

BOARD OF ZONING APPEALS
MOTION SUMMARY
April 10, 2019

ITEM 1. Roll Call

Chairman Dick called the meeting to order at 6:30 p.m.

Members Present: Beth Fisher, Adam Vaughn, Todd Daughenbaugh, Robert Whitmore, Councilman George Hellinger, Vice-Chairman Paul Junk, and Chairman Matt Dick.

Staff Present: Lance Schultz, Zoning Administrator

ITEM 2. Approval of the Motion Summary of the Board of Zoning Appeals meeting held on March 13, 2019, as recorded and transcribed.

Motion: Councilman Hellinger moved to approve the Motion Summary for the Board of Zoning Appeals held on March 13, 2019 meeting, seconded by Mr. Vaughn. Motion approved by a 7-0.

Chairman Dick swore in the following participants from the public throughout the meeting:

Jim Manos
5973 Macewen Court
Dublin, Ohio

Chris Tebbe
Tebbe Civil Engineering, LLC
5792 Gaelic Court
Dublin, Ohio

Cheryl Hutchinson
256 West William Street
Delaware, Ohio

Tom Tobin
253 West William Street
Delaware, Ohio

ITEM 3. REGULAR BUSINESS

- A. 2019-0411: A request by Manos Properties for approval of a parking setback variance for The Wesleyan Inn at 235 West William Street on approximately 0.72 acres and zoned PO/I (Planned Office/Institutional).

Mr. Schultz provided background information on the property. The owner purchased the property in 2017 from Ohio Wesleyan University and is proposing to renovate and expand the former dormitory into a three-story 43 room Inn. He reviewed the access points to the location and that the owner also owns the property at 239 West William Street (to the west). This house is proposed to be demolished and converted into a park like setting that would be heavily landscaped with a 6 foot high privacy fence located on the western property line. The Commission was made aware that City Council approved a Conditional Use Permit and Preliminary Development Plan in November of 2018. The site plan includes 43 parking spaces. The PO/I zoning district requires a 10 foot parking setback. The owner is proposing a less than 1 foot parking setback. Mr. Schultz reviewed the factors to grant or deny a variance.

APPLICANT:

Jim Manos
5973 Macewen Court
Dublin, Ohio

Chris Tebbe
Tebbe Civil Engineering, LLC
5792 Gaelic Court
Dublin, Ohio

PUBLIC PARTICIPATION:

Cheryl Hutchinson
256 West William Street
Delaware, Ohio

Ms. Hutchinson voiced opposition to granting the variance. She expressed that residents do not want the hotel development in the neighborhood.

Tom Tobin
253 West William Street
Delaware, Ohio

Mr. Tobin voiced opposition to the variance and that the hotel will change the neighborhood. He voiced concern over the change from the November Preliminary Plan in which parking was parallel, but has now changed and that the headlights will be facing residential homes to the west.

Motion: Vice-Chairman Junk moved to approve 2019-0411, along with all staff conditions, finding beyond a reasonable doubt that the decision factor necessary for approval of a variance according to Chapter 1128 of the Planning and Zoning Commission are met, with the staff conditions as noted, seconded by Mr. Vaughn. Motion approved by a 6-1 (Dick) vote.

ITEM 4. BOARD MEMBER COMMENTS AND DISCUSSION

ITEM 5. NEXT REGULAR MEETING: May 8, 2019.

ITEM 6. ADJOURNMENT

Motion: Mr. Daughenbaugh moved to adjourn the Board of Zoning Appeals meeting, seconded by Mr. Whitmore. The Board of Zoning Appeals meeting adjourned at 7:00 p.m.



Matt Dick, Chairman



Elaine McCloskey, Clerk