

Non-Use Variance Application
Lot# 13 Oak Park Subdivision
7979 Pleasant Dr, Dublin, OH, 43016

I JayaPrakash Bhogula, owner of the property located at 7979 Pleasant Dr, Dublin, OH, would like to request for variance to build concrete patio on the west side of the property. The future patio is expected to encroach into the rear setback area.

The future patio is expected to encroach into the rear setback by +/-5 ft and leaves a +/-15 ft rear setback, and 15+ ft side yard setback. My site also abuts a reserve space that is maintained by City of Dublin. The adjacent property on the west side is agriculture land and is separated by wooded tree line and would not create any adverse effect.

Due to circumstances like front loaded garage, connector neck and **unconventional garage layout by the builder**, the house was pushed back limiting the amount of usable space for patio. Additional details of these conditions and builder issues are provided in details section.

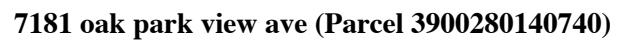
Similar patio and outdoor amenities are available for my next door neighbors on the same street. Please refer to image X.

I would appreciate the Planning and Zoning staff consideration of this variance request.

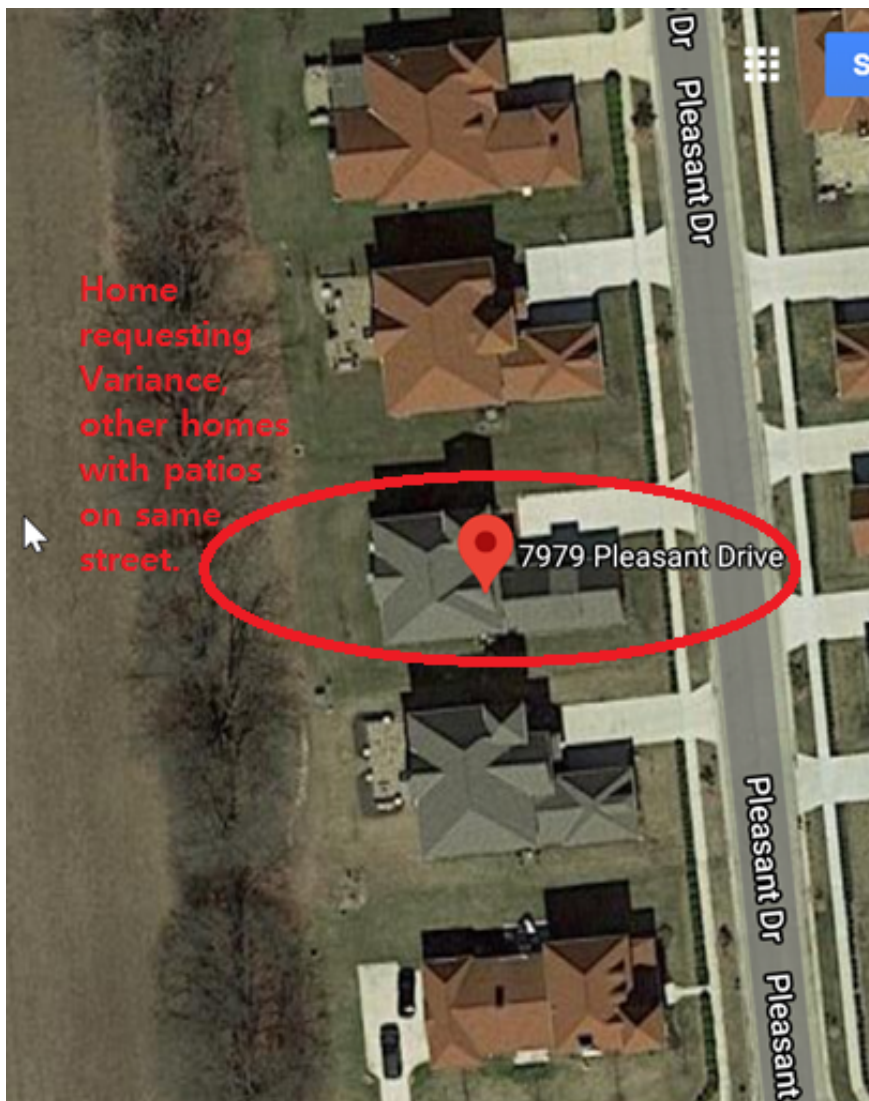
Non-Use Variance Review Criteria -

Details of the front load garage, extended neck connector and inconsistent garage layout, creates special conditions requiring a variance, please see below for details.

- A. The special conditions were set by the builder as part of development standards and lot widths. The builder provided the model to fit on the lot, did not necessarily provide room for outdoor living space with such a larger garage footprint. The garage footprint for this house is larger and different from similar homes in the neighborhood, contributing to the issue. The unconventional method leveraged by the builder for constructing the side car garage has pushed the main dwelling by around +/- 6 ft. The way builder constructed the three-car garage for my home is not same as the other three car garage for similar homes. This is the only property that has three separate garage doors with four supporting structures increasing the size of the garage. All other models had only two doors and three structures. Due to four supporting structures and bigger garage door size, the garage size has increased from 31 ft to 36 ft. Similarly, the neck size was also increased contributing to pushing the main dwelling by 6 ft back. Please see the images below for additional details.



- B. Myself being a first time home buyer and not involved in positioning/placing the building in the lot and were not informed about any limitations on setbacks. The way builder constructed the three-car garage is not same as the other three car garage constructions for other homes causing the setback difference and making it hard to have outside usable living space for patio.
- C. The granting of the variance will only improve the overall use and value of the property. No adverse effects will be created with the improvement of a concrete patio on this lot. The granting of the variance will not impede any views or use of any neighbors, effect drainage, utility access or city maintenance of rear natural space.
- D. Several homes in the neighborhood have added outdoor living spaces to include concrete/paver patios. Addition of the patio to this property would be inline with rest of the properties on the same street and helps me enjoy similar rights as others. Please see the image below for home with neighbors' homes with patios.



- E. The proposed variance may be special condition to this and few similar lots, however the lot and home size and location do vary in the neighborhood. The different size lots, orientation and size of homes all vary from lot to lot throughout the neighborhood providing many, if not all lots, with outdoor living space. The special conditions of this lot are not general in the fact that the home design placed on this lot reduces useable space in the rear of the home.
- F. The variance approval would not impede any governmental services to the rear or side of this lot. The addition of a concrete patio would remain outside of the 10' rear easement, not impede any drainage, utility access or maintenance of the green space west of the property.
- G. Given the rectangular nature of the lot and the model of the home, and being a wooded lot, there is no other alternative for the outdoor patio.