

BOARD OF ZONING APPEALS
MOTION SUMMARY
March 10, 2021

ITEM 1. Roll Call

Chairman Dick called the virtual meeting to order at 6:44 p.m.

Members Present Virtually: Ben Dariano, Beth Fisher, Adam Vaughn, Todd Daughenbaugh, Robert Whitmore, Councilman Cory Hoffman, and Chairman Matt Dick

Staff Present Virtually: Lance Schultz, Zoning Administrator

ITEM 2. ELECTION of OFFICERS

Due to the computer technical issues and the late start to the meeting the election of officers was held following all regular business items.

A. Chairperson

Motion: Councilman Hoffman motioned to nominate Mr. Dick as Chairperson, seconded by Mr. Vaughn. There were no other nominations. Motion approved by a 6-0-1 (Dick) vote.

B. Vice-Chairperson

Motion: Chairman Dick motioned to nominate Mr. Vaughn as Vice-Chairperson, seconded by Ms. Fisher. Motion approved by a 7-0 vote.

ITEM 3. Approval of the Motion Summary of the Board of Zoning Appeals meeting held on December 9, 2020, as recorded and transcribed.

Motion: Councilman Hoffman moved to approve the Motion Summary for the Board of Zoning Appeals held on December 9, 2020 meeting, seconded by Mr. Whitmore. Motion approved by a 6-0-1 (Fisher) vote.

ITEM 4. REGULAR BUSINESS

A. 2021-0331: A request by Salvation Army Central Ohio for approval of a building setback and parking setback variance for a Building Expansion and Parking Lot Expansion at 89 Cheshire Street for The Salvation Army Delaware Worship and Service Center on approximately 0.707 acres and zoned R-4 (Medium Density Residential District).

Anticipated Process

- a. Swearing in of all applicants and members of the public relating to this case
- b. Staff Presentation

Mr. Schultz reviewed the staff report that was provided to the Commission. He reviewed the location of the property, current zoning, existing conditions and proposed expansion.

- c. Applicant Presentation

Chairman Dick swore in the following individuals:

Dave Plunkett
525 South Lazelle Street
Columbus, Ohio

- d. Public Testimony

The Clerk informed the Commission that there were no public comment requests or emails/letters received.

- e. Commission Action

Motion: Mr. Dariano motioned to approve application 2021-0331, along with all staff conditions numbers 1-12 in the staff report, 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, seconded by Ms. Fisher. Motion approved by a 7-0 vote.

- B. 2021-0433: A request by DGH LLC for approval of a variance to Chapter 1151.02 (a) Enlargement/ Alteration of Nonconforming Building or Structure for a building enlargement at 152 West Central Street on property zoned R-3 (One-Family Residential District).

Anticipated Process

- a. Swearing in of all applicants and members of the public relating to this case
- b. Staff Presentation

Mr. Schultz provided the staff report and presentation to the Commission which included current zoning and location. He reviewed the Applicant's proposal for demolition and new construction.

- c. Applicant Presentation

Chairman Dick swore in the following individuals:
Dimitri Hatzifotinos
1160 Goodale Blvd
Columbus, Ohio

Rich Brown
Brown Calabretta Architects
1126 Stanhope Drive
Columbus, Ohio

d. Public Testimony

Chairman Dick swore in the following individuals for public testimony:

Barbara Adams
11 Woodland Avenue
Delaware, Ohio

Anthony Pezutti
158 West Central Avenue
Delaware, Ohio

The Clerk confirmed from participants Nikki Hogarth and Matt Walls that they did not wish to provide public testimony.

The Clerk read the following emails that were received into the record:

Nena Smale
Carl Piatt
141 W. Central Avenue

Arthur Sisler
146 West Central Avenue
Delaware, Ohio

Mary Ann Davis
138 West Central Avenue
Delaware, Ohio

Tory Mueller
Kaleb Walker
136 West Central Avenue
Delaware, Ohio

Kathy Laughlin
David Laughlin
24 Darlington Road
Delaware, Ohio

Kaity Hord
185 West Central Avenue
Delaware, Ohio

Anthony Pezzutti
158 West Central Avenue

Delaware, Ohio

Northwest Neighborhood Association
Lisa Ho, President
Nikki Hogarth, Vice-President
Glenda Nieto-Cubas, Secretary
Erinn Nicley, Treasurer
Delaware, Ohio

Lucy Sessa-Dunn
Michael Dunn
19 Woodland Avenue
Delaware, Ohio

e. Commission Action

Motion: Mr. Hoffman motioned for the approval of the variance for Case 2021-0433 with the conditions laid out in the staff report, finding beyond a reasonable doubt that the decision factors established in Section Chapter 1128 of the Planning and Zoning Code with the granting of a variance have been met. Mr. Schultz clarified to the Commission that this case would not go forward to Council and that this is the last step if approved and the remaining steps would be administrative for building, engineering. This motion was seconded Mr. Daughenbaugh. Motion failed with a 3-4 (Dariano, Fisher, Vaughn, Dick) vote.

ITEM 5. BOARD MEMBER COMMENTS AND DISCUSSION

ITEM 6. NEXT REGULAR MEETING: April 14, 2021.

ITEM 7. ADJOURNMENT

Motion: Councilman Hoffman moved to adjourn the Board of Zoning Appeals meeting, seconded by Ms. Fisher. The Board of Zoning Appeals meeting adjourned at 8:25 p.m.

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Adam Vaughn, Vice-Chairman

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Elaine McCloskey, Clerk