

Variance Request for 4191 MacDuff Way, Proposed Detached Garage

Property Owners – Brian and Tina Murdick, Parcel 273-008885, Kiplinger Estates Lot #9

Review Criteria, Per the NON-USE VARIANCE REQUIREMENT CHECKLIST

Overview of Project

We purchased this 1994 built home at 4191 MacDuff Way, in 2017. We had no part in the location and orientation of the existing home. We filed a plan to build a detached garage to the side and slightly forward of the existing home, which was denied. The reason for the denial in part was that the in Dublin Zoning Code 153.074 (B)(5)(a), *"All accessory uses and structures, including swimming pools and associated decking, shall be constructed with the permitted buildable area of the lot, behind all applicable setback lines, and to the rear or side of the principal structure"*. With the recommendation, *"revise the location of the detached garage so that it is behind the line extended from the portion of the front façade of the building that is furthest forward."* We are requesting a variance to move the proposed garage forward approximately 30 ft. beyond the "line extending from the portion of the front façade of the building that is furthest forward", as identified from Dublin Zoning Code 153.074 (B)(5)(a). (see attached sketch) The size of the garage is 30'x56, which is permissible by Dublin based on the lot size.

REVIEW CRITERIA

1. Special Circumstances – The special circumstances are due to the location and orientation of the home relative to the pond, property line and setbacks. The home structure is located to the back on a narrow 160-foot-wide, 1.8-acre lot, and positioned over 300 feet from the street. The existing home is angled slightly and is parallel to a pond at the back of the home. The special circumstances exist primarily due to the fact there is only one logical location for the proposed garage, which would be to the side and slightly forward from the home. If the proposed garage were to be moved back 'behind the 'line extending...' as noted above, the garage would be immediately beside the existing home structure, and so close to the home that 2 of the 3 garage doors would no longer be functional and accessible. Additionally, moving the proposed garage back on the lot would necessitate the removal of mature trees, and block the view of the pond from that side of the home.
2. The 'special conditions' are not a result of our actions. The narrow lot, home location, and pond were all pre-existing prior to our purchase of the property.
3. The proposed location of the garage would 'NOT cause a substantial adverse effect' to properties in the vicinity, due to the somewhat secluded location of the proposed site. There is a mature tree line in front of the proposed garage, that would remain between the garage and the street. Additionally, there are natural plant and tree buffers on both sides of the lot reducing neighboring views of the proposed garage.
4. There would be no special privileges conferred, due to the natural features and site design of the property that we need to be able to work with.

5. The addition of a detached residential garages in Dublin, while not unusual, is not very common, and therefore no formation of 'general regulation' would likely be necessary.
6. The location of the proposed garage would 'NOT adversely affect the delivery of governmental services', because the location is not along the main driveway, and on the opposite side of the property from the driveway.
7. Because the home is so far back on the home site, the 'practical difficulty' could only be eliminated by only one alternative solution, which would be to attach the home to the garage with a covered breezeway. This is a highly undesirable option, due to the closest and most logical connecting point on the home, would be to the front bedroom in the north east corner. Further, it would not be desirable to have an exterior door accessible through the front bedroom in the north east corner.

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