

Variance Statement

7563 Ashlord Court – Earlington Village Section 4 Lot 243

Request for review and approval of a variance to Section 153.074(B)(6)(a) of the City of Dublin Zoning Code to permit an accessory structure (shed) to be located outside of the permitted buildable area of the lot, within the applicable rear setback line. The owner-occupied home and a private residence is located on the west side of Ashlord Court backing to the parking lot of the Dublin Presbyterian Church located off Dublinshire Drive.

Non-Use Variance

(a) All of the following findings are made:

1. Special conditions and circumstances exist which are peculiar to the subject lot and structure involved which are not applicable to other lots (and potential structures) in the same zoning district and general neighborhood and vicinity. Strict enforcement of the requirement of the rear yard setback causes practical difficulties. The special conditions and circumstances include:
 - A. The lot is an irregular “pie-shaped” lot where the chord distance width at the front of the lot is only $\pm 58.6'$ and the approximate width at the building line is $\pm 74'$ as is depicted on Exhibit A. Due to the 50' radius of the cul-de-sac this lot (Lot 243, Earlington Village Section 4) has the least buildable depth of any lot on Ashlord Court approximately 54' at the centerline of the lot as depicted on Exhibits A and B;
 - B. Due to the constraints of the lot size, moving the shed forward on the lot would diminish the usability of the rear yard, placing the shed extremely close to the nearest rear corner of the existing home and surrounding mature landscaping, and closer in proximity to the neighboring home causing an inconvenience and unsightly condition for the neighboring property;
 - C. The immediately adjoining property to the west of the subject lot is the Dublin Presbyterian Church, which is a quasi-commercial use (not a single-family home or open space reserve). The area between the subject lot and the actual church structure is the parking lot which contains 4 rows of parking with light poles and is approximately 120' wide. A publicly accessible walking path behind the home is located on the private property of Dublin Presbyterian Church.
2. The condition and shape of the lot is caused by the manner in which it was originally approved and platted.
3. Granting approval of this variance request will not cause a substantial adverse effect on the properties or improvements in the vicinity of the subject lot and will not conflict with the intent and purposes of the code requirement for a rear yard setback. There will be essentially no effect on the church property, and locating the shed in its' current location is actually more beneficial to the neighboring single-family property to the south in that it keeps the structure farther away from that home. Of note with this, is that there is no single-family residential property immediately behind this lot or a home which would be impacted by the current location of the structure.

Additionally, the applicant is willing to provide the following in conjunction with the shed being permitted in the current location; landscaping in the form of shrubbery and bushes around the perimeter of the structure, decorative architectural features on the rear of the structure facing the

existing multi-use pathway (noting the rear is already screened by existing landscape plantings and trees). Examples of acceptable architectural features that could be incorporated include decorative trim, closed shutters, and hanging planter box(es).

(b) The following findings are made:

1. A literal interpretation of the rear yard setback in the Zoning Code would not confer any special privilege for the applicant. However, a literal interpretation would deprive the applicant of maintaining a shed on the applicant's property as is common on many properties in the same zoning district and surrounding neighborhoods including; Earlington Village, Dublinshire, and Hemingway Village. The applicant has provided Staff with a list of properties in these neighborhoods where similar conditions exist, which is attached hereto as Exhibit C.
2. Due to the unique conditions of this lot on a cul-de-sac, including the size and shape in particularly the adjacency to the church (a quasi-commercial use) this variance request is not one where the conditions of the property are recurrent or common such that an approval would cause a formulation of this type request to be recurrent on other properties.
3. The variance would not adversely affect the delivery of any governmental services (e.g., water, sewer, garbage, etc.).
4. There is not an alternate practical approach for locating this structure on the subject property without causing a negative impact to the use and enjoyment of this home and outdoor space (rear yard) and creating a negative impact on the immediate property to the south. Additionally moving the shed closer to home or south property line could require the removal of mature trees, which are in good health and desirable to maintain. The proposed (current) location is the most practical and results in the best outcome for both the subject property and adjacent properties.

Based on the foregoing and the information provided, the applicant respectfully requests that the City's Board of Zoning Appeals grant approval of this variance.

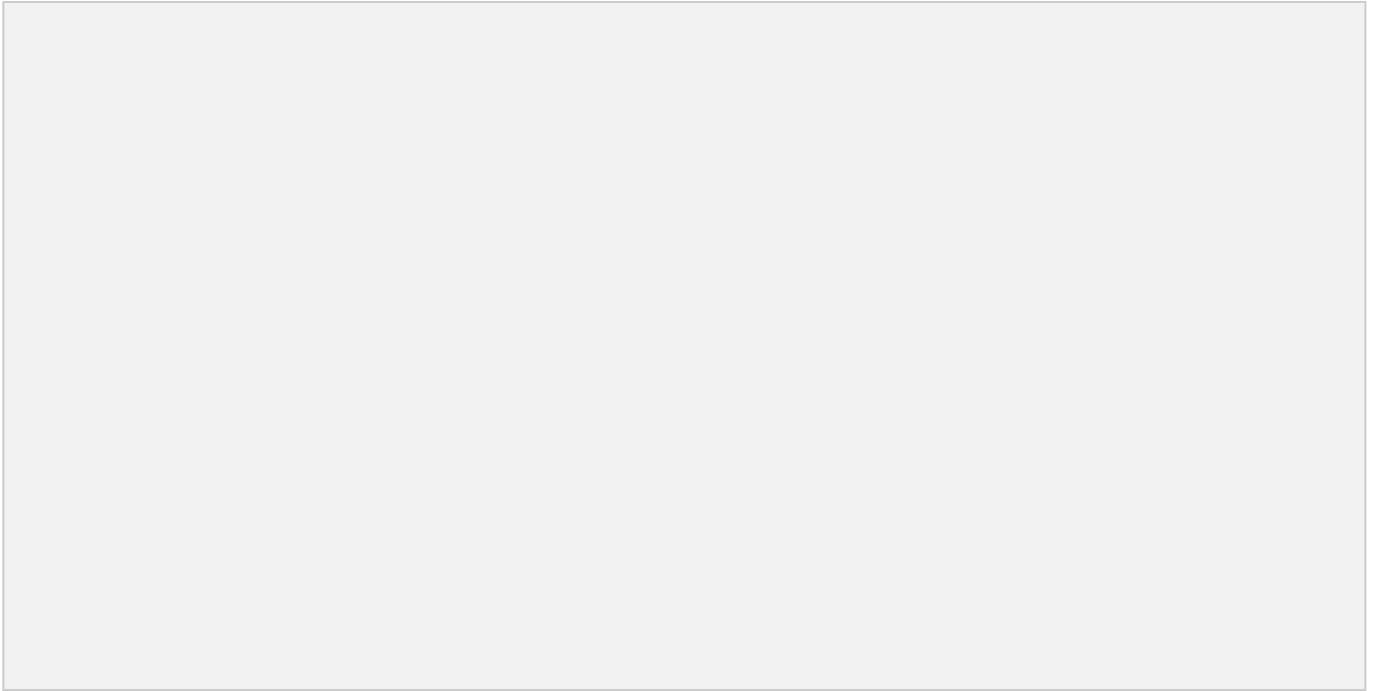
Sincerely,

Kristi Hicks

614-562-5373

kristihicks@live.com

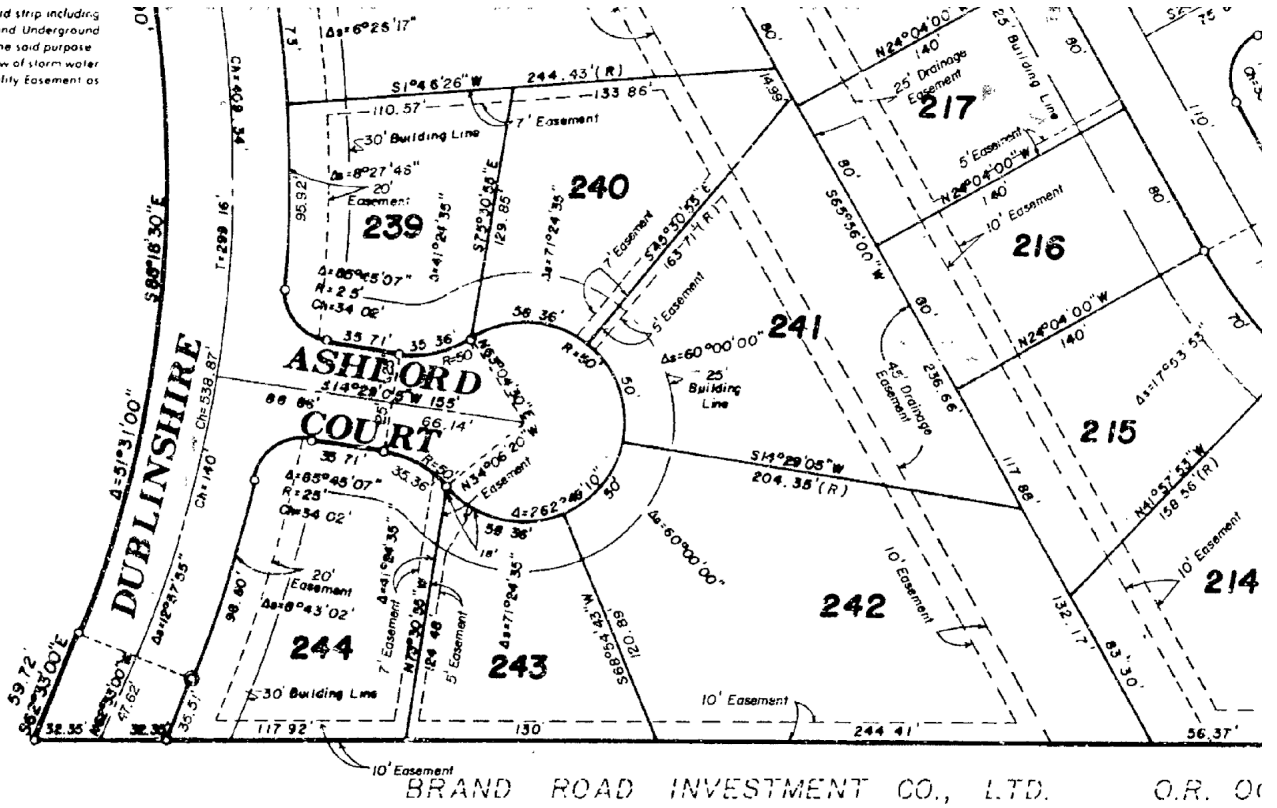
Exhibit A



Source: Franklin County Auditor GIS

Exhibit B

In any part of said strip including storm Drainage and Underground Utility Easement as shown on the said strip for the said purpose and to the flow of storm water Underground Utility Easement as



Source: Earlington Village Section 4 Plat (Filed in Franklin Co Recorder's Office Plat Book 66, Page 21)

Exhibit C

<u>Street</u>	<u>Number</u>	<u>Obstruction</u>	<u>View</u>
<u>Finbar</u>	<u>7657</u>	<u>fence</u>	
<u>Finbar</u>	<u>7691</u>	<u>fence</u>	
<u>Cashel Ct</u>	<u>7653</u>	<u>fence</u>	
<u>Cashel Ct</u>	<u>7716</u>	<u>fence</u>	<u>road, path</u>
<u>Cashel Ct</u>	<u>7713</u>	<u>fence</u>	
<u>Cashel Ct</u>	<u>7716</u>	<u>fence</u>	
<u>Old Dingles</u>	<u>5570</u>	<u>fence</u>	
<u>Old Dingles</u>	<u>5587</u>	<u>fence</u>	
<u>Wings Livery</u>	<u>7356</u>	<u>fence</u>	
<u>Wings Livery</u>	<u>7313</u>	<u>shed</u>	
<u>Wings Livery</u>	<u>7468</u>	<u>shed</u>	
<u>Christie Chapel</u>	<u>7413</u>	<u>fence</u>	
<u>Christie Chapel</u>	<u>7431</u>	<u>fence</u>	
<u>Christie Chapel</u>	<u>7453</u>	<u>shed</u>	
<u>Terre Prince</u>	<u>5708</u>	<u>shed</u>	
<u>Bardston Ct</u>	<u>7500</u>	<u>fence</u>	

<u>Bardston Ct</u>	<u>7453</u>	<u>shed</u>
<u>Bardston Ct</u>	<u>7539</u>	<u>fence</u>
<u>Bardston Dr</u>	<u>7378</u>	<u>fence</u>
<u>Dublinshire</u>	<u>5629</u>	<u>shed</u>
<u>Richens</u>	<u>7720</u>	<u>Structure</u>
<u>Richens</u>	<u>7712</u>	<u>fence</u>
<u>Richens</u>	<u>7695</u>	<u>fence</u>
<u>Ardaugh</u>	<u>7757</u>	<u>fence</u>
<u>Ardaugh</u>	<u>7733</u>	<u>fence</u>
<u>Ardaugh</u>	<u>7725</u>	<u>fence</u>
<u>JohnTimm</u>	<u>7697</u>	<u>fence</u>
<u>JohnTimm</u>	<u>7674</u>	<u>fence</u>
<u>MountJoy</u>	<u>5566</u>	<u>fence, shed</u>
<u>Sells Mill</u>	<u>5597</u>	<u>fence</u>
<u>Sells Mill</u>	<u>5707</u>	<u>fence</u>
<u>Sells Mill</u>	<u>5783</u>	<u>shed, structure</u>
<u>Sells Mill</u>	<u>5759</u>	<u>fence</u>
<u>Shady Nelms</u>	<u>6949</u>	<u>fence</u>
<u>Shady Nelms</u>	<u>6994</u>	<u>fence</u>

<u>Shady Nelms</u>	<u>7018</u>	<u>fence</u>	
<u>Shady Nelms</u>	<u>7030</u>	<u>fence</u>	
<u>Shady Nelms</u>	<u>7009</u>	<u>fence</u>	
<u>Shady Nelms</u>	<u>7042</u>	<u>fence</u>	
<u>Shady Nelms</u>	<u>7193</u>	<u>fence</u>	
<u>Shady Nelms</u>	<u>7173</u>	<u>fence</u>	
<u>Shady Nelms</u>	<u>7203</u>	<u>shed</u>	
<u>Shady Nelms</u>	<u>7137</u>	<u>fence</u>	
<u>Shady Nelms</u>	<u>7257</u>	<u>fence, structure</u>	
<u>Shady Nelms</u>	<u>5681</u>	<u>fence</u>	
<u>Wendy Trail</u>	<u>7094</u>	<u>fence, structure</u>	
<u>Wendy Trail</u>	<u>7108</u>	<u>fence</u>	
<u>Wendy Trail</u>	<u>7150</u>	<u>fence</u>	
<u>Wendy Trail</u>	<u>7180</u>	<u>fence, shed</u>	
<u>Wendy Trail</u>	<u>7185</u>	<u>fence</u>	
<u>Wendy Trail</u>	<u>7199</u>	<u>fence</u>	
<u>Wendy Trail</u>	<u>7208</u>	<u>fence</u>	
<u>MacDermott</u>	<u>5806</u>	<u>fence</u>	
<u>Earlsford</u>	<u>7302</u>	<u>fence</u>	<u>path</u>

<u>Earlsford</u>	<u>7410</u>	<u>fence</u>	
<u>Earlsford</u>	<u>7418</u>	<u>fence</u>	
<u>Earlsford</u>	<u>7205</u>	<u>fence</u>	<u>path</u>
<u>Earlsford</u>	<u>7305</u>	<u>fence</u>	<u>path</u>
<u>Earlsford</u>	<u>7378</u>	<u>fence</u>	<u>path</u>
<u>Tara Hill</u>	<u>7939</u>	<u>multiple</u>	
<u>Calvary</u>	<u>7034</u>	<u>fence, shed</u>	
<u>Calvary</u>	<u>7046</u>	<u>Structure</u>	
<u>School Craft</u>		<u>shed</u>	
<u>Muncie</u>	<u>5945</u>	<u>shed</u>	
<u>Satchem</u>	<u>5949</u>	<u>junk</u>	
<u>Hawley</u>	<u>5758</u>	<u>fence</u>	
<u>Hawley</u>	<u>5784</u>	<u>shed</u>	
<u>Hawley</u>	<u>5785</u>	<u>Structure</u>	
<u>Desmond</u>	<u>5732</u>	<u>basketball court</u>	
<u>Desmond</u>	<u>5743</u>	<u>fence</u>	
<u>Desmond</u>	<u>5727</u>	<u>fence</u>	<u>path</u>
<u>Desmond</u>	<u>5719</u>	<u>fence</u>	
<u>Desmond</u>	<u>5735</u>	<u>fence, shed</u>	<u>path</u>

<u>Linsmore</u>	<u>5708</u>	<u>shed</u>	<u>road, path</u>
<u>Linsmore</u>	<u>5699</u>	<u>shed</u>	<u>road</u>
<u>McNeven Ct</u>	<u>5717</u>	<u>shed</u>	
<u>Fenian</u>	<u>5337</u>	<u>fence</u>	<u>road</u>
<u>Wine Tavern</u>	<u>5360</u>	<u>fence</u>	<u>road</u>
<u>Wine Tavern</u>	<u>5394</u>	<u>Structure</u>	
<u>Wine Tavern</u>	<u>5399</u>	<u>fence</u>	
<u>Wine Tavern</u>	<u>5446</u>	<u>Structure</u>	
<u>Dominick</u>	<u>5487</u>	<u>Structure</u>	<u>road</u>
<u>Dominick</u>	<u>7211</u>	<u>fence</u>	
<u>Dominick</u>	<u>7212</u>	<u>fence</u>	
<u>Dominick</u>	<u>7205</u>	<u>fence</u>	
<u>Dominick</u>	<u>7164</u>	<u>fence, shed</u>	
<u>Alan Moss</u>	<u>5611</u>	<u>fence</u>	
<u>Alan Moss</u>	<u>5600</u>	<u>fence</u>	
<u>Alan Moss</u>	<u>5601</u>	<u>shed</u>	
<u>Havington</u>	<u>6983</u>	<u>fence</u>	
<u>Havington</u>	<u>6960</u>	<u>arbor</u>	
<u>Havington</u>	<u>6968</u>	<u>Structure</u>	

<u>Havington</u>	<u>5827</u>	<u>fence</u>
<u>Fitzgibbon</u>	<u>5776</u>	<u>fence</u>
<u>Fitzgibbon</u>	<u>5800</u>	<u>fence</u>
<u>Sweeny</u>	<u>7158</u>	<u>fence</u>
<u>Old Pond</u>	<u>5477</u>	<u>fence</u>
<u>Old Pond</u>	<u>5504</u>	<u>fence</u>
<u>Old Pond</u>	<u>5509</u>	<u>fence</u>
<u>Old Pond</u>	<u>5519</u>	<u>fence</u>
<u>Old Pond</u>	<u>5524</u>	<u>shed</u>
<u>Old Pond</u>	<u>5535</u>	<u>fence</u>
<u>Old Pond</u>	<u>5590</u>	<u>fence, shed</u>
<u>Old Pond</u>	<u>5589</u>	<u>shed</u>
<u>Old Pond</u>	<u>5619</u>	<u>fence, shed</u>
<u>Old Pond</u>	<u>5536</u>	<u>fence</u>
<u>Old Pond</u>	<u>5548</u>	<u>shed</u>
<u>Old Pond</u>	<u>7091</u>	<u>shed</u>
<u>Stein</u>	<u>5458</u>	<u>fence</u>
<u>Adventure</u>	<u>5348</u>	<u>fence</u>
<u>Adventure</u>	<u>5356</u>	<u>fence</u>

<u>Adventure</u>	<u>5364</u>	<u>fence</u>
<u>Adventure</u>	<u>5388</u>	<u>fence</u>
<u>Adventure</u>	<u>5423</u>	<u>fence</u>
<u>Adventure</u>	<u>5464</u>	<u>fence</u>
<u>Adventure</u>	<u>5755</u>	<u>fence</u>
<u>Adventure</u>	<u>5724</u>	<u>shed</u>
<u>Adventure</u>	<u>5694</u>	<u>fence</u>
<u>Adventure</u>	<u>5704</u>	<u>fence</u>
<u>Adventure</u>	<u>5684</u>	<u>fence</u>
<u>Adventure</u>	<u>5662</u>	<u>fence</u>
<u>Donny Brook / Fitzgerald</u>	<u>7072</u>	<u>fence</u>
<u>Donny Brook / Fitzgerald</u>	<u>7047</u>	<u>fence</u>
<u>Donny Brook / Fitzgerald</u>	<u>7040</u>	<u>fence</u>
<u>Donny Brook / Fitzgerald</u>	<u>7240</u>	<u>fence</u>
<u>Donny Brook / Fitzgerald</u>	<u>7219</u>	<u>fence</u>
<u>Donny Brook / Fitzgerald</u>	<u>7199</u>	<u>fence</u>
<u>Donny Brook / Fitzgerald</u>	<u>7173</u>	<u>fence</u>
<u>Donny Brook / Fitzgerald</u>	<u>7162</u>	<u>fence</u>
<u>Donny Brook / Fitzgerald</u>	<u>7142</u>	<u>shed</u>

<u>Donny Brook / Fitzgerald</u>	<u>7173</u>	<u>Structure, shed</u>
<u>Donny Brook / Fitzgerald</u>	<u>7204</u>	<u>fence</u>
<u>Donny Brook / Fitzgerald</u>	<u>7223</u>	<u>fence</u>
<u>Donny Brook / Fitzgerald</u>	<u>7236</u>	<u>fence</u>
<u>Donny Brook / Fitzgerald</u>	<u>7233</u>	<u>shed</u>
<u>Donny Brook / Fitzgerald</u>	<u>7262</u>	<u>fence</u>
<u>Donny Brook / Fitzgerald</u>	<u>7272</u>	<u>fence</u>
<u>Parker Hill</u>	<u>5564</u>	<u>fence</u>
<u>Parker Hill</u>	<u>5547</u>	<u>fence</u>
<u>Parker Hill</u>	<u>5576</u>	<u>fence</u>
<u>Parker Hill</u>	<u>5571</u>	<u>fence</u>
<u>Parker Hill</u>	<u>5625</u>	<u>fence</u>
<u>Parker Hill</u>	<u>5596</u>	<u>Larger planter, Structure</u>
<u>Tara Hill</u>	<u>5918</u>	<u>fence</u>
<u>Tara Hill</u>	<u>5896</u>	<u>fence</u>
<u>Tara Hill</u>	<u>5888</u>	<u>fence</u>
<u>Fallen Timbers</u>	<u>6767</u>	<u>shed</u>
<u>Valley Stream</u>	<u>6298</u>	<u>arbor</u>
<u>Beery</u>	<u>6962</u>	<u>shed</u>

<u>Beery</u>	<u>6992</u>	<u>fence</u>
<u>Achill</u>	<u>7276</u>	<u>basketball court</u>
<u>Innisfree</u>	<u>7271</u>	<u>shed</u>
<u>Innisfree</u>	<u>7242</u>	<u>fence</u>
<u>Innisfree</u>	<u>7210</u>	<u>fence</u>
<u>Innisfree</u>	<u>7180</u>	<u>fence</u>
<u>Tralee</u>	<u>7024</u>	<u>shed</u>
<u>Missy Park</u>	<u>7080</u>	<u>shed</u>
<u>Missy Park</u>	<u>7088</u>	<u>shed</u>
<u>Faulkner</u>	<u>7082</u>	<u>fence</u>
<u>Faulkner</u>	<u>7091</u>	<u>fence</u>
<u>Faulkner</u>	<u>7102</u>	<u>fence</u>
<u>Scribner</u>	<u>7039</u>	<u>fence</u>
<u>Scribner</u>	<u>7047</u>	<u>fence</u>
<u>Scribner</u>	<u>7069</u>	<u>Structure</u>
<u>Scribner</u>	<u>7115</u>	<u>shed</u>
<u>Classics</u>	<u>5545</u>	<u>shed</u>
<u>Classics</u>	<u>5507</u>	<u>shed</u>
<u>Literary</u>	<u>6922</u>	<u>shed</u>

Copplestone

5544

arbor

path

Variance Request: Backyard shed at [7563 Ashlord Court, Dublin 43017](#)

Cosmetic.Plans;

I take considerable pride in my home's appearance and the landscaping that enhances and defines the property. Our curb appeal — as well as the view from the adjacent bike path — is already strong, highlighted by an Amish-built shed designed to match the house. To protect the structure, we have installed chicken wire around the base and trenched it 5–7 inches deep to prevent rodents from accessing the underside.

Moving forward, I plan to edge all four sides of the shed and install either mulch or white rock, complemented by a rain barrel and a variety of flowers on the side facing the house. Along the rear, we intend to plant bushes and shrubs to create additional privacy from the bike path. We also plan to install several solar lanterns to extend the patio's ambiance and provide subtle lighting and improved safety along the darker portion of the path.

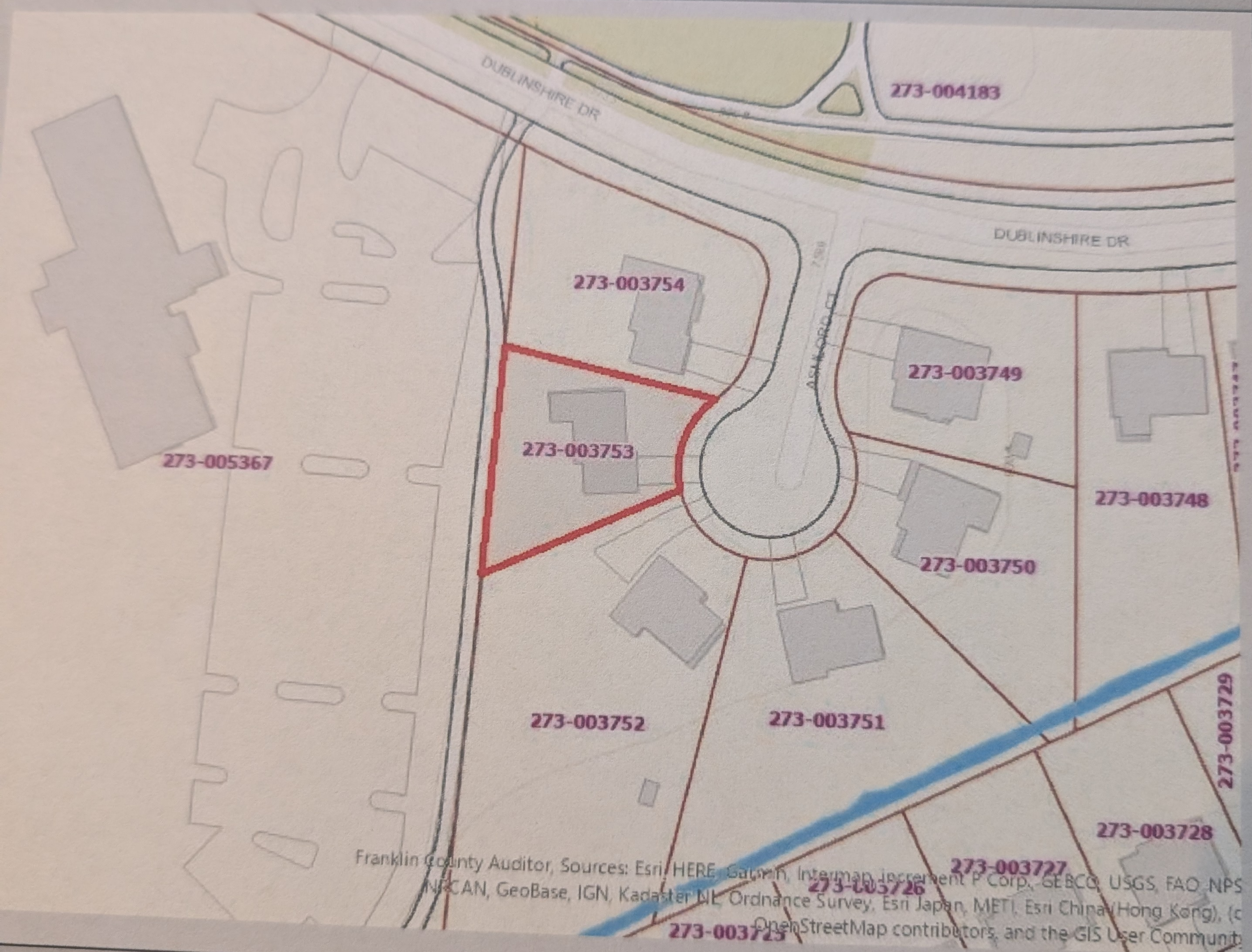


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MAP(GIS)

Parcel ID	Map Routing No	Owner	Location
27300375300	273-N090EE-07000	HICKS KRISTI	7563 ASHLORD CT

GIS

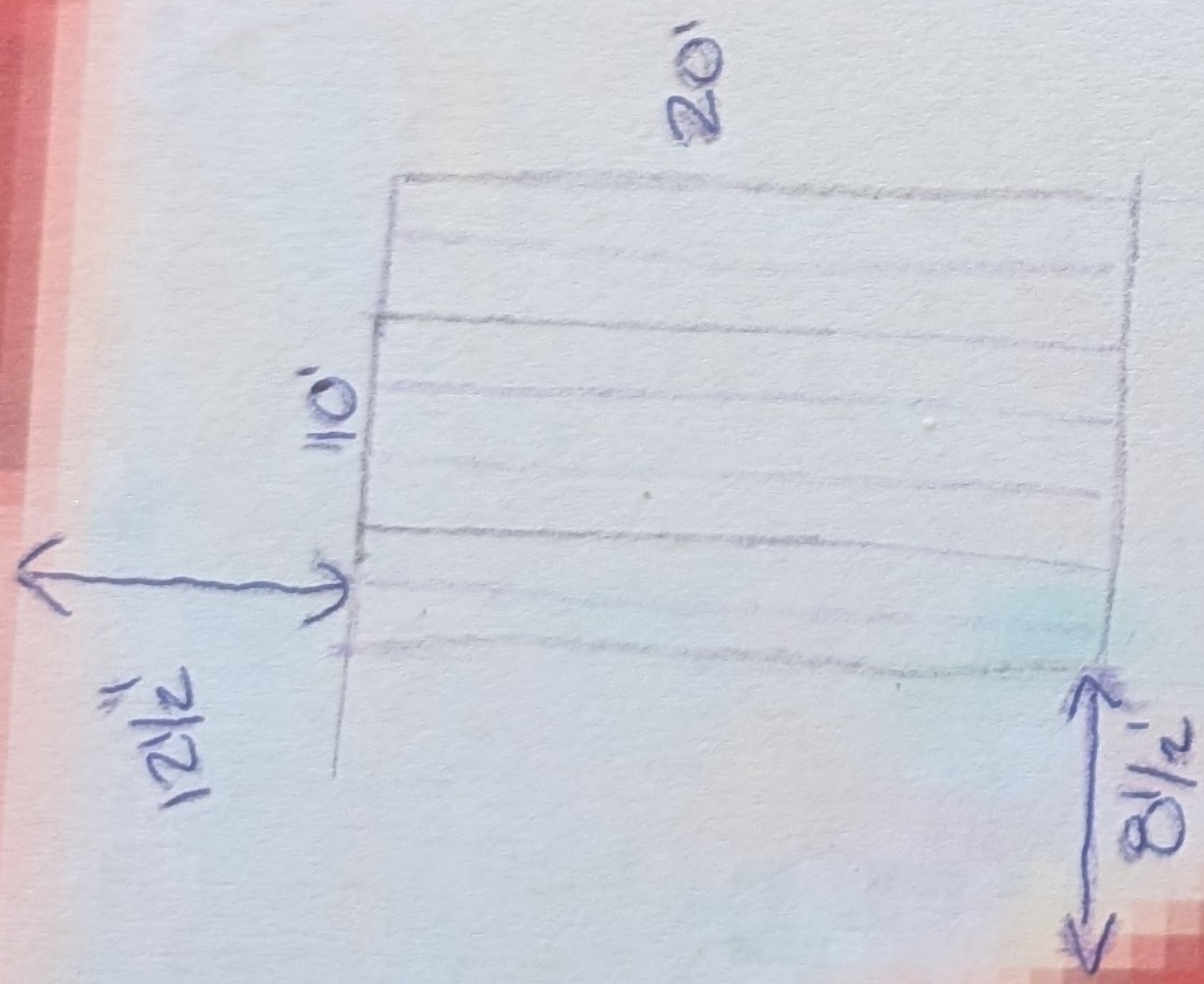


Franklin County Auditor, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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273-006753



273-003753

