

Variance Request For Permit #24-6043
8431 Trails End Dr
Dublin, Ohio 43016

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III. Project Narrative and Review Criteria Statement

1. **REQUESTED VARIANCE:** The variance requested is an adjustment to the height and location requirements of a section of privacy fencing which will act as a wall extension on the detached garage recently constructed at 8431 Trails End Dr.

2. **CODE SECTIONS FROM WHICH VARIANCE IS NEEDED:**
 - A. Code section 153.080 (A) restricts height to 4'. Requested extension to garage wall is 10' (same height as garage walls).

 - B. Code section 153.080 (B)(2) restricts solid-style fence sections to the rear yard only. Ours would be located on the north property line only, technically the side yard, rear of the main home structure.

3. **SPECIAL CIRCUMSTANCES/CONDITIONS:**
 - A. Code section 153.080 (A) restricts height to 4'. Garage wall height is 10' and this fence/wall section will need to match the 10' overall height in order to be uniform in appearance and to be effective as privacy for the newly constructed asphalt landing and pending deck. Due to the high elevation of the Delaware County homes located to our north in a separate development, anything lower than 10' will not provide privacy for our property.

 - B. Code section 153.080 (B)(2) restricts solid-style fence sections to the rear yard only. Ours would be located on the north property line only, technically the side yard to the rear of the house; however, we are the final home at the north end of the Trails End subdivision, so no other homes in our neighborhood would be impacted by our side yard location; furthermore, a separate development in a separate county (Delaware County) is located to our north, separated by woods. The additional privacy would be a benefit to the two homes to our north, as this would provide them with additional privacy in their back/side yards (more than what's already provided by the tree line).

4. **SPECIAL CIRCUMSTANCES NOT A RESULT OF APPLICANT:** The need for additional privacy was created by the removal of a significant amount of mature wooded area for the building of a detached structure in 2023; this was not our original chosen location for the detached structure, but were forced to move it rear of the house due to Dublin's zoning restrictions. We now need to re-create the privacy lost by the site preparation for this build location. Furthermore, the homes to our north weren't built until several years after we acquired our home. Attempts were made to acquire the property to our North in order to keep it undeveloped, but the builder refused to sell the land to anyone not intending to build a home. Without the homes having been built to our north in Delaware County, no need for additional privacy would exist.

5. **IF VARIANCE WERE GRANTED:** There would be no adverse impact on the homes to our North, as the 10' wall is simply an extension of the existing structure, and would not extend above or beyond the visual boundaries (neither vertically nor horizontally) of either the main structure or the detached structure from the perspective of the homes to the North. The 10' section would also not be visible to any other home owner in the Trails End subdivision.

6. **VARIANCE CONDITIONS AREN'T GENERAL/RECURRENT:** Two locations on Trails End Dr exhibit special circumstances: Our property (8431) and the property to our East, across the street (8432). Both of these properties are situated on the Franklin/Delaware county line at the end of the Trails End subdivision, and both have been impacted by new developments constructed several years after original occupancy dates. The property at 8432 Trails End has an apartment complex to the North, and was subsequently been granted permission to construct a very long section of 10'-12' privacy fencing. We're seeking a similar resolution, although a much shorter section of fencing with much better integration. 8432 fence shown below:



7. **IMPACT ON GOVERNMENTAL SERVICES:** None whatsoever; all areas of 8431 and all surrounding properties are fully accessible from all directions, with or without this new wall section.
8. **ALTERNATE METHODS:** One alternate method of achieving privacy would be to extend the entire enclosed garage East by 25' (not only the wall, but the roof as well). This would be significantly more costly and have a significantly larger visual impact. Another alternative would be parking a 25' Class B RV on the asphalt landing area in order to create a 10'x25' barrier; obviously not as appealing (visually) as the well-integrated paint-matched proposed cedar wall.