

To
Board of Zoning Appeals,
City Planning Department
Dublin, OH

From
Prasad Vempati
7031 Greenland Pl
Dublin, Oh, 43016

Subject: Non-use variance for rear setback to permit a sunroom

Dublin City Planning Team,

I am writing to request a five-foot variance on the rear setback to construct a sunroom. The sunroom is planned to be built on the existing patio, which was originally constructed by the builder with the intention of adding a sunroom at a later date. This patio was included in the original site plan and has already been approved by the City of Dublin

I believe my variance request meets the Board of Zoning appeals criteria, please see below for the details:

Criteria 1:

- The lot has an unusual shape, making it difficult to meet the required rear setback in certain areas. For example, one side of the patio block has a 20-foot setback, while the other side has a 28-foot setback. Further south of the patio block, the rear setback increases to 35.5 feet.
- The patio was already in place when the property was purchased, and the uniquely shaped lot further complicates meeting the setback requirements.
- The lot borders a Dublin city-owned green space. There remains a 20-foot setback on the property, allowing for unrestricted utility or service access, both on the lot and within the adjacent green space. I believe that building the sunroom on the existing patio will not pose any risks or hinder future improvements in the surrounding area.

Criteria 2:

- This variance request is not unique to my property. The subdivision has a challenge with smaller lots, and large setback requirement (25 feet) on perimeter lots, and multiple homeowners in the neighborhood had to go through similar variance request
- I have never requested for any variance in the past
- I believe that adding the sunroom on the existing patio will not affect the ability to carry out government services. Utility vehicles and service personnel will still have ample room to maneuver, with a 20-foot setback on the lot and plenty of green space at the rear of the property.
- The patio was already constructed with the intention of supporting a sunroom, and relocating it is not feasible. Building the sunroom elsewhere on the lot would

be equally challenging and would likely require a similar variance request. Additionally, reducing the size of the sunroom would render it nearly unusable.

Given the existing ample setback, the bordering Dublin city-owned green space, and the patio that is already constructed and cannot be relocated, I respectfully ask the city planning team and the Board of Zoning Appeals to consider my request for a five-foot variance on the rear setback. I sincerely appreciate your time and consideration.

Your Sincerely,

Prasad Vempati
7031 Greenland Pl, Dublin, OH, 43016
Home owner/Dublin resident