

PROJECT NARRATIVE – NON-USE (AREA) VARIANCE APPLICATION

Project Address: 4700 Deer Run, Dublin, Ohio 43017

Project Type: Single-Family New Residence

Neighborhood: Deer Run

Owner: Michael and Linda Kaufmann

Project Representative: Memmer Homes

1. Project Description

The proposed project is a single-family new residence located on a 5.1476 acre, heavily wooded and secluded lot within the Deer Run neighborhood. The property is uniquely situated between Dublin Road and the Scioto River, resulting in a site configuration that is substantially different from a typical suburban residential lot. The lot is set back and is not visible from the public roadway. Mature tree coverage and natural features provide significant buffering and screening. Portions of the property are impacted by floodplain conditions, which have presented notable challenges related to building placement, grading, and the location of detached structures. The architectural design has been reviewed and approved by the Deer Run Homeowners Association / Architectural Review Committee (ARC). A copy of the HOA/ARC approval letter is included with this application.

2. Explanation of the Requested Variances

The applicant is requesting approval of three Non-Use (Area) Variances from specific development standards of the City of Dublin Zoning Code. These variances are necessary due to the unique configuration and natural characteristics of the site, which create practical difficulties when applying strict code standards.

The requested variances are limited in scope, do not alter the permitted residential use, and will not be detrimental to surrounding properties.

3. Requested Variances and Expanded Justifications

Variance 1: Window Trim Width (Section 153.190(E)(1)(i))

The residence incorporates a refined architectural style with clean lines and proportionally scaled window groupings. Strict compliance with the minimum 3-1/2 inch window trim requirement would necessitate heavier trim elements that are disproportionate to the window sizes and elevations used in the design. Reduced trim dimensions are required to maintain proper architectural balance, scale, and facade composition. Due to the secluded location, lack of public visibility, lot size, and custom design, strict enforcement creates a practical difficulty without advancing the intent of the regulation. The proposed trim dimensions have been approved by the HOA/ARC and are consistent with prior BZA approvals at 4600 Deer Run (12/15/2022) and 4200 Deer Run (11/21/2024).

Variance 2: Secondary Feature Roof Pitch (Section 153.190(E)(1)(g))

The proposed design includes secondary architectural roof elements intended to remain subordinate to the primary roof structure. Requiring all secondary features to meet the minimum 4:12 pitch would result in excessive roof height and massing that conflicts with the intended architectural style of the home. Lower-pitched secondary roof elements are necessary to manage building height and maintain appropriate scale, particularly

given floodplain constraints, tree preservation goals, and limited buildable area. The primary roof structure fully complies with zoning requirements. This variance is consistent with prior BZA approval at 4600 Deer Run (12/15/2022) and has no impact on the public street scape due to heavy screening.

Variance 3: Detached Garage – Front Yard Encroachment

Based on the City of Dublin definition of a front yard, the proposed detached garage is considered forward of the principal structure. Due to the property's unique configuration, floodplain limitations, and wooded conditions, strict application of the front yard standard creates a practical difficulty. The proposed placement minimizes tree removal, preserves natural features, and maintains functional site circulation while remaining visually screened.

4. Special Circumstances Unique to the Property

The subject property is characterized by exceptional site constraints, including its floodplain presence, extensive tree coverage, and location between Dublin Road and the Scioto River. These conditions significantly limit reasonable building placement and accessory structure location.

5. Conditions Not Created by the Applicant

The special circumstances necessitating these variance requests are inherent to the property and were not created by any action or inaction of the applicant. The site's orientation, wooded conditions, and floodplain constraints existed prior to development planning.

6. Impact on Surrounding Properties and Neighborhood Character

Approval of the requested variances will not alter the essential character of the Deer Run neighborhood and will not be detrimental to adjacent properties. The proposed residence and detached garage are visually screened, consistent with HOA approved architectural standards, and maintain the established residential character of the area.

7. Reasonable Use of the Property / Practical Difficulty

Strict enforcement of the applicable zoning standards would impose practical difficulties by limiting reasonable development options without advancing the intent of the zoning code. Floodplain conditions, wooded terrain, and limited buildable area restrict alternative structure placements.

The requested variances allow development that minimizes floodplain disturbance, preserves mature trees, maintains functional access, and remains visually screened and compatible with surrounding properties.

8. Precedent and Consistency with Prior BZA Approvals

4600 Deer Run was approved by the Board of Zoning Appeals on December 15, 2022 for variances related to secondary roof pitch and window trim requirements.

4200 Deer Run was approved by the Board of Zoning Appeals on November 21, 2024 for a variance related to window trim requirements.

These approvals demonstrate consistency with prior BZA actions and recognition that strict application of architectural standards can result in practical difficulties on unique residential properties.

Conclusion

The applicant respectfully requests approval of the three Non-Use (Area) Variances for the single family residence at 4700 Deer Run, Dublin, Ohio. Approval will allow reasonable use of the property while remaining consistent with the intent of the City of Dublin Zoning Code and established neighborhood character.