Paid $100.00 ck - 6/6/2014 dm

February 2009

# BOARD OF ZONING APPEALS APPLICATION

(Code Section 153.231)

CITY OF DUBLIN

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/ TDD: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

## I. PLEASE CHECK THE TYPE OF APPLICATION:

- ☐ **Administrative Appeal (Code Section 153.231)**
  - ☐ Administrative
  - ☐ Stream Corridor Protection Zone
  - ☐ Building Construction
- ☐ **Special Permit (Code Section 153.090)**
  - ☐ List Special Permit Type _____
- ☑ **Variance (Code Section 153.231)** - 14-055V.
  - ☐ Non-Use (area) Variance
  - ☐ Use Variance
- ☐ **Other (Please Specify):** _____

## II. PROPERTY INFORMATION: This section must be completed.

| | |
|---|---|
| Property Address(es): 6849 Holbein Drive | |
| Tax ID/Parcel Number(s): 147-091001 2000 | Parcel Size(s) (Acres): .22 acres |
| Existing Land Use/Development: | |

| IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING: |
|---|
| Proposed Land Use/Development: |

## III. CURRENT PROPERTY OWNER(S): Please attach additional sheets if needed.

| | |
|---|---|
| Name (Individual or Organization): Brent and Jodie Bahnub | |
| Mailing Address: (Street, City, State, Zip Code) 6849 Holbein Dr. Dublin, OH 43016 | |
| Daytime Telephone: 614-504-5133 | Fax: |
| Email or Alternate Contact Information: 440-759-2434 (cell) | |

## IV. APPLICANT(S): This is the person(s) who is submitting the application if different than the property owner(s) listed in part III. Please complete if applicable.

| | |
|---|---|
| Name: Brent and Jodie Bahnub | Applicant is also property owner: yes ☒ no ☐ |
| Organization (Owner, Developer, Contractor, etc.): | |
| Mailing Address: (Street, City, State, Zip Code) | |
| Daytime Telephone: | Fax: |
| Email or Alternate Contact Information: | |

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**V. REPRESENTATIVE(S) OF APPLICANT / PROPERTY OWNER:** This is the person(s) who is submitting the application on behalf of the applicant listed in part IV or property owner listed in part III. Please complete if applicable.

| | |
|---|---|
| Name: | |
| Organization (Owner, Developer, Contractor, etc.): | |
| Mailing Address:<br>(Street, City, State, Zip Code) | |
| Daytime Telephone: | Fax: |
| Email or Alternate Contact Information: | |

**VI. AUTHORIZATION FOR OWNER'S APPLICANT or REPRESENTATIVE(S):** If the applicant is not the property owner, this section must be completed and notarized.

I _____, the owner, hereby authorize _____ to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.

| | |
|---|---|
| Signature of Current Property Owner: | Date: |

☐ Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document

Subscribed and sworn before me this _____ day of _____, 20 _____

State of _____ Stamp or Seal

County of _____ Notary Public _____

**VII. AUTHORIZATION TO VISIT THE PROPERTY:** Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as notarized below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

I Brent + Jodie Bahnub, the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.

| | |
|---|---|
| Signature of applicant or authorized representative: Brent Bahnub Jodie Bahnub | Date: 5/19/14 |

**VIII. UTILITY DISCLAIMER:** The Owner/Applicant acknowledges the approval of this request for rezoning by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

I Brent + Jodie Bahnub, the owner or authorized representative, acknowledge that approval of this request does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

| | |
|---|---|
| Signature of applicant or authorized representative: Brent Bahnub Jodie Bahnub | Date: 5/19/14 |



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**IX. APPLICANT'S AFFIDAVIT:** This section must be completed and notarized.

I Brent + Jodie Bahnub, the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of applicant or authorized representative: [signature] Date: 5/19/14

Subscribed and sworn to before me this 19th day of May, 20 14

State of Ohio

County of Franklin Notary Public [signature]

DAVID SCOTT WHITESEL - NOTARY PUBLIC
COMM. EXP. OCT 13, 2016
STATE OF OHIO

NOTE: THE OWNER, OR NOTED REPRESENTATIVE IF APPLICABLE, WILL RECEIVE A FACSIMILE CONFIRMING RECEIPT OF THIS APPLICATION

| FOR OFFICE USE ONLY | | | |
|---|---|---|---|
| Amount Received: $100.00 | Application No: | BZA Date(s): | BZA Action: |
| Receipt No: 228891 | Map Zone: A-3 | Date Received: | Received By: |
| Type of Request: | | | |
| N, (S), E, W (Circle) Side of: Holbein Drive | | | |
| N, S, E, (W) (Circle) Side of Nearest Intersection: Loyal Plume & Holbein Dr | | | |
| Distance from Nearest Intersection: | | | |
| Existing Zoning District: | | | |

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June 6, 2014

**Brent & Jodie Bahnub**
**6949 Holbein Drive**

**Variance Statement:**

We are requesting a six foot variance for a deck and patio to be built on the back of our home for residential recreational purposes. We are requesting this variance to enable the construction of a second story deck off of our kitchen with stairs that will go down to a patio off of the walk out basement.

**Review Criteria:**

The original home owners completed construction on the home at the end of 2010. They intended to build a patio and second story deck on the rear of the house, but transferred out of the country before the deck and patio were built. We moved to Dublin from Orchard Park, New York in July 2012 with full intentions to build the deck and patio on the house. The owners provided us with their sketch of their intended plans for the deck. At the time of closing, we obtained a copy of our plat of survey showing a 20 foot no build zone between the bike path and the residence. This spring we contacted several deck/patio contractors to give us an estimate of work to be done to build our deck & patio. The third contractor that came over indicated that the city of Dublin could possibly have an easement that would prohibit the size of deck desired.

The way the house was built, the sliding doors are off of the kitchen in a bump-out. This leaves only four feet of building space allowed for our deck from the house to the easement. Additionally, because of the design of the bike path, our backyard is smaller than the majority of the other back yards on our block.

As you travel the bike path behind the homes and approach the end of the path, the backyards are narrower. We are requesting a six foot variance for both the deck and patio in order to finish the construction of our home. This additional six feet will not impose on the "no build zone."

We strongly feel adding a deck and patio on the back of our house will not have an adverse effect to the property, but will enhance the appearance and use of our home while improving the aesthetics of the neighborhood. It will unify our property with the adjacent homes as we are the only home that does not have a finished outdoor recreational space. This variance would greatly enhance our quality of life, allowing our family to further enjoy the beautiful outdoors.

The proposed variance requested is for the rear of the property and will not adversely affect delivery of any governmental services. In order to achieve an alternate solution, we would have to renovate the back of the home as a four foot deck is not practical.

While we would have built a bigger deck if not constrained, we believe a six variance is the minimum practical amount required for a functional deck.

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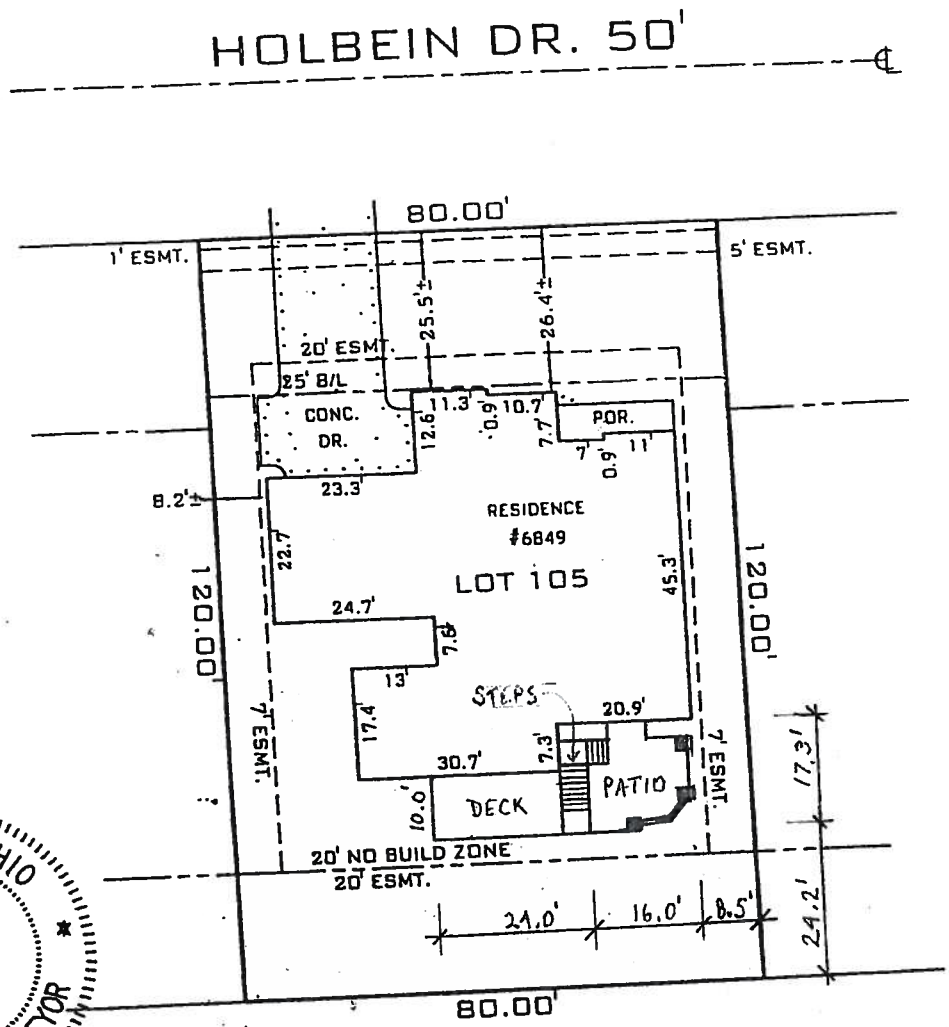
www.surveystars.com

'ERTY ADDRESS: 6849 HOLBEIN DRIVE DUBLIN, Ohi

SURVEY NUMBER: 137401




STATE OF OHIO
SCOTT D. GRUNDEI
S-8047
REGISTERED
PROFESSIONAL SURVEYOR

Scott D. Grundei

PLAT IS NOT TO BE USED TO ERECT
S OR OTHER STRUCTURES, AND MAY
HOW ALL EASEMENTS AFFECTING THE
SUBJECT TRACT

LSGI#: 137401

10 20 30 60

SCALE: 1" = 30'

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OF INTEREST: None Visible.

NUMBER: 72129978

DATE: 5/18/2012

BAHNUB

KIRTI GARG AND SANDEEP GARG

/ ORIGINAL LOT: 105

ION: POST RESERVE SEC 3

PG:

COUNTY: FRANKLIN

This mortgage loan identification survey is not to be used for the installation or building of fences, sheds, garages, additions or any other structure. To determine exact boundary lines, a boundary survey is required.

Landmark Survey is proud to support Susan Komen Cure