

April 15, 2024
REV May 8, 2024

Board of Zoning Appeals
City of Dublin, Ohio

RE: Zoning Variance requests for 17 N. Riverview Street Dublin, Ohio 43017

1) Request for Variance to Maximum Building Footprint

Code reference: Table 153.173(A) Historic Zoning Districts – General Development Standards

Zoning: Historic Residential (HR)

Maximum Building Footprint: 25% (of lot area)

Lot Area: 7,917 sf

Max. Footprint Area at 25% = 1,979.25 sf

20% increase allowable by ARB: 395.85 sf

Total footprint area allowable by ARB: 2,375.1 sf

Proposed Footprint Area: 2,746 sf

Net Variance request (2746 – 2375.1) = 370.9 sf

This variance is requested, and required, in order to address existing on-site conditions that make this property infeasible to develop as a single-family home project. Those conditions include:

- Location of the house on the property, in keeping with the historic pattern of the street, leaves limited space to the rear of the property for development.
- Highway easements that significantly erode the developable area of the lot.
- Certain spaces and uses are necessary to make this property financially viable, including the need for an attached garage and driveway, and first-floor living spaces.
- Historic District requirements preclude additions on top of the existing house, and preclude tall additions that are directly adjacent to the existing house.

At the March 27, 2024 Architectural Review Board meeting, the Board members clearly indicated full support for a maximum building footprint coverage of 2,757 sf. This number includes the ARB's allowable 20% increase in footprint area plus an additional 381.9 square feet. We are asking the ARB to formally approve a 20% increase to 2,375.1 sf at their May 29, 2024 meeting, and are requesting the remaining 370.9 sf from the BZA.

2) Request for Variance to Minimum/Maximum Rear Yard Depth

Code reference: Table 153.173(B) Historic Residential District - Setbacks

Zoning: HR - Historic Residential

Minimum Rear Yard Setback Primary Structure: 20% of lot depth, not to exceed 50'

Variance request: 20 feet from rear property line

Lot depth: 159.78' (south) and 144.71' (north)

Codified rear setback: 31.86' (south) and 28.94' (north)

ARB allowable waiver: 25.49' (south) and 23.15' (north)

This variance is requested, and required, in order to address existing on-site conditions that make this property infeasible to develop as a single-family home project. Those conditions include:

- Location of the house on the property, in keeping with the historic pattern of the street, leaves limited space to the rear of the property for development.
- Highway easements that significantly erode the developable area of the lot.
- Certain spaces and uses are necessary to make this property financially viable, including the need for an attached garage and driveway, and first-floor living spaces.
- Historic District requirements preclude additions on top of the existing house, and preclude tall additions that are directly adjacent to the existing house.

At the March 27, 2024 Architectural Review Board meeting, the Board members clearly indicated full support for reducing the 20% rear yard setback to 20' from the rear property line. This 20' number was negotiated between the applicant and the Planning and Engineering departments in order to allow reasonable development of the rear of this property while simultaneously allowing space for the city to design future improvements to Blacksmith Lane.