

City of Dublin Board of Zoning Appeals  
Request for Variance  
June 24, 2022

Dear Members of Dublin Board of Zoning Appeals,

Along with our children, we have lived at 6226 Pirthshire Street since 2011 when we purchased the home. We have loved spending time in the backyard including preparing and sharing meals on the deck, watching the kids (our own and others from the neighborhood) swinging, climbing, and sliding on the swing set, laying out a slip-n-slide for the kids on a hot summer day, and building snowmen in the winter. As our kids are getting older, we wanted to add another dimension to our backyard so that our family can continue to enjoy the outdoor space. At the same time, our hope is that any improvement we make will add appeal and enhance the value of not only our property but the neighborhood as well.

We determined that a patio containing a firepit was something that didn't exist in our backyard space, and this would provide a great spot for our family to gather. When creating a layout and discussing size, we arrived at 16'x16' to accommodate up to 8 Adirondack chairs without creating a cluttered space or placing seating too close to the firepit. We determined that a solid surface was best for a clean look as well as long-term maintenance and upkeep. So, we selected pavers rather than wood chips or decorative gravel. Additionally, we wanted to have an option to hang swings (such as porch swings) which led us to add a structure to the plans. This structure would be constructed with 6"x6" wood posts on each of the 4 corners that are connected by beams that are built from 2"x8" lumber. We felt this also added visual enhancement since we selected treated wood and decorative brackets. We don't intend to add any covering to the structure such as a roof, girders, or rafters. The finishing touches will be decorating the patio and structure with live plants in large planters placed near each post and some form of trained vine around the beams to help it blend into the landscape.

Throughout the planning of our project, we were not aware that we needed to request a zoning certificate, and therefore we failed to request one prior to construction. We were aware of the 10' easement in the rear of the property and remained clear of that. However, it wasn't until after the patio and structure were complete that we learned about the easement and setback on the side yard and the setback to the rear, which we infringed upon. After discussions with City of Dublin Planning, we understand that infringing on the side yard easement is not negotiable. Therefore, we've revised our site plan to reflect 12'x16'. The attached site plan shows the location of the patio and structure along with existing landscape features. We are requesting a variance from the following:

1. The rear yard setback of 25'.

The reason for a variance being that the most appropriate place to locate this patio/structure is the northwest corner of the property to avoid damaging or removing any existing landscaping or impeding the use of the slide on the playset or the stairs from the deck to the yard.

We hope that you will find from these explanations and the attached site plan that granting this variance will maintain the existing landscape and allow us to add a source of appeal and enjoyment to our backyard that will enhance the property.

We appreciate the Board of Zoning Appeals consideration of this variance request, and we are happy to provide any additional information that is needed upon your request.

Sincerely,  
Jeremy and Cora Koester