

**BOARD OF ZONING APPEALS**  
**March 11, 2015**  
**MOTION SUMMARY**

ITEM 1. Roll Call

Vice-Chairman Junk called the meeting to order at 7:03 p.m.

Members Present: Robert Badger, Adam Vaughn, Todd Daughenbauh, Crystal Brewer, Councilman Joe DiGenova, and Vice-Chairman Paul Junk

Members Absent: Chairman Matt Dick

Staff Present: Lance Schultz, Zoning Administrator

**Motion:** Councilman DiGenova moved to excuse Chairman Matt Dick, seconded by Mr. Badger. Motion approved by a 6-0 vote.

Mr. Schultz introduced new board members, Ms. Brewer and Mr. Daughenbaugh, to the Board of Zoning Appeals Board.

ITEM 2. Approval of the Motion Summary of the Board of Zoning Appeals meeting held on November 12, 2014, as recorded and transcribed.

**Motion:** Mr. Badger moved to approve the Motion Summary for the February 11, 2015 meeting, seconded by Councilman DiGenova. Motion approved by a 4-0-2 (Daughenbaugh, Brewer) vote.

ITEM 3. REGULAR BUSINESS

(A) 2015-0210: A request by Brown Jug Storage for approval to allow the construction of a storage unit building (Phase 3) within the required rear and side yard building setback of 50 feet when adjoining a residential district per Chapter 1143.04 Building Setback Requirements at 224 East William Street.

Mr. Vaughn requested to abstain from regular business, 2015-0210.

Vice-Chairman Junk swore in the following individuals for public comment:

Mr. Jim Manos, 5973 Macewen Court, Dublin, Ohio

Mr. Adam Vaughn, 38 Cheshire Street, Delaware, Ohio

Mr. Schultz provided a presentation that included the location map, zoning map, aerial photographs, and site plan. Mr. Schultz reviewed the past construction projects at the property, along with the plans for an additional 8

storage units. Mr. Schultz reviewed the criteria to approve a variance, and reviewed recommendations for approval, along with 7 conditions. Mr. Schultz informed that property owners within 300 ft. were notified of the request and the meeting date and time.

APPLICANT:

Mr. Jim Manos, 5973 Macewen Court, Dublin, Ohio.

Mr. Manos stated that he was in agreement with the conditions, and provided information on the hours of operation. Mr. Schultz clarified that there was a mechanical gate and no outdoor storage was permitted.

PUBLIC PARTICIPATION:

Mr. Adam Vaughn, 38 Cheshire Street, Delaware, Ohio

Mr. Vaughn asked if there would be a change to the existing landscaping. Mr. Manos explained that there would not be a change.

**Motion:** Mr. Badger moved to approve 2015-0210, finding beyond a reasonable doubt that the decision factors necessary for approval of a Variance according to Chapter 1128 of the Planning and Zoning Code are met, including all staff recommendations, seconded by Councilman DiGenova. Motion approved by a 5-0-1(Vaughn) vote.

(B) 2015-0213: A request by Yoav and Schlomo Botach to appeal an administrative decision by the code official requiring the condemnation/demolition of 15 Flax Street on approximately 3.61 acres zoned M-1 (Light Manufacturing District) under the 2000 International Property Maintenance Code.

Mr. Schultz explained that a request by David Gordon, Attorney at Law, was received March 10, 2015 to table case 2015-0213 until April 8, 2015 to provide adequate notice to the clients and their representative.

**Motion:** Mr. Vaughn moved to table 2015-0213, seconded by Councilman DiGenova. Motion approved by 6-0 vote.

ITEM 4. BOARD MEMBER COMMENTS AND DISCUSSION

Councilman DiGenova informed the Board that he will have surgery April 6, 2015, but is hoping to be able to attend the meeting on April 8, 2015.

ITEM 5. NEXT REGULAR MEETING: April 8, 2015

ITEM 6. ADJOURNMENT

**Motion:** Mr. Daughenbaugh moved to adjourn the meeting, seconded by Mr. Badger. Motion was approved by a 6-0 vote. Meeting was adjourned at 7:22 p.m.

~~Matt Dick, Chairman~~   
PAUL JUNK, VICE CHAIRMAN

~~Elaine McCloskey, Clerk~~   
Acting 