



LAWSON PROJECT
7266 GOLDEN PLACE

BRUCE LAWSON

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Non-use (area) Variance Application

Parcel# 273-003333, Lot# 95
7266 Golden Place, Dublin, OH 43017

Dear City of Dublin Zoning Board,

We are planning to have a screened-in porch built onto our house located at 7266 Golden Place, just east of Earlington Parkway off of Parker Hill Lane in the Earlington Village subdivision. This structure will be built where we currently have a slab on a foundation that was there when we purchased the property in 1995. This slab measures roughly 12' by 18' and is cracked and collapsing on the side against our home. The existing structure crosses the 25' setback line, established by current zoning rules, at the south east corner due to the irregular shape of our lot. This places a pie shaped sliver encompassing approximately 15 sq ft in the non-use area.

Our designer/contractor has submitted plans to the City of Dublin for a porch that is 5" wider and 7" deeper than the existing slab. This allows them to avoid the existing foundation and to warranty their work without a major excavation. It also places another 5+ sq ft of structure over the 25' setback which is why the permit was denied. We are requesting a variance from the setback for the reasons below:

- 1) This location off the south east corner of the house is the most appropriate location for the porch because it is where the sliding patio doors are located off the main living space. The porch can't be moved further to the west because of the large bay windows off of the dinette area. Reducing the size of the project to avoid the setback and the existing foundation would leave us with a space too small or too narrow to be functional.
- 2) The irregular shape of our property and the angle to it that the house was built created the issue we are facing with the required setback. Allowing a variance places the proposed new porch only 7" further over the setback than the existing structure at the south east corner.
- 3) As retirees and thirty-plus year residents of Dublin, it is our desire to age-in-place with the great neighbors around us. Our outside space is on the south facing side of our home and being able to enjoy the outdoors with the benefit of shade, as well as protection from the rain and insects, with them is our goal. All surrounding structures within 100' of the project site are single family homes. We have contacted 11 resident owners within 150' of our property's boundary and informed them of our plan. All have given their approval and will do so in writing if needed. The only other property within 150' is a rental.

It is our hope that the Zoning Board will agree with our reasoning and see from the plot plan that this would only be a minor infraction of the code. It is one that barely changes the foot print of the structure that has existed on this property for over 30 years and would remove damaged portions and replace it with a structure that will add to the beauty, value and utility of our home.

The board's consideration of our zoning request is greatly appreciated. If you require any additional information, please let me know.

Respectfully submitted,

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