



CITY OF DUBLIN..

CITY OF DUBLIN
BOARD OF ZONING APPEALS
Thursday, January 27, 2011
5200 Emerald Parkway
Dublin, Ohio

BOARD MEMBERS:

Ms. Victoria Newell, Chair
Mr. Patrick Todoran
Mr. Bangalore Shankar
Mr. Brett Page
Ms. Kathy Ferguson

CITY OF DUBLIN STAFF IN ATTENDANCE:

Rachel S. Ray, AICP, Planner I
Tammy Noble-Flading, Senior Planner
Rachel Beck, Planning Assistant
Flora Rogers, Administrative Assistant

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CHAIRPERSON NEWELL: I'm going to officially call the evening's meeting to order. Please take the roll call. (Victoria Newell, Brett Page, Bangalore Shankar, Kathy Ferguson, and Patrick Todoran were all in attendance.)

CHAIRPERSON NEWELL: I'd like to make a motion for acceptance of tonight's documents.

MR. SHANKAR: I second it. (The documents were unanimously accepted.)

CHAIRPERSON NEWELL: Are there any corrections to the meeting minutes for the November 18, 2010 meeting? Hearing none, I will make a motion for approval of the November 18, 2010 meeting minutes. (The motion for approval of the November 18, 2010 meeting minutes, seconded by, Bangalore Shankar, was unanimously accepted.)

CHAIRPERSON NEWELL: Would staff like to provide any communications?

MS. RAY: This upcoming Monday, January 31st is the Bridge Corridor joint meeting with City Council, along with the Planning & Zoning Commission, ARB, and BZA. That meeting will take place in this room at 6:00 p.m. Planning has provided a copy of the Bridge Street Vision Report that was adopted by council in October 2010. More information is also available on the Bridge Street website, on the City's website. Thank you.

CHAIRPERSON NEWELL: Before I get started with the first case, I just wanted to note for the record that we have correspondence in the case this evening from Ruscilli Construction. Ruscilli Construction is hired by Whitehall City Schools. I am a design professional with Schorr Architects for some of the Whitehall City Schools projects, but I do not have a contractual relationship with Ruscilli Construction. I just wanted to provide the information for the record, before I call the case.

Anyone who is planning to speak on tonight's case please stand and be sworn in. (Applicants sworn.)

CHAIRPERSON NEWELL: Our first case this evening is Dublin Coffman High School, Case No. 10-083SP. Would staff like to do their presentation, please?

MS. BECK: This is a request for a special permit for a portable nonresidential structure located at Dublin Coffman High School. The site is located on a 71-acre parcel at the intersection of Coffman Road and Emerald Parkway. The site is zoned rural, and the surrounding zoning is Suburban Office and PUD, with both office and residential uses. Currently the trailers are located on the south side of the main high school building along the Emerald Parkway frontage. The site is accessed from Coffman Road through the southern parking lot, and there is currently a paved path that connects the parking lot to the rear athletic fields. Access to the temporary parking area is provided by that path. The trailers and the parking area are sited on a graveled area, and after the trailers are removed, the topsoil pile will be used to cover over the gravel area, and will be seeded.

The trailers were first placed at the Dublin Coffman High School in the spring of 2008 when Dublin City Schools began a three-year improvement cycle. They determined that Coffman High School was a good central location for all of the schools across the district and improvements were being made to the high school as well as about 60 other ongoing projects. A special permit was not necessary for the trailers at that time since there were open construction projects. All of the construction at Coffman is finished, which is why they are requesting this special permit so the trailers can remain on site while three remaining projects at Wyandot

Elementary, Thomas Elementary and Scioto High School are finished. The trailers are already established, and to move them would disrupt the other neighborhoods where the other schools are. The schools are proposing to leave the trailers at Coffman High School because it doesn't interfere with the current school's operation and they are only requesting the trailers for a short duration. The Zoning Code requires that the trailers be screened, and right now the trailers are screened partially. There are trees that screen the views from the Willow Grove neighborhood to the south, and the trees at the intersection of Coffman Road and Emerald Parkway provide screening from the residences to the west, and along Emerald Parkway there are patches of screening. Due to the short duration of the permit and the fact that it is wintertime, Planning is recommending no additional screening requirements for the site.

All review standards and criteria have been met. Duration is met with one condition, so Planning recommends approval with one condition: *that the special permit will expire after six months on July 27, 2011*. On expiration, the portable structures must be removed and the area graded and seeded. Are there any questions?

CHAIRPERSON NEWELL: I did not have any questions. Would the applicant like to come forward?

MS. MORUD: My name is Annette Morud. I'm the Director of Business Affairs for Dublin City Schools. We are expecting that all of our construction will be done by the end of May, so having the trailers there to the end of July gives us time to move them out and restore the site to its original conditions. This is a centralized location for us, and we really would like to avoid disrupting other neighborhoods. That's why we requested that the trailers be located at this site for another six months.

CHAIRPERSON NEWELL: What are the construction projects that you have going on at the other schools?

MS. MORUD: We are adding additions on four classrooms each at Thomas Elementary and at Wyandot Elementary. We are adding on to the weight room at Scioto High School. Those projects should be all done by the end of May, probably closer to mid May.

CHAIRPERSON NEWELL: And is Ruscilli the contractor for those projects?

MS. MORUD: The construction manager.

CHAIRPERSON NEWELL: Okay. So you feel that this special permit is of benefit to you as the school district, or of benefit to your construction manager?

MS. MORUD: Well, I think both. It's a benefit for them because they're centrally located between the projects that are currently ongoing. It also a benefit to us because they're better able to manage the projects. The trailers do not impact the school's operations so there is no disadvantage for the schools.

CHAIRPERSON NEWELL: Okay. Thank you. Anyone else have any questions? Thank you. Would the Board members like to make a motion?

MR. SHANKAR: I would like to make a motion to approve Case No. 10-083SP, to permit the portable nonresidential structure for a period of six months at Coffman High School located at the northeast corner of the intersection of Coffman Road and Emerald Parkway. The trailer will be removed in another six months and subject to the condition recommended by Planning.

CHAIRPERSON NEWELL: I will second that motion. But I do have a question for the applicant before we take a vote on that motion. Did you agree to the condition in the staff report?

MS. MORUD: Yes.

CHAIRPERSON NEWELL: Okay, thank you.

(The motion to approve case 10-083SP was unanimously approved.)

CHAIRPERSON NEWELL: Was there anyone else this evening that wanted to speak?

MR. SHANKAR: How many cases did the BZA review in 2010?

MS. RAY: We are going to provide the Board with an annual update, as we typically do, at the next meeting. We're a little behind this year, so it will be included in your packet for next month. Things were a little bit slower since we didn't have model homes special permits like we typically do, so that did make a difference in our numbers. But we'll give you the full update next month.

MS. NOBLE-FLADING: I just wanted to let you know next month you will see a court reporter here, not necessarily for a case. We are exploring options of having some of our services fulfilled by an outside consultant, so we're trying a transcription services, specifically for the Board of Zoning Appeals and the ARB. I just wanted to let you know.

MR. SHANKAR: And they will be taking the notes?

MS. FLADING: Flora will actually be facilitating the meeting and recording the meeting, so for all practical purposes, the operation of the meeting will not change. The transcriptionist will be in the audience to record the meeting and will later transcribe the minutes.

CHAIRPERSON NEWELL: We are officially done with the agenda, quite quickly. So I officially close tonight's meeting.

(The meeting adjourned at 6:43 p.m.)

As approved by the Board of Zoning Appeals

CERTIFICATE

I do hereby certify that the foregoing is a true and correct transcript of the proceedings recorded by audiotape and transcribed by me in this matter.

Rosemary Foster Anderson,
Professional Reporter and Notary Public in and for the State of Ohio.
My commission expires April 5, 2014.

(RFA-8603)