

Date: 11.04.2024
Project: 4200 Deer Run Ct
Address: Dublin, OH 43017
Subject: Variance Request



To whom it may concern,

I am writing on behalf of the Nate and Hali Baxter, the homeowners of 4200 Deer Run Court, to request two variances for their new home design.

The proposed project is a new single family residence on a heavily wooded 3.09 acre lot in the Deer Run neighborhood. The custom home has been designed in the Rural Modernist typology, having simple volumetric forms with minimal detailing and robust exterior materials. The proposed building façade materials are natural stone, wood siding and smooth formed concrete.

In keeping with the Rural Modernist architectural style, we request the following variances, which have been supported by the HOA reviewing architect, David Bullock.

- 153.190(E)(1)(c) – exposed unfinished foundation
 - We propose smooth concrete rather than covering it with a decorative veneer
 - The exposed foundation is minimally visible at the street-facing view of the house, and features more prominently on the backside of the house where the topography falls towards the ravine
- 153.190(E)(1)(i) – shutters or trim at all windows
 - We will not have shutters, and the proposed window trim is minimal in design and will be narrower than 3 1/2”.

Thank you for your consideration.

Dan Morgan, RA
Principal