

Date

Application #

City of Columbus | Development Department | Building Services Division | 757 Carolyn Ave., Columbus, Ohio 43224



Comments: _____ Application Number: 10310-0-00147 Commission/Group: Southeast
 _____ Date Received: 5/4/10 Planning Area: _____
 _____ Date of Hearing: 7/27/10 Acreage: _____
 _____ Zoning Fee: \$315.00 Address Fee _____
 _____ Existing Zoning: NC Accepted by: D. Reiss

BOARD OF ZONING ADJUSTMENT APPLICATION

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

Variance Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Describe: A VARIANCE FROM SECTIONS 3320.19 (B) (3) AND (4), TO PERMIT A SINGLE FAMILY HOME ON LOT 114 TO BE CONFIGURED SO AS TO BE LESS THAN 50% BULLD OUT / SETBACK REQUIREMENT AND TO NOT BE PARALLEL TO THE CHORD OF A CURVED STREET OF A NC DISTRICT.

LOCATION

1. Certified Address Number and Street Name 6340 MARENGO STREET
 City COLUMBUS State OHIO Zip 43110

Parcel Number (only one required.)

0	1	0	-	2	6	4	2	5	2
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APPLICANT (IF DIFFERENT FROM OWNER)

2. Name DOMINION HOMES, INC.
 3. Address 5000 TUTTLE CROSSING BLVD City DUBLIN Zip 43016
 4. Phone# 356-5833 Fax # 356-6801
 5. Email Address SPECK @ DOMINIONHOMES.COM

PROPERTY OWNER(S)

6. Name DOMINION HOMES, INC.
 7. Address 5000 TUTTLE CROSSING BLVD City DUBLIN Zip 43016
 8. Phone# 356-5833 Fax # 356-6801
 9. Email Address SPECK @ DOMINIONHOMES.COM

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CIRCLE ONE)

10. Name SAME AS APPLICANT
 11. Address _____ City _____ Zip _____
 12. Phone# _____ Fax # _____
 13. Email Address _____

SIGNATURES

14. Applicant Signature Steve Peck, PLANNING AND ZONING COORD.
 15. Property Owner Signature Steve Peck, PLANNING AND ZONING COORD.
 16. Attorney/Agent Signature _____

Date

Application #

City of Columbus | Development Department | Building Services Division | 757 Carolyn Ave , Columbus, Ohio 43224



AFFIDAVIT

(See next page for instructions.)

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME STEVE PECK of
(1) MAILING ADDRESS DOMINION HOMES, INC. 5000 TUTTLE CROSSING BLVD PUBLIN, OH 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) ADDRESS OF PROPERTY 6840 MARENGO STREET COLUMBUS, OH 43110
for which the application for a rezoning, variance, special permit or graphics plan was filed with the
Department of Development, Building Services Division on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME
AND MAILING ADDRESS

(4) DOMINION HOMES, INC.
5000 TUTTLE CROSSING BLVD
PUBLIN, OH 43016

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

DOMINION HOMES, INC. 356-5833

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

(5) SEE AREA COMMISSION

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

SEE ATTACHED EXHIBIT "A"

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

SIGNATURE OF AFFIANT(8) Steve Peck, PLANNING AND ZONING COORD.
Subscribed to me in my presence and before me this 28TH day of APRIL, in the year 2010

SIGNATURE OF NOTARY PUBLIC(8) Aimee Etterling
My Commission Expires: May 4, 2013

Notary Seal Here



AIMEE ETTERLING
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires May 4, 2013

EXHIBIT A

Property Owner

Property Address

Mailing Address

(only if different than property address)

Gamblin, Andrew

6321 Marengo St
Canal Winchester, OH 43110

Greenbridge Company, LTD.

5305 Amalfi Dr
Canal Winchester, OH 43110

Lachowski, Derek

6325 Marengo Dr
Canal Winchester, OH 43110

Village at Schirm Farms
Homeowners Assoc

PO Box 395
Grove City , OH 43123

Wright, William T Jr. &
Ryan, Heather N

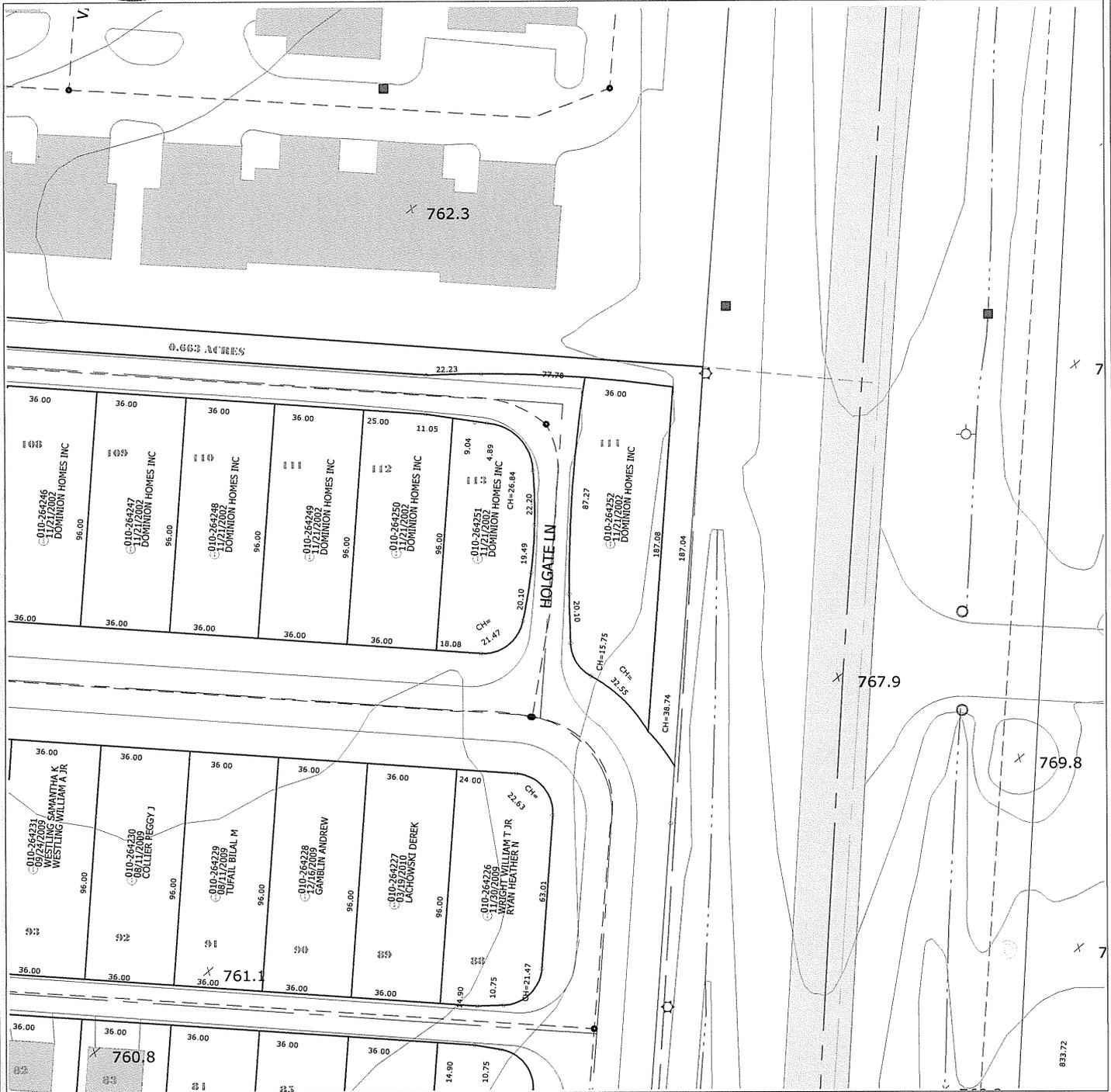
6329 Marengo St
Canal Winchester, OH 43110



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: s

DATE: 4/29/10



Disclaimer

Scale = 60



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

One Stop Shop Zoning Report
Building Services Division
Department of Development
 Report date: 5/14/2010 5:14:02 PM

Parcel Report

Parcel ID	Owner	Address
010264252	DOMINION HOMES INC	6340 BLANCHARD DR COLUMBUS OH 43110
010264252	DOMINION HOMES INC	6340 MARENGO ST COLUMBUS OH 43110

Base Zoning Report

Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text
Z01-004	NC	H-35	54	Neighborhood Center	(View Document)

Flood Zone

Firm Panel	Flood Zone	SFHA	Panel Type	FZONE
TBD	X	OUT	CURRENT	X



This map is intended to locate the property in question, and provide information about the land use categories governing the use of this parcel. Please consult with zoning staff before making binding decisions based on this information. The property address is not a certified address for building purposes. No warranty is expressed or implied.

10310-00147
6340 Marengo St.

ATTACHMENT A

Statement of Hardship

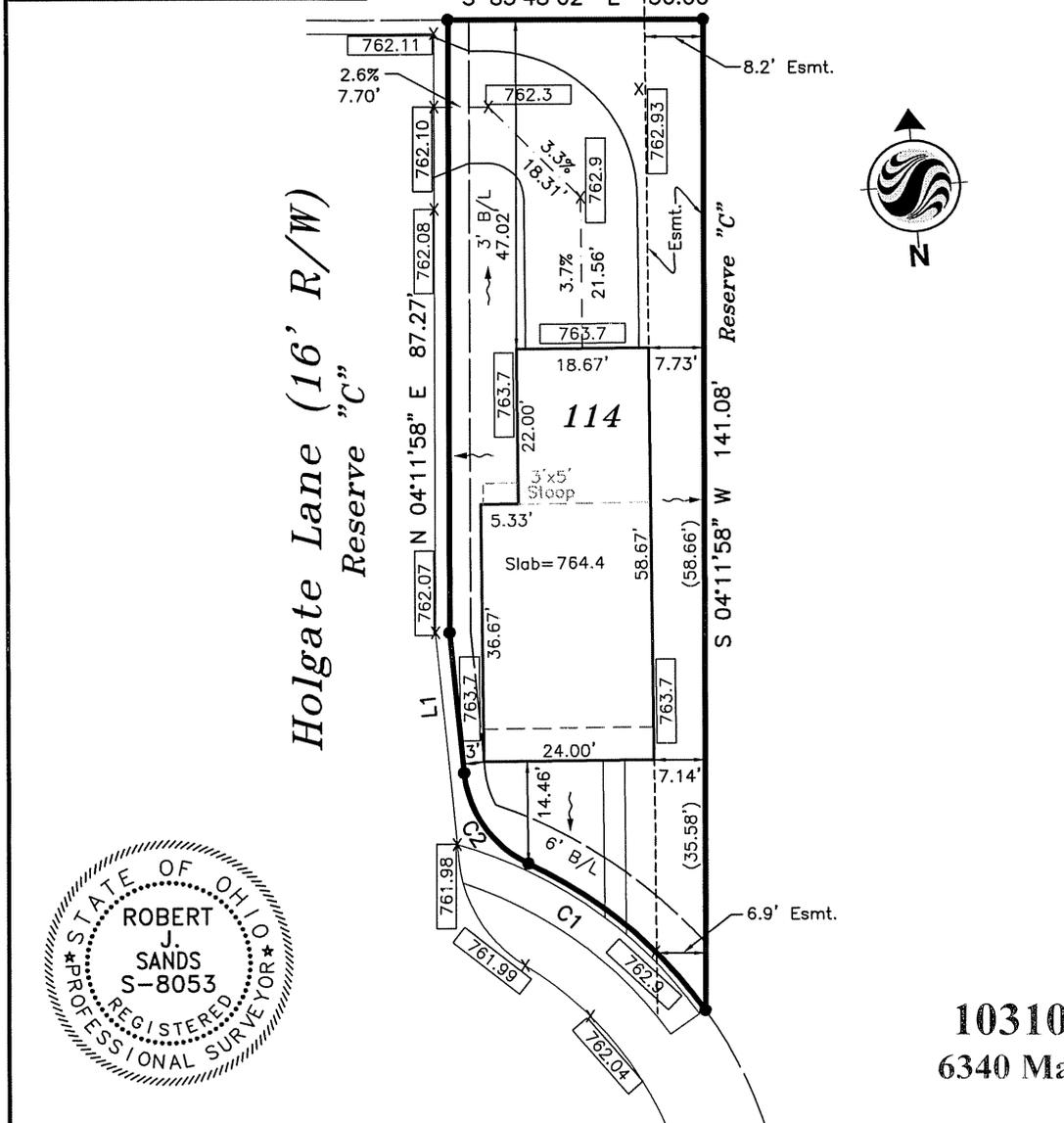
This variance application is submitted by Dominion Homes, Inc with respect to a proposed single family building, identified as lot 114 on the attached drawing(s), to be built within Dominion's Village at Schirm Farms community located on Gender Road.

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 plan 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 Regulating Plan, Preliminary Plat, and Final Plat for this development have 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 Regulating 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 approach which has been taken.

10310-00147
6340 Marengo St.

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	29°27'50"	64.00'	32.91'	N 45°45'56" W	32.55'
C2	58°58'08"	16.00'	16.47'	N 31°00'21" W	15.75'
LINE	BEARING	DISTANCE			
L1	N 01°30'44" W	20.10'			



10310-00147
6340 Marengo St.

#6340
Marengo Street (48' R/W)
Reserve "D"

Soil Class = Type 2
Note: Soil information was taken from County Soil Survey.

Note: Field modifications may be necessary regarding erosion and sediment control.
*Stabilized Construction Entrance

Zoning Officer Approval _____ Date: _____
Lot No. 114 lies within Zone(s) X as designated on the FIRM Map No. 39049C0377H dated 7/16/97.
*Elevations are per Dominion Homes.

LOT: 114
Village at Schirm Farms

Lot Area =	0.102 Acres
Lot Area =	4458 Sq. Feet
Sod Area =	310 Sq. Yards
Driveway Area =	89 Sq. Yards
Sidewalk Area =	199 Sq. Feet
Service Walk Area =	71 Sq. Feet

Plat Book 101, Pages 3-4
City of Columbus
for

Stantec Consulting, Inc.
1233 Dublin Road
Columbus, Ohio 43215
PHONE: (614) 486-4383
FAX: (614) 486-1046

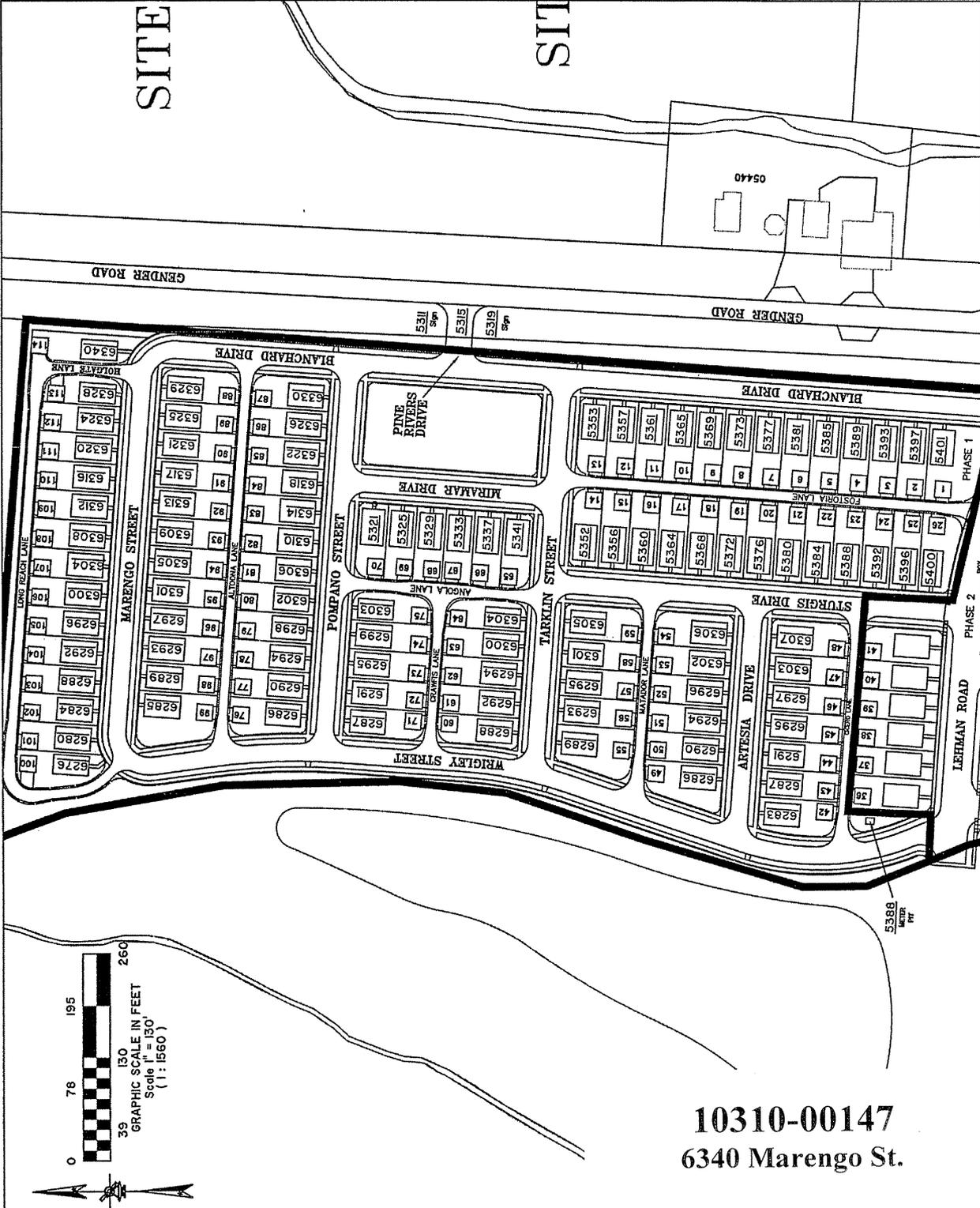


Stantec
Note: Only a signature in Blue Ink shall be considered an original.
Robert J. Sands
Professional Surveyor No. S-8053

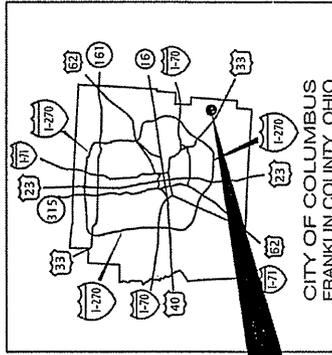
Williamsburg F850
DR'N <u>dg</u>
CH'D _____
JOB <u>2812169</u>

Scale: 1"=20' February, 2010

ASSIGNMENT OF CONDOMINIUM ADDRESSES WITHIN THE CITY OF COLUMBUS, OHIO



OTHER MAP REFERENCES
 CITY LAND USE MAP: 54-B
 GIS FACET NUMBER: 187606800



CITY OF COLUMBUS
 FRANKLIN COUNTY, OHIO

CERTIFIED HOUSE NUMBERS

HOUSE NUMBERS SHOWN ON ATTACHED
 PLATE ARE CERTIFIED FOR SECURING
 OF BUILDING & UTILITY PERMITS

Issued by *David O. M. [Signature]* Date 09-13-02



RANDALL J. BOWMAN, CITY ENGINEER
 TRANSPORTATION DIVISION
 109 N. FRONT ST.
 COLUMBUS, OH. 43215

ADDRESS FILE NUMBER - 02-096

DEVELOPED BY: CASTO COMMUNITIES
 ENGINEERING CONSULTANT: E. M. H. & T.

VILLAGE AT SCHIRM FARMS
 CONDOMINIUMS PHASE 1

ORIGINAL PARCEL NUMBER: 490-252709

DRAWN BY: LOM CHECKED BY: JWC



10310-00147
 6340 Marengo St.



Signature of Applicant _____ Date _____

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this applicati
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indic

10310-00147
6340 Marengo St.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # _

Being first duly cautioned and sworn (NAME) STEVE PECK
of (COMPLETE ADDRESS) DOMINION HOMES, INC. 5000 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

DOMINION HOMES, INC. 5000 TUTTLE CROSSING BLVD DUBLIN, OH 43016

SIGNATURE OF AFFIANT

Steve Peck, PLANNING AND ZONING COORD.

Subscribed to me in my presence and before me this 28th day of APRIL, in the year 2010

SIGNATURE OF NOTARY PUBLIC

Aimee Etterling

My Commission Expires

AIMEE ETTERLING May 4, 2013
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires May 4, 2013

