

City of Dublin Zoning Board  
Request for Variance  
November 30, 2020

Dear City of Dublin Zoning Board,

My wife and I bought the property at 5196 Red Oak Lane in 1985, and built our home there in 1986. The neighborhood is quiet and secluded but also there are no street lights and because of this we are somewhat vulnerable to property theft. In fact recently there have been a number of break-ins and a vehicle stolen. It was recommended to me by the Dublin Police Department that we keep our vehicles or other valuables locked inside sheds or garages if at all possible. For this reason we decided to build a detached garage.

We submitted a building permit application for a detached garage, however it was denied because the garage location fell within the 50' rear yard setback. Please refer to the attached site plan for the proposed garage location. We are requesting a variance from the requirements of sect 153.020(C)(4) for the following reasons:

1) The most appropriate place to locate the new garage is on the southeast corner of the property which is on the southeast corner of our existing house. This location avoids a low area, which often floods, and the well both of which are west of the existing home. This location also places the garage along the existing paved drive, where no mature trees would need to be removed for construction.

2) One special condition particular to this property is its peculiar property line boundaries. Because of this it was difficult to determine the rear property line in order to provide the 50' rear yard setback required by sect 153.020(C)(4) of the zoning code. We decided to locate the new garage a 25' distance from the east property line which meets the 25' side yard setback required by the zoning code. It is also similar to the 28'-8" distance from the east property line of the existing house. If the garage were to be required to be held to 50' from the east property line it would place the garage in front of the existing house, would make access to the existing garage difficult and require the removal of at least two large mature trees.

3) When the home was built in 1986 the property was located within Washington Township, but was annexed into the City of Dublin a few years later. The fact that our home was built prior to being annexed into the City of Dublin may account for the location of the existing home being within what is now determined as the 50' rear yard setback.

4) The new garage will help provide security while improving the overall property value. We have contacted all of our adjacent neighbors letting them know our plans for the new garage and its proposed location. Each adjoining neighbor has given us their approval of the plans and have offered to provide letters stating this.

We hope that you will see from these arguments and the attached site plan that we've sought to meet the spirit of the zoning code while preserving the mature landscape as well as seeking to build an aesthetically pleasing garage.

We appreciate the Zoning Board's consideration of this variance request. If any additional information is needed please let us know.

Respectfully Submitted,

William J Park

614-460-9281  
bobbpark6@gmail.com