

Build Custom Minimalism Style home at 4600 Deer Run Court in the Deer Run gated community. Deer Run is located off the east side of Dublin Rd. about a 1/2 mile south of Glick Rd. The home was designed by Keith Hake a Residential Planner. After submitting our plan for permit we were notified by the Dublin Building Dept. that the plan did not meet Zoning Code 153.190(E)(1)(g) Roof Pitch and Zoning Code 153.190(E)(1)(i). Keith Hake designed another Minimalism style home (derived from Modernist Style) located at 7118 Dublin Rd. that is similar in style. That home applied for and received the Zoning Variance for the same 2 code issues. We are asking that the same variance be issued for our project. The home at 7118 Dublin Rd. had a 1/12 pitch and this roof has a 2/12 pitch.

I. APPLICATION REQUIREMENTS

- **APPLICATION FEE** - Paid
- **PLANNING APPLICATION**- Submitted
- **VARRIANCE STATEMENT**
Please explain the requested variance
The applicant is constructing a new “Minimalistic” Modern Style home and requests a variance to eliminate roof pitch and window trim/shutter requirements.
- **Please identify the development text requirement or Code Section from which the proposal is varying.**

Section 153.190(E)(1)(g) Roof Pitch

Section 153.190(E)(1)(i) Window Trim

- **Please explain how the requested variance relates to the development standards applicable to the property**

In keeping with the code would not fit the style of this home.

- **Please provide any other information that would be helpful to the Board of Zoning Appeals in making their decision.**

The property is on 2.14 acres on a very mature treed lot in a gated community (Deer Run). The lot sits off of Dublin Road and is not visible from Dublin Rd. The Architectural Review Board for Deer Run had very favorable comments about this home. The ARB email has been provided. The new home design will integrate the natural contours of the land and include numerous windows. The requested variance design elements are becoming more popular and there are numerous examples of design elements in Dublin in newer commercial and multi-family projects represented in Bridge Park, Tuller Flats, Riverside Methodist, MAG Family of automobile dealerships, Dublin Library. This home was designed by Keith Hake of Hake Residential Planner who also designed a similar home

located at 7118 Dublin Rd. which went through the same variance process and was granted the variance.

II. PLANS & STATEMENTS

- **SCALED SITE PLANS-** Submitted
- **DENIED CERTIFICATE OF COMPLIANCE-** None
- **Please explain how the special circumstances of conditions that are peculiar to this land or structure that are NOT applicable to other properties or structures in the zoning district**

Applicant intends to build a home integrating modern design elements. The distance, heavily wooded with mature trees and topography create natural barrier between adjacent lots. The size of the lot is larger than most in the zoning district and the proposed home will complement the current landscape.

- **Please explain how the special conditions are NOT a result of the applicant's actions or inactions.**

Not Applicable

- **If the proposed variance were granted, explain how the variance will NOT cause a substantial adverse effect to the property or improvements in the vicinity or materially impair the intent and purposes of the requirements in the Dublin Zoning Code.**

These design features are representative of "Minimalistic" Modern Style homes and there will be no adverse effects to existing residents.

- **If the proposed variance were granted, explain whether there would be any special privileges conferred on the property owner that are denied by the Zoning Code to other properties or structures in the same zoning district.**

There are none. In fact a similar style home located at 7118 Dublin Rd. had the same variance approved as we are requesting.

- **Please explain how the proposed variance is not where the specific conditions of property are general and recurrent to make the formation of a general regulation for those conditions reasonably practical.**

These are design elements with no recurring implications.

- **Please explain how the variance would NOT adversely affect the delivery of governmental services.**

No Services will be adversely affected related to the requested design elements.

- **Please explain how the practical difficulty could be eliminated by some other method, even if the solution is less convenient or more costly to achieve.**

There is no practical difficulty associated with these design elements.



Kevin Koch <kevin@corinthianfinehomes.com>

Deer Run Architectural Review Committee APPROVAL for 4600 Deer Run

1 message

David Herman <david@herman-construction.com>

Fri, Nov 18, 2022 at 11:43 AM

To: Kevin Koch <kevin@corinthianfinehomes.com>

From: George Bennett <gbennett@talismancp.com>

Sent: Thursday, August 18, 2022 3:43 PM

To: David Herman <david@herman-construction.com>

Cc: Bob Walter <rwalter@talismancp.com>; David Bullock - Nau & Bullock Architects (david@naubull.com) <david@naubull.com>

Subject: RE: 4600 Deer Run: Drawings attached for ARC Review

David:

We've provided your drawings (delivered to us on 08/17/22) to ARC's consulting architect (David Bullock). His feedback to ARC was very positive , and complimentary to you and

your architect. Based upon this feedback and our review of your submission, the Deer Run ARC has **approved** the submission, subject to your ongoing compliance with the Deer Run Design Guidelines, including the following specific requests:

1. There are two major exterior wall materials used on this home...brick and vertical siding. The color of both materials will be important to the success of the design, so we will want you to submit an exterior material palette prior to installation. Our understanding is that the brick will be a pre-finished dark color, so we'd like David Bullock to see an actual sample (along with a sample color chip for the siding). In the 3D rendering you provided, the color underneath the soffit overhang is lighter than the vertical siding....we agree it's a good idea to differentiate the two, but please include a color chip illustrating this contrast for ARC approval.
2. We will also want to review/approve your landscape plan, which should be submitted for approval prior to construction.

All in all, we believe this is a successful design and should be commended. Let me know if you have questions.

Thanks.

George H. Bennett, Jr.

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From: David Herman <david@herman-construction.com>
Sent: Wednesday, August 17, 2022 10:35 AM
To: George Bennett <gbennett@talismancp.com>
Subject: 4600 Deer Run: Drawings attached for ARC Review

Hi George: