

MINUTES OF THE REGULAR MEETING  
OF THE  
WORTHINGTON BOARD OF ZONING APPEALS  
April 7, 2011

The regular meeting of the Worthington Board of Zoning Appeals was called to order at 7:30 P.M. with the following members present: R. Hunter, C. Crane, D. Falcoski, R. Dorothy and L. Reibel. Also present was D. Phillips, Chief Building Inspector.

Those present recited the Pledge of Allegiance.

Motion made by Mr. Hunter to approve March 3, 2011 minutes. Mr. Falcoski seconded the motion and all members voted "aye" thereon.

Ms. Crane asked those that plan to speak fill out speaker slips and to be sworn. Mr. Phillips swore in the witness prepared to comment at the meeting.

AGENDA ITEM B-1 – Variance – Side Yard Setback – 250 Crandall Dr.  
(Columbus/Worthington Air) BZA 10-11

Ms. Crane asked for staff comments.

Mr. Phillips stated this property is an existing lot of record in an R-10 district with an eight foot side yard setback requirement. Air conditioning equipment not located to the rear of a dwelling must be screened and cannot be located in a required yard. The applicant is proposing to replace the existing condenser with a new condenser at the same location, approximately twenty seven inches from the east property line. The requested variance is to allow the condenser in the side yard setback.

Mr. Phillips continued stating the relocation of the condenser to the rear of the dwelling may require the extension of the refrigeration lines and may affect the performance and efficiency of the cooling system of the dwelling. Staff has no record of inquiries about the location of the condenser. The essential character of the neighborhood should not be substantially altered. The delivery of governmental services should not be affected.

Ms. Crane asked the applicant to state his name and address for the record.

Jeremy Cox, Columbus/Worthington Air, 6363 Fiesta Drive, Columbus, representing the homeowner, said if they were to move the condenser not only would the refrigerant line need to be extended, but also the electric and would require an additional permit.

Ms. Crane stated that the board does have a letter of support from the neighbor closest to the condenser unit.

Ms. Crane asked for questions from the Board.

Mr. Hunter said the plat map shows that none of the surrounding lots have side yards with eight feet.

Ms. Reibel stated she noticed that there is shrubbery that shields the unit. Mr. Cox said that is correct.

Mr. Hunter then moved:

**THAT THE REQUEST BY COLUMBUS/WORTHINGTON AIR AND ARTHUR PAUTSCH FOR A VARIANCE FROM CODE REQUIREMENTS FOR SIDE YARD SETBACK TO ALLOW THE PLACEMENT OF A CONDENSOR AT 250 CRANDALL DRIVE, AS PER CASE NO. BZA 10-11, DRAWINGS NO. BZA 10-11 DATED FEBRUARY 25, 2011, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.**

Mr. Falcoski seconded the motion and all members voted “aye” thereon.

There being no further business, Mr. Hunter moved for adjournment with Ms. Dorothy seconding the motion

The meeting adjourned at 7:37 P.M.