



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

Historic District: N/A

Board of Zoning Adjustment (BZA): N/A

Historic Site: No

Commercial Overlay: N/A

Council Variance: N/A

Graphic Commission: N/A

Flood Zone: OUT

Area Commission: N/A

Airport Overlay Environs: N/A

Planning Overlay: N/A

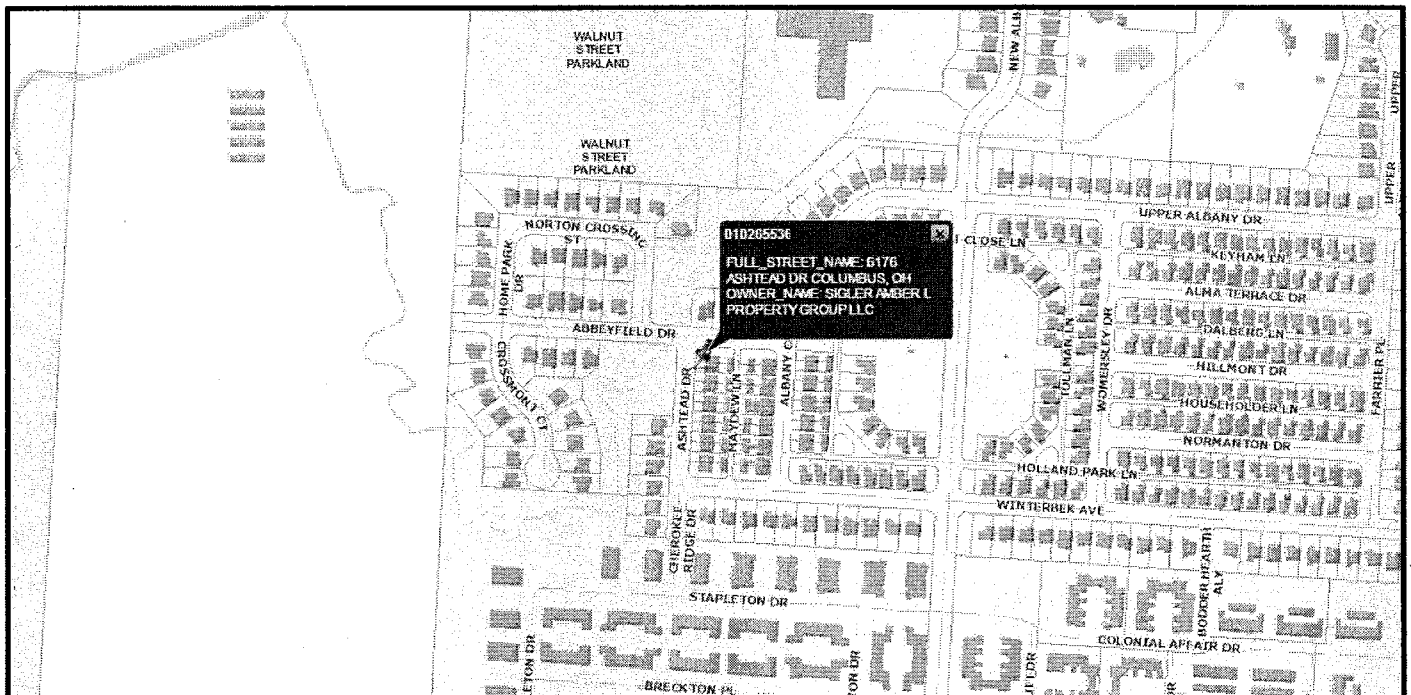
PENDING ZONING ACTION

Zoning: N/A

Council Variance: N/A

Board of Zoning Adjustment (BZA): N/A

Graphic Commission: N/A



5710 PASSAGE CREEK DRIVE

THE CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: BZA15-067 Date Received: 18 MAY 2015
Application Accepted by: [Signature] Fee: \$320
Commission/Civic:
Existing Zoning:
Comments:

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
PROPERTY OWNER SIGNATURE [Signature] Pulte Homes of Ohio LLC
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 checks payable to the Columbus City Treasurer

5710 PASSAGE CREEK DRIVE

THE CITY OF COLUMBUS MICHAEL B. COLEMAN, MAYOR

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

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)

(THIS 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:

Table with 3 columns: (6) PROPERTY OWNER NAME, (6a) PROPERTY ADDRESS, (6b) PROPERTY OWNER MAILING ADDRESS. Row 1: See Attached, blank, blank.

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

(8) SIGNATURE OF AFFIANT Steve Peck PULTE HOMES OF OHIO LLC

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

(8) SIGNATURE OF NOTARY PUBLIC [Signature]



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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 *Stan Pen*

Date 5.18.15

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5710 PASSAGE CREEK DRIVE

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.

5710 PASSAGE CREEK DRIVE

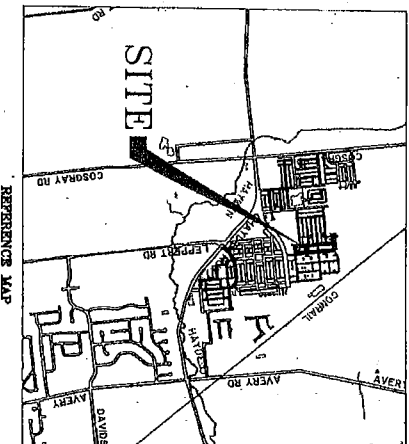
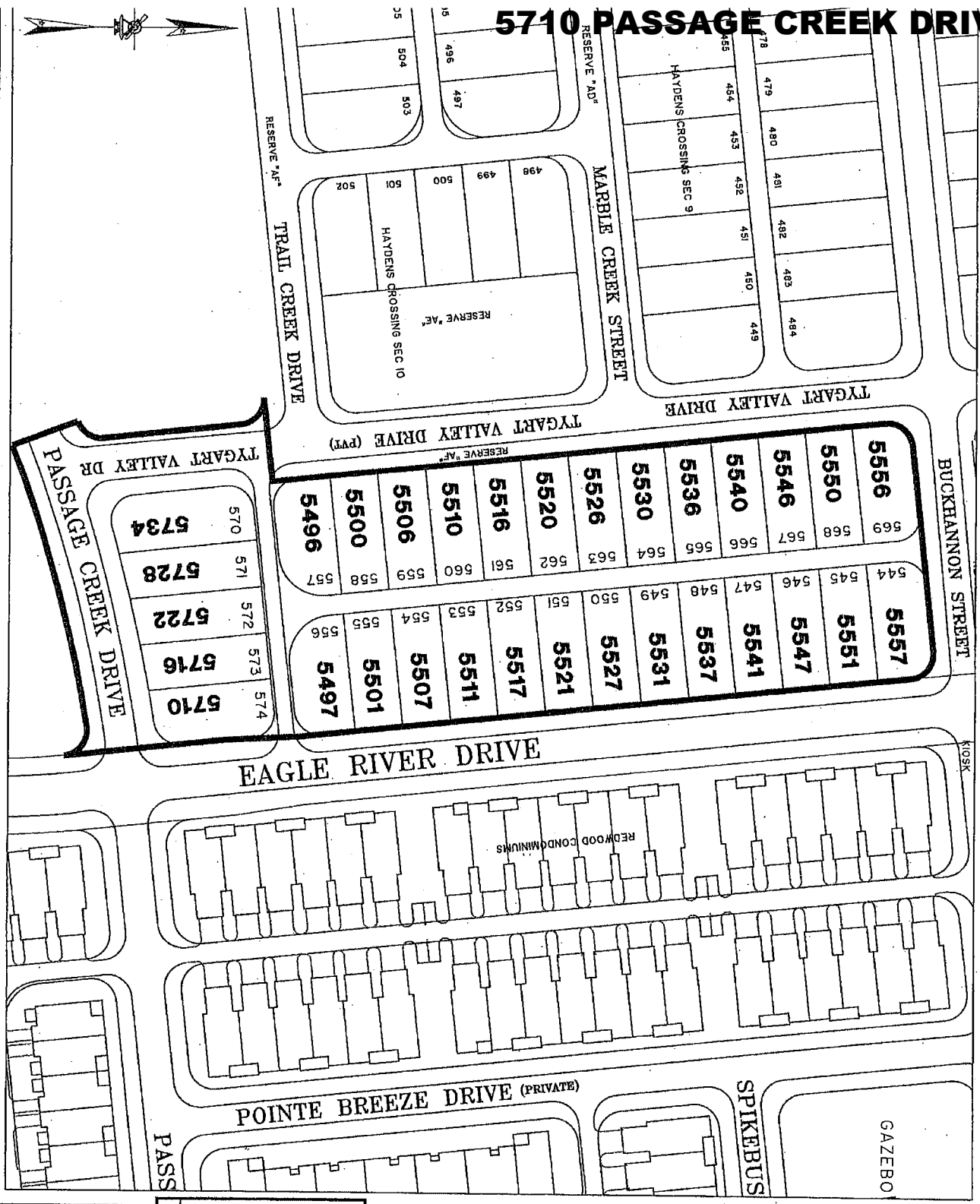
Attachment B
 Village at Hayden's Crossing – Sections 12, 13, & 14
 Lots for Variance Request

Section 12					
	570		573		
	571		574		
	572				
Section 13					
	575	629	611	580	585
	576	626	610	581	
	577	627	607	582	
	578	628	608	583	
	579	612	609	584	
Section 14					
645	660	675	690	705	720
646	661	676	691	706	721
647	662	677	692	707	722
648	663	678	693	708	723
649	664	679	694	709	724
650	665	680	695	710	725
651	666	681	696	711	726
652	667	682	697	712	727
653	668	683	698	713	728
654	669	684	699	714	729
655	670	685	700	715	730
656	671	686	701	716	
657	672	687	702	717	
658	673	688	703	718	
659	674	689	704	719	

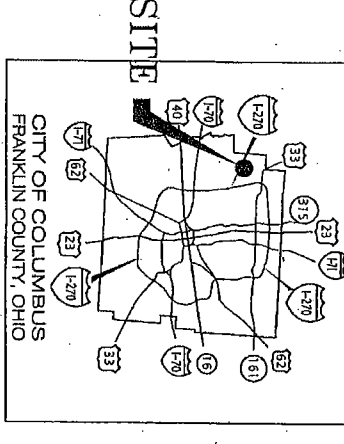
Also see attached plats

5710 PASSAGE CREEK DRIVE

ASSIGNMENT OF SUBDIVISION ADDRESSES WITHIN THE CITY OF COLUMBUS, OHIO



OTHER MAP REFERENCES
 CITY LAND USE MAP: 9-C
 GIS FACET NUMBER: 178357475



Issued by *[Signature]* Date 3/27/21
 JAMES D. YOUNG P.E., ADMINISTRATOR
 DIVISION OF INFRASTRUCTURE MANAGEMENT
 50 W. GAY STREET
 COLUMBUS, OH. 43215

Address Title Number - 04-075

DEVELOPED BY: PULTE HOMES OF OHIO LLC
 ENGINEERING CONSULTANT: E. M. H. & T.
HAYDENS CROSSING
SECTION 12

ORIGINAL PARCEL NUMBER: N/A
 DRAWN BY: AC
 CHECKED BY: PYS

Board of Zoning Adjustment Application

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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 # _____

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

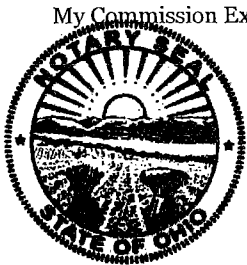
deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
Pulte Homes of Ohio LLC	- 4900 Tuttle Crossing Blvd., Dublin, OH 43016

SIGNATURE OF AFFIANT *Steve Peck* PULTE HOMES OF OHIO LLC

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

[Signature]
SIGNATURE OF NOTARY PUBLIC



My Commission Expires
KAREN K. SNIDER
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES AUGUST 31, 2016

Notary Seal Here

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