



MEETING MINUTES

Board of Zoning Appeals

Thursday, January 26, 2017

AGENDA

- 1. Perimeter Lakes Apartments – Parking Variance** **6146 Perimeter Drive**
17-001V **Non-Use (Area) Variance (Approved 5 – 0)**

The Chair, Brian Gunnoe, called the meeting to order at 6:29 p.m. and led the Pledge of Allegiance. Other Board members present were: James Zitesman, Rion Myers, Martha Cooper, and Sarah Herbert. City representatives were: Lori Burchett, Logan Stang, and Flora Rogers.

Administrative Business

Motion and Vote

Mr. Myers moved, Mr. Zitesman seconded, to accept the documents into the record. The vote was as follows: Ms. Cooper, yes; Ms. Herbert, yes; Mr. Gunnoe, yes; Mr. Zitesman, yes; and Mr. Myers, yes. (Approved 5 – 0)

Motion and Vote

Ms. Cooper moved, Mr. Zitesman seconded, to approve the August 25, 2016, meeting minutes. The vote was as follows: Mr. Meyers, yes; Mr. Gunnoe, yes; Ms. Herbert, yes; Mr. Zitesman, yes; and Ms. Cooper, yes. (Approved 5 – 0)

Motion and Vote

Mr. Zitesman moved, Ms. Herbert seconded, to approve the 2017-2018 meeting dates. The vote was as follows: Mr. Gunnoe, yes; Mr. Myers, yes; Ms. Cooper, yes; Ms. Herbert, yes; and Mr. Zitesman, yes. (Approved 5 – 0)

Communications

Lori Burchett said there is going to be upcoming Boards and Commission training but it has yet to be scheduled.

The Chair swore in anyone planning to address the Board during this meeting.



**1. Perimeter Lakes Apartments – Parking Variance
17-001V**

**6146 Perimeter Drive
Non-Use (Area) Variance**

The Chair, Brian Gunnoe, said the following application is a request for a Variance from Zoning Code Section 153.212 to reduce the total number of required parking spaces from 473 spaces to 441 spaces at the Perimeter Lakes Apartments. He said the site is on the north side of Perimeter Drive, approximately 350 feet east of the intersection with Avery-Muirfield Drive. He said this is a request for a review and approval of a Variance under the provisions of Zoning Code Section 153.231.

Lori Burchett presented an aerial view of the site and noted the interior access for the development is provided by Perimeter Lakes Drive. She added The Village at Heatherstone is located to the southeast of the site and Craughwell Village to the south across Perimeter Drive.

Ms. Burchett presented the existing site, which is located in Perimeter Lakes PUD, Subarea G and was approved as a standard zoning district, which informs the parking requirements. She said the standard requirements for multi-family units is 2.5 spaces per unit. She noted the Perimeter Lakes Apartments complex contains 189 units, which would require 473 total parking spaces. The complex was built with 441 parking spaces she said and has successfully operated at this number with no issues. She indicated this inconsistency was discovered during a review for a Certification of Zoning Plan Approval. She said the applicant is requesting a Variance to allow for 441 parking spaces, which amounts to 32 spaces less than the required amount.

Ms. Burchett reported that staff has reviewed the application against the non-use Variance review criteria and finds it consistent as outlined in the Planning Report. Therefore, she said Planning recommends approval of the Variance with one condition:

- 1) That if parking would become insufficient in the future, the property owner would work with the City of Dublin to provide additional parking where possible.

The Chair asked if the Board Members had any questions or concerns.

Sarah Herbert remarked that the Planning Report stated there have not been any zoning complaints. She requested clarification. Ms. Burchett explained staff has not received any complaints from the public about any parking issues.

The Chair invited the public to speak in regard to this application. [Hearing none.] He closed the public portion of the meeting and opened up the discussion to the Board.

Jamie Zitesman said that he drove through the area at 9:30 in the morning and was surprised to find how large the complex was. He indicated he did not see any parking issues and there were plenty of parking spaces open. He said he agreed with the Planning Report and could support this Variance. He added the applicant did not create this problem as he had just purchased the property; he said it makes sense to grant the Variance.

Ms. Herbert asked if the number of parking spaces is limited for renters to which the applicant replied they are not. She said she drove through the complex three times, once in the morning, once in the evening, and once on the weekend to judge the situation on parking. She said the parking areas appeared half to less than half-full each visit and did not notice any issues with circulation despite it being an odd-shaped lot. She indicated she did not see any place to even add parking. She said she agreed with Mr. Zitesman and asked the applicant if they agreed to the condition proposed by staff.

Ray Poole, the construction manager/owner, 5510 Moorehouse Drive, Ste. 200, San Diego, CA, 92121, said he did not have any problems with the condition.

Rion Myers said he has been in some of the units before, has visited the site many times, and most of the units contain two bedrooms. He indicated the parking was substantial for these apartments.

Martha Cooper said occupancy is reported to be 243 residents.

Brian Gunnoe inquired about the parking requirements in 1992. Ms. Burchett answered the requirements were the same as they are today.

Mr. Gunnoe asked how this application went through and was approved. Ms. Burchett suggested it may have just been oversight on the part of staff. She said she did not believe staff had physically counted the spaces after it was constructed to make sure the applicant was in compliance.

The Chair asked if there were any further questions or concerns. [Hearing none.]

Motion and Vote

Mr. Gunnoe moved, Mr. Myers seconded, to approve the Variance to allow a reduction in the total number of required parking spaces from 473 to 441 with one condition:

- 1) That if parking would become insufficient in the future, the property owner would work with the City of Dublin to provide additional parking where possible.

*Ray Poole, agreed to the above condition.

The vote was as follows: Mr. Zitesman, yes; Ms. Herbert, yes; Ms. Cooper, yes; Mr. Myers, yes; and Mr. Gunnoe, yes. (Approved 5 – 0)

The Chair stated the next scheduled meeting for the BZA is February 23, 2017. He adjourned the meeting at 6:42 pm.

As approved by the Board of Zoning Appeals on April 27, 2017.