

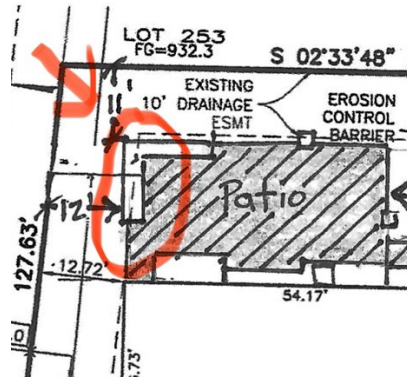
Summary of Variance - 24-039V

Record Number: 24-039V
Full name: Maruthi Penchala
Community: Wyandotte Woods
Address: 4094 Domnall Drive, Dublin Ohio 43016
Phone: 626-233-7776
Lot: 245
Denied Permit: 23-6183

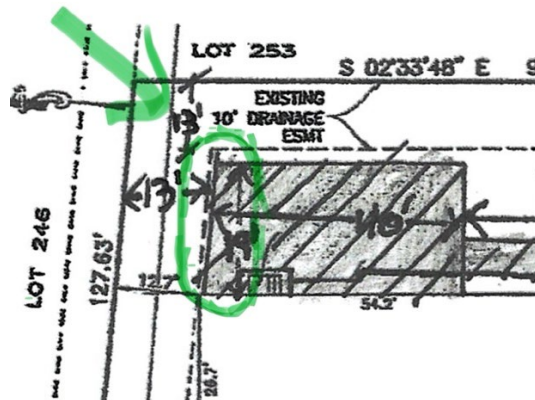
1. My house is built in Wyandotte Woods community on Lot 245 in 0.281 acres, because we have a side load 3 car garage that pushed my house to rear end limiting development space.
2. At the time of buying, I was not aware of the setback zone limitation. My planned Patio edge will be 19 feet from house and 13 feet from the property edge line.
3. This Variance is to get approval for my proposed patio plan.
4. If my plan is approved, it will not adversely impact my property or any other improvements in the vicinity. I am planning to have total 19 feet (5 feet allowed and 14 feet extra encroachment request) for my Patio from house and 13 feet away from property edge line (In which 10 feet is drainage easement).
5. This plan will not have any impact on other properties nearby. Similar approvals were given to nearby properties and some other properties in the same community.
6. This variance will not impact any delivery of government services.
7. All my adjacent neighbors on Lot 244, Lot 246, Lot 253, Lot 254 are aware of my situation and they informed me they do not have any concerns regarding my patio.
8. My rear end neighbor's (Lot 253) house/patio is almost 150-200 feet away from my house and I personally checked with him if he is concerned about my patio plan, he said he is completely fine with it
9. In my neighborhood I have the side load garage compared to other houses which is a unique situation for me, also my rear end neighbors Patio/house is more than 150 feet from my house.
10. I changed my patio plot plan to make sure my patio border on North side is not touching the water drainage easement line and it is 3 feet away from water drainage easement on the east side, so leaving 13 feet from rear line of property which includes 10 feet water drainage easement
11. I moved to Dublin city with lot of expectations, I want to lead my life happily with my 3 kids and wife in Dublin city, I hope Dublin city will consider all the things and help me.

Change of Plans:

- A) Old Plan (21'x40'): My original plan was to construct a Patio with 21'x40' dimensions which leaves 11 feet from the back of my property line and one foot from the drainage easement on the East side and it is kind of touching the drainage easement on the North side as you can see in the marked picture below. - This was denied by city on August 3rd 2023



- B) Update New Plan (19'x40'): I changed my plan and I want to go for Variance with below new plan, Now I changed my plan, so the new plan is to build a Patio with 19'x40' which leaves 13 feet from the back of property line and 3 feet from the Drainage easement line on East side, and also I moved the North side of patio to be build parallel to drainage easement line, so that my patio will not touch the drainage easement on north side, by leaving 13 feet from the property line on north side too.



Picture of the vacant or unused land in back of my house where Patio is requested:

