City of Dublin, Ohio

**Community Planning and Development**

5200 Emerald Parkway | Dublin, Ohio 43017

**Desk:** 614.410.4652

**Mobile:** 614.557.7483

**Email:** [zhounshell@dublin.oh.us](mailto:zhounshell@dublin.oh.us)

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**From:** Mitchell Coffman <[mecoffman1@gmail.com](mailto:mecoffman1@gmail.com)>  
**Sent:** Wednesday, April 9, 2025 11:01 PM  
**To:** Tammy J. Noble <[tnoble@dublin.oh.us](mailto:tnoble@dublin.oh.us)>  
**Cc:** Zachary C. Hounshell <[zhounshell@dublin.oh.us](mailto:zhounshell@dublin.oh.us)>; Greg A. Jones <[gjones@dublin.oh.us](mailto:gjones@dublin.oh.us)>; Bassem Bitar <[bbitar@dublin.oh.us](mailto:bbitar@dublin.oh.us)>  
**Subject:** Re: Coffman Fence Follow-up

! External Message

Hi Tammy,

Attached is my fence Compliance proposal.

Please let me know if you have any questions.

Thank you,

Mitch Coffman

[mecoffman1@gmail.com](mailto:mecoffman1@gmail.com)

614.804.1824

On Fri, Feb 21, 2025 at 5:06 PM Tammy J. Noble <[tnoble@dublin.oh.us](mailto:tnoble@dublin.oh.us)> wrote:

Mitchell,

Thank you for the follow-up. I am including Jay to confirm that aligning with house meets side yard setbacks.

In terms of your argument about why you believe the rear yard fence is a replacement fence, I would provide as much information as possible for us to review. Remember, what Zach has reviewed thus far does not support our conclusion that it is a replacement fence so this will be your opportunity to

provide documentation. Once submitted in writing, we will render a decision. If you disagree with decision, you may file an Administrative Appeal to BZA within 20 days. Documentation supporting your argument can include:

1. What did you have previous to the current fence that constituted a fence—specifically was it landscaping, hardscape, fencing, etc. How does it meet definition of fence?
2. When did the previous fence exist and when was it removed?
3. How did fence (described in #1) meet definition of maintenance.
4. Any supporting documentation supporting #1 through #3.

If you feel like the information listed below is your complete submission, we will render a decision based on the statement “Regarding the back yard fence replacement, the reason we feel it is a replacement, is that it meets the definition of a fence per the Dublin Building Code (Zoning Code?)”.

Thank you for the follow-up and I will keep Zach in the loop of correspondence.

Tammy

**Tammy Noble** (she, her, hers)

**Senior Planner**

City of Dublin, Ohio

**Planning**

5200 Emerald Parkway | Dublin, Ohio 43017

**Desk:** 614.410.4649

**Email:** [tnoble@dublin.oh.us](mailto:tnoble@dublin.oh.us)

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## Zachary C. Hounshell

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**From:** Mitchell Coffman <mecoffman1@gmail.com>  
**Sent:** Tuesday, August 5, 2025 10:50 AM  
**To:** Zachary C. Hounshell  
**Subject:** 7068 year 2000

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

⚠ External Message

Hi Zach,

Photo Year 2000.

Have other properties photos in Neighborhood for this time frame too from 2000.

FYI: Dublin Open records request still pending.

Mitch Coffman



Sent from my iPhone