

Non-Use Variance Application
Oak Park Subdivision Lot 8
Parcel 3900280141180
7055 Greenland Pl, Dublin, OH, 43016

I am Rajendra Gunda, owner of the property located at 7979 Pleasant Dr, Dublin, OH. I have received a notice of non-compliance from City of Dublin stating that the patio on my property violates the setback prescribed by the Dublin City code.

I would like to request for variance for this concrete patio on the south side of my property. This patio leaves a rear setback of 17.38' and a setback of 9' on the west side, as shown in the site plan. The said patio was **ALREADY BUILT** when I purchased the house in May 2018 and **I HAVE NOT MADE ANY CHANGES** since I purchased.

On the south side, my site abuts a reserve space (Glacier Ridge Metro Park) that is maintained by City of Dublin. The park on the south side is separated by wooded tree line and would not create any adverse effect.

Due to circumstances like side 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 patios and outdoor amenities are available for several of my neighbors in Oak Park Subdivision (Example: 7047 Greenland Place).

I would appreciate the consideration and approval of this variance request by the Planning and Zoning commission.

Non-Use Variance Review Criteria -

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

a1. 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 a much larger garage footprint. The garage footprint for this house is larger than 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.

a2. I am an immigrant and a first-time home buyer in USA. I was not involved in positioning/placing the building in the lot by the builder and the

installation of the patio by the previous owner, Mr. Asadi. The variance is not necessitated because of any action or inaction on my part.

a3. The granting of the variance will only improve the overall use and value of the property. No adverse effects are created with the 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.

b1. Several homes in the neighborhood have added outdoor living spaces to include concrete/paver patios. Addition of the patio to this property would be in line with rest of the properties on the same street and helps me enjoy similar rights as others.

b3. The variance would not adversely affect the delivery of governmental services such as drainage, water, sewer, utility access or city maintenance of rear natural space.