

March 14, 2023

RE: Variance request
Application RACC-23-00126
5474 Dublin Road

Dublin Zoning Code 153.074(B)(6) Required location in residential zoning

The construction of the proposed detached garage was contemplated after the construction of the house was complete. The location of the house prevents locating the building behind the house, as this would block valuable views of the river from the house.

The proposed location of the garage also shields the home from intrusive views from the neighboring home to the south, which was built at a very high elevation and looms over this property. The proposed location of the garage provides a greater degree of privacy for the owner's rear yard.

The garage site is approximately 35' below the level of Dublin Road, and almost 300' from Dublin Road, which greatly reduces the visibility of the garage.

The requested arrangement is not unusual or privileged; similar arrangements of main house and detached buildings are in existence in the immediate vicinity, including 5430 Dublin Road, 5300 Dublin Road, 5336 Dublin Road, and 5544 Dublin Road. This arrangement also recently existed at 5456 Dublin Road, which was recently demolished to allow for this home.

This detached garage will enhance the appearance and value of this property and neighboring properties.

Dublin Zoning Code 153.074(B)(2)(e) Maximum square footage and number of detached accessory structures

The proposed garage was designed to conceal the owner's recreational vehicles from view. The length and width of the interior space is necessary to completely enclose the vehicles. Reducing the size would force the owner to store the vehicles outside in public view, and require the installation of significant additional paved area on the property to park those vehicles.

The very slightly larger size of the garage than allowed by code is far more attractive and valuable to this property and neighboring properties than increasing the amount of paved area on the property.

Dublin Zoning Code 153.074(B)(2)(e) Maximum square footage and number of detached accessory structures

The “Mean Height Level” of the largest gables (front and back) are shown on the revised elevation drawings accompanying this text. The MHL of the front elevation is under the code limit of 22'. The MHL of the rear elevation exceeds the MHL by a relatively small amount, and only on one side. We believe that the height of the proposed building is in keeping with the spirit of the code, since the majority of the building height is within the limits.

The height of the proposed building was designed to match the overall architecture of the main house. Reducing the height by lowering the roof pitch would render the garage awkward and incompatible with the existing home. It is beneficial to the owner, and to the neighborhood, that this building exactly match the architecture of the home.

The garage site is approximately 35' below the level of Dublin Road, and almost 300' from Dublin Road, which greatly reduces the visibility of the garage. The top of the proposed garage will be significantly below the level of Dublin Road.