



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: # 14310-00000-00297
Date Received: 8 MAY 2014
Commission/Civic: N/A
Existing Zoning: _____ Application Accepted by: [Signature] Fee: \$ 320-
Comments: _____

TYPE(S) OF ACTION REQUESTED (Check all that apply)

Variance Special Permit

Indicate what the proposal is and list applicable code sections.

A VARIANCE FROM SECTIONS 3320.19 (B)(3) AND (4) TO PERMIT HOME ON LOT 242 AT VILLAGE AT HILLIARD RUN CONFIGURED SO THAT LESS THAN 40% SETBACK REQUIREMENT AND NOT BE PARALLEL TO THE CHORD OF A CURVED STREET IN NEIGHBORHOOD GENERAL, AS WELL AS ELIMINATE REQUIREMENT $\frac{1}{2}$ IN BUILDING STANDARDS TABLE RECOMMENDING AN INCREASE IN LOT WIDTH AT 3 TO 1 RATIO ON LOTS LESS THAN THE REQ. DEPTH IN NEIGHBORHOOD LOCATION GENERAL.

1. Certified Address Number and Street Name 5706 ALLIANCE WAY
City COLUMBUS State OHIO Zip 43228
Parcel Number (only one required) 560-292346

APPLICANT: (IF DIFFERENT FROM OWNER)

Name _____
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email _____

PROPERTY OWNER(S):

Name DOMINION HOMES, INC.
Address 4906 TUTTLE CROSSING BLVD City/State DUBLIN OHIO Zip 43016
Phone # 614-356-5000 Fax # 614-356-6460 Email SPECK @ DOMINION HOMES, INC.
 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 [Signature] 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

14310-00000-00297
5706 ALLIANCE WAY



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Thu May 29 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 5702 ALLIANCE WAY COLUMBUS, OH

Mailing Address:

Owner: DOMINION HOMES INC

Parcel Number: 560292346

ZONING INFORMATION

Zoning: Z04-040, Neighborhood General, NG
effective 12/22/2004, Height District H-35

Board of Zoning Adjustment (BZA): 07310-00000-00048

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: Hellbranch

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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AFFIDAVIT

14310-00000-00297
5706 ALLIANCE WAY

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
AND MAILING ADDRESS

(4) DOMINION HOMES, INC.
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) NONE

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 8th day of MAY, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) Kelly S. Homan
MARCH 29, 2017

My Commission Expires:



KELLY S. HOMAN
NOTARY PUBLIC, STATE OF OHIO
PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
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My Commission Expires MARCH 29, 2017
Please make all checks payable to the Columbus City Treasurer

ATTACHMENT A
Statement of Hardship

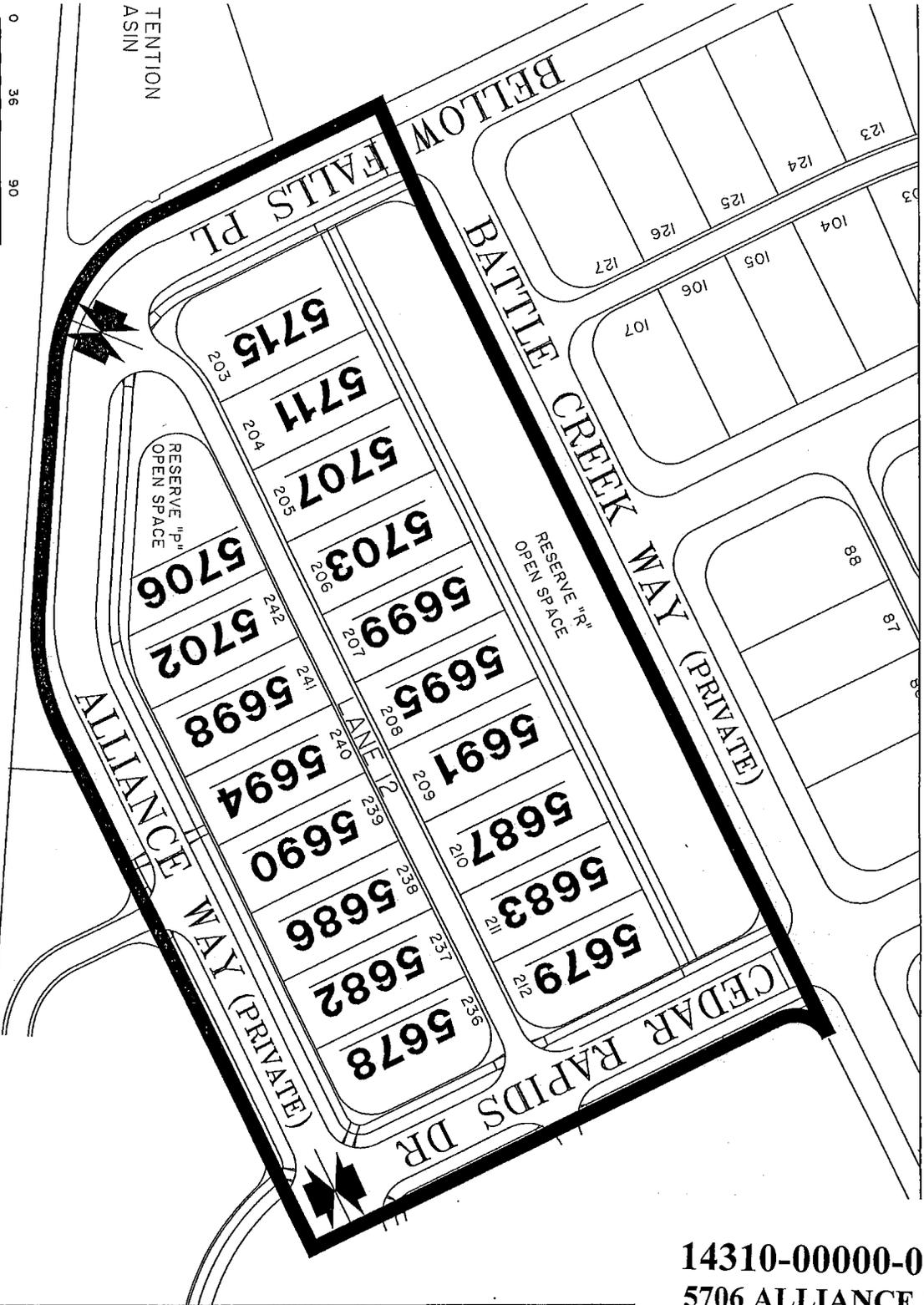
14310-00000-00297
5706 ALLIANCE WAY

This variance application is submitted by Dominion Homes, Inc. with respect to a proposed single family building, identified as lot 242 on the attached drawing(s), to be built within Dominion's Village at Hilliard Run community located on Renner 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 plans 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 Regulated Plan, Preliminary Plat and Final Plat for this development has 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 lot depth on the left side is requiring additional width to the lot. Like the frontage requirement this lot has been through final platting which has been recorded to date.

The requested variance will allow Dominion Homes to construct this home as it was anticipated and intended on the Regulated 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 which has been taken.

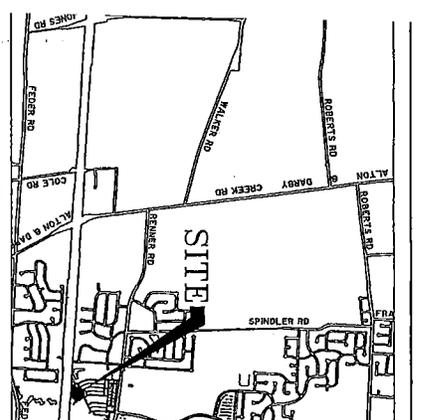
ASSIGNMENT OF SUBDIVISION ADDRESSES WITHIN THE CITY OF COLUMBUS, OHIO



INTERSTATE 70

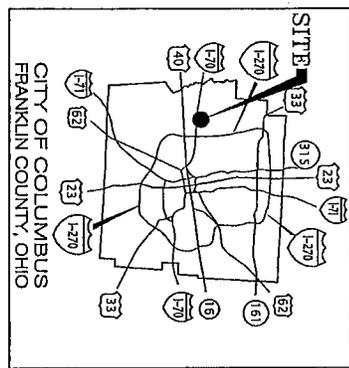
RESERVE L

14310-0000-00297
 5706 ALLIANCE WAY



OTHER MAP REFERENCES

CITY LAND USE MAP:	25-D
GIS FACET NUMBER:	178357200



CERTIFIED HOUSE NUMBER:
 HOUSE NUMBERS SHOWN ON ATTACHED PLATE ARE CERTIFIED FOR SECURING OF BUILDING & UTILITY PERMITS

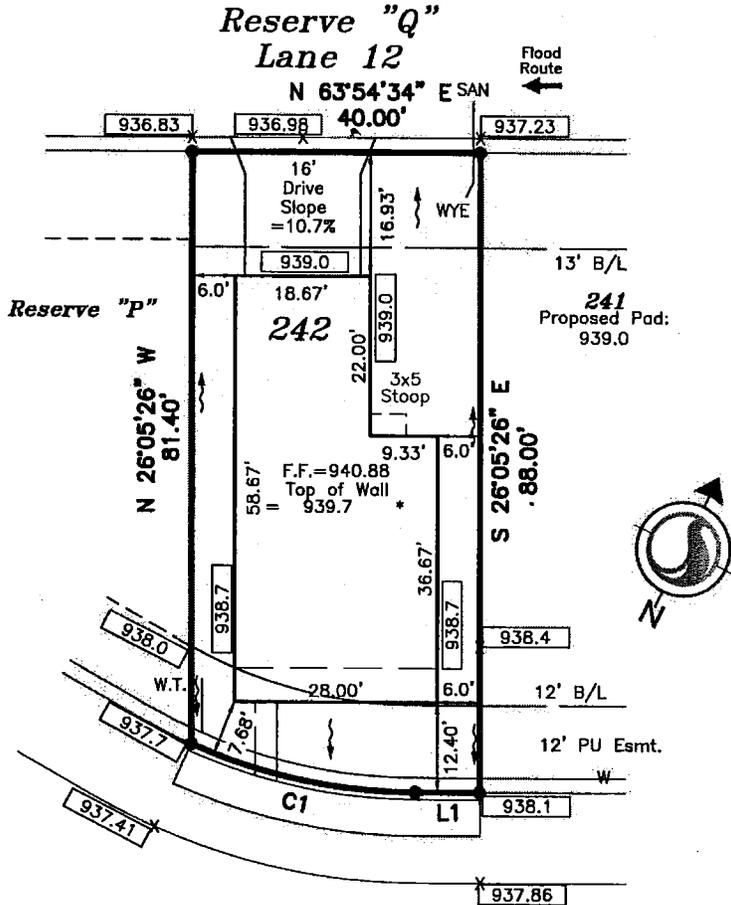
Issued by *Oliver C. Myers* Date 7/17/11
 PATRICIA A. AUSTIN P.E., ADMINISTRATOR
 DIVISION OF PLANNING AND OPERATIONS
 109 N. FRONT ST.
 COLUMBUS, OH. 43215

ADDRESS FILE NUMBER - 05-008

DEVELOPED BY:	DOMINION HOMES
ENGINEERING CONSULTANT:	STANTEC CONSULTING SERVICE
VILLAGE AT HILLARD RUN	
SECTION 2	
ORIGINAL PARCEL NUMBER:	N/A
DRAWN BY:	LOM/AC
CHECKED BY:	JPR

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	24°02'56"	76.00'	31.90'	S 75°56'02" W	31.67'
LINE	BEARING	DISTANCE			
L1	S 63°54'34" W	9.03'			

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5706 ALLIANCE WAY



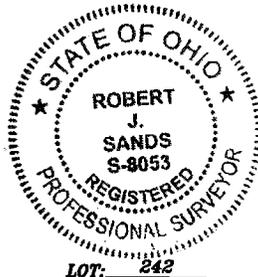
#5702
Alliance Way (48' R/W)
Reserve "Q"
Flood Route ←

Note: Field modifications may be necessary regarding erosion and sediment control.

Soil Class = Type 2
Note: Soil information was taken from County Soil Survey.

Zoning Officer Approval _____ Date: _____
Lot No. 242 lies within Zone(s) X as designated on the FIRM Map No. 39049C0281K dated 6/17/08

*Elevations are per Dominion Homes.



Village at Hilliard Run
Section 2
Plat Book 116, Page 8
City of Columbus
for



Scale: 1"=20' April, 2014

*Stabilized Construction Entrance

Lot Area =	0.079 Acres
Lot Area =	3453 Sq. Feet
Sod Area =	230 Sq. Yards
Driveway Area =	35 Sq. Yards
Sidewalk Area =	212 Sq. Feet
Service Walk Area =	32 Sq. Feet



1500 Lake Shore Drive, Suite 100
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

Reston F863
DR'N dq
CH'D
JOB 2812133



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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: **14310-00000-00297**
5706 ALLIANCE WAY

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
<u>DOMINIAL HOMES, INC.</u>	<u>4900 TUTTLE CROSSING BLVD DUBLIN, OHIO 43016</u>

SIGNATURE OF AFFIANT

Steve Peck

Subscribed to me in my presence and before me this 8th day of May, in the year 2014

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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