



CITY OF
PICKERINGTON

**BOARD OF ZONING APPEALS
CITY HALL, 100 LOCKVILLE ROAD
THURSDAY, SEPTEMBER 24, 2026**

**PUBLIC HEARING
7:00 P.M.**

1. ROLL CALL
2. APPROVAL OF MINUTES OF APRIL 23, 2026, REGULAR MEETING
3. SWEARING IN OF APPLICANTS
4. SCHEDULED MATTERS
 - A. Review and request for a motion to consider a front yard building setback variance for 501 Sycamore Drive
5. OTHER BUSINESS
6. ADJOURNMENT

SUBJECT:

APPROVAL OF MINUTES OF APRIL 23, 2026, REGULAR MEETING

Attachments

Draft BZA Minutes 4-23-26

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CITY OF PICKERINGTON

BOARD OF ZONING APPEALS CITY HALL, 100 LOCKVILLE ROAD THURSDAY, APRIL 23, 2026

REGULAR MEETING MINUTES 7:00 P.M.

1. ROLL CALL

Mr. Cline called the meeting to order at 7:02 P.M.

Present: Mr. Cline; Mr. Romine; Ms. Hall; Mr. Pompey; Mr. Egwudo

Others Present: Clem Chukwu, Heather Moore, Rick Wheeler, and others

2. APPROVAL OF MINUTES OF FEBRUARY 26, 2026, REGULAR MEETING

Moved by Mr. Romine to approve, seconded by Mr. Egwudo

Yes: Mr. Romine, Mr. Pompey, Ms. Hall, Mr. Cline, Mr. Egwudo

5 - 0 Passed

3. SWEARING IN OF APPLICANTS

Mr. Rick Wheeler was sworn-in.

4. SCHEDULED MATTERS

A. Review and request for a motion to consider a front yard building setback variance for 105 Tecumseh Court

Mr. Chukwu presented the application for a front yard setback variance at 105 Tecumseh Court, located in the Shawnee Crossing subdivision (PR-4 zoning). The request is to allow construction of a 12.5-foot by 38.5-foot addition to the existing single-family residence to accommodate a mother-in-law suite.

He explained that the required 30-foot front yard setback would be encroached upon by a small portion of the proposed addition, approximately 5.5-feet or less at the corner of the garage. The property's location on a cul-de-sac and the minimal nature of the encroachment were noted.

Mr. Chukwu stated that a letter from the homeowner is required, confirming that the addition will not be used for rental purposes now or in the future.

He further confirmed that the proposed addition meets all applicable design standards, including materials and roof pitch, and that no utility conflicts have been identified.

Mr. Chukwu stated that the Zoning Code would support the Board of Zoning Appeals consideration of the minimum front yard building setback variance that complies with the minimum zoning requirements for 105 Tecumseh Court due to the following condition:

1. That the 30 foot front yard building setback for 105 Tecumseh located in the Shawnee Crossing subdivision shall be met or waived by the Board of Zoning Appeals.

Board members discussed the extent of the encroachment, its location on the garage portion, and the uniqueness of the lot. The applicant confirmed that the Homeowners Association has approved the request and that neighboring property owners expressed support.

Motion:

Moved by Mr. Romine to waive the 30-foot front yard setback requirement as presented, with the condition that any changes to the submitted plans must return to the Board of Zoning Appeals for review, seconded by Mr. Cline

Vote:

Yes: Mr. Cline, Mr. Egwudo, Mr. Romine, Mr. Pompey, Ms. Hall

5 - 0 Passed

Mr. Chukwu advised the applicant that the next steps include obtaining a zoning certificate, followed by submission for building permit approval.

5. OTHER BUSINESS

No other business was brought forward.

6. ADJOURNMENT

Moved by Mr. Cline to adjourn, seconded by Mr. Romine
Motion carried.

The Board of Zoning Appeals adjourned at 7:21 P.M., April 23, 2026.

RESPECTFULLY SUBMITTED:

Heather Moore, City Clerk