



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: # 14310-00000-00298
Date Received: 2 MAY 2014
Commission/Civic: N/A
Existing Zoning: _____ Application Accepted by: JF Fee: \$960-
Comments: (3 LOTS)

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 A SINGLE FAMILY HOME ON LOTS 388, 389 AND 390 AT THE VILLAGE AT ALBANY 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 EDGE DISTRICT.

LOCATION

1. Certified Address Number and Street Name 5159, 5161, 5115 PITTSFORD DRIVE
City WESTERVILLE State OHIO Zip 43081
Parcel Number (only one required) 010-293165

APPLICANT: (IF DIFFERENT FROM OWNER)

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

PROPERTY OWNER(S):

Name DOMINION HOMES, INC.
Address 1900 TUTTLE CROSSING BLVD City/State DUBLIN, OHIO 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 Puck DOMINION HOMES, INC.
ATTORNEY / AGENT SIGNATURE _____

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
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Please make all checks payable to the Columbus City Treasurer



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

14310-00000-00298

5759, 5767, 5775

PITTSFORD DRIVE

One Stop Shop Zoning Report Date: Thu May 29 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 5767 PITTSFORD DR COLUMBUS, OH 43081

Mailing Address:

Owner: DOMINION HOMES INC

Parcel Number: 010293165

ZONING INFORMATION

Zoning: Z09-038, Neighborhood Edge, NE
effective 5/12/2010, 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: CV09-032

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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5759, 5767, 5775

PITTSFORD DRIVE

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 TUTTUE 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 TUTTUE 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

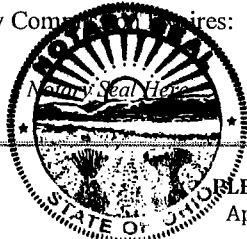
Subscribed to me in my presence and before me this 8th day of MAY, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8)

Kelly S. Homan
MARCH 19, 2017

My Commission Expires:



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

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STATEMENT OF HARDSHIP

14310-00000-00298

5759, 5767, 5775

PITTSFORD DRIVE

APPLICATION #

298

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

Alan Penn

Date

5.7.14

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ATTACHMENT A
Statement of Hardship

14310-00000-00298
5759, 5767, 5775
PITTSFORD DRIVE

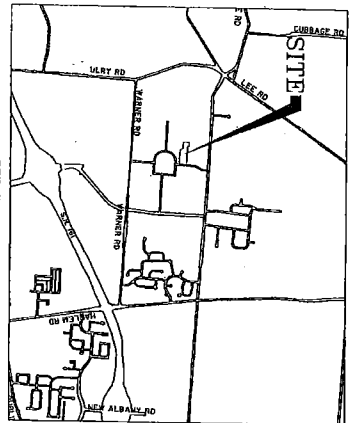
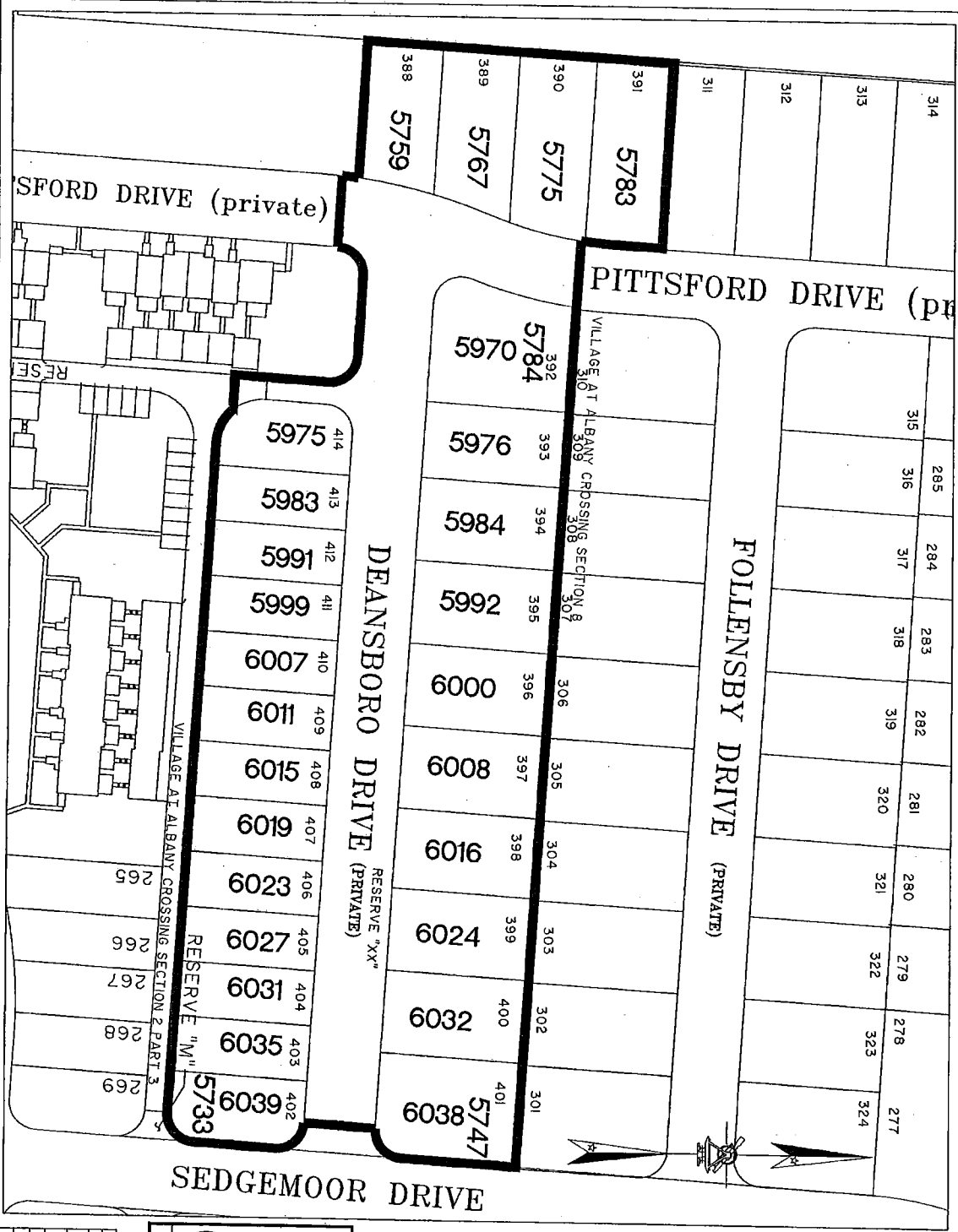
This variance application is submitted by Dominion Homes, Inc. with respect to a proposed single family building, identified as lots 388, 389, and 390 on the attached drawing(s), to be built within Dominion's Village at Albany Crossing community located on Hamilton Road.

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.

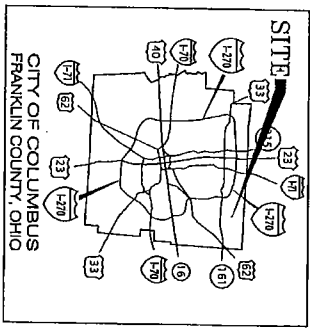
The requested variance will allow Dominion Homes to construct this home as it was anticipated and intended on the Regulated Plan, Preliminary Plat and Final Plat. No parties shall be injuriously affected by the contemplated placement of the building, and in fact, the community and surrounding areas should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

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5759, 5767, 5775
PITTSFORD DRIVE

ASSIGNMENT OF SUBDIVISION ADDRESSES WITHIN THE CITY OF COLUMBUS, OHIO



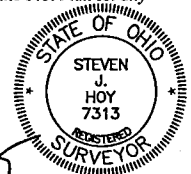
OTHER MAP REFERENCES	
CITY LAND USE MAP:	6-C
GIS FACET NUMBER:	18685/625



Issued by *Patricia A. Austin P.E.* Date 11/13/2013
HOUSE NUMBERS SHOWN ON ATTACHED
PLAT ARE CERTIFIED FOR RECORDING
OF BUILDING & UTILITY PERMITS
PATRICIA A. AUSTIN P.E., ADMINISTRATOR
DIVISION OF PLANNING & OPERATIONS
50 W. GAY STREET
COLUMBUS, OH. 43216
ADDRESS FILE NUMBER - 04-046

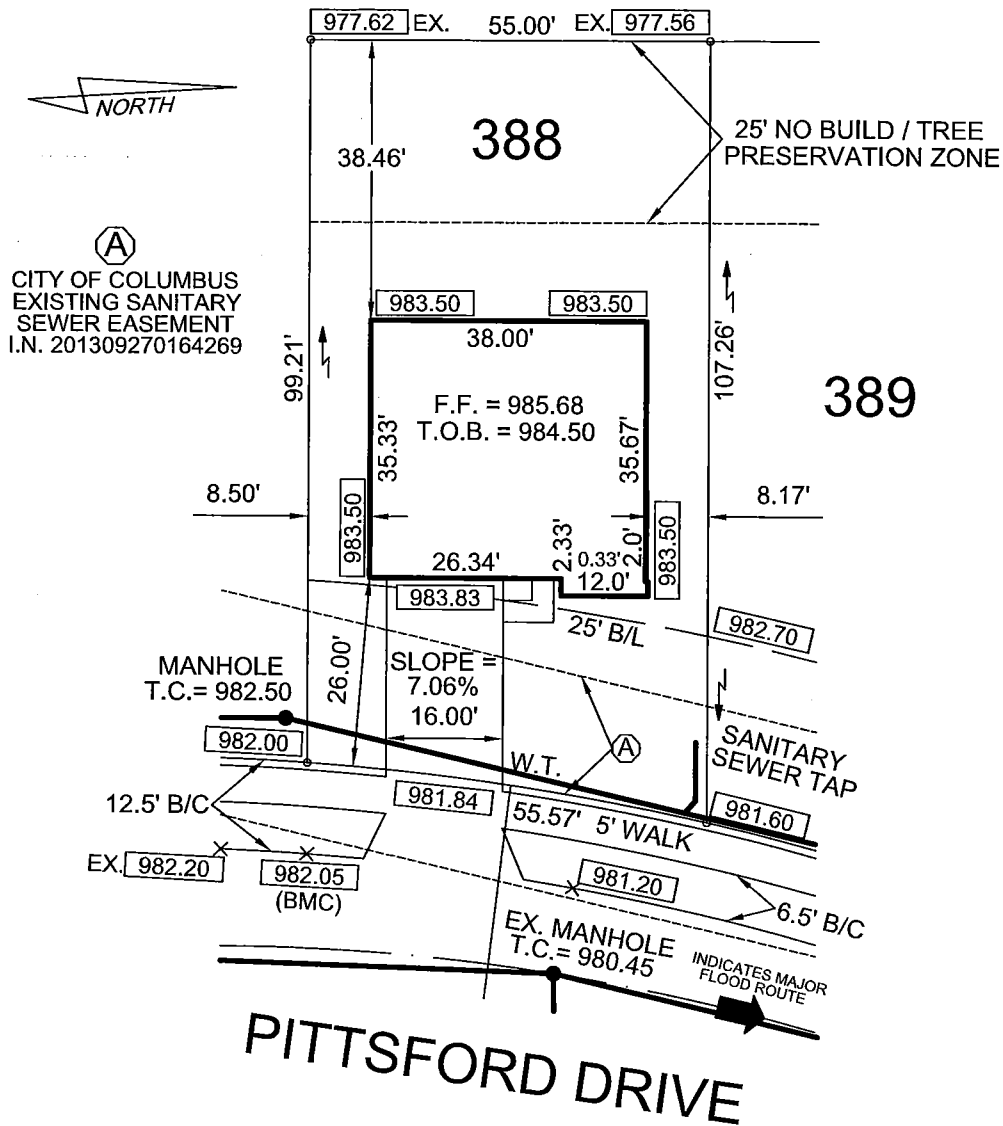
DEVELOPED BY:	DOMINION HOMES, INC.
ENGINEERING CONSULTANT:	EXACT
VILLAGE AT ALBANY CROSSING	
SECTION 10	
ORIGINAL PARCEL NUMBER:	N/A
DRAWN BY: CCS	CHECKED BY: AC

By



ORDER NO.

FOR DOMINION HOMES HOUSE STYLE CARLISLE H816
LOT/SUBDIVISION 388 VILLAGE AT ALBANY CROSSING SECTION 10 CITY OF COLUMBUS
SCALE 1" = 20' PB. 116 PG. 83 DATE 05-02-14 DRN. AB CK. S/JH CO. OF FRANKLIN
FLOOD ZONE X COMM. PANEL 39049C PAGE 0201K DATE 06-17-08
MINIMUMS R 24' S 5'



SOIL CLASS = TYPE 2

NOTE: SOIL INFORMATION WAS DERIVED
FROM COUNTY SOIL SURVEY.

ZONING OFFICER APPROVAL

DATE _____

PLOT PLAN

We hereby certify that the foregoing **PLOT PLAN** was prepared from information provided by the Client and data obtained from Engineered Subdivision Plan. This Plot Plan is to be used by the Client for the sole purpose of obtaining a **building permit**. The use of the Plot Plan for any other purpose is not permitted.

LOT CALCULATION INFORMATION IS FOR ESTIMATE PURPOSES ONLY AND SHOULD BE VERIFIED BY THE CONTRACTOR OR BUILDER.					
LOT AREA	5638	SQ. FT.	SERVICE WALK	30	SQ. FT.
LOT AREA	0.1294	ACRES	MANHOLE TO LATERAL	85	FEET
SOD AREA	452	SQ. YARDS	SANITARY LATERAL	24	FEET
DRIVE AREA	50	SQ. YARDS	DECK FIT	YES <input type="checkbox"/>	NO <input type="checkbox"/>
APPROACH/WALK (6")	205	SQ. FT.			
PUBLIC WALK	197	SQ. FT.			

By





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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 # 14310-00000-00298

STATE OF OHIO
COUNTY OF FRANKLIN

5759, 5767, 5775
PITTSFORD DRIVE

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 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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