

Non-Use Variance Application
Lot # 32 Oak Park
7118 Snowdrop Ct.

Review Criteria –

- A. In order to provide a three car side load garage on this property the home was pushed back to within .5 of the rear yard setback. The lot is not wide enough to provide a side load with driveway alongside the home and was designed for the garage to be placed in front of the home.
- B. The special conditions were set by the development standards for lot widths. The builder provided model homes to fit on the lots but not to necessarily provide room for outdoor living spaces with such a deep rear yard setback. The selected home was a Spec house located and started by the builder before the homeowner became involved. The conditions of the lot and house location on the lot were under construction when the owner purchased the home.
- C. The granting of the variance will only improve the overall use and value of the property. No adverse effects will be created with the improvement of a paver patio on this lot. The granting of the variance will not impede any views or use of any neighbors, effect drainage, utility access or city maintenance of rear natural space.
- D. There would not be any special privileges conferred on the property owner that are denied by the Zoning Code. Several homes in the neighborhood have added outdoor living spaces to include paver patios and decks. Without knowing the other property restrictions for each lot, the addition of a paver patio on this lot would not be seen as out of the ordinary or any special privilege to the property owner.
- E. The proposed variance may be a special condition to this and a few similar lots, however the lot and home sizes do vary in the neighborhood. The different size lots, orientation and size of homes all vary from lot to lot throughout the neighborhood providing many lots with the option of adding an outdoor space. The special conditions of this lot are not general in the fact that the home design placed on this narrow lot reduces useable space in the rear of the home. This same home model placed on another lot may not provide such restrictions. The location of the lot abutting a natural green space owned and maintained by the City of Dublin may also have an effect on the rear yard setback that other lots do not have.

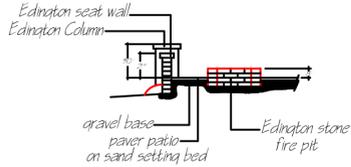
- F. The variance approval would not impede any governmental services to the rear or side of this lot. The addition of a paver patio would remain outside of the 10' rear easement, not impede any drainage, utility access or maintenance of the green space north of the property.

- G. For the request of this variance the only other option would be to not have any additional outdoor living space. There is no other option, less convenient or more costly, that can replace the installation of a paver patio.

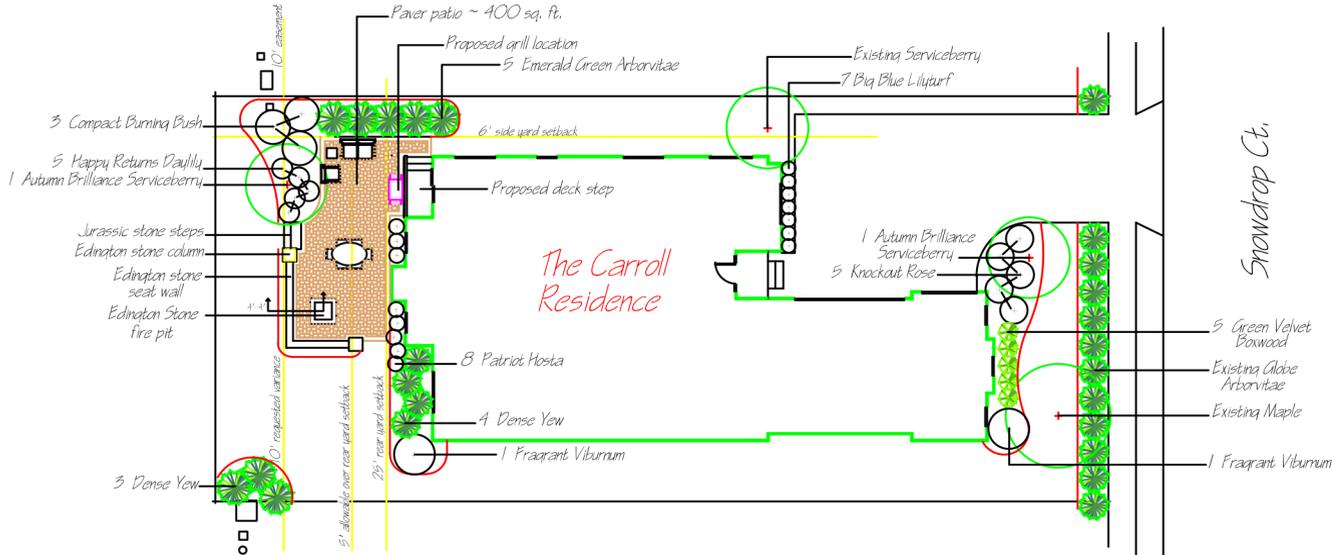
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Variance Statement-

- A. Homeowners request a variance to install a paver patio, seat walls and outdoor fire pit in rear yard of a one-family dwelling located at above address.
- B. NOTE "B" – MINIMUM SETBACKS: Zoning regulations for Oak Park in effect at the time of platting, specify the following dimensions for the minimum front, side and rear yard setback for each lot:
Park Homes – Lots 1-33, side yard = 6', rear yard = 25'
- C. Lot # 32, Oak Park is a 60'x130' lot with a 25' rear yard setback. The home currently sits 25.5' from rear yard due to the narrow lot.
- D. No Certificate of Zoning compliance has been denied.
- E. Although the garage is a side load, the three car garage is located in front of the dwelling in order to fit on the narrow lot. This pushes the home further back on the lot and does not allow for the addition of any outdoor living space due to the 25' rear yard setback. Encroaching into the rear yard setback by a total of 10' over the allowed 5' encroachment will provide a very useable outdoor space while improving the aesthetics and value of the home. The proposed encroachment will not impede any views or use of any neighbors, effect drainage, utility access or city maintenance of rear natural space.



Edington Stone Seat wall
 Detail A'-A'
 Scale: 1/4" = 1' - 0"



Master Planting Plan

Scale: 1/8" = 1' - 0"



Project	7118 Snowdrop Ct.
Design	7/1/2018
Drawn	7/1/2018
Date	
Revisions	

