

## Lia M. Yakumithis

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**From:** Milan Jurich <mjurich61@gmail.com>  
**Sent:** Monday, August 22, 2016 5:30 PM  
**To:** Tammy J. Noble  
**Cc:** Nicole Jurich; m.jurich@yahoo.com  
**Subject:** Administrative Appeal - 16-064AA Buckles Residence  
**Attachments:** Lot information.pdf; ATT00001.htm

Attn: Tammy Noble, Sr. Planner City of Dublin 614-410-4649 [tnoble@dublin.oh.us](mailto:tnoble@dublin.oh.us)

Hi Tammy,

I received a notice of an "Administrative Appeal" for the Buckles Residence at 7123 Wilton Loop (case #16-064AA). The notice indicated that written comments may be sent to your attention to be considered by the board. The northeast portion of our property (7120 Glacier Ridge Blvd.) adjoins the southwest portion of the Buckles' property (see attachment). I came home from work one day and saw that there was a bulldozer in the No Disturb Zone actively dumping loads of gravel onto the ground in the No Disturb Zone (NDZ) ... it appeared to be quite wide up to 20' - 25' of gravel. I pointed out to the 3 contractors working that the No Disturb Zone runs for 15' from the property line which then changes to a No Build Zone (NBZ) for the subsequent 10' into the Buckles property; they indicated that they knew nothing of the No Disturb Zone, but that their supervisor would be the one to talk to. It's the same situation on both sides of the property line. I contacted the developer of the subdivision, Edwards Land's Charlie Driscoll, who told me it would be best to contact Code Enforcement for the City of Dublin to follow-up.

Following is information from Code Enforcement explaining what the 2 different types of zones mean and what can be built within the zones:

- What can I do in the No Disturb Zone at the back of my property? A No Disturb Zone (NDZ) is an area set aside and platted to maintain natural landscape buffer. Permanent and portable structures are prohibited within the NDZ. Adding or removing plants such as shrubs, sod or mulch is also prohibited.
- What can I do in the No Build Zone at the back of my property? A No Build Zone (NBZ) is a designated area located in the rear of a property which is to remain free of any permanent or portable structures including but not limited to sheds, pools, satellite antennae, and fences.

In this situation, the NDZ was indeed disturbed as tons of gravel were spread and compacted almost up to the property line. In fact, the ground is now scraped clear to the soil up to the property line with gravel still piled within the No Disturb Zone/No Build Zone. It appears that there are numerous shrubs in pots now lining the property line, most likely in response to feedback received from Code Enforcement to replace what was removed or damaged from the gravel dumped in the NDZ. The NBZ is to remain free of any permanent or portable structures as well ... a wide and deep area of land covered in multiple layers of raised and compacted gravel with an artificial turf covering clearly is in contradiction to what's allowed in that area.

My wife and I purchased this wooded lot quite some time ago due to the privacy that it offers; There are very few lots like this in Tartan Ridge and we viewed it to be a desirable trait of the property. On the Google Maps view (see attached), our property is shown with the gold star while the Buckles property is above it to the right with the red umbrella on the patio. Please note the heavily wooded nature of our lot and the lots adjoining and behind us. To allow the building of an unnatural, synthetic, permanent putting green within the NBZ does not meet the intent of the code of the lot that we chose,

purchased and built on. It's clearly within sight of our back yard (sunroom, screened in porch, patio, etc.). Please note that there is also a 20' drainage easement between the Buckles and their neighbor's property to the west, with 13' of it being on the Buckles property. It's important that this area not be "built up" as previously seen with the loads of compacted gravel. That would serve as a dam and prevent the natural flow of water from Glacier Ridge Blvd. towards Wilton Loop (higher to lower elevations).

To summarize, it's my position that the NBZ, NDZ and appropriate surrounding easements be maintained as intended by the Developer & City and as reflected on our property drawings, meaning the Buckles are free to build their putting green within the confines of their fairly large back yard so long as it doesn't encroach the NBZ or disturb the flow of water through the engineered drainage easement. To allow this to happen would set a bad precedent for the neighborhood, detract from the natural beauty of the property that we purchased and open it up for others to ignore property codes. In the evening, one expects to see trees and greenery in their back yard, not people pacing back and forth putting "in the woods" close to their property line.

Please let me know that you've received this and that my comments will be shared with the City of Dublin Board of Zoning.

Thank you,  
Milan Jurich  
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