



**PLANNING AND ZONING COMMISSION (P&Z)
MINOR AMENDMENT TO APPROVED DEVELOPMENT PLAN APPLICATION**

ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

**Application Fee: \$550.00
Pre Fee Ordinance 2019-38**

Applicant: Pulte Group
Address/City/State/Zip: 475 Metro Place South, Suite 200, Dublin, OH 43017
Email Address: joseph.lamparyk@pultegroup.com
Phone No: 614-376-1512 **Cell Phone No:** 614-373-5578 **Fax No:** _____
Property Owner: Pulte Homes of Ohio, LLC
Address/City/State/Zip: 475 Metro Place South, Suite 200, Dublin, OH 43017
Email Address: joseph.lamparyk@pultegroup.com
Phone No: 614-376-1512 **Cell Phone No:** 614-373-5578 **Fax No:** _____
Architect/Designer for Applicant: Civil & Environmental Consultants, Inc.
Address/City/State/Zip: 250 Old Wilson Bridge Road, Worthington, OH 43085
Email Address: bburkhart@cecinc.com
Phone No: 614-540-6633 **Cell Phone No:** _____ **Fax No:** _____
Property Address: Lots 3806 and 3816 of the recorded Plat for Shelly's Retreat at Carpenter's Mill
Lot Number/Subdivision: See above **Existing Use:** Vacant Lot **Proposed Use:** New Home Constr.

Reason for Administrative Review (attach necessary documents):

Both lots 3806 and 3816 of the recorded Plat for Shelly's Retreat at Carpenter's Mill, will not fit any of the houses included in the approved community design. Pulte is requesting a variance of 5 feet to the front set-back on each of these lots. This variance will allow either of the two smallest houses included in the approved community design, to fit on both of these lots. Included with this application is a Plot Plan for both lots, showing each of the houses set on the lot as proposed.

Checklist:

- ☐ Legal description of the property
 - ☐ Vicinity Map
 - ☐ Written Text explaining nature of amendment being requested.
 - ☐ Amended Final Development Plan drawing(s) (site plan, elevation drawings, etc.) needed to show proposed amendment.
 - ☐ Provide any other information that may be useful to the Planning and Zoning Commission or City Staff in the space below or attach additional pages.
 - ☐ **5 copies** of all drawings, text, any other items, and application
 - ☐ **1 digital copy** (CD, USB, Email) of the complete application packet.
 - ☐ Attach the required fee - \$550.00
 - ☐ Post a public notice sign at least (10) days prior to a public hearing or public meeting, pursuant to ordinance 1107.035
- Public notice sign details found [here](#).

(See Over)

APPROVAL SHALL EXPIRE AND MAY BE REVOKED IF CONSTRUCTION DOES NOT BEGIN
WITHIN TWO (2) YEARS FROM THE DATE OF ISSUANCE OF APPROVAL.

I agree to grant the City Staff, the Commission, Board or Council considering this application access to the property that is the subject of this application for the purposes of reviewing this application and posting public notice for this application.

Signature of Applicant: **Joseph Lamparyk** Digitally signed by Joseph Lamparyk
Date: 2019.09.25 10:26:21 -04'00'

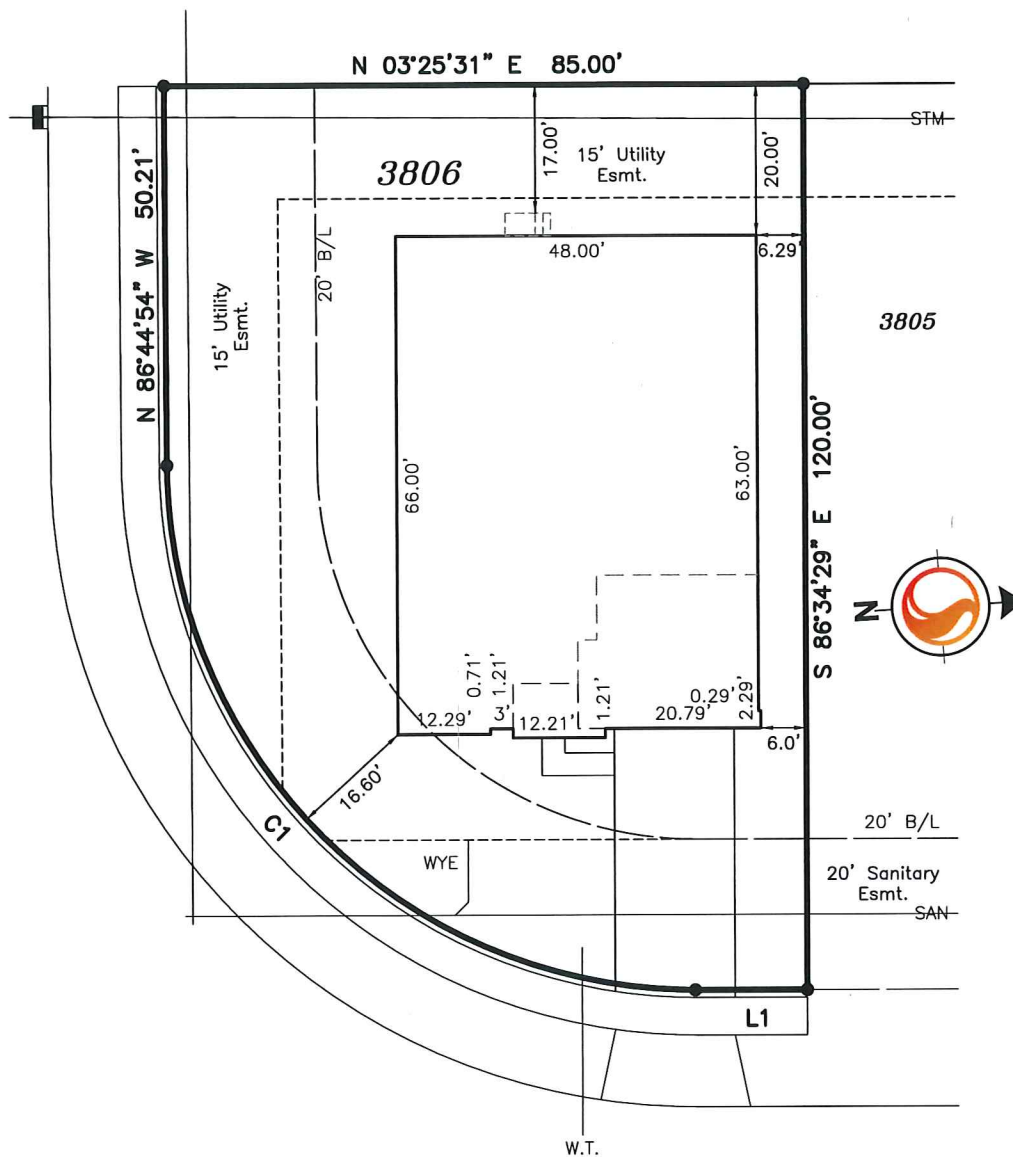
Date: **09-25-2019**

Office Use
Received

Office Use
Type/Date: <u>CR 9/25/19</u>
Base Fee: <u>\$550.00</u>
Prepared by: _____
Reviewed by: <u>aw</u>
PAYOR: <u>Pulte Group</u>
RECIEPT # <u>8104</u>

City of Powell · 47 Hall Street · Powell, Ohio 43065 · (614) 885-5380 · (614) 885-5339 fax· www.cityofpowell.us

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	89°49'35"	70.00'	109.74'	S 48°20'19" W	98.84'
LINE	BEARING	DISTANCE			
L1	S 03°25'31" W	14.85'			



Coyote Crossing (60' R/W)

Preliminary

Lot No. 3806 lies within Zone(s) X as designated on the FIRM Map No. 39041C0236K dated 4/16/09.

*Elevations are per Pulte Group.

LOT: 3806

Shelly's Retreat at Carpenter's Mill

Section 1, Part A

City of Powell
for



1500 Lake Shore Drive, Suite 100
Columbus, Ohio 43204
PHONE: (614) 486-4383
FAX: (614) 486-4387

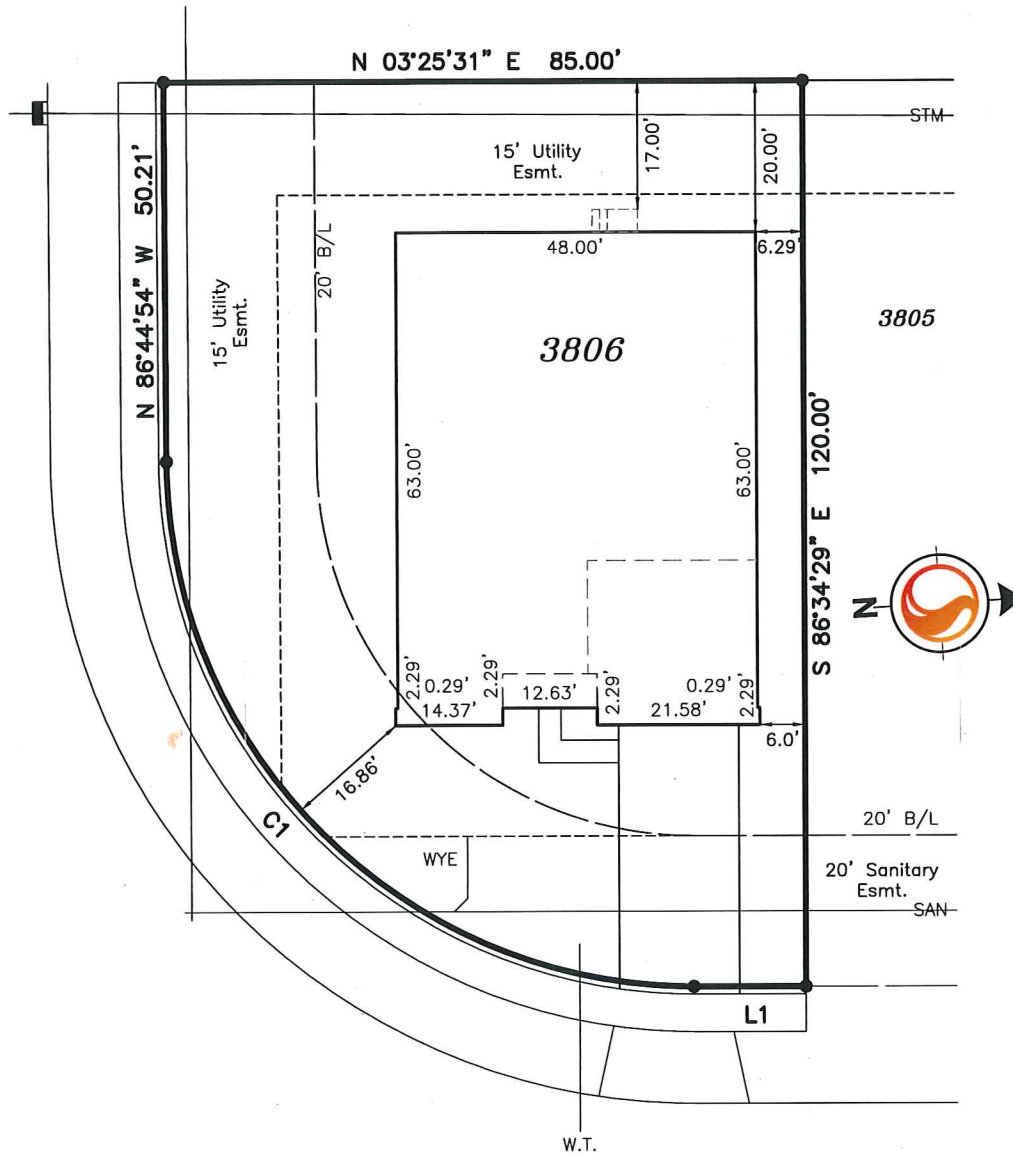
Note: Only a signature in Blue Ink shall be considered an original.

Belfort

DR'N dg
CH'D
JOB 2812177

Scale: 1"=20' September, 2019 Professional Surveyor No.

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	89°49'35"	70.00'	109.74'	S 48°20'19" W	98.84'
LINE	BEARING	DISTANCE			
L1	S 03°25'31" W	14.85'			



Coyote Crossing (60' R/W)

Preliminary

Lot No. 3806 lies within Zone(s) X as designated on the FIRM Map No. 39041C0236K dated 4/16/09.

*Elevations are per Pulte Group.

LOT: 3806

Shelly's Retreat at Carpenter's Mill

Section 1, Part A

City of Powell
for



Stantec

1500 Lake Shore Drive, Suite 100
Columbus, Ohio 43204
PHONE: (614) 486-4383
FAX: (614) 486-4387

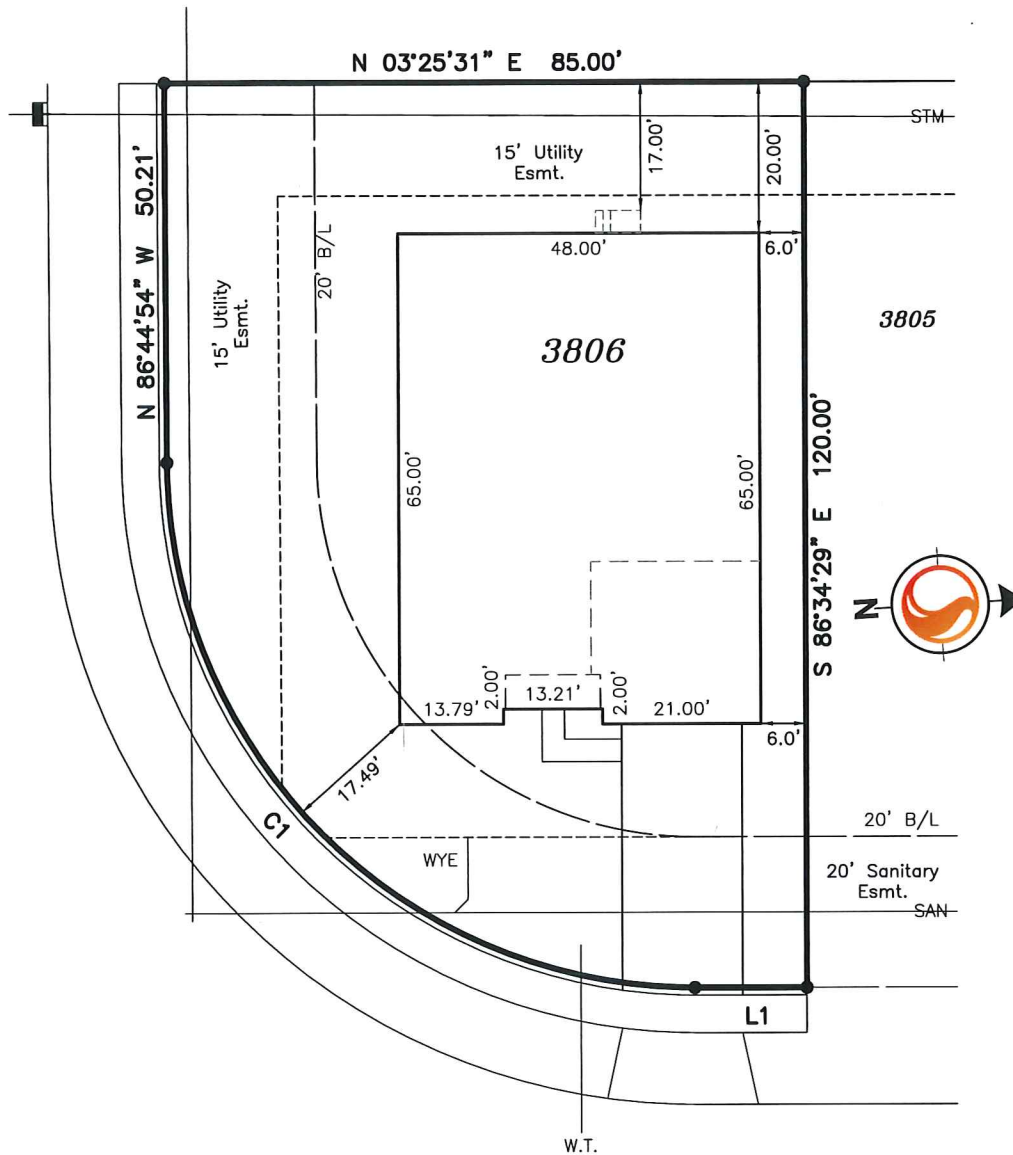
Note: Only a signature in Blue Ink shall be considered an original.

Bourges

DR'N dg
CH'D
JOB 2812177

Scale: 1"=20' September, 2019 Professional Surveyor No.

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	89°49'35"	70.00'	109.74'	S 48°20'19" W	98.84'
LINE	BEARING	DISTANCE			
L1	S 03°25'31" W	14.85'			



Coyote Crossing (60' R/W)

Preliminary

Lot No. 3806 lies within Zone(s) X as designated on the FIRM Map No. 39041C0236K dated 4/16/09

*Elevations are per Pulte Group.

LOT: 3806

Shelly's Retreat at Carpenter's Mill

Section 1, Part A

City of Powell
for



1500 Lake Shore Drive, Suite 100
Columbus, Ohio 43204
PHONE: (614) 486-4383
FAX: (614) 486-4387

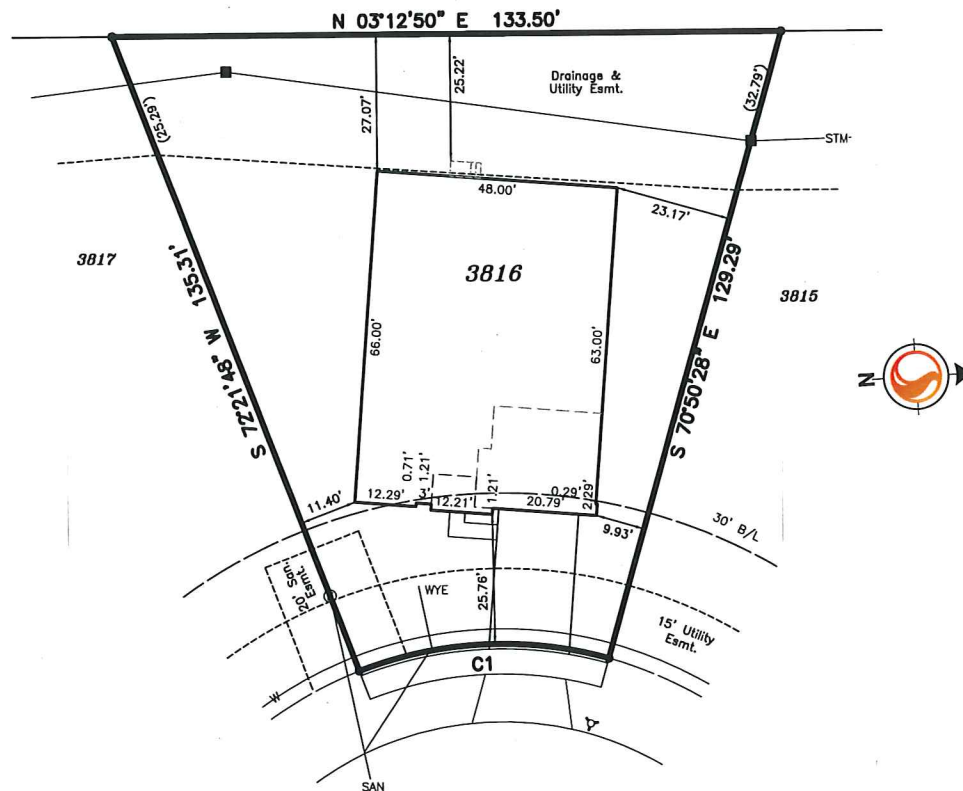
Note: Only a signature in Blue Ink shall be considered an original.

Bourges

DR'N	dg
CH'D	
JOB	2812177

Scale: 1"=20' September, 2019 Professional Surveyor No.

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	36°47'26"	79.01'	50.73'	S 00°45'40" W	49.87'



Fox Tail Circle (60' R/W)

Preliminary

Lot No. 3816 lies within Zone(s) X as designated on the FIRM Map No. 39041C0236K dated 4/16/09

*Elevations are per Pulte Group.

LOT: 3816

Shelly's Retreat at Carpenter's Mill

Section 1, Part B

City of Powell
for



Stantec

1500 Lake Shore Drive, Suite 100
Columbus, Ohio 43204
PHONE: (614) 486-4383
FAX: (614) 486-4387

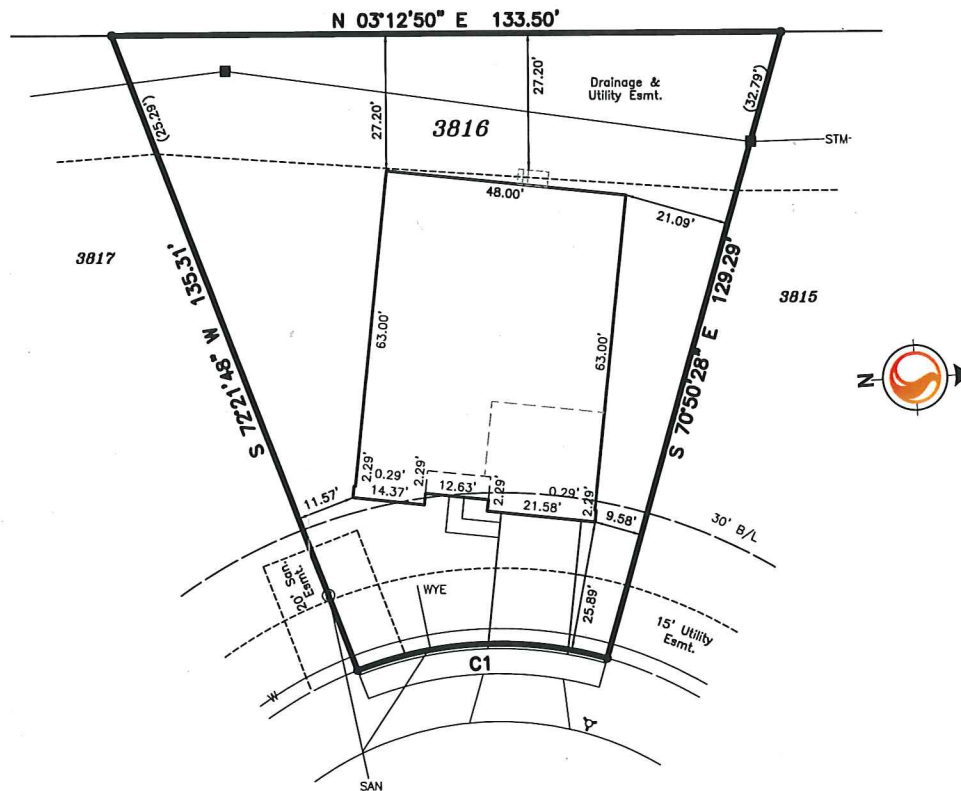
Note: Only a signature in Blue Ink shall be considered an original.

Belfort

DR'N dg
CH'D
JOB 2812177

Scale: 1"=30' September, 2019 Professional Surveyor No. _____

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	36°47'26"	79.01'	50.73'	S 00°45'40" W	49.87'



Fox Tail Circle (60' R/W)

Preliminary

Lot No. 3816 lies within Zone(s) X as designated on the FIRM Map No. 39041C0236K dated 4/16/09.

*Elevations are per Pulte Group.

LOT: 3816

Shelly's Retreat at Carpenter's Mill

Section 1, Part B

City of Powell
for



Stantec

1500 Lake Shore Drive, Suite 100
Columbus, Ohio 43204
PHONE: (614) 486-4383
FAX: (614) 486-4387

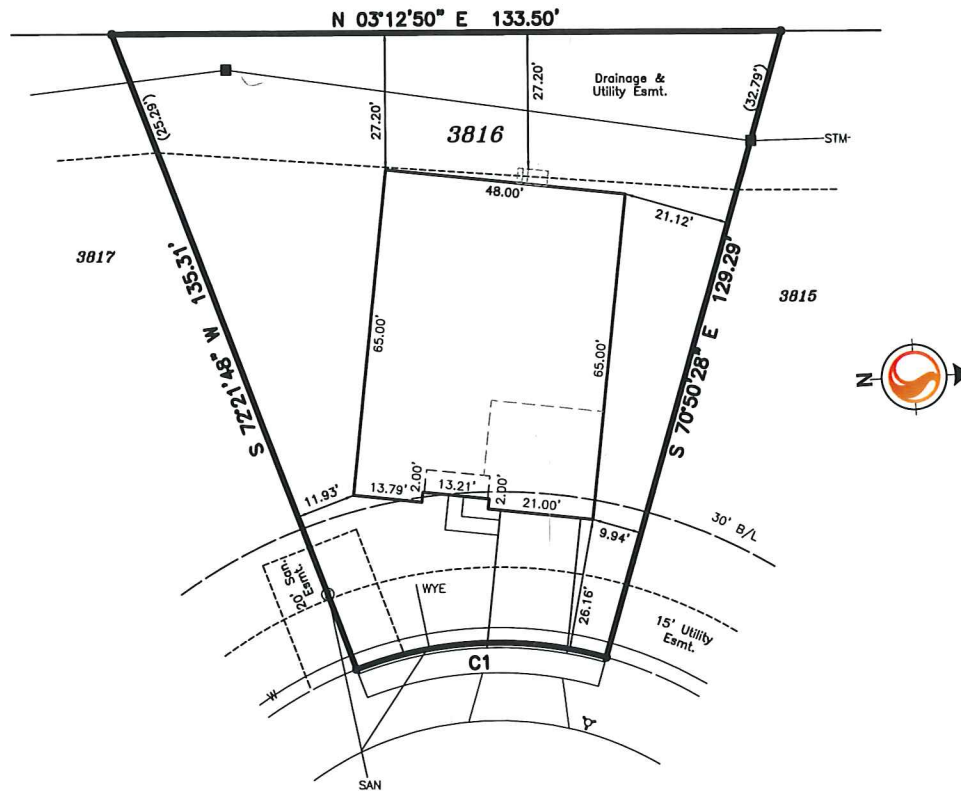
Note: Only a signature in Blue Ink shall be considered an original.

Bourges

DR'N dg
CH'D
JOB 2812177

Scale: 1"=30' September, 2019 Professional Surveyor No. _____

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	36°47'26"	79.01'	50.73'	S 00°45'40" W	49.87'



Fox Tail Circle (60' R/W)

Preliminary

Lot No. 3816 lies within Zone(s) X as designated on the FIRM Map No. 39041C0236K dated 4/16/09.

*Elevations are per Pulte Group.

LOT: 3816

Shelly's Retreat at Carpenter's Mill

Section 1, Part B

City of Powell
for



Stantec

1500 Lake Shore Drive, Suite 100
Columbus, Ohio 43204
PHONE: (614) 486-4383
FAX: (614) 486-4387

Note: Only a signature in Blue Ink shall be considered an original.

Bourges

DR'N dg
CH'D 2812177
JOB 2812177

Scale: 1"=30' September, 2019 Professional Surveyor No. _____