

FAITHFUL FRIENDS

Finding of facts per City of Dublin Code

Nature of Variance – due to location of the Union County and Franklin County line combination of the project parcels is prohibited and the natural limitations of the project site, the developable area for the two project parcels is reduced. Locating the proposed building entirely on one of the two parcels is not possible. We are requesting a reduction in the side yard setbacks for the two parcels which will allow the building to cross over the property line.

Setback Variance

The proposed project site located at 6800 Liggett Road is comprised of two parcels. The northern parcel is located within the City of Dublin and Union County (PID 3900010120000) the southern parcel is located within the City of Dublin and Franklin County (PID 273-001899-00). Combination of these parcels is prohibited, as doing such would essentially modify the county line.

It is our opinion that the natural characteristics of the project site are further limiting the development of the building on a single parcel. South Fork Indian Run is located through the southern parcel. The established floodplain and stream corridor protection zone reduce the developable area of this parcel.

Placement of the proposed building over the parcel lot line allows the site layout to adhere to the building and pavement setbacks along the established rights-of-way for Liggett Road and Perimeter Drive. The project is seeking a variance from 153.044.D.2c. This section provides the required calculation for side yards within the Technology Flex (TF) District. It is requested that the side yard setback for the southern property line of PID 3900010120000 be reduced to 0' and the side yard setback for the northern property line of PID 273-001899-00 be reduced to 0'.

The need for the variance is a special situation due to the location of the Union County and Franklin County line. If the parcels could be combined, the need for the variances would not exist.

Respectfully Submitted,



Megan Cyr, PE, LEED AP