

## Board of Zoning Appeals

Our home is located in the Dublin Historic District and was built in 1949. We have lived in our home since we restored it in 2006. When we purchased the house it had been vacant for over a year and in an unlivable condition. Following an Architectural Review Board review we rehabilitated the exterior and replaced almost all the plumbing, wiring, added new heating and cooling systems and electric service. We appeared before the Architectural Review Board once again to add an addition to our house and a 3 car detached garage. We come before you to request a variance on the proposed location of the 3 car garage. Our present small car garage is located below the main living area of our home and dimensioned to accommodate only a small, low height car. We have 5 children and 2 drive now, so additional garage space that accommodates today's vehicles is sorely needed. We will be converting the original garage to living space.

Our property, which fronts S. High Street has unique topographic conditions, with a significant grade change from the east to the west. Our home is built into the hill with our first floor at street level, at 814 feet, and the garage and lower level below at 806 feet. Our variance request, which has been reviewed and approved by the Architectural Review Board, is to place the detached garage within a hillside niche directly south and forward of the main residence. This placement allows flexibility in reducing almost all visible impact from the street, and preserving for ourselves and our adjoining neighbor to the south a picturesque view to the historic Karrer Barn, directly adjacent to us to the north. We share a small farm pond on the property with our neighbor to the south and the views across the pond, the historic stone walls lining the pond and the barn are treasured features of our landscape. This pond also incorporates a stream conservation area and floodplain posing additional building siting considerations.

As you can tell from the architectural drawings, the height of the garage roof is at 9 foot above street level. Not apparent though on the drawings is that the trees in front of the garage are a thick massing of mature evergreens and effectively screen the roof from public view. There also exists a significantly larger floodplain area to the rear of the site and locating the garage farther away to the east is recommended. The natural topographic shape of this niche effectively hides the garage from the public street view, detaches it from the main house, which complies with the Historic Design Guidelines, distances it from the large floodplain and preserves picturesque landscape views for our neighbors.

Due to the unique topographic conditions of the site, the adverse effect of destroying views of adjoining neighbors and consideration of avoidance of the floodplain, we respectfully request this variance.

Thank you for your consideration.

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