CITY OF COLUMBUS
DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report  Date: Thu Jun 4 2015
General Zoning Inquiries: 614-645-8637

SITE INFORMATION
Address: 6176 ASHTEAD DR COLUMBUS, OH
Mailing Address: 2375 N GLENVILLE DR
RICHARDSON, TX 75082

Owner: SIGLER AMBER L CAPLAN TOD
Parcel Number: 010265536

ZONING INFORMATION
Zoning: Z00-018D, Neighborhood General, NG
effective 7/23/2007, 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 Environments: N/A

PENDING ZONING ACTION
Zoning: N/A
Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A
Graphic Commission: N/A
Type(s) of Action Requested (Check all that apply):
- [X] 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 single family homes on lots listed on
Attachment B and shown on the attached plat maps of
Haydens Crossing to be configured so as to be less than 30% build out/setback requirement and not to be
parallel to the chord of a curved street in a neighborhood center and edge district.

Location
Certified Address: 5710 Passage Creek Dr.  City: Dublin  Zip: 43016
Parcel Number (only one required):  010-265636-00

Applicant (If different from Owner):
Applicant Name: __________________________ Phone Number: __________________________ Ext.: __________________________
Address: __________________________ City/State: __________________________ Zip: __________________________
Email Address: __________________________ Fax Number: __________________________

Property Owner(s)  [ ] Check here if listing additional property owners on a separate page
Name: Pulte Homes of Ohio LLC  Phone Number: 614-376-1082  Ext.: __________________________
Address: 4900 Tuttle Crossing Blvd  City/State: Dublin, OH  Zip: 43016
Email Address: Stephen.Peck@Pulte.com  Fax Number: 614-761-1330

Attorney / Agent (Check one if applicable):  [ ] Attorney  [ ] Agent
Name: __________________________ Phone Number: __________________________ Ext.: __________________________
Address: __________________________ City/State: __________________________ Zip: __________________________
Email Address: __________________________ Fax Number: __________________________

Signatures (All signatures must be provided and signed in blue ink)
Applicant Signature __________________________ Pulte Homes of Ohio LLC
Property Owner Signature __________________________
Attorney / Agent Signature __________________________
THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR
DEPARTMENT OF BUILDING
AND ZONING SERVICES

5710 PASSAGE CREEK DRIVE

Board of Zoning Adjustment Application
757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

AFFIDAVIT
STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Steve Peck for Pulte Homes of Ohio LLC
of (1) MAILING ADDRESS 4900 Tuttle Crossing Blvd., Dublin, OH 43016
deposes 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 application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and
Zoning Services, on (3)

(THE LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS

(4) Pulte Homes of Ohio LLC
4900 Tuttle Crossing Blvd.
Dublin, OH 43016

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

Steve Peck for Pulte Homes of Ohio LLC
614-376-1082

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 NAME
See Attached

(6a) PROPERTY ADDRESS

(6b) PROPERTY OWNER MAILING ADDRESS

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

(8) SIGNATURE OF AFFIANT

(Please print) Pulte Homes of Ohio LLC

Sworn to before me and signed in my presence this 18th day of 2015 in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC

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 checks payable to the Columbus City Treasurer

Notary Seal Here

My Commission Expires August 31, 2016
STATEMENT OF HARDSHIP

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. Special circumstances or conditions apply to the subject property that do not apply, generally, to other properties in the same zoning district.
2. The special circumstances or conditions are not the result of the actions of the property owner or applicant.
3. 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. 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 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 Attachment A

______________________________________________

Signature of Applicant  

Date 5.18.15

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 checks payable to the Columbus City Treasurer
ATTACHMENT A

Statement of Hardship

This variance application is submitted by Pulte Homes of Ohio LLC with respect to a proposed single family and townhouse lots, identified as lots listed on Attachment B and on the attached drawing(s), to be built within Pulte Homes of Ohio LLC's Haydens Crossing community located on Avery Road.

The buildings are 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 Pulte Homes of Ohio LLC 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.
Attachment B
Village at Hayden’s Crossing – Sections 12, 13, & 14
Lots for Variance Request

<table>
<thead>
<tr>
<th>Section 12</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>570</td>
<td>573</td>
<td></td>
<td></td>
</tr>
<tr>
<td>571</td>
<td>574</td>
<td></td>
<td></td>
</tr>
<tr>
<td>572</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Section 13</th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>575</td>
<td>629</td>
<td>611</td>
<td>580</td>
<td>585</td>
</tr>
<tr>
<td>576</td>
<td>626</td>
<td>610</td>
<td>581</td>
<td></td>
</tr>
<tr>
<td>577</td>
<td>627</td>
<td>607</td>
<td>582</td>
<td></td>
</tr>
<tr>
<td>578</td>
<td>628</td>
<td>608</td>
<td>583</td>
<td></td>
</tr>
<tr>
<td>579</td>
<td>612</td>
<td>609</td>
<td>584</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Section 14</th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>645</td>
<td>660</td>
<td>675</td>
<td>690</td>
<td>705</td>
</tr>
<tr>
<td>646</td>
<td>661</td>
<td>676</td>
<td>691</td>
<td>706</td>
</tr>
<tr>
<td>647</td>
<td>662</td>
<td>677</td>
<td>692</td>
<td>707</td>
</tr>
<tr>
<td>648</td>
<td>663</td>
<td>678</td>
<td>693</td>
<td>708</td>
</tr>
<tr>
<td>649</td>
<td>664</td>
<td>679</td>
<td>694</td>
<td>709</td>
</tr>
<tr>
<td>650</td>
<td>665</td>
<td>680</td>
<td>695</td>
<td>710</td>
</tr>
<tr>
<td>651</td>
<td>666</td>
<td>681</td>
<td>696</td>
<td>711</td>
</tr>
<tr>
<td>652</td>
<td>667</td>
<td>682</td>
<td>697</td>
<td>712</td>
</tr>
<tr>
<td>653</td>
<td>668</td>
<td>683</td>
<td>698</td>
<td>713</td>
</tr>
<tr>
<td>654</td>
<td>669</td>
<td>684</td>
<td>699</td>
<td>714</td>
</tr>
<tr>
<td>655</td>
<td>670</td>
<td>685</td>
<td>700</td>
<td>715</td>
</tr>
<tr>
<td>656</td>
<td>671</td>
<td>686</td>
<td>701</td>
<td>716</td>
</tr>
<tr>
<td>657</td>
<td>672</td>
<td>687</td>
<td>702</td>
<td>717</td>
</tr>
<tr>
<td>658</td>
<td>673</td>
<td>688</td>
<td>703</td>
<td>718</td>
</tr>
<tr>
<td>659</td>
<td>674</td>
<td>689</td>
<td>704</td>
<td>719</td>
</tr>
</tbody>
</table>

Also see attached plats
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 # _______________________

STATE OF OHIO
COUNTY OF FRANKLIN

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

<table>
<thead>
<tr>
<th>NAME</th>
<th>COMPLETE MAILING ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pulte Homes of Ohio LLC - 4900 Tuttle Crossing Blvd., Dublin, OH 43016</td>
<td></td>
</tr>
</tbody>
</table>

SIGNATURE OF AFFIANT ________________________________
Pulte Homes of Ohio LLC

Sworn to before me and signed in my presence this 18th day of May, in the year 2015

SIGNATURE OF NOTARY PUBLIC ________________________________

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 checks payable to the Columbus City Treasurer