



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Thu Sep 24 2015

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 6117 SAUNDERS WAY COLUMBUS, OH

Mailing Address: Null

Null

Owner: M/I HOMES OF CENTRAL OHIO

Parcel Number: 010293452

ZONING INFORMATION

Zoning: Z09-004, Neighborhood Edge, NE

effective 5/18/2009, Height District H-35

Board of Zoning Adjustment (BZA): 09310-00000-00035

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



6117 SAUNDERS WAY
Board of Zoning Adjustment Application

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

BZA15-107

OFFICE USE ONLY

Application Number: BZA 15-107 Date Received: 24 SEP. 2015
Application Accepted by: IF Fee: \$ 320-
Commission/Civic: NORTHLAND C.C.
Existing Zoning: _____
Comments: _____

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

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

Based on the Traditional Neighborhood development (TND) Chapter 3320, Section 3320.19 - Private Buildings
Building Standards Table Frontage under Neighborhood Edge (NE) the house located on a lot is required to be
constructed so that a minimum of 30% of the house frontage, 12 feet, is within one foot of the building setback line.

LOCATION

Certified Address: 6117 Saunders Way City: Westerville Zip: 43081

Parcel Number (only one required): 010-293452-00

APPLICANT (If different from Owner):

Applicant Name: M/I Homes of Central Ohio Phone Number: (614) 418-8023 Ext.: _____

Address: 3 Easton Oval City/State: Columbus Zip: 43219

Email Address: JFRANCIS@MIHOMES.COM Fax Number: (614) 418-8317

PROPERTY OWNER(S) ☐ Check here if listing additional property owners on a separate page

Name: M/I Homes of Central Ohio Phone Number: (614) 418-8023 Ext.: _____

Address: 3 Easton Oval City/State: Columbus Zip: 43219

Email Address: JFRANCIS@MIHOMES.COM Fax Number: (614) 418-8317

ATTORNEY / AGENT (Check one if applicable): ☐ Attorney ☒ Agent

Name: EMH&T (Jeff Strung) Phone Number: (614) 775-4700 Ext.: _____

Address: 5500 New Albany Road City/State: Columbus Zip: 43054

Email Address: JSTRUNG@EMHT.COM Fax Number: (614) 775-4804

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE [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

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey Adam Strung

of (1) MAILING ADDRESS c/o EMH&T 5500 New Albany Road, Columbus, Ohio 43054

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 6117 Saunders Way, Westerville, Ohio 43081

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) M/I Homes of Central Ohio LLC

3 Easton Oval

Columbus, Ohio 43219

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

M/I Homes of Central Ohio LLC

(614) 418-8317

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

(5) Rocky Fork / Blacklick Accord NORTHLAND C.C.

c/o Christopher Lohr, City of Columbus

50 West Gay Street, Columbus, Ohio 43215

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

(6a) PROPERTY ADDRESS

(6b) PROPERTY OWNER MAILING ADDRESS

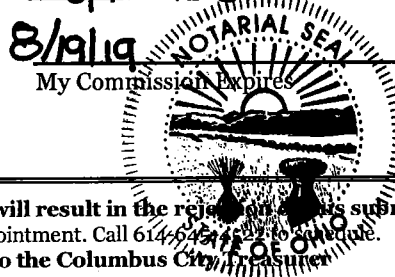
Please see attached

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

(8) SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 29th day of September in the year 2015

Tracy Lynn Foltz
(8) SIGNATURE OF NOTARY PUBLIC



TRACY LYNN FOLTZ
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
August 19, 2019

PLEASE NOTE: Incomplete information will result in the rejection of this submission.
Applications must be submitted by appointment. Call 614-645-7433 to schedule.
Please make checks payable to the Columbus City Treasurer.

STATEMENT OF HARDSHIP

APPLICATION #

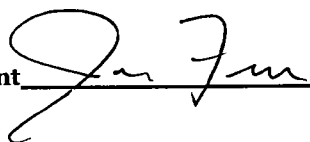
3307.09 Variances by Board.

- 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:

Please see attached.

Signature of Applicant



Date

9-24-15

Statement of Hardship

Based on the Traditional Neighborhood development (TND) Chapter 3320, Section 3320.19 – Private Buildings, Building Standards Table Frontage under Neighborhood Edge (NE) the house located on a lot is required to be constructed so that a minimum of 30% of the house frontage, 12 feet, is within one foot of the building setback line.

The applicant, M/I Homes of Central Ohio, is requesting a variance to allow 30% of the house frontage, 12 feet, to be located within two feet of the building setback line. The applicant feels that the request for the variance is unique for the following reasons;

- The lot is located on the outside of a curve which in itself creates a portion of the home not to be located on the building setback line.
- The existing sanitary sewer easement that is located within the building setback area and crosses the building line limits the location of the house on the lot as well as how close the house can be to the building setback line.
- If the applicant would flip the house so that the garage is located on the left side of the house the existing street light would be in the way of the driveway.

The location of the sanitary sewer and light pole is a function of the design of the subdivision based on the TND zoning and the City of Columbus Subdivision Regulations. By granting this variance to this particular lot within a development of over 760 residential homes allows the applicant to construct a home based on a buyers particular request while meeting all of the other requirements within the zoning.

The granting of the variance does not adversely impact the adjacent properties and is still within the general intent of the zoning code based on a unique situation associated with this particular lot.

L	S
G	I

6117 SAUNDERS WAY

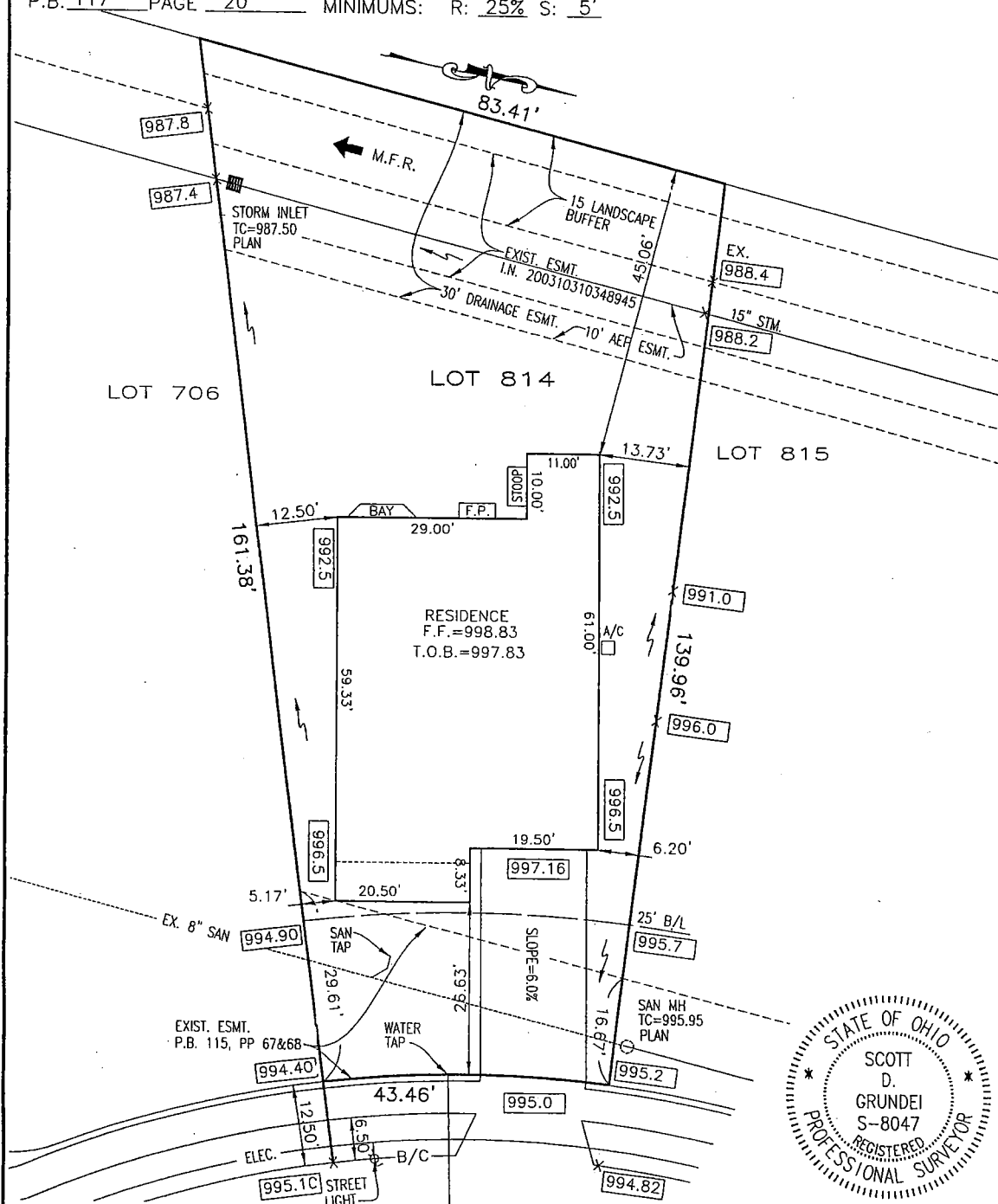
NAME	ADDRESS	CITY	STATE	ZIP
ANDERS WA I				

DATE: 9/1/15

SCALE 1"= 20'

-DRAWN BY: SP

P.B. 117 PAGE 20 MINIMUMS: R: 25% S: 5'



SAUNDERS WAY 52

WE HEREBY CERTIFY THAT THE FOREGOING PLOT PLAN WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND DATA OBTAINED FROM ENGINEERED SUBDIVISION PLANS. 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 USE IS STRICTLY PROHIBITED.

Scott O. Grumley

SCOTT D. GRUNDEI, P.S.
REGISTERED SURVEYOR NO. 8047

9/1/15

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) Jason Francis
of (COMPLETE ADDRESS) 3 Easton Oval, Columbus, Ohio 43219

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

M/I Homes of Central Ohio LLC 3 Easton Oval, Columbus, Ohio 43219

SIGNATURE OF AFFIANT

Jason Francis

Sworn to before me and signed in my presence this 24th day of September, in the year 2015

SIGNATURE OF NOTARY PUBLIC

Tracy Lynn Foltz

8/19/19
My Commission Expires

Notary Seal Here



TRACY LYNN FOLTZ
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
August 19, 2019

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

M/I Homes of Central Ohio
c/o Jason Francis
3 Easton Oval
Columbus, Ohio 43219

Richard Leddy
6103 Lambright Street
Westerville, Ohio 43081

EMH&T
c/o Jeff Strung
5500 New Albany Rd
Columbus, Ohio 43054

Sarah E. Meyer and Tracy L.
Bennett
5909 Seldon Drive
Westerville, Ohio 43081

Rocky Fork / Blacklick Accord Panel
c/o Christopher Lohr
City of Columbus
50 West Gay St.
Columbus, Ohio 43215

John E. and Judy A. Kyees
7300 Lee Road
Westerville, Ohio 43081

STAPLES

M/I Homes of Central Ohio
c/o Jason Francis
3 Easton Oval
Columbus, Ohio 43219

Richard Leddy
6103 Lambright Street
Westerville, Ohio 43081

EMH&T
c/o Jeff Strung
5500 New Albany Rd
Columbus, Ohio 43054

Sarah E. Meyer and Tracy L.
Bennett
5909 Seldon Drive
Westerville, Ohio 43081

Rocky Fork / Blacklick Accord Panel
c/o Christopher Lohr
City of Columbus
50 West Gay St.
Columbus, Ohio 43215

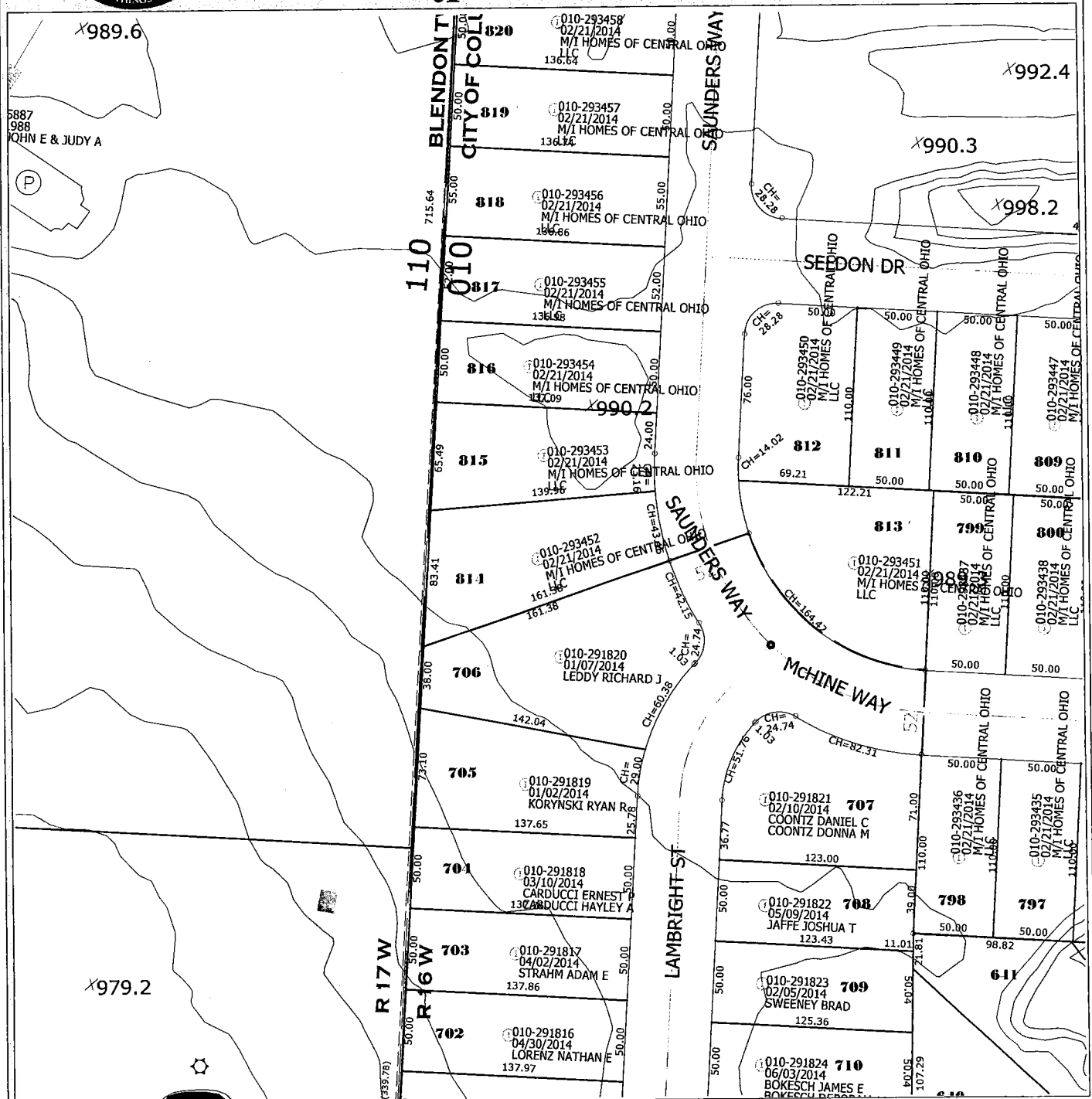
John E. and Judy A. Kyees
7300 Lee Road
Westerville, Ohio 43081



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jp

DATE: 9/24/15



Disclaimer

Scale = 90



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department