

Tyler V. Cook  
8246 Timble Falls Dr  
Dublin, OH 43016

Subject: Variance Request - Fence

To Whom It May Concern:

We are requesting a variance to allow a 4'0" tall black aluminum fence to encroach 10'0" into the 25'0" rear setback. The fence is being installed as a code requirement for an in-ground pool being built. When constructing the pool, we chose an area of our property with safety in mind. Far enough away from our home that our family would have reasonable room to walk around the pool deck area without fear of falling, and at the same time, not encroach into the rear setback per the Code.

The fence construction requires holes to be dug 30"-36" deep to allow fence posts to go below the frost line. There are existing underground pool water lines, electric lines, and gas lines buried 24" where the Code calls for the fence to be installed. There is an existing screen porch structure that did not allow the pool water, gas, and electric lines to run anywhere other than where they are currently. Constructing the fence line 10'0" into the rear setback eliminates these concerns as there are no underground utilities impacted as confirmed by OUPS.

The Code allows for hardscapes to encroach 5'0" back into the 25'0" rear setback, and allows for a fence to encroach 10'0" into the setback along the pool length. A 40'0" section of the fence will already be 10'0" into the rear setback running parallel to the pool per the Code. This variance would also allow the fence to continue in a straight line across the rear of the property at that same distance.

Please review the following attachments:

- Attachment "**01-26-24 3D Fence location per code.pdf**" showing the fence location called for by the Code.
  - Attachment "**01-26-24 Existing Utilities.pdf**" showing the red area where the code calls for the fence installation, which is directly on top of existing underground utility lines. The green line shows the proposed fence line 10'0" into the rear setback and extending in the straight line from the pool area.
- Attachment "**01-26-24 Proposed fence location.pdf**" showing the proposed location of the fence structure, along with measurements from the site plan.
  - See attachment "**Proposed Fence - 3D image.pdf**" showing 3D image of the fence continuing in a straight line as described above.

**Other considerations, special circumstances, and information:** We have no neighbors behind us as our property backs up to a preserve area, and neighbors to our left and right of our property are not impacted. See included pictures of site location and surroundings. We also

believe this variance will allow for consistency and cohesiveness with the patio and pool area, ultimately adding value to the overall property while maintaining the original goal of safety.