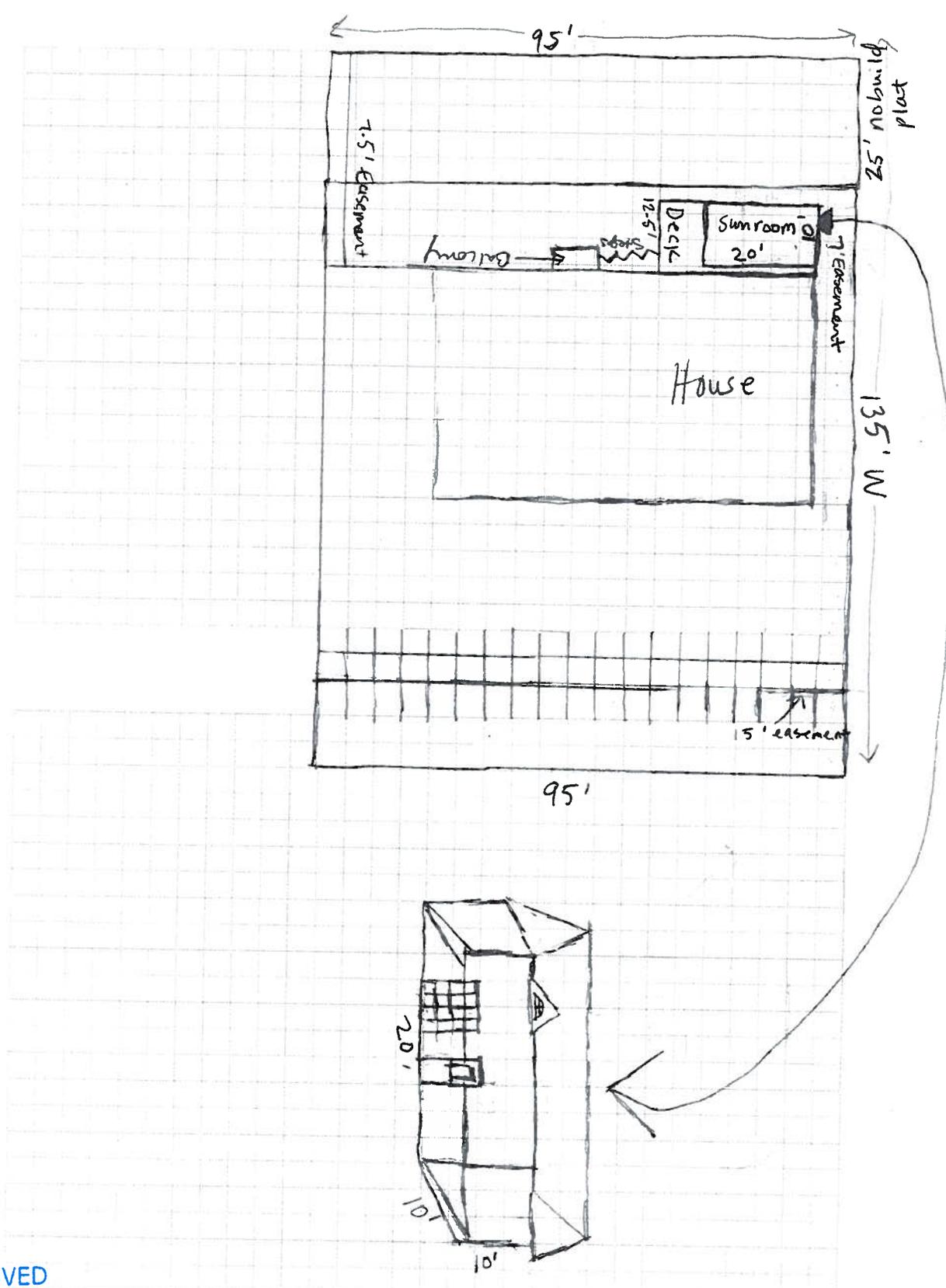


Graphic scale

□ = 5 feet



5.

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MathBits.com

Graphic Scale

□ = 2 feet

Emily Williams- 6290 Belvedere Green Blvd. Dublin, OH 43016- 614.778.2856

4. Variance statement:

a. Explain the requested variance

There is a 7.5' easement plus a 25' plat in my backyard, only leaving 5' to work with for backyard improvements, i.e. deck and / or gazebo. We are seeking a variance for building a deck and possibly a gazebo, as 5 feet is not much space to build anything. There are 3 reasons why we wish to add these features to the backyard:

1. Child and pet safety- Belvedere Green Blvd. is a main cut-through roadway, thus there are speeding issues. While we are working on traffic calming solutions with Dublin police, we feel that having a deck in the backyard with gates, will help contain the small children and pets who visit, and reduce the risk of accidents.
2. Deterrent from unhealthy sun exposure- Our family is prone to skin cancer, and by having a screened-in back porch structure, this will act as a sun deterrent while still being able to enjoy outdoors.
3. Aesthetics- Our proposed plan is to help improve the aesthetics of our backyard. Most houses in this neighborhood have some type of add-on structure, and we would like to be able to follow suit.

b. Identify the development text requirement or code section from which the proposal is varying

We are interested in building a deck and possibly a gazebo structure that impedes the 7.5' easement in the backyard.

c. Explain how the requested variance relates to the development standards applicable to the property

The requested variance would impede on the backyard easement.

d. If applicant has been denied a certificate of zoning compliance for the property in question, explain why request denied

NA

e. Provide any other information that would be helpful

When we moved into our home in 2003, we were not aware of all the setbacks, easements, and no build zone plat that brushes up so closely to our home. Had we known, we may have reconsidered moving into this particular property. We are requesting for variance, which would allow for some realistic building space, yet we respect and will be mindful of the need to avoid building over the no build zone area.

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7. Address each of the following review criteria:

- a. explain the existing special circumstances or conditions that are peculiar to this land or structure that are not applicable to other properties or structures in the same zoning district

Our plat and easement give us minimal room to build any type of deck or structure in the backyard, where most homes in the neighborhood are built in a way that allows for more room in the backyard.

- b. Explain how the special conditions are not a result of the applicant's actions or inactions

We moved into our home in 2003, and the home was already built this way. We were unaware of all the building restrictions when we moved in.

- c. If the proposed variance were granted, explain how the variance will not cause a substantial adverse effect to the property or improvements in the vicinity or materially impair the intent and purposes of the requirements of the Dublin Zoning Code.

We will be cognizant of the no build zone, and build in a way that access is always available in the event those zones need to be accessed

- d. If the proposed variance were granted, explain whether there would be any special privileges conferred on the property owner that are denied by the zoning code to other properties or structures in the same zoning district

Our home is unique in that it brushes up closely to the plat and easement, where every other home in the neighborhood does not have this issue, and thus, other property owners in the same zoning district would not likely need to submit for a variance request.

- e. Explain how the proposed variance is not one where the specific conditions of the property are general and recurrent to make the formation of a general regulation for those conditions reasonably practical

We are requesting to build, slightly impeding over the easement.

- f. Explain how the variance would not adversely affect the delivery of governmental services

We would be mindful of accessibility for all government services.

- g. Explain how the practical difficulty could be eliminated by some other method, even if the solution is more convenient or more costly to achieve

I cannot think of another method.