



Mayor Michael B. Coleman

BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: # 13310-00000 - 00230

Date Received: _____

Commission/Group: _____

Existing Zoning: _____ Application Accepted by: _____

Comments: _____

HF *PARISID*

APR 10 2013

BUILDING & ZONING SERVICES

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

Variance Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.
A variance from Sections 3320.19 (B) (3) and (4), to permit a single family home on lot 408 at Haydens Crossing to be configured so as to be less than 50% build out / setback requirement and not be parallel to the chord of a curved street in a neighborhood center and neighborhood edge district.

LOCATION

1. Certified Address Number and Street Name 5272 Wabash River Street

City Dublin State Ohio Zip 43016

Parcel Number (only one required) 010-291578

APPLICANT: (IF DIFFERENT FROM OWNER)

Name _____

Address _____ City/State _____ Zip _____

Phone # _____ Fax # _____ Email _____

PROPERTY OWNER(S):

Name Dominion Homes, Inc.

Address 4900 Tuttle Crossing Blvd. City/State Dublin Zip 43016

Phone # 614-356-5000 Fax # 614-356-6460 Email speck@dominionhomes.com

Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name _____

Address _____ City/State _____ Zip _____

Phone # _____ Fax # _____ Email: _____

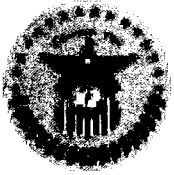
SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE _____

PROPERTY OWNER SIGNATURE Stan Peck For Dominion Homes, Inc.

ATTORNEY / AGENT SIGNATURE _____

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

13310-00000-00230
5272 WABASH RIVER
STREET

One Stop Shop Zoning Report Date: Tue May 7 2013

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 5272 WABASH RIVER ST COLUMBUS, OH

Mailing Address:

Owner: DOMINION HOMES INC

Parcel Number: 010291578

ZONING INFORMATION

Zoning: Z09-003, Neighborhood Edge, NE
effective 8/5/2009, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

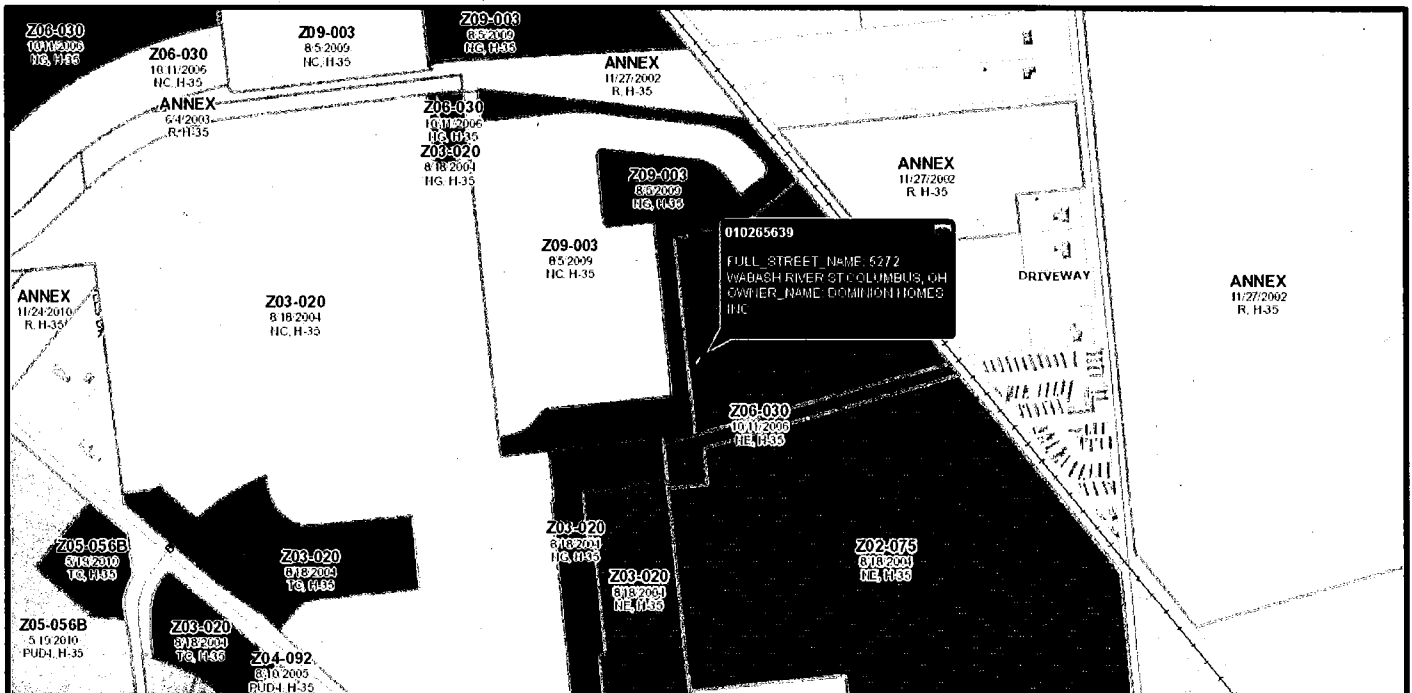
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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13310-00000-00230
5272 WABASH RIVER
STREET

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Steve Peck for Dominion Homes, Inc.

of (1) MAILING ADDRESS 4900 Tuttle Crossing Blvd. Dublin, Ohio 43016

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

(4) Dominion Homes, Inc.

AND MAILING ADDRESS

4900 Tuttle Crossing Blvd.

Dublin, Ohio 43016

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Steve Peck for Dominion Homes Inc.

(614) 356-5833

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) N/A

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

(7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

(8) Steve Peck

Subscribed to me in my presence and before me this 9th day of APRIL, in the year 2013

SIGNATURE OF NOTARY PUBLIC

(8) Kelly S. Homan

My Commission Expires:



KELLY S. HOMAN

NOTARY PUBLIC, STATE OF OHIO

MY COMMISSION EXPIRES MARCH 26, 2012

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STATEMENT OF HARDSHIP

13310-00000-00230
5272 WABASH RIVER
STREET

APPLICATION # _____

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

See attached

Signature of Applicant

Date

4.9.13

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ATTACHMENT A
Statement of Hardship

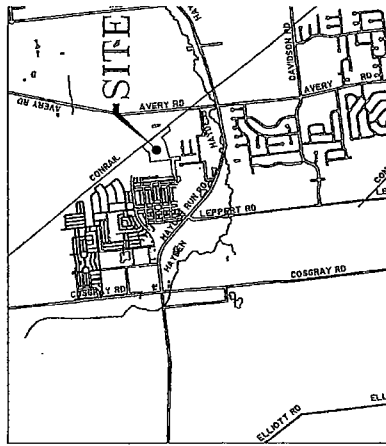
13310-00000-00230
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STREET

This variance application is submitted by Dominion Homes, Inc with respect to a proposed single family building, identified as lot 408 on the attached drawing(s), to be built within Dominion's Haydens Crossing community located on Avery Road.

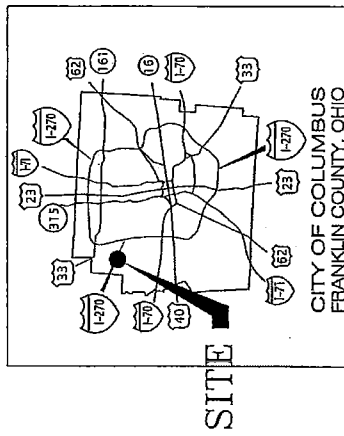
The building is located and situated such that it fronts on and oriented to a roadway, green space or part of both. It has been situated on the plan and drawings such that the front façade of the building is accented and the most visible part of the building is viewed from the street. A Regulating Plan, Preliminary Plat, and Final Plat for this development have been approved with the roadway configuration as shown on the drawings which would anticipate the building constructed and oriented in the manner shown. The intent of the placement of the building is to have the front of the building be as close as possible to being parallel with the front building setback line of the roadway. However, in case where the roadway incorporates a curve for design enhancement and due to site constraints, it is not possible to construct the building such it is exactly parallel to the building line.

The requested variance will allow Dominion Homes to construct this home as it was anticipated and intended on the Regulating Plan, Preliminary Plat, and Final Plat. No parties shall be injuriously affected by the contemplated placement of the building, and in fact the community and surrounding areas should benefit from the design approach which has been taken.

ASSIGNMENT OF SUBDIVISION ADDRESSES WITHIN THE CITY OF COLUMBUS, OHIO



REFERENCE MAP
 OTHER MAP REFERENCES
 CITY LAND USE MAP: 9-C
 GIS FACET NUMBER: 178107500



HOUSE NUMBERS SHOWN ON ATTACHED
 PLATE ARE CERTIFIED FOR SECURING
 OF BULGING & UTILITY PERMITS

Issued by: *[Signature]* Date: 8/24/2
 PATRICIA A. AUSTIN P.E., ADMINISTRATOR
 DIVISION OF PLANNING AND OPERATIONS
 109 N. FRONT ST.
 COLUMBUS, OH. 43215

ADDRESS FILE NUMBER - 04-075

DEVELOPED BY: DOMINION HOMES
 ENGINEERING CONSULTANT: E. M. H. & T
HAYDENS CROSSING
SECTION 8
 ORIGINAL PARCEL NUMBER: N/A
 DRAWN BY: LOM CHECKED BY: AC



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 5272 WABASH RIVER
 STREET

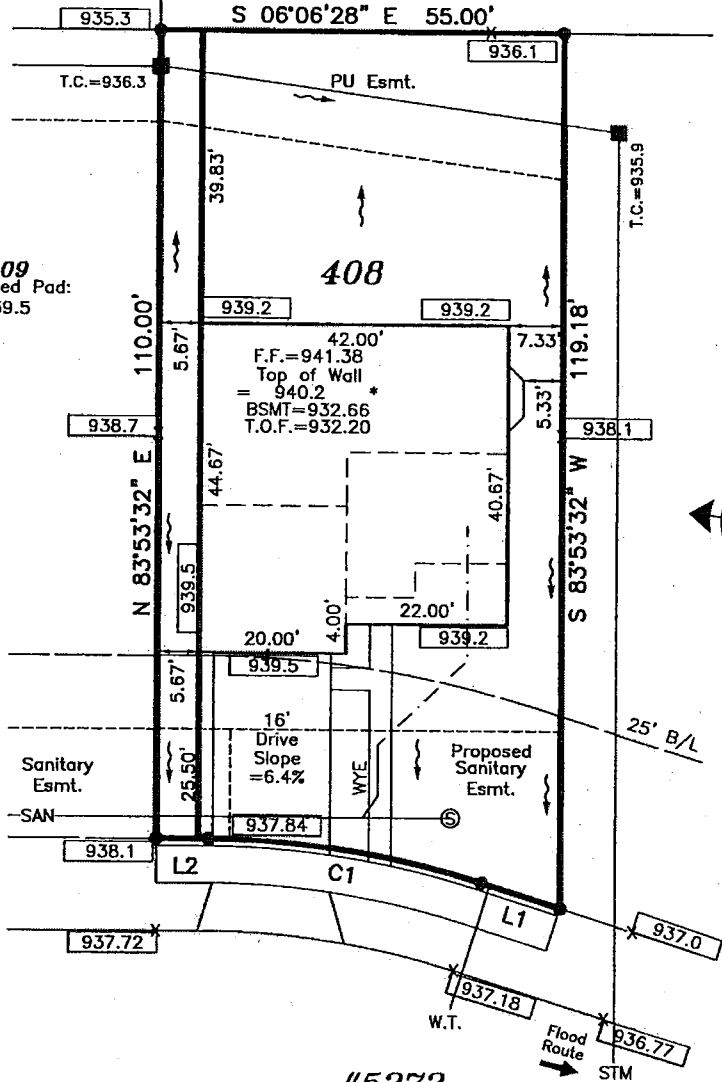
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	17°38'27"	123.00'	37.87'	N 02°42'45" E	37.72'
LINE	BEARING	DISTANCE			
L1	N 11°31'59" E	11.20'			
L2	N 06°06'28" W	7.05'			

411
Proposed Pad:
939.3

424
Proposed Pad:
936.9

409
Proposed Pad:
939.5

407
Proposed Pad:
938.6



#5272
Wabash River Street (48' R/W)

Note: Field modifications may be necessary regarding erosion and sediment control.
Soil Class = Type 2
Note: Soil information was taken from County Soil Survey.



LOT: 408
Haydens Crossing
Section 8, Part 1
City of Columbus
for

*Stabilized Construction Entrance

Lot Area =	0.142 Acres
Lot Area =	6201 Sq. Feet
Structure Area =	1788 Sq. Feet
Lot Coverage =	28.8 %
Sod Area =	460 Sq. Yards
Driveway Area =	48 Sq. Yards
Approach/Walk (6") =	198 Sq. Feet
Sidewalk Area =	195 Sq. Feet
Sanitary Lateral =	35 +/- Feet
Service Walk Area =	114 Sq. Feet

Zoning Officer Approval Date:
Lot No. 408 lies within Zone(s) X as designated on the FIRM Map No. 39049C0133K dated 6/17/08

*Elevations are per Dominion Homes.

Revisions	
▲	3/7/13: Revised House Location
▲	
▲	
▲	

Oakhurst +2 4663
DR'N dg
CH'D
JOB 2812139



Scale: 1"=20' February, 2013

1600 Lake Shore Drive
Columbus, Ohio 43204
PHONE: (614) 486-4383
FAX: (614) 486-4387

Stantec

Note: Only a signature in Blue Ink shall be considered an original.

[Signature]
Professional Surveyor No/ S-8053



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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION: **13310-00000-00230**
5272 WABASH RIVER STREET

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Steve Peck
of (COMPLETE ADDRESS) 4900 Tuttle Crossing Blvd. Dublin, Ohio 43016

deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
Dominion Homes, Inc.	4900 Tuttle Crossing Blvd. Dublin, Ohio 43016

SIGNATURE OF AFFIANT *Steve Peck*

Subscribed to me in my presence and before me this 9th day of APRIL, in the year 2013

SIGNATURE OF NOTARY PUBLIC *Kelly S. Homan*

My Commission Expires: MARCH 29, 2017



KELLY S. HOMAN
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES MARCH 29, 2017

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