



COUNCIL VARIANCE 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: CV12-057
Date Received: 12/3/12
Application Accepted By: D. Hitt Fee: _____
Comments: 12315-00000-00727 Case Planner: Dana Hitt 645-2395
dahitt@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 3888 Rennes Dr Zip 43221
Is this property currently being annexed into the City of Columbus ☐ Yes ☒ No
If the site is pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.
Parcel Number for Certified Address: 010216468
☐ Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s): L-ARLD
Recognized Civic Association or Area Commission: None
Proposed use or reason for Council Variance request: To permit one and two family dwellings in the L-ARLD District
Acreage: 8.8

APPLICANT: Name Newbury Builders LLC

Address 169 South Liberty Street City/State Powell, Ohio Zip 43065
Phone # 614-785-1414 Fax # 614-785-1616 Email: scott.newcomb@newburycompanies.com

PROPERTY OWNER(S): Name Brittany Place LP

Address 169 South Liberty Street City/State Powell, Ohio Zip 43065
Phone # 614-785-1414 Fax # 614-785-1616 Email: scott.newcomb@newburycompanies.com

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

ATTORNEY / AGENT

☐ Attorney ☐ Agent

Name N/A

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

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

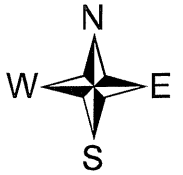
APPLICANT SIGNATURE W. Scott Newcomb
PROPERTY OWNER SIGNATURE W. Scott Newcomb
ATTORNEY / AGENT SIGNATURE _____

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.



City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010216468

Zoning Number: 3888

Street Name: RENNES DR

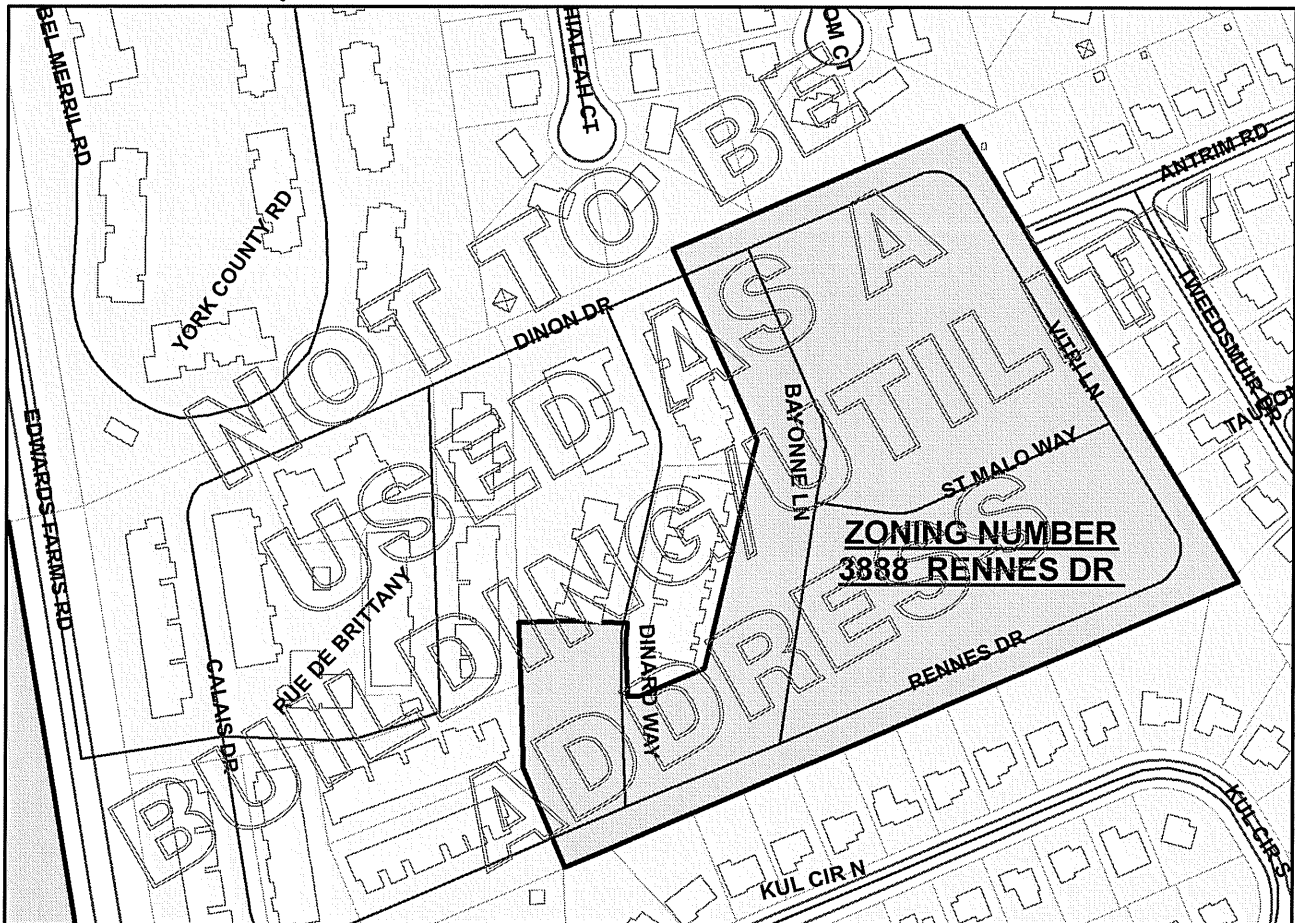
Lot Number: N/A

Subdivision: N/A

Requested By: NEWBURY BUILDERS (ROB JEREB)

Issued By: *Alfred Carmona*

Date: 11/30/2012

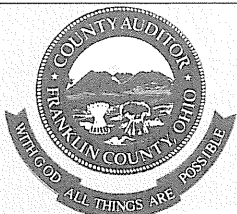


SCALE: 1 inch = 250 feet

GIS FILE NUMBER: 12071



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: N

DATE: 11/30/12



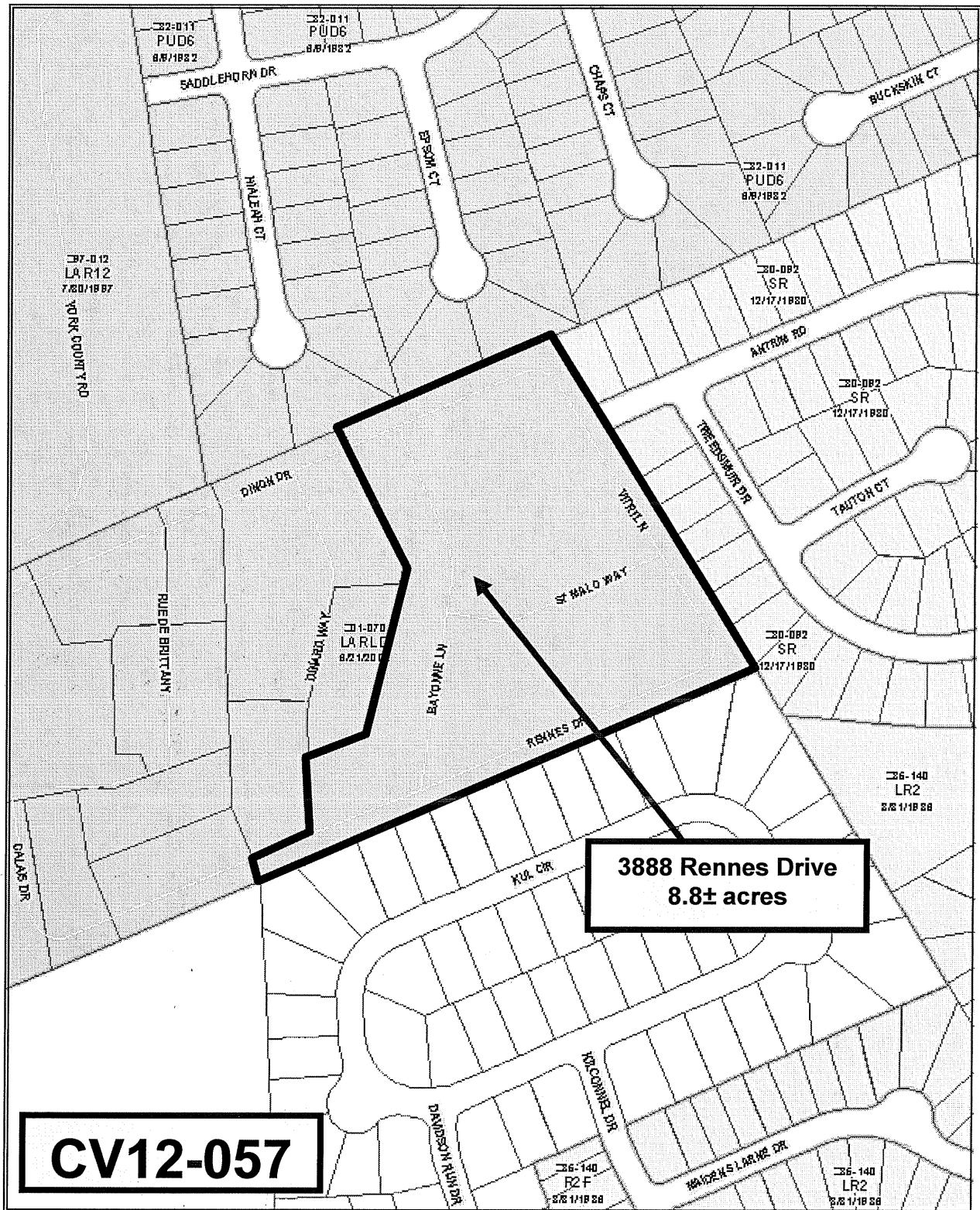
Disclaimer

Scale = 220

Grid
North

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



CV12-057



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STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code
Section 3307.10 Variances by City Council

- A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the Comprehensive Plan.

Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of Public Streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed below:

Under L-ARLD zoning, the subject property can be improved with dwellings containing no fewer than three and no more than four dwellings units, apartment houses containing five or more units, and no fewer than three townhouses in a row, but cannot be improved with two family dwellings. Developing this property with multi-dwelling structures mixed with single and two family dwellings results in a development that has fewer dense structures and one that will not impair an adequate supply of light and air to adjacent property. Having single and two unit dwellings intermingled with higher density structures does not impair but serves to better support the public health, safety, comfort, morals, or welfare of the inhabitants of the city.

Signature of Applicant

W. Scott McNamee

Date *11/30/2012*

Statement of Hardship

Under L-ARLD zoning, the subject property can be improved with dwellings containing no fewer than three and no more than four dwellings units, apartment houses containing five or more units, and no fewer than three townhouses in a row, but cannot be improved with two family dwellings. Developing this property with multi-dwelling structures mixed with single and two family dwellings results in a development that has fewer dense structures and one that will not impair an adequate supply of light and air to adjacent property. Having single and two unit dwellings intermingled with higher density structures does not impair but serves to better support the public health, safety, comfort, morals, or welfare of the inhabitants of the city.



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AFFIDAVIT

(See next page for instructions)

APPLICATION # CV12-057

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Rob Jereb

of (1) MAILING ADDRESS 169 South Liberty Street, Powell, Ohio 43065

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 CERTIFIED ADDRESS FOR ZONING PURPOSES 3888 Rennes Drive, Columbus, Ohio 43221

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) 12/3/12

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Brittany Place LP

169 South Liberty Street

Powell, Ohio 43065

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

Newbury Builders LLC

614-785-1414

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

(5) N/A

and that the attached document (6) 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(7)

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

SIGNATURE OF AFFIANT

(8) [Signature]

Subscribed to me in my presence and before me this

30

day of

November

, in the year

2012

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]

My Commission Expires:

4/25/2014



ANTHONY J. WONDERLY
Notary Public, State of Ohio
My Commission Expires 04/25/2014

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
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Applicant
Newbury Builders LLC
c/o Scott Newcomb
169 South Liberty Street
Powell, Ohio 43065

Anthony Wonderly
3885 Rue De Brittany
Columbus, Ohio 43221

Property Owner
Brittany Place LP
c/o Scott Newcomb
169 South Liberty Street
Powell, Ohio 43065

Jeffery Lacroix
3891 Rue De Brittany
Columbus, Ohio 43221

James Harster
3944 Kul Cir North
Hilliard, Ohio 43026

Bhuvana Setty
3899 Rue De Brittany
Columbus, Ohio 43221

Michelle Carlin
3901 Rue De Brittany
Columbus, Ohio 43221

Adam Crider
3907 Rue De Brittany
Columbus, Ohio 43221

Michael Thumm
5075 Dinard Way
Columbus, Ohio 43221

James Cook
5077 Dinard Way
Columbus, Ohio 43221

Eric Tyler Goldapp
5081 Dinard Way
Columbus, Ohio 43221

Georgia Verlaney
5083 Dinard Way
Columbus, Ohio 43221

Ronald Henderson
5087 Dinard Way
Columbus, Ohio 43221

Patricia Wills
5116 Dinard Way
Columbus, Ohio 43221

Paulitha Pasala
5112 Dinard Way
Columbus, Ohio 43221

Mike Ingledue
5110 Dinard Way
Columbus, Ohio 43221

Corey Anderson
5106 Dinard Way
Columbus, Ohio 43221

Laura Hawk
5104 Dinard Way
Columbus, Ohio 43221

James Matthews
5100 Dinard Way
Columbus, Ohio 43221

Rana Ayyash
5082 Dinard Way
Columbus, Ohio 43221

Ka Yeon Jeong
5076 Dinard Way
Columbus, Ohio 43221

Paul Cross
5074 Dinard Way
Columbus, Ohio 43221

Wolpert Enterprises
4178 Davidson Rd
Hilliard, Ohio 43026

Jon Rentz
3992 Kul Cir North
Hilliard, Ohio 43026

Patrick Bonner
3986 Kul Cir North
Hilliard, Ohio 43026

Christopher Chase
3980 Kul Cir North
Hilliard, Ohio 43026

Randy Iske
3974 Kul Cir North
Hilliard, Ohio 43026

Barry Snider
3968 Kul Cir North
Hilliard, Ohio 43026

Jeffrey Culwell
3962 Kul Cir North
Hilliard, Ohio 43026

Linda Wallace
3950 Kul Cir North
Hilliard, Ohio 43026

Robert Kovalchik
3940 Kul Cir North
Hilliard, Ohio 43026

Brent Saneholtz
3932 Kul Cir North
Hilliard, Ohio 43026

Jiantao Deng
3924 Kul Cir North
Hilliard, Ohio 43026

Christa Smothers
3914 Kul Cir North
Hilliard, Ohio 43026

Robert Walker
3908 Kul Cir North
Hilliard, Ohio 43026

Daniel Ringger
3885 Tweedsmuir Drive
Columbus, Ohio 43221

Carlton Fugitt
3891 Tweedsmuir Drive
Columbus, Ohio 43221

Eugene Hadley
3897 Tweedsmuir Drive
Columbus, Ohio 43221

Mark Killoran
3903 Tweedsmuir Drive
Columbus, Ohio 43221

Bryce Staybrook
3909 Tweedsmuir Drive
Columbus, Ohio 43221

Paul Dodsworth
3915 Tweedsmuir Drive
Columbus, Ohio 43221

Charleen Riedinger
3921 Tweedsmuir Drive
Columbus, Ohio 43221

Arnold Shinn
3933 Tweedsmuir Drive
Columbus, Ohio 43221

Tiffany Kline
3954 Antrim Road
Columbus, Ohio 43221

Susan Thompson
3946 Antrim Road
Columbus, Ohio 43221

Jerald Williams
3938 Antrim Road
Columbus, Ohio 43221

Loretta Dettmer
5201 Chaps Court
Columbus, Ohio 43221

Warner Long
5207 Chaps Court
Columbus, Ohio 43221

Marilyn Hausler
5188 Epsom Court
Columbus, Ohio 43221

Khaled Tarazi
5176 Epsom Court
Columbus, Ohio 43221

Craig Karn
5177 Epsom Court
Columbus, Ohio 43221

Richard Bartholic
5185 Epsom Court
Columbus, Ohio 43221

Christopher Fugitt
5176 Hialeah Court
Columbus, Ohio 43221

Joseph Simon
5168 Hialeah Court
Columbus, Ohio 43221

Peter McDonagh
5167 Hialeah Court
Columbus, Ohio 43221



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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 # CU12-057

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Scott Newcomb

Of [COMPLETE ADDRESS] 169 South Liberty Street Powell, Ohio 43065

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 in the following formats

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Brittany Place LP 169 South Liberty Street Powell, Ohio 43065 1 Columbus Based Employee Scott Newcomb 614-785-1414	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 30 day of November, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



ANTHONY J. WONDERLY
Notary Public, State of Ohio
My Commission Expires 04/25/2014

This Project Disclosure Statement expires six months after date of notarization.

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