

Residential Storage Shed Area Variance – R-4 Suburban Residential District

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Project Narrative & Review Criteria Statement

Pool Shed Area Variance – R-4 Suburban Residential District

Purpose

Pursuant to Section 153.231(H)(1) of the Dublin City Code, the applicant is requesting an area (non-use) variance due to unnecessary hardship and practical difficulty that prevent compliance with the rear-yard setback requirements of the R-4 Suburban Residential District. The requested variance is necessary to allow reasonable use of the property while maintaining the intent and spirit of the zoning regulations.

Requested Variance

The applicant requests a variance to permit placement of a 160 square foot residential storage shed at a rear-yard setback of **17 feet**, where a setback of approximately **30 feet** is otherwise required under **Section 153.023 (R-4 Suburban Residential District)**, which mandates a rear yard equal to 20% of the lot depth.

CZPA Denial

The applicant was denied a Certificate of Zoning Plan Approval (CZPA) because the proposed shed location encroaches into the required rear-yard setback per Section 153.023. A copy of the denial notice is included with this application.

Unnecessary Hardship and Practical Difficulty

Excessive setback as applied

The R-4 rear-yard setback requirement results in a required setback of approximately 30 feet for this property. As applied to this specific lot, this requirement is disproportionate and significantly restricts the functional use of the rear yard beyond what is typical or reasonable for similar residential properties. While the regulation may be appropriate generally, its application to this parcel creates a practical difficulty due to the lot's depth and layout.

Elimination of reasonable use

Strict enforcement of the full rear-yard setback effectively eliminates the ability to place even a modest accessory structure in the rear yard without consuming nearly all usable open space. Although one technically compliant location exists, placement of the shed in that location would occupy the majority of the functional backyard area, leaving insufficient space for reasonable residential use.

Maintaining usable open yard space is particularly important for this household, as the applicant requires adequate space for a safe and appropriate play area for their kids. Without the requested

variance, the property cannot be reasonably used in a manner consistent with typical residential expectations within the zoning district.

Hardship not self-created

The practical difficulty is not self-created. The lot's depth, configuration, and zoning classification existed prior to the applicant's ownership of the property. The hardship arises from the physical characteristics of the parcel combined with the rear-yard setback calculation required by the R-4 district, not from any action or inaction by the applicant.

Minimum Relief Requested

The requested variance represents the minimum relief necessary to allow reasonable use of the property. The applicant is not seeking to eliminate rear-yard setbacks entirely, but rather to reduce the required setback from approximately 30 feet to 17 feet. This reduced setback maintains substantial separation from property lines and adjacent properties while allowing placement of a small, residential-scale accessory structure.

Neighborhood Character

Granting the requested variance will not alter the essential character of the neighborhood. The proposed shed is modest in size, residential in nature, and will be located to minimize visibility from adjacent properties. Similar accessory structures and rear-yard improvements exist throughout the surrounding neighborhood, demonstrating that such features are consistent with the established development pattern. The proposed shed will not create adverse visual, drainage, utility, or community impacts and remains consistent with the intent of the zoning code.

Stormwater and Surface Coverage

Existing non-permeable improvements on the property, including the swimming pool and surrounding concrete, were in place prior to the applicant's ownership. Improvements made by the applicant were intentionally designed to maintain permeability, including the use of stone features and a #9 limestone base to allow infiltration. The proposed shed does not include utilities and does not alter existing drainage patterns or materially increase impervious surface coverage.