

19-091V – Murdick Residence

Site Location

On the south side of Macduff Way, approximately 500-feet east of the intersection with Macbeth Drive.

Proposal

A Non-Use (Area) Variance from the requirements of Zoning Code Section 153.074(B)(5)(a) to allow the construction of a detached garage 22-feet forward of the primary structure.

Zoning

R-1, Limited Suburban Residential District

Property Owner

Brian & Tina Murdick

Applicant/Representative

Brian & Tina Murdick

Applicable Land Use Regulations

Zoning Code Section 153.231(H)

Staff Recommendation

Approval of a Non-Use (Area) Variance

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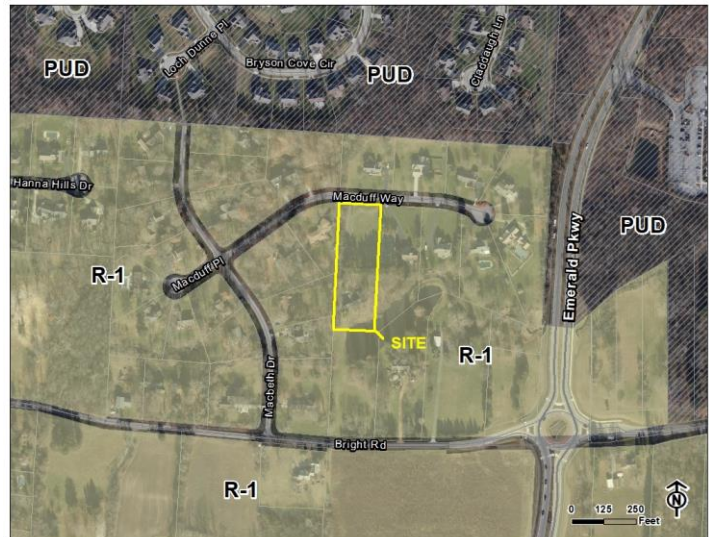
Case Manager

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Summary

The application is proposing to construct a 1,245-square-foot detached garage, located 22-feet forward of the primary structure.

Zoning Map



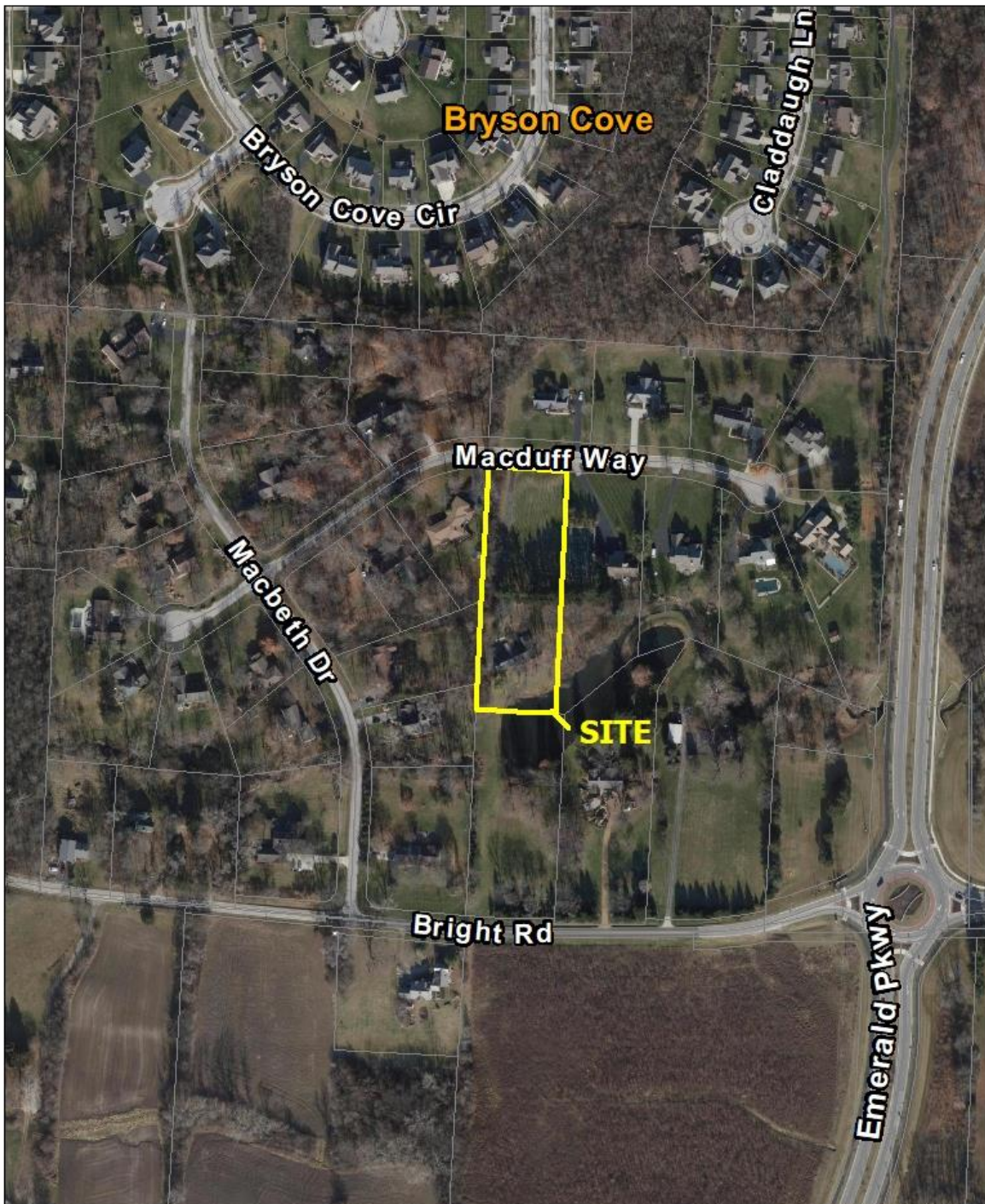
Next Steps

Upon approval from the Board of Zoning Appeals of the Non-Use (Area) Variance, the applicant will be eligible to file for a building permit.

If disapproval, the applicant should revise the plans to locate the garage in the side or rear yard or attach the garage to the existing primary structure.

1. Context Map

The site is located south of Macduff Way, east of the intersection with Macbeth Drive.



City of Dublin

19-091V
Non-Use (Area) Variance
Murdick Residence - Detached Garage
4191 Macduff Way

0 115 230
Feet



2. Overview

A. Background

This 1.8-acre site is a part of The Glenbriar Subdivision, platted in 1965, and was annexed into the City of Dublin in 1973. The subdivision received Dublin zoning (R-1) in June, 2001. The subdivision consists of two streets, Macbeth Drive and Macduff Way and has approximately twenty-eight lots, one of which is still undeveloped. The lots are larger than most lots in a suburban community and are located directly north of Bright Road.

B. Site Characteristics

1) Natural Features

The site is located directly north of a small pond and contains floodplain designation in the southern most portion of the site. No construction is proposed within the floodplain.

1) Historic and Cultural Facilities

The property has no historic or cultural features.

2) Surrounding Land Use and Development Character

- North: R-1 Restricted Suburban Residential District (Residential)
- East: R-1 Restricted Suburban Residential District (Residential)
- South: R-1 Restricted Suburban Residential District (Residential)
- West: R-1 Restricted Suburban Residential District (Residential)

3) Road, Pedestrian and Bike Network

No pedestrian or bike connections exists on site.

4) Utilities

No information regarding utilities has been provided with the application. If there is on-site septic or well, this information will need to be provided with the submission of the building permit to ensure the proposed structure will not be located in an area that conflicts with on-site utilities.

C. Proposal

1) Summary

The applicant is requesting a variance for an accessory structure forward of a primary structure. This request is to allow the proposed detached garage to be constructed 22-feet forward of the existing primary structure.

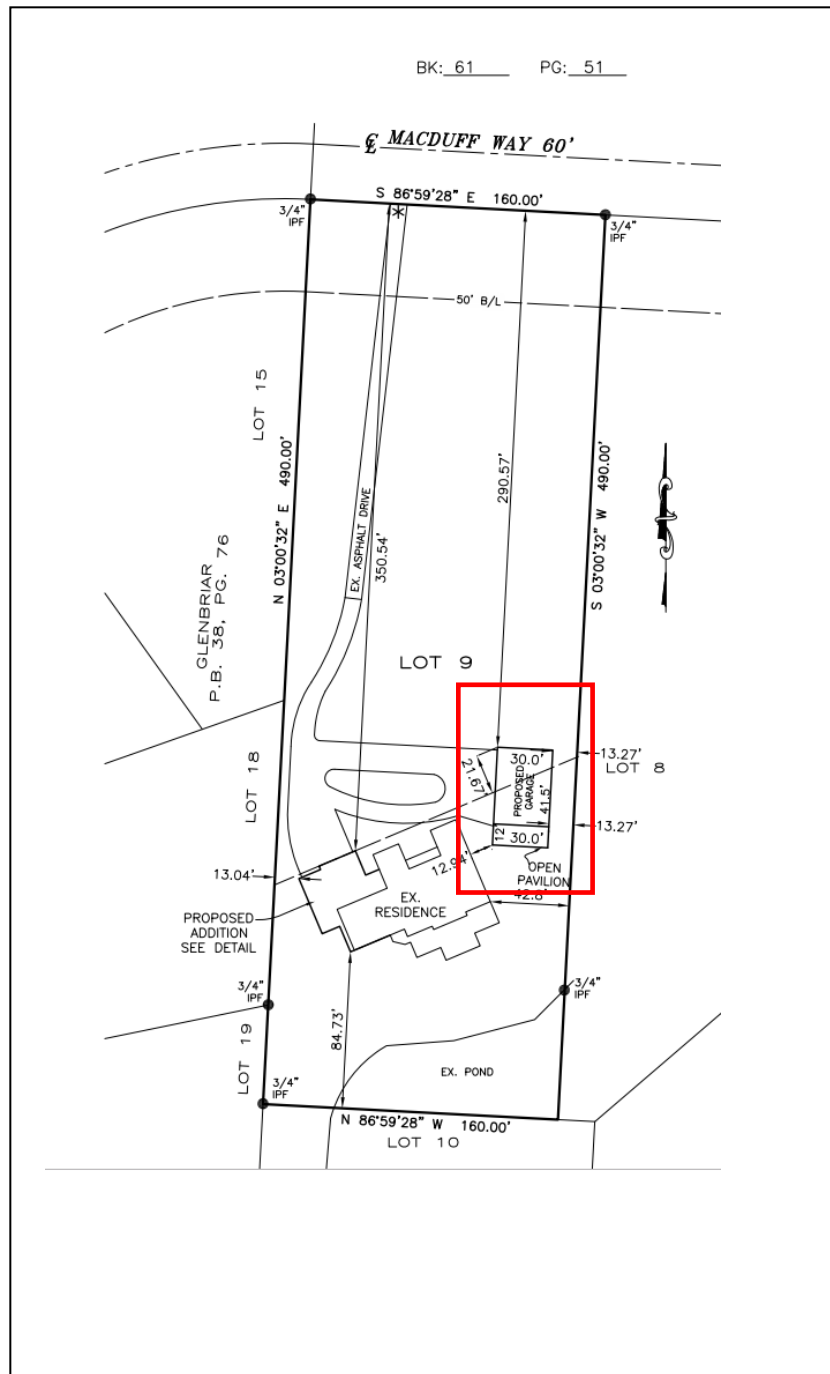
2) Site Layout

The Zoning Code requires all accessory structures to be located to the side or rear of primary structures. The applicant is requesting that the proposed detached garage be located 22-feet forward of the existing primary structure. The 1,245-square-foot garage is located 290-feet from the front property line and 13-feet from the side property line. There is existing landscaping and trees screening the primary structure and proposed garage from the right-of-way. The garage is a three-car garage with an attached 360-square-foot covered patio located on the southern end. The patio

is not included in the square footage permitted for a detached structure which is 1250 square feet.

3. Site Plan

The 1.8-acre site is wooded forward of the primary structure and proposed garage. The 1,225-square-foot proposed garage would be constructed 290.57-feet from the front property line and would be 21.67-feet forward of the primary structure.



4. Criteria Analysis

Zoning Code Section 153.231(H)(2) allows the Board of Zoning Appeals to approve requests for non-use (area) variances only in cases where the Board finds there is evidence of a practical difficulty present on the property, and that the findings required in Zoning Code Section 153.231(H) have been satisfied.

A. Non-Use (Area) Variance Analysis [153.231(H)(2)]
All three of the following criteria must be met:

1) Special Conditions

Criteria Met. The site is considerably larger than a typical suburban lot, is heavily wooded and the proposed structure is setback significantly from the right-of-way. The location of the primary structure and the angle in which it is located makes locating the detached structure to the side of the house impracticable, if not possible. The existing pond and associated floodplain to the rear prevents the detached structure from being located to the rear of the primary structure.

2) Applicant Action/Inaction

Criteria Met. Then requested variance was not a result of any action or inaction of the applicant. The current property owner, who purchased this property in 2017, did not determine the location or orientation of the primary structure.

3) No Substantial Adverse Effect

Criteria Met. The detached garage is proposed to be setback 291 feet from the right-of-way and the lot is heavily wooded. Visibility to the detached garage will be minimal, if visible at all, and will not adversely effect the surrounding properties.

B. Non-Use (Area) Variance Analysis [153.231(H)(2)]
At least two of the following four criteria must be met:

1) Special Privileges

Criteria Met. Residential lots of this size are uncommon within city boundaries and the house's location and orientation are unique. Any similar sites with similar conditions would be given the same consideration, therefore granting a variance would not confer special privileges to the applicant.

2) Recurrent in Nature

Criteria Met. The request is unique in character and not recurrent in nature.

3) Delivery of Government Services

Criteria Met. The request will not impact governmental services.

4) Other Method Available

Criteria Not Met. The detached garage could be attached to the primary dwelling, however based on the existing floorplan of the house, would connect the garage to an existing bedroom. This is not a preferred option for the applicable however it potentially does not violate building or zoning code requirements and therefore tis an available option.

5. Recommendation

Staff Recommendation

The proposed Non-Use (Area) Variance is consistent with all applicable review criteria.

Approval is recommended for the request to construct a detached garage 22-feet forward of the primary structure.