

Sreekanth Basireddy

7007 Primrose Ct

Dublin, OH 43016

Date: 4/2/2025

Variance Application: Rear Yard Setback for Deck or Patio Construction

This document presents a formal request for a variance from the Dublin Zoning Code's rear yard setback requirements, specifically to allow for the construction of a 16-foot deep and 28-foot wide deck or patio at the property located at 7007 Primrose Ct, Dublin, OH 43016. The existing configuration of the lot, which features an unusually shallow rear yard depth of only 29 feet despite a total lot depth of 130 feet, presents a significant practical difficulty in creating a functional and reasonable outdoor living space, which is a standard amenity for properties in this residential zone.

Variance Request Details

- **Requested Variance:** A variance from the prescribed rear yard setback requirements as defined in the Dublin Zoning Code, to permit the construction of a deck or patio with a 16-foot depth.
- **Applicable Code Section:** The specific section of the Dublin Zoning Code that dictates rear yard setback regulations, which restricts the depth of structures based on the property's lot dimensions.
- **Relating to Development Standards:** The proposed 16-foot deck or patio depth exceeds the maximum allowable depth within the existing 29-foot rear yard, thus necessitating a variance for construction.
- **Denied Certificate of Zoning Compliance (CZC):**
 - Application Number: RADD-24-01395-001 (This was for a patio of the same dimensions)
 - Reason for Denial: The application was denied due to a direct violation of Code sections 153.231(H)(2) A&B, which pertains to rear yard setback

limitations. The proposed dimensions of the patio/deck were deemed non-compliant with the required setback distances.

- Include a copy of the denied CZC as an appendix.

Property's Unique Conditions

- The property at 7007 Primrose Ct is characterized by an exceptionally shallow rear yard depth of only 29 feet, a condition that is not typical of properties within the surrounding neighborhood. This significantly limits the usability of the rear yard for standard residential outdoor activities.
- This limited depth creates a practical difficulty in designing and constructing a functional outdoor living space, such as a deck or patio, that would meet the reasonable expectations of a residential property owner.
- The applicant has made a diligent effort to explore alternative solutions that would comply with the existing zoning code, however, due to the limited space, a variance is the only solution.

Conditions Not Created by Applicant

- The unusually shallow rear yard depth is an inherent characteristic of the property, resulting from the original lot platting and subdivision design. This condition was not created or altered by the current property owner, Sreekanth Basireddy.

Impact on Adjacent Properties and Neighborhood

- The proposed deck or patio will be constructed using materials that are consistent with the architectural style and aesthetic of the existing homes in the surrounding neighborhood, ensuring visual harmony.
- The construction of the deck or patio will not significantly alter the essential character of the neighborhood or disrupt the existing residential ambiance.
- The deck or patio will be designed and constructed to minimize any potential adverse impacts on adjacent properties, such as excessive noise, light pollution, or privacy intrusion.
- The deck or patio will be situated in the rear of the property, greatly minimizing any impact on the street view.
- The proposed 16-foot deck or patio depth represents a reasonable compromise that will allow for the creation of a functional outdoor living space while minimizing any potential impacts on neighboring properties.

Property's Reasonable Use Within Zoning

- Due to the exceptionally shallow rear yard, the property cannot be reasonably utilized for typical residential outdoor living activities, which are considered standard and desirable in this zoning district.
- The construction of a standard-sized deck or patio, which is a common amenity for residential properties, is rendered infeasible without the requested variance.
- The limited yard space severely restricts the ability to create a functional and enjoyable outdoor living space, thereby diminishing the overall usability and value of the property.
- Granting this variance will enhance the usability, enjoyment, and value of the property, while maintaining the integrity and character of the surrounding neighborhood.

Applicant's Commitment

- The applicant is committed to working collaboratively with the Board of Zoning Appeals to address any concerns and to ensure that the deck or patio is constructed in a manner that is consistent with the neighborhood's character and aesthetic.
- The applicant is considering both a deck and patio option, and will finalize the choice depending on the approved variance, and further site assessment. The dimensions of the structure will remain the same.