City of Dublin
OHIO, USA

# MEETING MINUTES

## Board of Zoning Appeals

Thursday, June 23, 2022

### CALL TO ORDER

Mr. Deschler, Chair, called the June 23, 2022, meeting of the City of Dublin Board of Zoning Appeals (BZA) to order at 6:35 p.m.

### ROLL CALL

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| Board Members present: | Mr. Deschler, Mr. Nigh, Mr. Clower, and Mr. Murphy |
| Board Members absent: | Ms. Miller resigned |
| Staff present: | Ms. Noble and Mr. Hounshell |

### ELECTION OF OFFICERS

Mr. Clower motioned, Mr. Murphy seconded to re-elect Joseph Nigh for the role of the Board of Zoning Appeals Vice Chair during the term of April 2022 through March 2023.

Vote: Mr. Deschler, yes; Mr. Nigh, yes; Mr. Murphy, yes; and Mr. Clower, yes.
[Motion carried 4-0]

Mr. Clower motioned, Mr. Murphy seconded to re-elect Jason Deschler for the role of the Board of Zoning Appeals Chair during the term of April 2022 through March 2023.
Vote: Mr. Nigh, yes; Mr. Clower, yes; Mr. Murphy, yes; and Mr. Deschler, yes.
[Motion carried 4-0]

### ACCEPTANCE OF DOCUMENTS/APPROVAL OF MINUTES

Mr. Clower moved, Mr. Murphy seconded, to accept the documents into the record and approve the meeting minutes from both February 24, 2022, and May 26, 2022.
Vote: Mr. Nigh, yes; Mr. Deschler, yes; Mr. Murphy, yes; and Mr. Clower, yes.
[Motion carried 4-0]

### CASE PROCEDURES

The Chair briefly explained the rules and procedures of the Board of Zoning Appeals (BZA) and swore in Staff and any members of the public who planned to address the Board during the meeting.

### CASE

**1. Johanssen Residence at 4465 Summit View Road, 22-081V, Non-Use (Area) Variance**

The Chair - This is an application for a Variance to allow an accessory structure forward of the principle structure on 2.08-acre site zoned R-1, Restricted Suburban Residential District. The site is southeast of the intersection of Riverside Drive with Summit View Road.

Mr. Hounshell – He presented an aerial view of the 0.28-acre site in the northeast corner of Dublin, which was developed as a flag lot – a long stretch of land that connects to the street with the minimum amount of frontage required. The frontage street is Summit View Road with a 330-foot-long shared access drive with the northwest property. The property is heavily wooded with a steep grade change from the north to the south, specifically from the rear of the home to the Stream Corridor Protection Zone. The home was built in 1975 and is set back approximately 465 feet from Summit View Road and 135 feet from the shared north property line situated in the middle of the "flag" section on the "flag pole" shared portion. The home is screened from all sides with mature trees and vegetation that also prevent it from being visible from Summit View Road. Photographs showed the existing conditions of the lot. A graphic represented the proposed location for a new 160-square-foot shed to be placed 35 feet north of the principal structure building line and 80 feet south from the shared north property line. This deviates from the Code that states accessory structures should be located at the side or rear of principal structures. The site is compliant with all other setback requirements.

This application was reviewed against the Non-Use Variance Review Criteria and approval is recommended as all the criteria have been met due to the heavily wooded flag lot, which is unique within the City.

**Applicant Presentation**

Olin Johanssen, property owner, 4465 Summit View Road – He was fine with the presentation and recommendation made by Mr. Hounshell; he did not have anything further to add unless the Board had questions.

**Questions for the Applicant**

Mr. Clower – He asked if there was any consideration for locating the shed to the west, near the garage entryway and if so, why that location was not deemed suitable.
Mr. Johanssen – That area is too close to the house and includes the sidewalk leading to the backyard and an 8-foot concrete square that contains the basketball hoop on the only section that is level. Looking the other way, there is an AEP utility pole on the side of the house containing three large guide wires.

Mr. Deschler – He asked the applicant what he intended to put into the shed.
Mr. Johanssen – More of his lawn mowers and tractors that are currently taking up too much room in the garage.
Mr. Deschler – He asked where the sewer system was located, to which Mr. Johanssen pointed out, was off from the side of the house.
Mr. Johanssen – They have been waiting 20 years from the time they were told they were going to get a new sewer. They would gladly hook-up to a new sewer line.

**Board Discussion**

Mr. Clower – He was initially in support of approving the Variance.
Mr. Nigh - He was in support, as well.

**Public Comment**

There had been no public comment received.

**Board Discussion continued.**

Mr. Deschler – He asked to review the graphic showing the proposed location for the shed. For the appropriate use, it makes sense to be off the path and saw no other option.
Mr. Nigh – Agreed due to the sewer location and the grade of the yard; there was no other option available.
Mr. Clower – Agreed as large trees would have to be felled in order for the shed to be located further north of the house.
Mr. Murphy – Agreed per all the reasons noted. As the lot stands, the proposed location is the most appropriate place for the shed.

Mr. Nigh moved, Mr. Clower seconded, to approve the Non-Use (Area) Variance to allow an accessory structure forward of the principle structure on 2.08-acre site.
Vote: Mr. Murphy, yes; Mr. Deschler, yes; Mr. Clower, yes, and Mr. Nigh, yes.
[Motion carried 4-0]

**COMMUNICATIONS**

The Board was asked to adopt the proposed meeting dates from August 25, 2022 through February 23, 2023. [Motion carried 4-0]

Mr. Deschler adjourned the meeting at 7:05 p.m.

Jason Deschler
Chair, Board of Zoning Appeals

Administrative Assistant II, Recorder