

Stillman P&Z Variance Application – Attachment 1

Description of property:

Parcel Number	319-431-01-002-000
Owner Name	STILLMAN CAROL M
Owner Address	233 E OLENTANGY ST, POWELL OH 43065
Tax District	24 POWELL CORP
School District	2104 OLENTANGY LSD
Neighborhood	24042 Powell 042
Use Code	501 Resid Unplat 0-09.99 acres
Acres	2.00000
County	Delaware

Description of the existing and proposed use

Existing Use: Residential (R), with corresponding setbacks

MIN PRINCIPAL BLDG SETBACK:

front:	70 feet
each side:	25 feet
rear:	80 feet

Proposed Use: Residential, following the Planned Residence District (PR) setbacks for gross density .71 – 1.2

MIN. STREET FRONTAGE (lots)	110'
MIN. DISTANCE BETWEEN BLDGS.	40'
MINIMUM SIDE YARDS	
where bldg on adjacent lot is unknown	20'
where bldg on adjacent lot is known	10'
MINIMUM FRONT YARD	30'
MINIMUM REAR YARD	30'

The combination of the current setback requirements and the unique, natural topography of the property create practical hardships for residential use of the land. The proposed variance will allow a home to be built on the flattest portion of the lot while also allowing an acceptable (8% per Powell code) driveway slope.

- The proposed variance is a minor change, allowing for significantly better use of the property for its zoned purpose (residential use)
- With the exception of the Bennett Farm to the east, the proposed variance will align more closely with the setback guidelines for the surrounding neighborhood, thus the character of the neighborhood will not be affected
- The proposed offsets allow the house site to be positioned more equidistant from the surrounding homes (i.e. by moving farther back on the lot, the driveway length for required grade can be achieved without locating the home as far as possible to the west. This allows a larger offsite from the houses on Bartholomew Blvd, where the benefit is greater due to smaller rear yard offsets of existing homes)
- The variance will improve delivery of sewer by decreasing the distance to the easement; impact to other services will be negligible
- The variance will allow the drive to maintain perpendicularity with respect to the existing grade, minimizing changes to the natural terrain
- Other methods of reducing driveway slope to an acceptable level would be unnecessarily burdensome
 - Significant grading and construction would be required to increase the length of the driveway by curving back and forth across the property
 - A combination of excavation and fill would be required to maintain grade in areas where the trajectory of the drive could not be perpendicular to the existing grade
 - The disturbed area would be less stable, likely requiring costly retaining walls

- o The required driveway curvature would make the driveway less safe, requiring turns in sloped, wooded areas
- A larger portion of the property would need to be cleared, increasing environmental impact including unnecessary removal of healthy trees
- The variance will mitigate the unnecessary hardships associated with constructing a safe driveway and home on the property.

It is also worth noting that plans developed by previous owners of this property sought to mitigate driveway slope concerns by adding significant fill to the Bartholomew Run floodplain. The current, approved bridge plan spans the floodplain entirely, minimizing environmental impact by leaving the stream largely undisturbed, and avoiding potential changes to flood elevations for the surrounding properties. A more typical culvert approach (such as the previously designed plan, which received preliminary approval from FEMA) would have raised the elevation of the northern portion of the driveway, mitigating driveway slope issues for the build area based on current setbacks. Additionally, while tree removal has unfortunately been necessary, trees have only been removed in accordance with endangered bat protection guidelines and whenever possible the trees have been taken to a local sawmill to be used as lumber for potential house construction. The surrounding neighborhood benefits from the more altruistic approach to development of the property. Approval of the variance is consistent with this approach, minimizing additional environmental impact, and minimizing financial impact of the environmentally and socially responsible options implemented thus far.

Contiguous property owners (CW, from East)

1. Parcel Number: 31943101001000
Owner Name: BENNETT MARJORIE S TRUSTEE
Address: 2409 STATE ROUTE 750 W, POWELL 43065
2. Parcel Number: 31943101014000
Owner Name: APPLEMAN DEAN A & CHARLENE J
Address: 90 GLENLIVET PL, POWELL 43065
3. Parcel Number: 31943101013000
Owner Name: SUDLER JONATHAN & LORI
Address: 87 GLENLIVET PL, POWELL 43065
4. Parcel Number: 31943101004000
Owner Name: HYLAND MICHAEL D
Address: 40 BARTHOLOMEW BLVD, POWELL 43065
5. Parcel Number: 31943101003000
Owner Name: REINEKE JOHN S & MONICA S TRUSTEES
Address: 28 BARTHOLOMEW BLVD, POWELL 43065

Directly across Route 750

6. Parcel Number: 31942512069000
Owner Name: SLAGLE RAYMOND C & CHRISTINE M
Address: 20 BEECH RIDGE DR, POWELL 43065
7. Parcel Number: 31942512071000
Owner Name: BYARD ALICE & WATMOUGH KEITH
Address: 240 E OLENTANGY ST, POWELL 43065

Within 250 feet of property

8. Parcel Number: 31942512072000 (Across 750 and to the East)
Owner Name: BENNETT MARJORIE SNOUFFER
Address: 248 E OLENTANGY ST, POWELL 43065
9. Parcel Number: 31942512073000 (Across 750 and to the East)
Owner Name: SEYMOUR MARY KAY

Address: 270 E OLENTANGY ST, POWELL 43065

10. Parcel Number: 31943101015000 (South)

Owner Name: CONTI GEORGE P & LEE ANN

Address: 94 GLENLIVET PL, POWELL 43065

11. Parcel Number: 31943101016000 (South)

Owner Name: VAN FOSSEN WILLIAM A

Address: 98 GLENLIVET PL, POWELL 43065

12. Parcel Number: 31943101011000 (Southwest)

Owner Name: KENNEDY ANN M

Address: 101 GLENLIVET PL, POWELL 43065

13. Parcel Number: 31943101012000 (Southwest)

Owner Name: CAMPBELL FLEMING JANIS M TRUSTEE

Address: 95 GLENLIVET PL, POWELL 43065

14. Parcel Number: 31943101007000 (Southwest)

Owner Name: RHODES DANIEL A JR & MARY CHRISTINE

Address: 82 BARTHOLOMEW BLVD, POWELL 43065

15. Parcel Number: 31943101006000 (Southwest)

Owner Name: ISON DAVID A & JULIE A TRUSTEES

Address: 66 BARTHOLOMEW BLVD, POWELL 43065

16. Parcel Number: 31943101005000 (Southwest)

Owner Name: FLANNERY RODNEY T & MELISSA M

Address: 52 BARTHOLOMEW BLVD, POWELL 43065

17. Parcel Number: 31943103099000 (West, across Bartholomew Blvd)

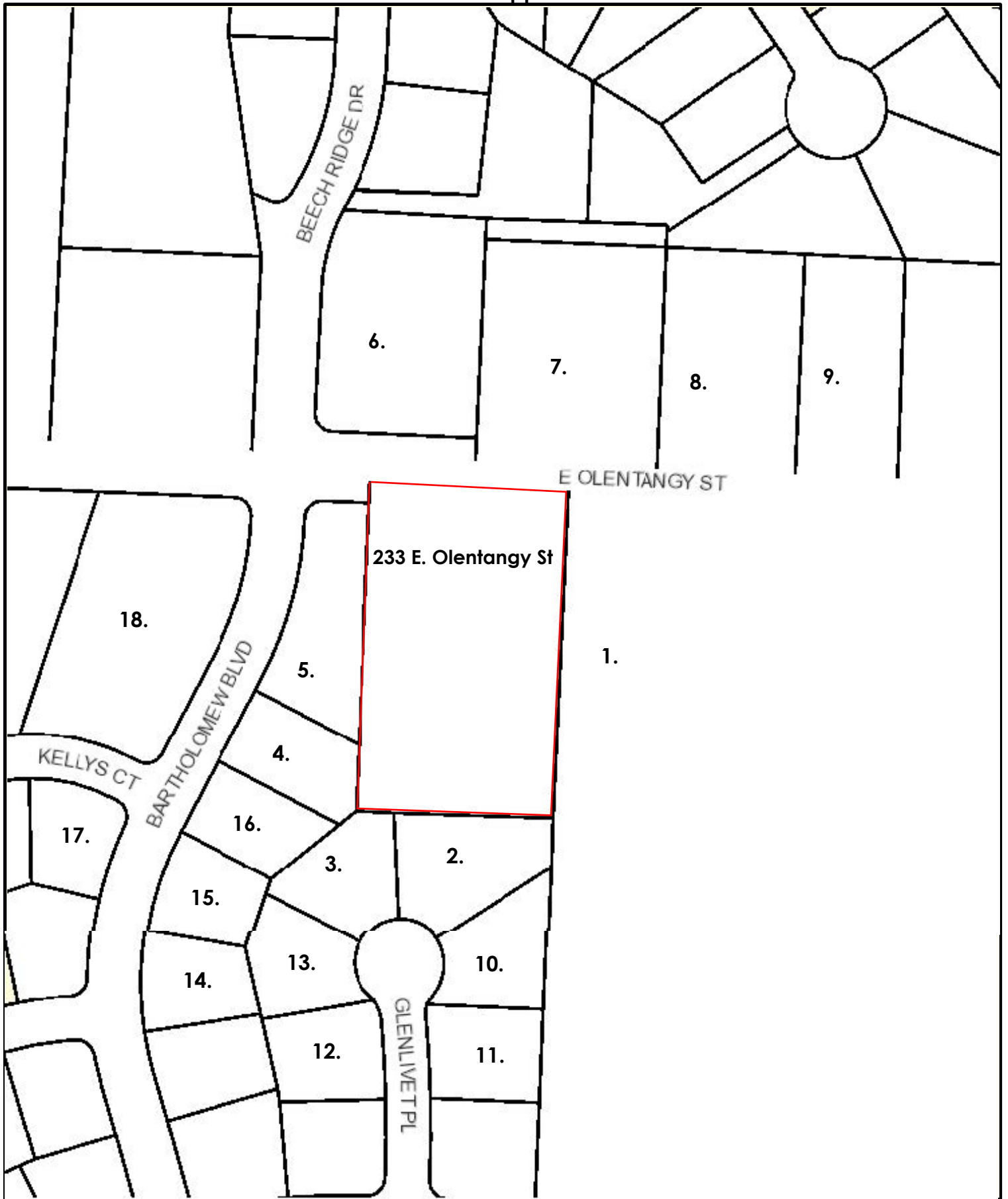
Owner Name: DOUCE F HERBERT DAWN E

Address: 171 KELLYS CT, POWELL 43065

18. Parcel Number: 31943103108000 (Southwest, across Bartholomew Blvd)

Owner Name: CORNETT MICHAEL J & MARTHA M

Address: 168 KELLYS CT, POWELL 43065



233 E. Olentangy St



Delaware County Auditor
George Kaltsa

Information contained within this map may be used to generally locate, identify and inventory land parcels within Delaware County. Delaware County cannot warrant or guarantee the information contained herein, including, but not limited to its accuracy or completeness. The map parcel lines shown are approximate and this information cannot be construed or used as a "legal description" of a parcel.

Flood Plain information is obtained from FEMA and is administered by the Delaware County Building Department (740-833-2201).

Please report any errors or omissions to the Delaware County Auditor's office at delcogis@co.delaware.oh.us.

Prepared by: Delaware County Auditor's GIS Office



Stillman P&Z Variance Application – Attachment 3

