



August 2, 2016

Scott and Jennifer Buckles
7123 Wilton Loop
Dublin, OH 43017

Subject: No Disturb Zone/No Build Zone

A recent complaint was received by this office regarding construction activity on your property. We found unauthorized activity within a platted No Disturb and No Build Zone. No construction activity is permitted within 25-feet of your rear property line. Information is attached for your reference.

Please restore both zones to their previous condition by August 22, 2016. If you want to install a sports court or accessory structure, please complete the attached application and submit with a site plan showing the proposed work. The fee is \$70 at the time of submittal.

Please contact me with any questions related to this matter.

Respectfully yours,

Brian Martin
Zoning Inspector
bmartin@dublin.oh.us

Enclosure

■ **Planning**

5800 Shier Rings Road
Dublin, Ohio 43016

phone 614.410.4600

www.dublinohiousa.gov

City of Dublin Zoning Appeal – Buckles Residence – Putting Green in NBZ

We are appealing a decision by the City of Dublin ruling that a residential backyard putting green is a "sport court" and therefore cannot be placed in a designated No Build Zone on our property. The City does not define what a sport court is and therefore we are challenging the City's ability to regulate it without additional consideration.

The City's No-Build Zone (NBZ) code states that it is an open area where construction is prohibited. All structures including, but not limited to buildings, parking, driveways, sidewalks, sheds, swimming pools, patios, decks or other accessory structures, fences, antennae and basketball courts or other sport courts are prohibited in order to preserve open space.

We do not believe the putting green is a sport court based on the following:

- The materials to be used are a revolutionary porous synthetic grass system that looks and reacts just like a real grass putting green, crushed stone, Geotextile fabric lining for erosion control, and sand, all of which promote proper drainage.
- There is no lighting, fencing, or retaining walls and the final product looks like natural landscaping.
- Sport courts, on the other hand, contain concrete bases, rubberized surfaces, are more representative of permanent structures, and often require fencing.

In addition to our appeal that the putting green is not a sport court, our proposed putting green adheres to the purpose of the NBZ, which is to preserve the designated open space. The final installed product would sit approximately eight inches above grade and would blend in with the surrounding grass and landscaping. Therefore, we do not believe that the putting green should be restricted from being placed in the designated no-build zone.

Further support for the distinction between sport court and putting green, when I Google "backyard putting green" there is not a single search result that references sport court on at least 7 pages of results. Additionally, when I Google "backyard putting green sport court" together, the search results display companies who install sports courts and putting greens, but they clearly treat them as separate surfaces (with one exception, which is a company whose name is "Sport Court®"). As you will see in the following examples, the combined search query returns results that specifically refer to putting greens separately from sport courts:

Putting Greens & Sport Court Installation in North Atlanta | Outside ...

www.outsidelandscapegroup.com/putting-greens-sports-courts/

Have you ever wanted to practice like the pros, with your own **putting green or sports court** installed right in your very own backyard? At Outside Landscape ...

Sports Courts and Putting Greens | The Sharper Cut, Inc. Landscapes

sharpercut.com/our-services/sports-courts-putting-greens/

Sports courts offer an opportunity to put your "playground" in your own backyard. So many variations can be done with different sports (basketball, tennis, futsal) ...

Sportcourts, Synthetic Lawns & Putting Greens - Norris Landscaping ...

norrislandscaping.com/sportcourts-synthetic-lawns-putting-greens/

Sportcourts, Synthetic Lawns & Putting Greens. Norris Landscaping utilizes a cutting edge sports court surface to create the ideal environment for basketball, ...

Based on the information included in this appeal, we request the board reconsider the City's ruling and approve the putting green placement in the designated 10-foot NBZ.



Central Ohio
740.363.6792
740.363.6536 fax
800.325.7647

Solutions for Your World
www.FloydBrowne.com

SITE PLAN FOR

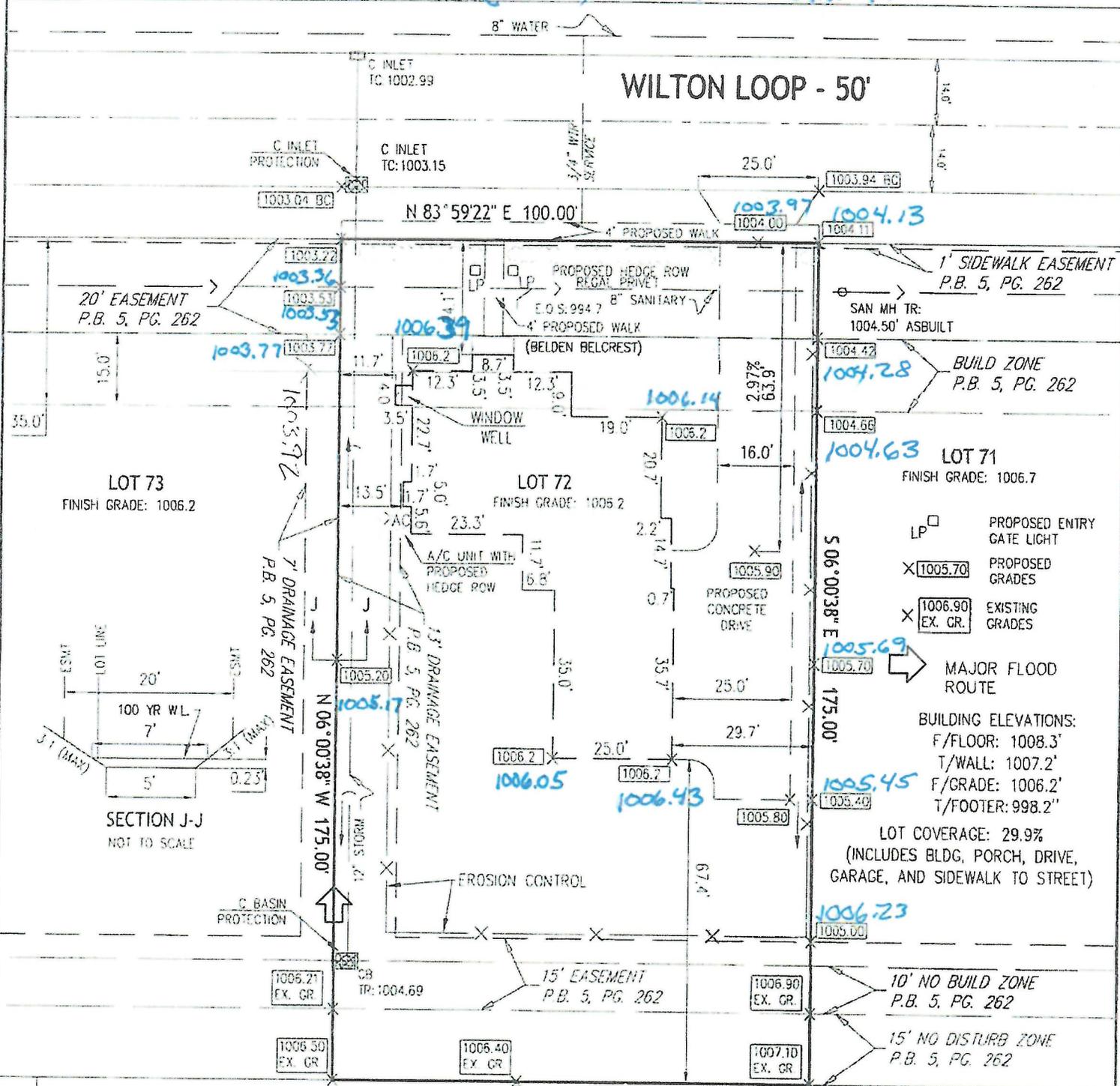
LAKWOOD BUILDERS

SITUATED IN THE STATE OF OHIO, COUNTY OF UNION, CITY OF DUBLIN,
BEING PART OF VIRGINIA MILITARY SURVEY NUMBER 2991.

ADDRESS: 7123 WILTON LOOP

LOT NUMBER 72 TARTAN RIDGE SECTION 1 PART 2, P.B. 5, PG. 262

XXXX.XX = AS BUILT GRADES (BLUE) Nov. 8, 2011 EMH#T



LOT 73
FINISH GRADE: 1006.2

LOT 72
FINISH GRADE: 1005.2

LOT 71
FINISH GRADE: 1006.7

- LP □ PROPOSED ENTRY GATE LIGHT
- × 1005.70 PROPOSED GRADES
- × 1006.90 EXISTING GRADES

BUILDING ELEVATIONS:
F/FLOOR: 1008.3'
T/WALL: 1007.2'
F/GRADE: 1006.2'
T/FOOTER: 998.2'

LOT COVERAGE: 29.9%
(INCLUDES BLDG, PORCH, DRIVE,
GARAGE, AND SIDEWALK TO STREET)

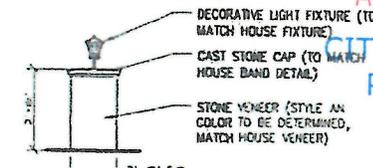
10' NO BUILD ZONE
P.B. 5, PG. 262

15' NO DISTURB ZONE
P.B. 5, PG. 262

NOTE

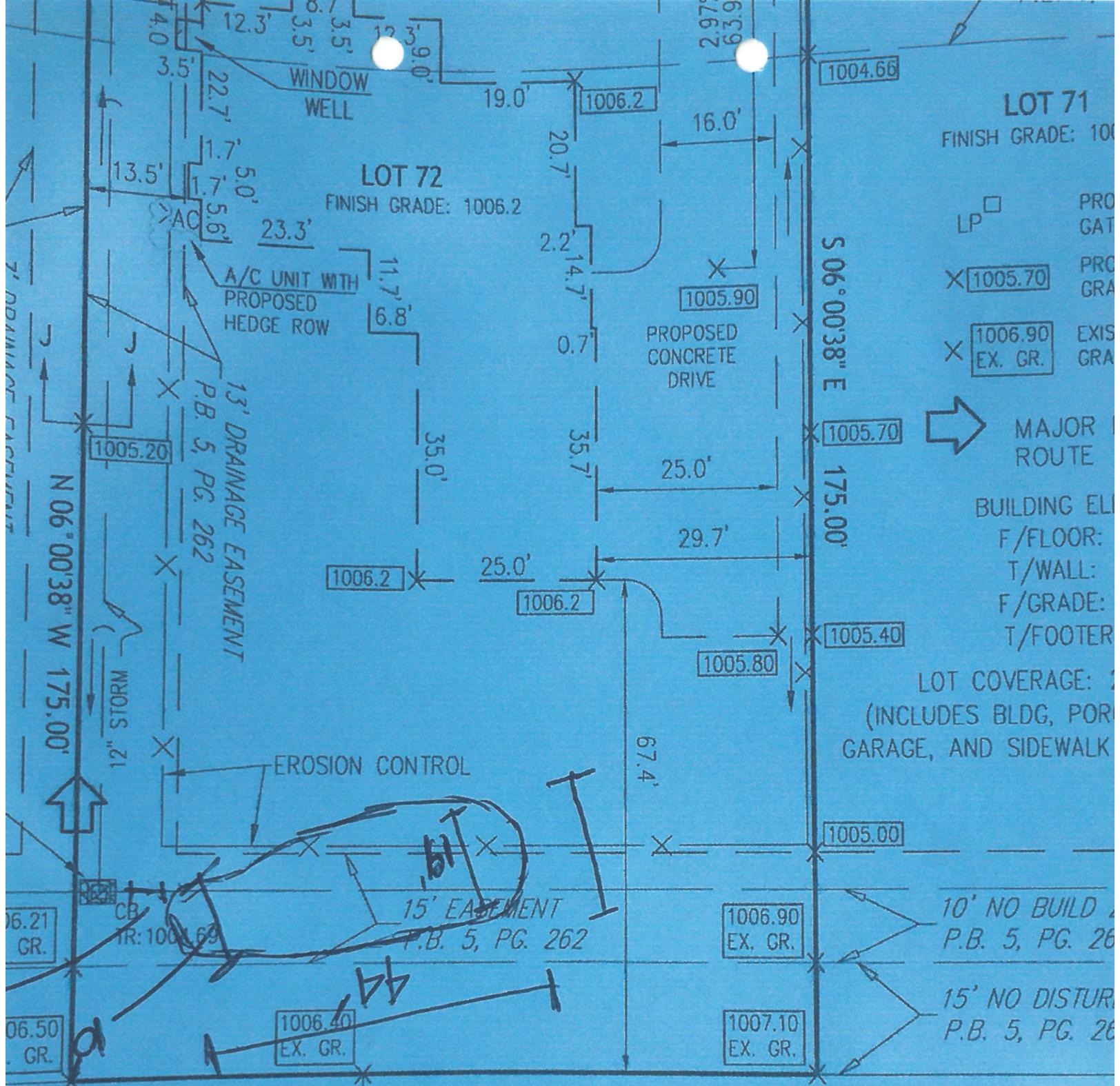
1. ALL RECORD INFORMATION SHOWN HEREON WAS OBTAINED FROM THE RECORDER'S OFFICE, UNION COUNTY, OHIO.
2. THE BUILDER WILL PROVIDE AND MAINTAIN EROSION PROTECTION AND SEDIMENT CONTROL DURING ALL PHASES OF CONSTRUCTION.

LIGHT POST DETAIL



RECEIVED
AUG 11 2016
16-064AA
CITY OF DUBLIN
PLANNING

D:\S\PP-LOT 72--TARTAN DWG - 12/9/2010 12:57:10 PM



LOT 71
 FINISH GRADE: 1004.66

PRO GAT
 PRO GRA
 EXIS GRA

1005.70
 1006.90 EX. GR.

MAJOR ROUTE

BUILDING ELI
 F/FLOOR:
 T/WALL:
 F/GRADE:
 T/FOOTER

LOT COVERAGE:
 (INCLUDES BLDG, POR
 GARAGE, AND SIDEWALK

10' NO BUILD
 P.B. 5, PG. 26

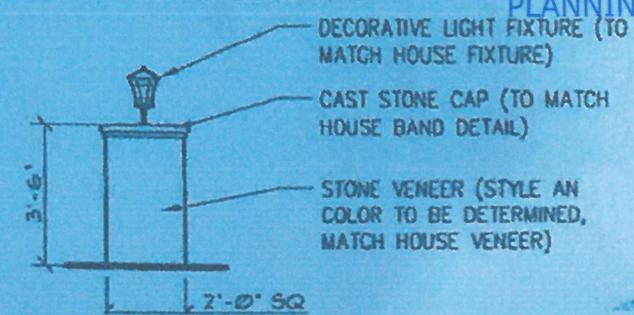
15' NO DISTURB
 P.B. 5, PG. 26

S 83° 59' 22" W 100.00'

LOT 68

RECEIVED
 AUG 11 2016
 110-0104AA
 CITY OF DUBLIN
 PLANNING

LIGHT POST DETAIL



HEREON WAS OBTAINED FROM
 COUNTY, OHIO.

MAINTAIN EROSION PROTECTION
 ALL PHASES OF CONSTRUCTION.

