

MEETING AGENDA



Board of Zoning Appeals

City Hall • 3800 Municipal Way • Hilliard, Ohio 43026
and Live-Streaming on YouTube

Thursday, August 18, 2022 | 7:00 pm

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Roll Call
4. Approval of the Meeting Minutes – July 21, 2022
5. Oath to Tell the Truth
6. Changes to the Agenda (requests for postponements, withdrawals, or change in order of cases)
7. New Cases:

CASE 1: BZA-22-27 – TOMM RESIDENCE – 3394 Woodland Drive

PARCEL NUMBER: 053-000086 (Heritage Preserve Section 1 Phase 2 – Lot 43)

APPLICANT: Cynthia Tomm, 3394 Woodland Drive, Hilliard, OH 43026.

REQUEST: Review and approval of a variance to Hilliard Code Section 1121.02(d)(1)(l) to permit a wooden decorative fence along a secondary front lot line in lieu of a required aluminum/wrought iron style decorative fence.

CASE 2: BZA-22-28 – BLANK DENTAL – 5330 Cemetery Road

PARCEL NUMBER: 050-000100

APPLICANT: Blank Spaces LLC, 5330 Cemetery Road, Hilliard, OH 43026; c/o Chris Huber, Advanced Civil Design, 781 Science Boulevard, Gahanna, OH 43230.

REQUEST: Review and approval of variances to the following Hilliard Code Sections:

- 1) Section 1111.04(g)(1)(A) to permit parking and drive aisles forward of the building within the Pedestrian Oriented Sub District and Section 1111.03(b) to reduce the front yard parking setback within the B-1 District from 30 feet to 7 feet;
- 2) Section 1111.03(b) to reduce the rear parking setback from 20 feet to 6 feet;
- 3) Section 1111.04(d)(2) to reduce required sidewalk width from 6 feet to 5 feet for an existing public walk and from 5 feet to 3 feet for a pedestrian walkway connector;
- 4) Section 1125.04(i) to reduce the required number of replacement tree inches from 67 to 12;
- 5) Section 1125.05(b) to reduce required perimeter landscaping from 10 feet to 6.5 feet at the rear property line; 10 feet to 0 feet along the side property lines; and 20 feet to 7 feet at the front property line;
- 6) Section 1125.05(c) to waive interior landscaping requirements for parking; and
- 7) Section 1127.04(b)(3) to decrease required two-lane aisle from 24 feet to 20 feet and a one-way aisle from 14 feet to 13 feet.

CASE 3: BZA-22-29 – OPPIDAN DATA CENTER – 4861 Edwards Farm Road

PARCEL NUMBER: 050-006545

APPLICANT: Wolpert Enterprises Limited, c/o Larry Wolpert, 2592 Canterbury Road, Columbus, OH 43221; Drew Johnson, Oppidan, 400 Water Street, Suite 200, Excelsior, MN 55331; and Andrew Ong, American Structurepoint, 2550 Corporate Exchange Drive, Suite 300, Columbus, OH 43231.

REQUEST: Review & approval of a variance to Hilliard Code Section 1121.02(d)(3) to permit security fencing within the front yard and to Section 1121.02(d)(4) to increase the maximum permitted fence height from six feet to eight feet for a perimeter security fence for an 89,954-square foot data center on 14.92 acres.

8. Communications

9. Adjournment

[END OF AGENDA | AUGUST 18, 2022]