



Project:
Shuback Addition
6151 Wigeon Court
Dublin, Ohio 43017

Owner:
Rodger + Christen Shuback
6151 Wigeon Court
Dublin, Ohio 43017

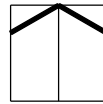
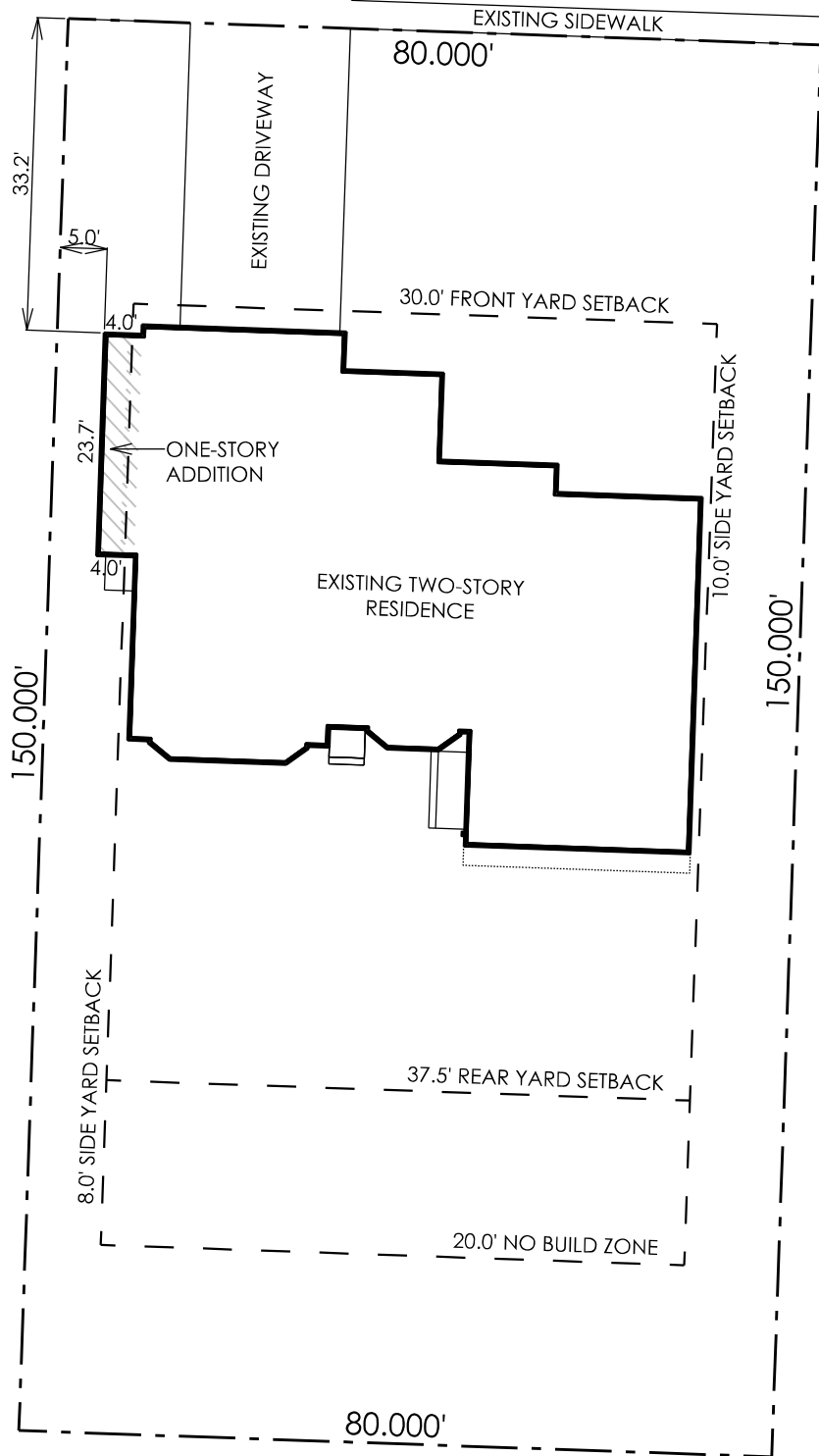
Project Representative:
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A variance is being requested for an addition at 6151 Wigeon Court to encroach 3.0' into the west side yard setback. The existing home is 9.0' from the west property line and 10.9' from the east property line. The zoning code requires an 8.0' and a 10.0' side yard setback, respectively (153.022(4)). The homeowner is wanting to add storage space in their garage due to the existing garage being narrow in width for a 2-car garage at 20.7', and this cannot be accomplished without a variance. Without the variance, only 1.0' could be added to the west side of the existing garage, which will not allow enough storage space for trash cans and bikes. Due to the existing wall at the right side of the garage being flush to the back of the home, there is not an option of adding any additional space to the garage at the rear. Adding 4.0' to the home encroaches into the west side yard setback 3.0' and will give them the additional storage space they need. This reduces the required side yard setback from 8.0' to 5.0'. Maintaining 5.0' from the side yard property line will not require any fireproofing to the addition. The addition will not cause a substantial adverse effect to the property of improvements in the vicinity. It will also not affect the delivery of governmental services.





NORTH

SITE PLAN

SCALE: 1" = 20'

LOT COVERAGE
 EXISTING LOT AREA: 12000.0 SQUARE FEET
 EXISTING STRUCTURE: 2863.0 SQUARE FEET
 EXISTING PERGOLA: 278.0 SQUARE FEET
 EXISTING LANDINGS: 36.1 SQUARE FEET
 GARAGE ADDITION: 106.7 SQUARE FEET
 NEW STRUCTURE COVERAGE: 27.4%
 ALLOWABLE STRUCTURE COVERAGE: 30.0%
 EXISTING DRIVEWAY AND SIDEWALK:
 694.6 SQUARE FEET
 NEW LOT COVERAGE: 33.2%
 ALLOWABLE LOT COVERAGE: 45.0%

BUILDER TO PROVIDE AND MAINTAIN
 EROSION PROTECTION AND SEDIMENT CONTROL
 DURING ALL PHASES OF CONSTRUCTION.
 BUILDER TO STABILIZE CONSTRUCTION ENTRANCES.

PROVIDE TREE PROTECTION AT ALL EXISTING
 TREES TO BE PRESERVED IN CONSTRUCTION AREA

PROVIDE SILT FENCE AROUND NEW CONSTRUCTION

THERE NO NEW ROOF DRAINS. THE NEW GUTTERS
 WILL TIE INTO THE EXISTING ROOF DRAINS

	PRELIMINARY
111025	BIDDING
000000	CONSTRUCTION

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Existing Front Elevation



Existing East Elevation



Existing West Elevation



Existing Rear Elevation