



NON-USE (AREA) VARIANCE REQUIREMENT CHECKLIST

I. NARRATIVES & DOCUMENTS: Please submit all documents digitally into the Documents folder on ProjectDox, these documents may consist of multiple pages. Documents typically include project summaries, stormwater report, traffic memo, etc.

VARIANCE STATEMENT

- Please explain the requested variance
- Please identify the development text requirement or Code Section from which the proposal is varying
- Please explain how the requested variance relates to the development standards applicable to the property
- If the applicant has been denied a Certificate of Zoning Compliance for the property in question, explain why the request was denied
- Please provide any other information that would be helpful to the Board of Zoning Appeals in making their decision

ADDRESS THE FOLLOWING REVIEW CRITERIA

- Please explain the existing special circumstances or conditions that are peculiar to this land or structure that are NOT applicable to other properties or structures in the same zoning district
- Please explain how the special conditions are NOT a result of the applicant's actions or inactions
- If the proposed variance were granted, explain how the variance will NOT cause a substantial adverse effect to the property or improvements in the vicinity or materially impair the intent and purposes of the requirements in the Dublin Zoning Code
- If the proposed variance were granted, explain whether there would be any special privileges conferred on the property owner that are denied by the Zoning Code to other properties or structures in the same zoning district
- Please explain how the proposed variance is not one where the specific conditions of the property are general and recurrent to make the formation of a general regulation for those conditions reasonably practical
- Please explain how the variance would NOT adversely affect the delivery of governmental services
- Please explain how the practical difficulty could be eliminated by some other method, even if the solution is less convenient or more costly to achieve

Variance Statement

- The requested variance is to allow solar panels on the back of my home, not in a perfect rectangle shape
- Dublin Zoning Code 153.074 (E)(1)(c) Building Roof Mounted Equipment For pitched roofs, roof-mounted solar equipment shall be installed in a rectangular shape to avoid complex and nonsymmetrical configurations
- The purpose of 153.074 (E)(1)(c) is to keep solar panels in a uniform appearance so when Dublin rooftop solar it is not an eyesore to passersby. I am applying for a variance because the panels will all be located on the back of my home, not visible from the street or sidewalk. In order to abide by this code I would have to reduce my system size by roughly 1/3rd, minimizing my utility bill savings and environmental impact.
- N/A
- I have worked in solar for the past 7 years and own a solar company based out of Dublin. The solar installation will be installed with the highest quality materials by the most experienced and professional installers. The solar panels will not be visible from the street/sidewalk. There is no benefit to Dublin homeowners by prohibiting maximum solar on roof faces that are not visible from the street.

Address the following review criteria

- The special circumstances are that the panels will not be visible from the street, whereas this zoning code was intended for street visible solar panels.
- I could have chosen to install panels on the East or West roof faces of my home which are visible from the sidewalk/street but I have chosen not to in order to maximize my solar production while also keeping aesthetics in mind
- The solar panels will not be visible nor will they impact any neighbors in any fashion other than increasing their home values. All studies (Zillow, NREL, Appraisal Institute) have confirmed that the installation of solar panels located anywhere on the home increase the home value
- This would not be a special privilege, the intention of the zoning code is to keep publicly seen solar from being unsymmetrical and these solar panels cannot be seen by the public.
- I believe the zoning code should be changed to symmetrical to the roof when visible from the street as opposed to rectangular anywhere on the home. In order to abide by this zoning code I would need to reduce my panel number by 1/3rd. No one can see my solar panels so there is absolutely no benefit to Dublin citizens, the only impact is negative to me because I will have to spend more money in electric bills and am being prevented from meeting my families environmental goals
- The solar panels will be located on my roof and will have no impact on government delivery
- I know the City Council spent a lot of time looking into zoning rules for their new solar codes. I believe the solution is to say panels must be symmetrical on street visible roof faces when possible and review each application and discuss with the installer on options if the review board thinks there is a more aesthetic approach. I have been in residential solar for 7 years and would be happy to provide example of installations where a rectangle is not the most aesthetic layout