

09/25/2025

To: Dublin Board of Zoning Appeals

From: John Schoettmer (Owner)

6923 Killarney Court

Dublin, OH 43017

Re: Non-Use Variance

Project Narrative:

I am requesting a variance for one side of a fence at the rear of 6923 Killarney Court. The variance is in regard to section 153.080. The issue is the required 8-foot setback from the lot line on that particular side.

The special circumstance peculiar to the property is that it is a duplex. The property therefore has no side yard on one side to allow for an 8-foot setback. This can be restated as the lot having "exceptional narrowness" on one side, satisfying 153.231 (H)(2)A. Because it is a duplex, the back patios of the two units are actually adjacent to one another and touch the lot line. The patios are already separated by a 12-foot run of privacy fence which is on the same line as the fence for which I am requesting the variance. The variance would simply allow me to continue along that line. An 8-foot setback would not allow the fence to encompass the back patio, which would be an undue hardship and would be somewhat nonsensical. All other aspects of the fence would meet applicable restrictions, including height, openness and all setbacks other than the side in question.

The conditions of the property are not the result of any action or inaction by me.

The proposed use will not alter the essential character of, or be detrimental to adjacent properties. As stated above, the fence line would continue in the same line as a fence that is already present. It would have no effect on the surrounding neighborhood.

The 8-foot setback would not allow for the fence to encompass the rear patio and therefore the glass door that opens to the back yard. This would completely negate the purpose of the fence. The enclosed area could not reasonably be used with this requirement.

We have discussed the fence with the owner of the adjacent half of the duplex and there is no objection.