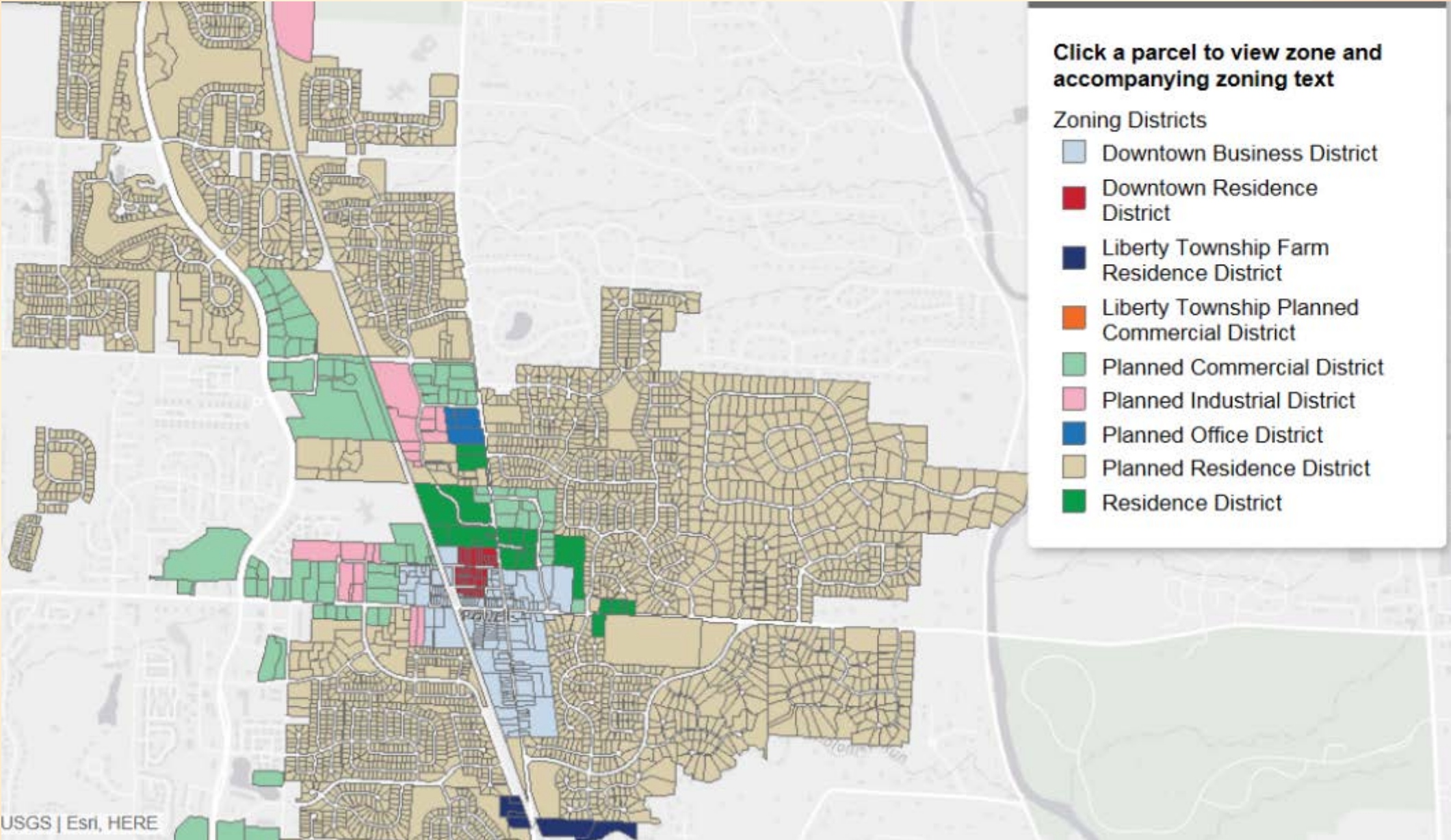


# Contents

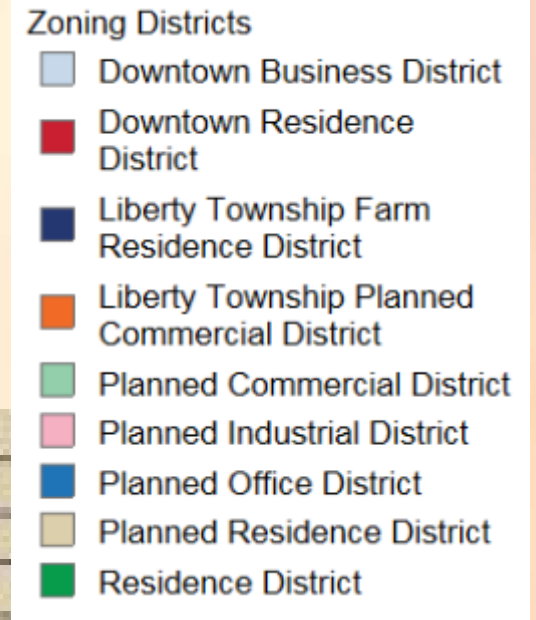
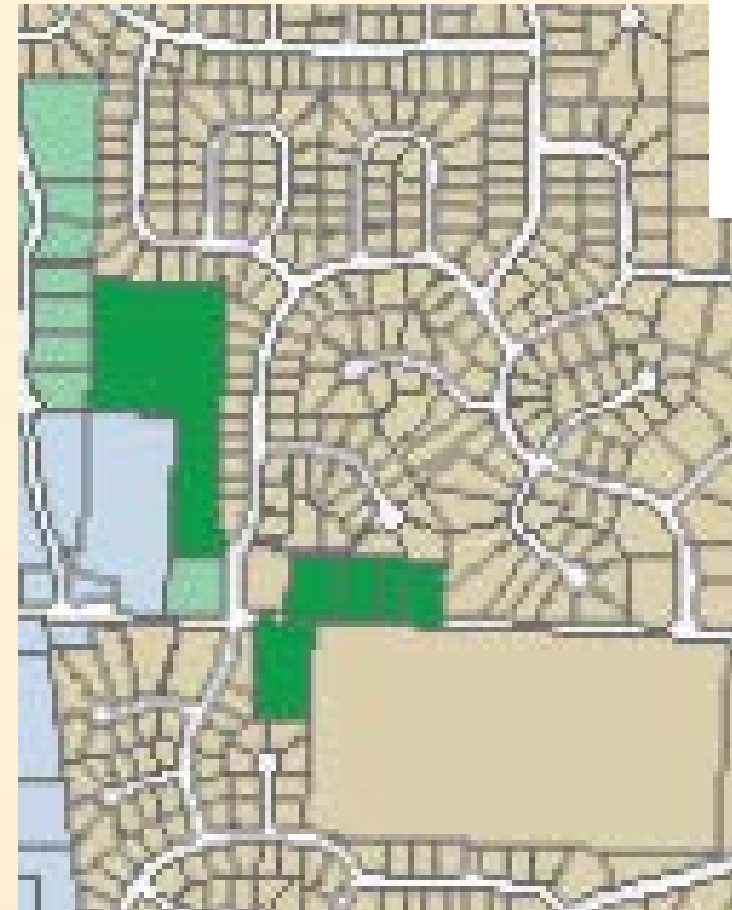
- Zoning
- Real Estate Appraisal Information
- Driveway Code
- Construction Near Terrain
- Layout Options
- Summary

# Zoning | Map



# Zoning | Surrounding Area

- Majority of surrounding area is Planned Residence
- Many were brought in as Planned Residence when annexed from Liberty Township in 1988
- The two acres at 233 E. Olentangy St was already part of Powell thus, was not annexed and has remained “R” Residence District



# Zoning | R-Residence District

## ZONING DISTRICT: R-RESIDENCE

### Official Schedule of Permitted Uses and Dimensional Requirements

#### PERMITTED USES:

Single-family detached dwellings  
Elderly households  
Elderly housing units  
Accessory buildings and uses  
Agricultural buildings/uses  
Agriculture

#### CONDITIONALLY PERMITTED USES:

Plant materials nursery  
Home occupations  
Churches  
Convalescent homes  
Nursing homes  
Homes for children or aged  
Child day-care  
Life-care facilities  
Elderly housing facilities  
Congregate housing  
Golf courses, country clubs  
Cemeteries  
Noncommercial kennels and catteries  
Class I, Type B Group Residence facilities  
Roadside sale of agricultural products  
Noncommercial playgrounds, playfields, etc.

“Don’t buy a house next to a vacant lot. You never know what kind of structure will be built on the lot...”  
- Tuscaloosa News, August 28, 1994

# Real Estate Appraisal | Auditor's Office

- 5/11/2016 – Lisa @ Auditor's Office
- For houses within a subdivision, gross value is established for the neighborhood
  - The baseline for property within Bartholomew Run is established for the entire neighborhood
  - Adjustments are made per region within the subdivision – based on recent sales
  - Spacing of specific houses is not considered in Auditor's appraisals

# Real Estate Appraisal | Expert Opinion

- 5/11/2016 – Dave, Central Ohio Realtor (20+ years experience)
  - Property value impacted most by value of adjacent homes – keeping the value of the neighborhood high has the most impact on each individual home value
  - The character of the neighborhood (typical lot size, typical home spacing) is considered as a whole
    - Specific home spacing is not considered if consistent with neighborhood character



# Driveway | Constraints

- **Powell Code: 1145.28 DRIVEWAY CONSTRUCTION.**
- It being considered important that **driveways** serving any property or use be constructed in a manner which insures access by emergency vehicles and the free and safe flow of traffic from public streets or roads, the following standards are established for such **driveways** :
  - **Driveway** shall not , at any point over its entire length, contain a grade exceeding eight (8) percent
  - All curves in the **driveway** shall be of sufficient radius (not less than fifty (50) feet) to permit unhindered passage of public safety vehicles, including fire vehicles and all other vehicles reasonably expected to utilize the same.

# Dimensional Variance | Guidance

- Modification of the literal provisions of the ordinance when strict enforcement of the ordinance would cause practical difficulties for the property owner due to circumstances unique to the property [e.g. terrain]
  - “Relaxation of underlying zone district standards,” [e.g.] reduce yard setbacks, permit greater building height, allow larger sign, reduce required parking spaces, permit private road to be gravel instead of asphalt, reduce required berm height, modify screening requirements, increase maximum density, etc.
- Practical Difficulty - Would conforming to the Ordinance be unnecessarily burdensome?



# Construction Near Terrain | Best Practices

- Avoid Riparian buffer/setback
  - Setback area from stream extends calculated distance (~143') and until slope is less than 15%
  - Keep structures and tree removal outside of that area
- Minimize unnecessary cut & fill and stripping of topsoil; promote natural preservation by staying on flat ground
- Minimize tree clearing, particularly on sloped terrain



# Site Layout & Tree Removal | No Variance



Note: Distances and locations approximated based on information available per Auditor's website and manual measurements



# Site Layout | No Variance

	Approximate House-to-House Distance
House "2"	135'
House "3"	150'
House "4"	80'
House "5"	40'
Average	101'
Standard Dev	51'



Note: Distances and locations approximated based on information available per Auditor's website and manual measurements



# Site Layout & Tree Removal | 50' Rear Offset



Note: Distances and locations approximated based on information available per Auditor's website and manual measurements



# Site Layout | 50' Rear Offset

	Approximate House-to-House Distance
House "2"	105'
House "3"	120'
House "4"	90'
House "5"	60'
Average	94'
Standard Dev	26'



Note: Distances and locations approximated based on information available per Auditor's website and manual measurements



# Site Layout & Tree Removal | 30' Rear Offset



Note: Distances and locations approximated based on information available per Auditor's website and manual measurements



# Site Layout | 30' Rear Offset

	Approximate House-to-House Distance
House "2"	85'
House "3"	100'
House "4"	100'
House "5"	70'
Average	89'
Standard Dev	14'



Note: Distances and locations approximated based on information available per Auditor's website and manual measurements

# Layout Options | Summary

	No Variance	50' Rear Offset	30' Rear Offset
Distance to House "2"	135'	105'	85'
Distance to House "3"	150'	120'	100'
Distance to House "4"	80'	90'	100'
Distance to House "5"	40'	60'	70'
Average House-to-House Distance	101'	94'	89'
Standard Dev of House-to-House Distance	51'	26'	14'
Approximate Number of Trees Removed	35	8	6
Allowable Neighborhood Back-to-Back Offset	60'*		
Allowable Neighborhood Side-to-Side Offset	16' – 20'		
Approximate Max Distances to Closest Existing House Among Houses on Adjacent Properties	65'		

\* Some existing homes do not have the full 30' rear offset

Note: Distances and locations approximated based on information available per Auditor's website and manual measurements

# Layout Options | Summary

- 30' Rear Offset
  - Minimizes environmental impact
    - Minimizes cut and fill for house
    - Minimizes cut and fill for driveway
    - Minimizes tree removal
    - Maximizes offset from Riparian Buffer Region
  - Maintains neighborhood character
  - Most equally distributes proximity to surrounding homes