



July 25, 2023

Subject: 6170 Dublin Road, non-use variance request

Variance Statement:

We are requesting a variance to build a new, custom residential home with contemporary, Frank Lloyd Wright architectural design elements at 6721 Dublin Road. A home with contemporary architectural design elements is not achievable without granting variances to the Residential Appearance Standards.

We are requesting a variance on the following items.

§153.190(E)(1)(g): Roof pitch. The main architectural roof of a house must have a minimum 6:12 pitch. Flat roofs may be permitted, but not as the main architectural roof. Dormers, porches, and other similar secondary architectural features may have roofs with a minimum 4:12 pitch. Deep eaves and overhangs are encouraged.

§153.190(E)(1)(i)(2): Windows. Shutters or trim will be required with all windows on any elevation.

§153.190(E)(1)(f)(3)(b): No combination of garage door openings shall be wider than 36 feet.

This home is to be located on parcel 273-010755-00. This wooded property is over 2 acres, just north of Dublin Branch Library, and located in an R1 zoning district. 6721 Dublin Road, has no road frontage on Dublin Road, but in fact, is located almost a ¼ mile west of Dublin Road. It is accessed by a tree-lined, privately owned and privately maintained dead-end driveway. (See example 1) Because of this remoteness, the property is not currently serviced by municipal water, sewer, or gas service. This property is currently vacant, and previously contained a single-family dwelling as well as a detached structure. The previous dwelling and detached structure were removed earlier this year.

Prior to demolition, the previous single-family dwelling had many of the design elements that we are proposing to incorporate into this new home. The previous structure was of similar design, and it contained main rooflines much shallower than the required 6/12 pitch, as do the neighboring homes to the East and West (See examples 2-3). Our proposal incorporates both 2/12 pitch main rooflines and secondary flat rooflines.

Another facet to creating a contemporary home is the simplification of window details. Contemporary homes typically do not have any exterior trim or shutters. These homes instead rely on more numerous, and much larger windows to create unique design features. The previous home had these elements. (See examples 4-5)

The plans for the proposed new home contain garage door openings in excess of the 36' maximum. This plan calls for a front-loading garage on a 60° kick from the front door elevation as well as garage door openings totaling 40'. The garage doors represent 30% of the front elevation, less than the allowable 45%. The garage doors on this home are to be architecturally inspiring and creative full-glass garage doors. This home will also be located on a tree-lined private driveway, and on property with mature trees and shrubbery. With the positioning of the garage in relation to the private driveway and the mature trees lining the drive, the garage doors will not be fully visible and therefore not be the dominant feature of the home when viewed from the street. (See Example 6)

As previously stated, the new home will have contemporary styling. A style that has become more popular over the last few years, and the Dublin area has seen an influx of contemporary style residential and commercial buildings recently. A home located at 7118 Dublin Road was recently built featuring many of the same concepts that will be included in our project. (See example 8) Bridge Park, Tuller Flats, and even the nearby Dublin Library are also a few of the other notable projects in the area that incorporate contemporary styling.

Non-Use (area) Variance Criteria §153.231(H)(2)(a)

All three of the following criteria must be met:

1) Special Conditions

Criteria Met. The site is considerably larger than the typical suburban lot, is heavily wooded and proposed structure has similar design elements to previous structure. The architectural style for the proposed home is more modern and key elements of the style are unique and not consistent with the Residential Appearance Code.

2) Applicant Action/Inaction

Criteria Met. The architectural style warrants the variance, and this is not indicative of any action or inaction of the applicant.

3) No Substantial Adverse Effect

Criteria Met. This lot is larger in size than most suburban lots, and the proposed home has styling similar to previous structure. There will be no substantial adverse effect to the surrounding community.

Non-Use (area) Variance Criteria §153.231(H)(2)(b)

At least two of the following four criteria must be met:

1) Special Privileges

Criteria Met. Lots of this size are uncommon within the city but the same consideration would be provided in similar circumstances, therefore granting a variance would not confer special privileges to the applicant.

2) Recurrent in Nature

Criteria Met. The request is unique in character and not recurrent in nature.

3) Delivery of Government Services

Criteria Met. The request will not impart governmental services.

4) Other Method Available

Criteria Met. The proposed architectural elements the applicant is requesting are essential elements of a modern style home. Meeting the Residential Appearance Code would require the applicant to abandon this style of design, and therefore no other method is available.

Residential Appearance Standards §153.190(B) Purpose. *The purpose of this section is to provide design requirements that are applicable to single-, two-, and three-family dwelling units. For purposes of this section, a single-, two-, and three-family dwelling unit will be defined as a "house." These requirements are designed to increase the quality of neighborhoods, to promote positive architectural appearance within residential areas, to encourage design flexibility and creativity, and to establish an interesting, aesthetically pleasing residential environment. It is also the intent of this section to promote durable, quality materials that will allow residential neighborhoods to endure and mature for future generations in the city.*

We feel that our proposed contemporary home design helps promote the purpose of the Residential Appearance Standards if all variance requests are accepted. Our clients, Andy and Halie Cotterman, want to create an inspiring contemporary-style home and their dream would not be achievable without granting the requested variances.

Hoying and Hoying Builders, Inc.

Hoying and Hoying Builders, Inc started in the custom home building business in 1977 and we are based in McCartyville, Ohio. We are a 3rd generation family owned business and over the years we have built over 600 homes in Shelby, Auglaize, Miami, Logan, and Champaign Counties. This will be our 1st home in Dublin and the Columbus area.

We built a home for Andy and Halie in 2008 in New Bremen, Ohio. However, several years later they moved to Powell when they expanded their roofing company to Columbus. They were happy with the work that we did for them on their original home and they asked us to build for them here in Dublin. We are excited to be working with them again and working on such a beautiful project in your City.



Example 1 (Private Driveway)



Example 2 (Neighbor to the East)



Example 3 (Neighbor to the West)



Example 4 (6721 Dublin Road, Previous Dwelling)



Example 5 (6721 Dublin Road, Previous Dwelling & Structure)



Example 6 (Driveway Entrance)



Example 7 (6721 Dublin Road)



Example 8 (7118 Dublin Road)

Neighboring property owners:

Parcel ID: 273-010751-00	Map Routing: 273-0108C -041-00
Owner: KINZER KENT W	Property Address: 6717 DUBLIN RD
Owner: KINZER SUSAN K	Mailing Address: 6717 DUBLIN RD

Parcel ID: 273-010754-00	Map Routing: 273-0108C -040-00
Owner: KINZER KENT W	Property Address:
Owner: KINZER SUSAN K	Mailing Address: 6717 DUBLIN RD

Parcel ID: 273-010763-00	Map Routing: 273-N105B -010-00
Owner: HARTLEY BARNES JOANNE	Property Address: 235 INDIAN RUN DR
Owner: BARNES JAMES L	Mailing Address: 235 INDIAN RUN DR

Parcel ID: 273-010762-00	Map Routing: 273-N105B -011-00
Owner: HOUNSHELL WILLIAM E	Property Address: 230 INDIAN RUN DR
Owner: SPRINGER TRICIA R	Mailing Address: 230 INDIAN RUN DR

Parcel ID: 273-010760-00	Map Routing: 273-N105B -013-00
Owner: CONNORS JOSEPH A	Property Address: 140 INDIAN RUN DR
Owner: CONNORS SANDRA D	Mailing Address: 140 INDIAN RUN DR

Parcel ID: 273-010759-00	Map Routing: 273-N105B -014-00
Owner: MEADORS DENNIS D	Property Address: 110 INDIAN RUN DR
Owner: MEADORS BILLIE L	Mailing Address: 110 INDIAN RUN DR

Parcel ID: 273-010758-00	Map Routing: 273-N105B -015-00
Owner: ZERBI DOMINIC G	Property Address: 90 INDIAN RUN DR
Owner: ZERBI HEATHER T	Mailing Address: 90 INDIAN RUN DR

Parcel ID: 273-010753-00	Map Routing: 273-0108C -038-00
Owner: FRANKLIN SCOTT B	Property Address: 6725 DUBLIN RD
Owner: FRANKLIN MARIE E	Mailing Address: 6725 DUBLIN RD

Parcel ID: 273-002895-00	Map Routing: 273-0108C -042-01
Owner: CARDINAL HEALTH INC	Property Address:
	Mailing Address: 7000 CARDUNAL PLACE

Parcel ID: 273-007473-00	Map Routing: 273-0108C -042-01
Owner: CARDINAL HEALTH INC	Property Address:
	Mailing Address: 7000 CARDUNAL PLACE

Parcel ID: 273-010752-00	Map Routing: 273-0108C -037-00
Owner: MUNHALL THOMAS K	Property Address: 6729 DUBLIN RD
	Mailing Address: 6729 DUBLIN RD