



MINUTES OF THE REGULAR MEETING
BOARD OF ZONING APPEALS

May 3, 2018

A. Call to Order – 7:00 p.m.

1. Roll Call - the following members were present: M. Coulter; B. Seitz; L. Reibel; and D. Falcoski; and also present was D. Phillips, Chief Building Inspector.
2. Pledge of Allegiance
3. Approval of minutes of the April 5, 2018 meeting

Mr. Coulter moved to approve the minutes, seconded by Mr. Seitz. All members voted “aye” and the minutes were approved.

4. Affirmation/swearing in of witnesses

B. Items of Public Hearing

1. Variance – Directional Sign Height – 644-654 High St. (DeRoberts, FLP) BZA 12-18

Mr. Phillips reviewed the staff memo:

Findings of fact:

1. This property is in the C-5 district where the maximum height of directional signs is 36 inches.
2. The applicant erected 2 directional signs on property sometime in 2015, approximately 6 feet tall. The requested variance is approximately 3 feet.
3. The property is subject to, and the directional signs were approved by, the Architectural Review Board on September 10, 2015.

The following conclusions are presented:

1. The owner had intended to apply for a height variance after the Architectural Review Board approved them. The majority of the height variance is a pole. The requested variance is not significant.
2. The essential character of the neighborhood should not be substantially altered with the granting of this variance.
3. The delivery of governmental services should not be affected.

Discussion:

Mr. Seitz abstained from voting on this item. Dick De Roberts, 1270 Marlyn Drive, Columbus, said these signs were already approved by the Architectural Review Board (ARB) and he thought the signs were okay. He would like a variance to keep the signs as they are. Mr. Falcoski asked if there was anyone present to speak for or against this application.

Motion:

Ms. Reibel moved:

THAT THE REQUEST BY THE DEROBERTS FAMILY LIMITED PARTNERSHIP FOR A VARIANCE FROM CODE REQUIREMENTS FOR SIGNAGE TO ALLOW TWO DIRECTIONAL SIGNS TO REMAIN AT 644-654 HIGH STREET, AS PER CASE NO. BZA 12-18, DRAWINGS NO. BZA 12-18 DATED MARCH 26, 2018, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

Mr. Coulter seconded the motion. Mr. Phillips called the roll. Mr. Coulter, aye; Ms. Reibel, aye; Mr. Falcoski, aye; and Mr. Seitz, abstained. The motion was approved.

2. Variance – Front Yard Setback – Fence Panels – 6590 Plesenton Dr. (Architectural Gardens/Danziger) BZA 13-18

Mr. Phillips reviewed the staff memo:

Findings of fact:

1. This property is an existing lot of record in the R-16 district with a minimum front yard requirement of 30 feet. Fencing is not permitted between the right-of-way and the front setback.
2. The applicant is proposing to erect 2, 13.48 feet wide by 3 feet tall fence panels to place the dwelling address, at the Plesenton Drive right-of-way. The requested variance is 30 feet.

The following conclusions are presented:

1. The fence panels are fencing by definition but in reality, are more a landscaping feature to place the address in a location to be better seen from the street depending on which direction you are traveling. The requested variance is not significant.
2. The essential character of the neighborhood should not be substantially altered.

3. The delivery of governmental services should not be affected.

Discussion:

Will Lehnert, 289 W. Weisheimer Road, Columbus, said the panel height will be thirty-six inches, not forty-eight inches as previously stated. Mr. Coulter asked why two were needed and Mr. Lehnert said his client feels the house sits far back, hard to find, and believes two are necessary. The address will be on both panels. Mr. Falcoski asked if there was anyone present to speak for or against this application.

Jeff Danziger, 6590 Plesenton Drive, said the reason they are doing this is because they have a fourteen month old child with another one on the way. He said their neighborhood is very dark and he wants to make sure emergency vehicles will be able to find his house.

Motion:

Mr. Seitz moved:

THAT THE REQUEST BY ARCHITECTURAL GARDENS AND JEFFREY AND RACHEL DANZIGER FOR A VARIANCE FROM CODE REQUIREMENTS FOR FRONT YARD SETBACK TO ERECT TWO FENCE PANELS AT 6590 PLESENTON DRIVE, AS PER CASE NO. BZA 13-18, DRAWINGS NO. BZA 13-18 DATED APRIL 6, 2018, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING. THE FENCE PANELS WILL BE 36" TALL.

Ms. Reibel seconded the motion. Mr. Phillips called the roll. Mr. Coulter, nay; Ms. Reibel, aye; Mr. Falcoski, aye; and Mr. Seitz, aye. The motion was approved.

3. Variances – Accessory Building Area – Shed & Deck – 2050 W. Dublin-Granville Rd. (Ronald Ruppensburg) BZA 14-18

Mr. Phillips reviewed the staff memo:

Findings of fact:

1. This property is in the R-16 district where the total area of accessory buildings is limited to 850 square feet.
2. The property contains an existing 24 foot by 24 foot, 576 square foot attached garage.
3. The applicant is proposing to construct a 26 foot 1 inch by 16 foot 4 inch, 2-story shed with porch, 852 square feet shed in area. The total proposed accessory

building area is 1,428 square feet. The requested variance is 578 square feet.

4. The property is subject to, and the shed has been approved by, the Architectural Review Board.

The following conclusions are presented:

1. This property is larger at 56,192 square feet than the minimum of 10,400 square feet required for the district and the additional structure does not seem out of place for this particular property. The interior stair, the roof structure over the deck making it a porch, and the second floor doubles the square footage of the shed. These factors mitigate the substantial nature of the variance request.
2. The essential character of the neighborhood should not be substantially altered.
3. The delivery of governmental services should not be affected.

Discussion:

Ron Ruppensburg, 2050 W. Dublin-Granville Road, said he would like the variance for storing yard equipment in the shed instead of the garage. He would like to be able to use his garage for cars. Architectural Review Board did not have any concerns. Mr. Falcoski asked if there was anyone present to speak for or against this application.

Motion:

Mr. Seitz moved:

THAT THE REQUEST BY RONALD RUPPENSBURG FOR A VARIANCE FROM CODE REQUIREMENTS FOR ACCESSORY BUILDING AREA TO CONSTRUCT A SHED AT 2050 WEST DUBLIN-GRANVILLE ROAD, AS PER CASE NO. BZA 14-18, DRAWINGS NO. BZA 14-18 DATED APRIL 9, 2018, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

Mr. Coulter seconded the application. Mr. Phillips called the roll. All members voted, “aye”, and the motion was approved.

C. Other

Mr. Phillips reminded the members about upcoming training.

D. Adjournment

Ms. Reibel moved to adjourn the meeting, seconded by Mr. Seitz. All members voted, “aye”, and the meeting adjourned at 7:20 p.m.