

Srinivasulu Chappidi

6999 Primrose Ct

Dublin, OH 43016

Date: 04/21/2026

Variance Application: Rear Yard Setback for Deck or Patio Construction

This document presents a formal request for a variance from the Dublin Zoning Code's rear yard setback requirements, specifically to allow for the construction of a 20-foot deep and 29-foot wide deck at the property located at 6999 Primrose Ct, Dublin, OH 43016. The existing configuration of the lot, which features an unusually shallow rear yard depth of only 30 feet despite a total lot depth of 130 feet. The **required rear yard setback is 25 feet**, which leaves only about **5 feet of usable space** in the rear yard. This condition creates a significant **practical difficulty** in developing a functional outdoor living area consistent with typical residential use in the neighborhood.

Variance Request Details

- **Requested Variance:** Relief from the 25-foot rear yard setback requirement to allow construction of a 20-foot deep deck.
- **Applicable Code Section:** The specific section of the Dublin Zoning Code that dictates rear yard setback regulations, which restricts the depth of structures based on the property's lot dimensions.
- **Relating to Development Standards:** The proposed 20-foot deck or patio depth exceeds the maximum allowable depth within the existing 30-foot rear yard, thus necessitating a variance for construction.
- **Denied Certificate of Zoning Compliance (CZC):**
 - **Application Number:** RADD-26-00278 (This was for a patio of the same dimensions)
 - **Reason for Denial:** The application was denied due to a direct violation of Code sections 153.074(B)(6)(a), which pertains to rear yard setback limitations. The proposed dimensions of the patio/deck were deemed noncompliant with the required setback distances.
 - Include a copy of the denied CZC as an appendix.

Property's Unique Conditions

- The property at 6999 Primrose Ct is characterized by an unusually shallow **rear yard depth of approximately 30 feet**. However, the **required rear yard setback per Dublin Zoning Code is 25 feet**, which leaves only about 5 feet of usable space, creating a practical difficulty for constructing a functional deck .
- The property at 6999 Primrose Ct has a condition that is not typical of properties within the surrounding neighborhood. This significantly limits the usability of the rear yard for standard residential outdoor activities.
- This limited depth creates a practical difficulty in designing and constructing a functional outdoor living space, such as a deck, that would meet the reasonable expectations of a residential property owner.

- The applicant has made a diligent effort to explore alternative solutions that would comply with the existing zoning code; however, due to the limited space, a variance is the only solution.

Conditions Not Created by Applicant

- The unusually shallow rear yard depth is an inherent characteristic of the property, resulting from the original lot platting and subdivision design. This condition was not created or altered by the current property owner, Srinivasulu Chappidi.

Impact on Adjacent Properties and Neighborhood

- The proposed deck or patio will be constructed using materials that are consistent with the architectural style and aesthetic of the existing homes in the surrounding neighborhood, ensuring visual harmony.
- The construction of the deck or patio will not significantly alter the essential character of the neighborhood or disrupt the existing residential ambiance.
- The deck or patio will be designed and constructed to minimize any potential adverse impacts on adjacent properties, such as excessive noise, light pollution, or privacy intrusion.
- The deck or patio will be situated in the rear of the property, greatly minimizing any impact on the street view.
- The proposed 20-foot deck or patio depth represents a reasonable compromise that will allow for the creation of a functional outdoor living space while minimizing any potential impacts on neighboring properties.

Property's Reasonable Use Within Zoning

- Due to the exceptionally shallow rear yard, the property cannot be reasonably utilized for typical residential outdoor living activities, which are considered standard and desirable in this zoning district.
- The construction of a standard-sized deck or patio, which is a common amenity for residential properties, is rendered infeasible without the requested variance.
- The limited yard space severely restricts the ability to create a functional and enjoyable outdoor living space, thereby diminishing the overall usability and value of the property.
- Granting this variance will enhance the usability, enjoyment, and value of the property, while maintaining the integrity and character of the surrounding neighborhood.

Applicant's Commitment

- The applicant is committed to working collaboratively with the Board of Zoning Appeals to address any concerns and to ensure that the deck or patio is constructed in a manner that is consistent with the neighborhood's character and aesthetic.
- The applicant is considering both a deck and patio option and will finalize the choice depending on the approved variance, and further site assessment. The dimensions of the structure will remain the same.