

Date: 09/01/22

Owner: Sally Yi, Allen Yi

Address: 6056 Brigids Close Dr, Dublin OH 43017

On behalf of our customers, Sally and Allen Yi, the requested variance is for the roof-mounted installation of street-visible solar panels at their home, 6056 Brigids Close Drive. Variance is needed from ZC Section 153.074(B)(6)(a):

All accessory uses and structures, including swimming pools and associated decking, shall be constructed within the permitted buildable area of a lot, behind all applicable setback lines, and to the rear or side of the principal structure.

This code would require the solar panels, an accessory structure, be installed solely to the rear or side of the house. Adhering to this code would result in an underperforming, over-expensive solar system. Panels on the north face would have less access to the sun year-round; additional panels would be required to affect the same efficiency as the proposed design. If our customer were to retain the same installation cost, the system installed would offset an insignificant amount of their energy consumption. The proposed system is the most efficient, at the price contracted; a new design would cost time and money to our customers that we do not wish to misuse.

The Yi Residence seeks to lower their energy costs by means of sustainable, renewable energy. Blue Raven Solar offers a means to do so via the installation of solar panels. Our designs criteria are to create the highest possible offset of energy consumed from the grid, while maintaining a pleasing appearance, and adhering to law and safety regulations. The solar panels installed by Blue Raven Solar are high quality, all-black panels. These panels are intended to last decades, as they are also intended to last aesthetically. The panels are installed with the intention to create as low a physical impact on the aesthetic of the roof. While not possible to entirely hide their presence, the presence they create will not be in detriment to the essential character of adjacent properties or surrounding neighborhoods.

In October of 2021, Members of the Dublin City Planning and Zoning Commission expressed support for solar panels in all districts and acknowledged that the City should be supportive of sustainability efforts. In a memo from Tammy Noble, Senior Planner, to Members of the Commission, is detailed a process by which panels could be located to the front of the building following the approval of a Minor Project review through the Administrative Review Team. If this process were included and approved in a request brought before the City Council for code amendment, a variance request such as this would prove futile. With the understanding that this code could soon be amended, and the Planning and Zoning Commission's history of support for sustainable energy practices, the Board of Zoning Approval ought to accept this request.

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