



July 24, 2025

Board of Zoning Appeals
City of Dublin
5200 Emerald Parkway
Dublin, OH 43017

***Subject: 7135 Coffman Road Driveway Widening
Site-25-00411 Non-use (area) Variance***

Dear Sir or Madam:

This is the Narrative and Review Criteria Statement for a Non-use (Area) Variance for the City of Dublin. The project referenced above is owned by The Church of Jesus Christ of Latter-day Saints, represented by Surveying and Mapping LLC. Please feel free to contact the applicant or the representative regarding any questions or comments pertaining to this application or the subject parcel.

Sincerely,

A handwritten signature in black ink that reads 'Ben Stanley'. The signature is fluid and cursive, with a large loop at the end of the last name.

Benjamin Stanley, P.E.
Design Engineer / Project Manager
Surveying And Mapping LLC
2810 Dexter Drive
Elkhart, IN 46514
(574) 266-1010 Office
ben.stanley@sam.biz

SAM

2810 Dexter Drive / Elkhart, IN 46514
574-266-1010 Office / 574-262-3040 Fax

sam.biz



Narrative

This 4.98-acre site is located at 7135 Coffman Road, between Adventure Drive and Earlington Parkway. The property is owned by The Church of Jesus Christ of Latter-day Saints. The project is for the widening of the existing driveway onto Coffman Road to create dedicated left and right exit lanes onto Coffman Road.

A variance from Code 153.071 (B)(4) is being sought. This variance is necessary because the current zoning of the property is R-2 and R-4, which limits the lot coverage to 45%. The Existing Lot coverage is 54.6%. The Proposed Lot coverage with the driveway widening is 55.2%.

Review Criteria Statement

This property has special circumstances in that, while it is residentially zoned, it functions as a religious place of worship and is therefore used as a public assembly site and not a personal residence. Further, this site is much larger than most other residentially zoned properties. Strict compliance with the code would require the removal of some hard surfaces that have been in place for more than 30 years and which have been well-maintained and not caused any issues.

These special circumstances arise from the historic use of this property, which continues to this day. This property has remained relatively unchanged for over 30 years. The need for dedicated right and left exit lanes onto Coffman Road is due to increased traffic on Coffman Road, which causes congestion and potentially unsafe conditions in the parking area when congregants attempt to leave.

The proposed use is not changing from what it has been for many years. The only change is to addition of 1,300 square feet of asphalt for a turn lane. This will be a benefit to surrounding properties and neighborhoods because it will provide safer turning movements and reduce traffic congestion.