

Proposal – To construct a patio that is located 9 feet within the rear yard setback

Location – 8065 Pleasant Drive Dublin OH 43016

Request – Non-use variance to permit a patio that extends 9 feet into the rear yard setback. A 10-foot easement extending from the rear property line is shown on the plot. No part of the proposed patio would encroach into the easement.

The house does not have a patio or landscaping in the rear yard. The proposed paver patio with seat walls and outdoor fire pit would encroach into the rear yard setback at total of 14 feet at its farthest point. The zoning code allows for a 5-foot encroachment into the required setback for patios. We are requesting an additional 9-feet that would allow for a more usable and functional space. In order to provide a 3 car garage the home was pushed back.

Here by we request to permit a patio that extends 9 feet into the rear yard setback to improve overall use and value of the property.

Thank you