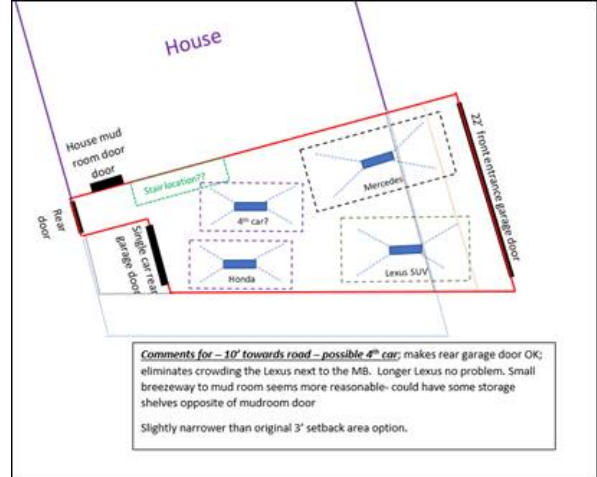


The following is additional information for the variance discussion with Dublin Board of Planning on 3/18/21 for the garage addition to 7781 Riverside Drive – Parcel ID 273-008636-00 (Map routing 273-0071C-013-00 owned by Gery and Rita Wilkowski. Below is a photo of the site and the proposed site plan with the garage.



(1) Aerial photo of 7781 Riverside Drive and lot boundaries (2) Proposed garage on site plan



(3) Expanded and rotated view of proposed garage addition, and internal footprint

Some additional discussion points are below.

- The side location for garage is only pragmatic place to build a garage on this property, since:
 - The property site is topologically challenged – behind the house the property steeply drops to the river.
 - The Wilkowski home at 7781 Riverside Drive, the home to the north at 7791 Riverside Drive and the home to south at 7775 Riverside Drive were constructed with the exterior walls placed diagonally on their respective lots creating a hardship to maintain side yard clearances that takes away the ability to add on, whereas the majority of the other

homes on their street are built with their walls parallel to the property lines giving them more room to expand.

- Building the garage in front and attached to the house would lose egress for bedrooms. This would create a serious safety hazard and place the home in violation of the Residential Code of Ohio.
 - They offered to buy property from the adjacent owner (per Dublin BZP person Nicole Martin's recommendation), but the neighbor did not want to sell any land.
 - They need a variance to reduce the side set-back from 17' to 8' (or less if possible). They were told by MIKE KETTLER that an 8' variance was granted previously for a house in a similar location to ours (but we don't know the house number).
 - We understand the intent of the side yard minimums is to create open space and vistas between homes on neighboring properties. The house to the north at 7791 Riverside Drive is constructed with the S.W. corner within 3 feet of their north property line even though it is on a double lot and its northern property line is 95 feet from the N. E. corner of that home. That home should be at least 8 feet from the Wilkowski property line. It is not, so there is already a precedence of side-yard encroachment. Their exterior walls are only 19 feet apart.
 - They are proposing to build an attached garage on their southern elevation with a variance to allow their southern exterior wall to be 8-feet (or as small as 3-feet if possible) from the south property line like the distance the house is located at 7791 Riverside Drive from their northern property line which leaves much more than 19 feet between structures. If permitted, their proposed garage will be over 80 feet from the structure at 7775 Riverside Drive. There is already an established landscape buffer (ravine) between these two lots which will be maintained. The Rita and Gery Wilkowski are even willing to add additional landscaping in this area if desired. In the summer, it is difficult to see the house to the south of them with all the tree foliage.
 - This is the only place on their lot where they could build a garage and not have to cut down existing mature trees as the driveway is already in the same footprint of the proposed garage.
- Gery and Rita Wilkowski bought this house to be their "forever home". They are currently 70 years old. Having a garage will make it immensely easier for getting in the house (and keeping the cars clean) in the winter and severe weather. Especially as they get older.
 - The planned garage is 2-cars wide and two-cars deep. This would allow for parking of their 3 cars as well as lawn tractor and equipment for lawn and driveway maintenance, see above Figure 3. A second floor is planned since there is so little storage in the main house (there is no basement, but there is crawl space which is too damp for storage!). The second floor of the garage would have the same footprint other than the breezeway to the mud room on the 1st floor. (Note, the site plan in Figure 2 assumed an 8-foot variance. If this 8-foot distance can be reduced, then the garage can be located further towards the river, and perhaps the breezeway could be eliminated.) There would be roof line modifications to the main house for proper rainwater drainage.
 - The plan is to make the outside of the garage and the roof to match the house (see first photo) so it looks as if the garage was built with the house. The siding is stucco, and the house was shingled in 2018 with a 50-year shingle made by Owen-Corning (Duration – Summer Harvest). We can have the same company install the shingles (Bone Dry Roofing).
 - There would be no windows on the south side of the garage looking towards the adjacent property. The adjacent property house is about 82' from the common property line.

- There will be a 20' to 22' wide +2-car garage door for the entrance in the front of the garage, but also a single-car garage door in the back for accessibility for lawn mower, septic tank truck cleaning, etc.
- There would be an appropriate French drain for storm water along the front of the garage (and other places along the front of the house), with drainage to the ravine next to the garage.

As most of you are aware there is a national and local trend for folks to be able to age in place and work from home. Rita and Gery Wilkowski purchased this home in May of 2020 with the intention to build an attached garage so they could do exactly this. After living in this home through a real winter; they realize they need to have this garage built prior to next winter in order to live here safely during the winter months. Approving this variance request would allow them to age in place safely and hopefully for many more years. At their ages, they simply cannot risk another winter of slipping and falling on the snow and ice as they get in and out of their cars.

Granting this variance and allowing this garage to be built would not have any negative impacts on their neighbors or neighborhood. In fact, it would be difficult to see the garage from the street due to the mature trees and forest floor. They already park their cars in this same location every day currently so the noise of opening and closing our car doors would be moved inside of the garage creating less noise impact for the neighbors at 7775 Riverside Drive. Not approving this variance is going to force them to sell this home and look for a home with a garage so they can be safe during the winter months.

Questions:

- What do we need to do next?
- How long is the process?

Many thanks,

Mr. Robert Johnson (JH Architects, Inc.) on behalf of Dr. Gery and Mrs. Rita Wilkowski