



BOARD OF ZONING APPEALS (BZA)
APPLICATION FOR VARIANCE

ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

Application Fee: \$400.00*
Per Fee Ordinance 2019-49

*Does not include transcript cost.

Appellant: ALAN G. Rossi'

Address/City/State/Zip: 243 SmokeWood Rd POWELL, OH 43065

Email Address: alcharlarossi@gmail.com

Phone No: _____ Cell Phone No: 614-579-6323 Fax No: _____

Property Owner: ALAN G. Rossi'

Address/City/State/Zip: 243 SmokeWood Rd POWELL, OH 43065

Email Address: alcharlarossi@gmail.com

Phone No: _____ Cell Phone No: 614-579-6323 Fax No: _____

Representative Attorney for Appellant: ~~ATT~~ Sean Kokeran, RAS Construction

Address/City/State/Zip: 351 W. South St.

City / State / Zip: Northington, OH 43085

Email Address: sean@designbuildras.com

Phone No: _____ Cell Phone No: (614) 679-3863 Fax No: _____

Property Address: 243 SmokeWood Rd POWELL, OH 43065

Lot Number/Subdivision: 3250 Woods of Powell South Zoning District/Use: Residential

Checklist:

- ☐ Legal description of the property.
- ☐ Vicinity Map and site/plot plan as required.
- ☐ Description of the existing and proposed use. Please be very detailed regarding the proposed use.
- ☐ A narrative statement and supporting documentation establishing and substantiating that the variance conforms to each of the following standards as stated in Section 1127.06(e) of the Codified Ordinances of Powell.
- ☐ Provide any other information that may 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, as well as any other drawings or written material that will help the Administration and the Board understand the nature of the proposal.
- ☐ **1 digital copy** (CD, USB, Email) of the complete application packet.
- ☐ Attach the required fee - \$400.00.*
- ☐ 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)

I agree to grant the City of Powell Staff and the Board of Zoning Appeals members considering this application access to the property subject of this application for the purposes of reviewing this application and posting public notice for this application.

Signature of Appellant: Alan Rossi Date: 2/13/20

Office Use
Received

Office Use
Type/Date: <u>2/13/20 Check</u>
Base Fee: <u>\$400.00</u>
Prepared by: <u>DAVID BERTZ</u>
Reviewed by: <u>Ellin Schiller</u>
PAYOR: <u>Alan Rossi</u>
RECEIPT # <u>8192</u>

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

HOY LAND SURVEYING
39 Village Green Drive
Westerville, Ohio 43082
Phone: 614-679-1186

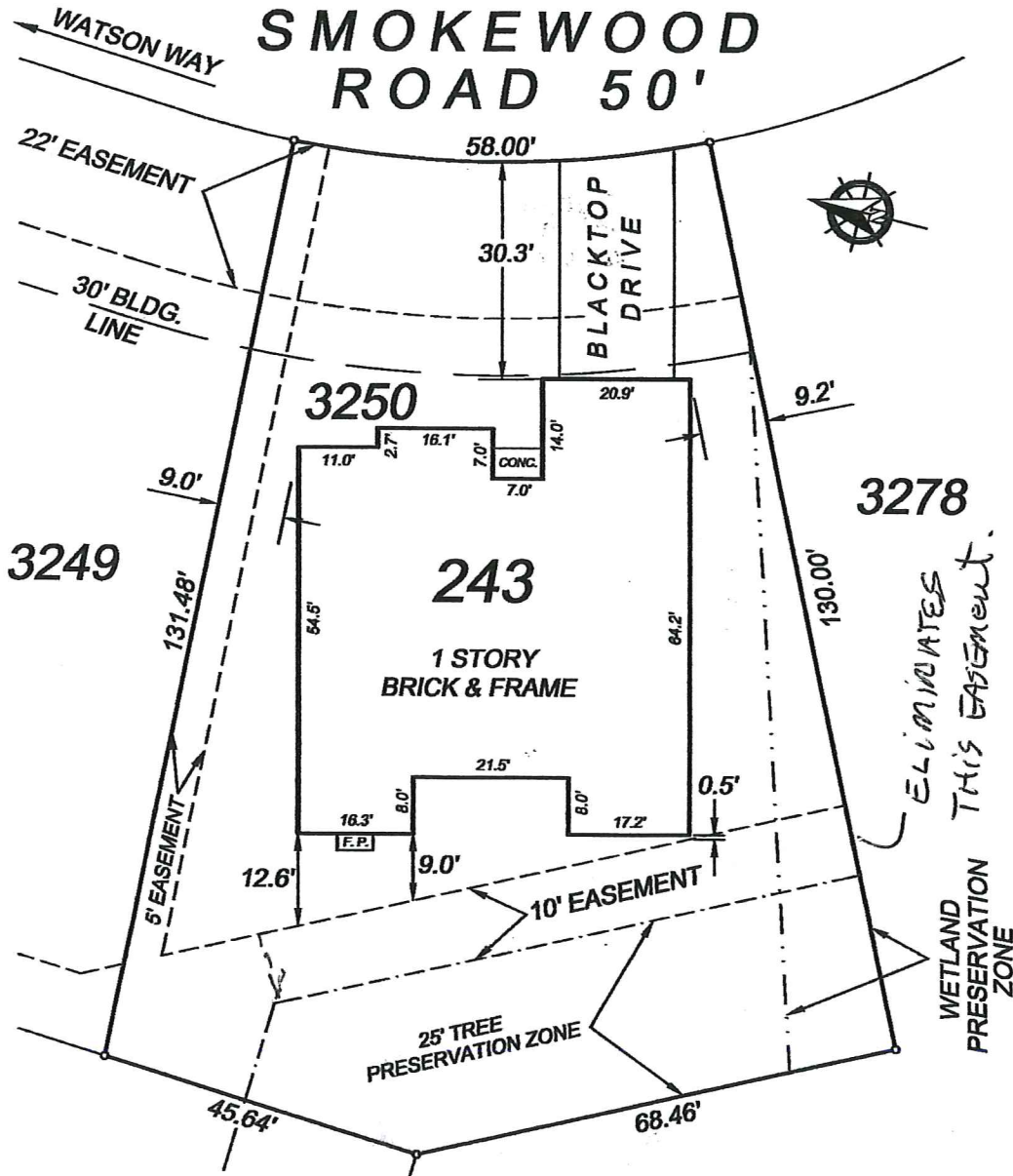


JOB NUMBER #: 3727-2018 S DATE OF DRAWING 09-10-18

CERTIFIED TO ALAN ROSSI

LEGAL DESC. LOT 3250 ~ THE WOODS OF POWELL SOUTH P.C. 3 PG. 454 COUNTY DELAWARE

CITY/TWP. POWELL DRN. SJH CK. SS DRAWING SCALE 1" = 20'



We hereby certify that the foregoing LOCATION SURVEY was prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a Boundary Survey pursuant to Chapter 4733-37, Ohio Administrative Code. Easements shown on this plat were taken from the subdivision plat of record. Additional easements affecting this property may exist.

ENCROACHMENT INFORMATION
NONE NOTED

By

Steven J. Hoy



EASEMENT ABATEMENT GRANTED
AT POWELL MEETING 7/2/2018

February 13, 2020

Board Of Zoning Appeals
Application For Variance

Applicant: Alan G. Rossi
243 Smokewood Rd
Powell, OH 43065
Cell: 614-579-6323
email: alcharlarossi@gmail.com

Narrative Statement Requesting Variance

My wife and I have plans to add a 3 season room to our home. The room will adjoin to our hearth room and would provide us easy access to it from our kitchen and great room. Due to the nature of our great room with it's 6-6' windows and transoms opening to a beautiful view of the nature preserve, we respectfully ask to build the 3 season room off of our hearth room. We had debated about adding a 3 season room directly behind the house but this would have a serious impact on the view provided by the windows currently in the great room. Also, the kind of structure would most likely require a slanted roof which would further impact and reduce the view of the preserve.

Additionally, by building the 3 season room off the hearth room, we can still have and use the existing patio directly behind the house. Again, if we were to build a structure directly behind the great room, we would no doubt have to give up our patio.

A 3 season room off the hearth room does not obstruct our views nor our neighbors' views. As you can see by the photos I've provided, we planted pine trees on the north west side of our house when we purchased the home in 2005 and they have become a splendid border between us and neighbors.

As mentioned above, the location of the 3 season room off the hearth room is ideal since we are able to access it from both kitchen and great room. The 2 windows (one on either side of the fireplace) would be removed so that we have easy access to the room from either side.

It is our hope that you will look favorably upon our variance request.

Thank you,
Alan & Charla Rossi



ORDINANCE 2019-30
Adopted July 2, 2019

Doc ID: 012971310002 Type: OFF
Kind: ORDINANCE
Recorded: 07/05/2019 at 11:24:37 AM
Fee Amt: \$32.00 Page 1 of 2
Workflow# 0000185649-0001
Delaware County, OH
Melissa Jordan County Recorder
File# 2019-00017188

BK 1647 PG 1178-1179

AN ORDINANCE TO VACATE A DRAINAGE EASEMENT, LOCATED ON REAL PROPERTY OF RECORD IN PLAT CABINET 3, SLIDE 454-454B, IN THE RECORDER'S OFFICE, DELAWARE COUNTY, BEING LOT 3250, WOODS OF POWELL SOUTH, AND DECLARING AN EMERGENCY.

WHEREAS, a drainage easement exists on Lot 3250, Woods of Powell South, which was dedicated of record in plat Cabinet 3, slide 454-454B, in the Recorder's Office, Delaware County; and

WHEREAS, the Council finds that there is good cause for vacation of said easement, and that such vacation will not be detrimental to the existing utilities or the general interest of the citizens of the City.

NOW THEREFORE BE IT ORDAINED BY THE CITY OF POWELL, DELAWARE COUNTY, OHIO AS FOLLOWS:

Section 1: That the cross-hatched portions of the drainage easement granted to City of Powell on Lot 3250, Woods of Powell South, of record in plat Cabinet 3, slide 454-454B, of record in the Recorder's Office, Delaware County, which cross-hatched areas are more fully and accurately depicted on the survey plat which is attached hereto as Exhibit "A" and made a part hereof, is hereby vacated.

Section 2: That the Clerk of the City of Powell is hereby directed to record a copy of this Ordinance with the Delaware County Recorder, evidencing the vacation of such portions of such easements.

Section 3: That it is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of the Council and that all deliberations of the Council and any of the decision making bodies of the City of Powell which resulted in such formal actions were in meetings open to the public in compliance with all legal requirements of the City of Powell, Delaware County, Ohio.

Section 4: That this Ordinance is hereby declared to be an emergency measure necessary for the preservation of the public health, safety and welfare, such emergency arising from the need to facilitate the issuance of a deck permit. WHEREFORE, this ordinance shall take effect and be in force from and after its passage.

VOTE ON RULES SUSPENSION: Y 7 N 0

VOTE ON ORDINANCE 2019-30: Y 7 N 0

Jon C. Bennehoof 7/3/2019 Karen J. Mitchell 7/3/2019
Jon C. Bennehoof Date Karen J. Mitchell Date
Mayor City Clerk

EFFECTIVE DATE: July 2, 2019



This legislation has been posted in accordance with the City Charter on this date 7/3/2019
Karen J. Mitchell City Clerk

Frank Bertone Tom Counts Brian Lorenz Brendan Newcomb Melissa Riggins Daniel Swartwout

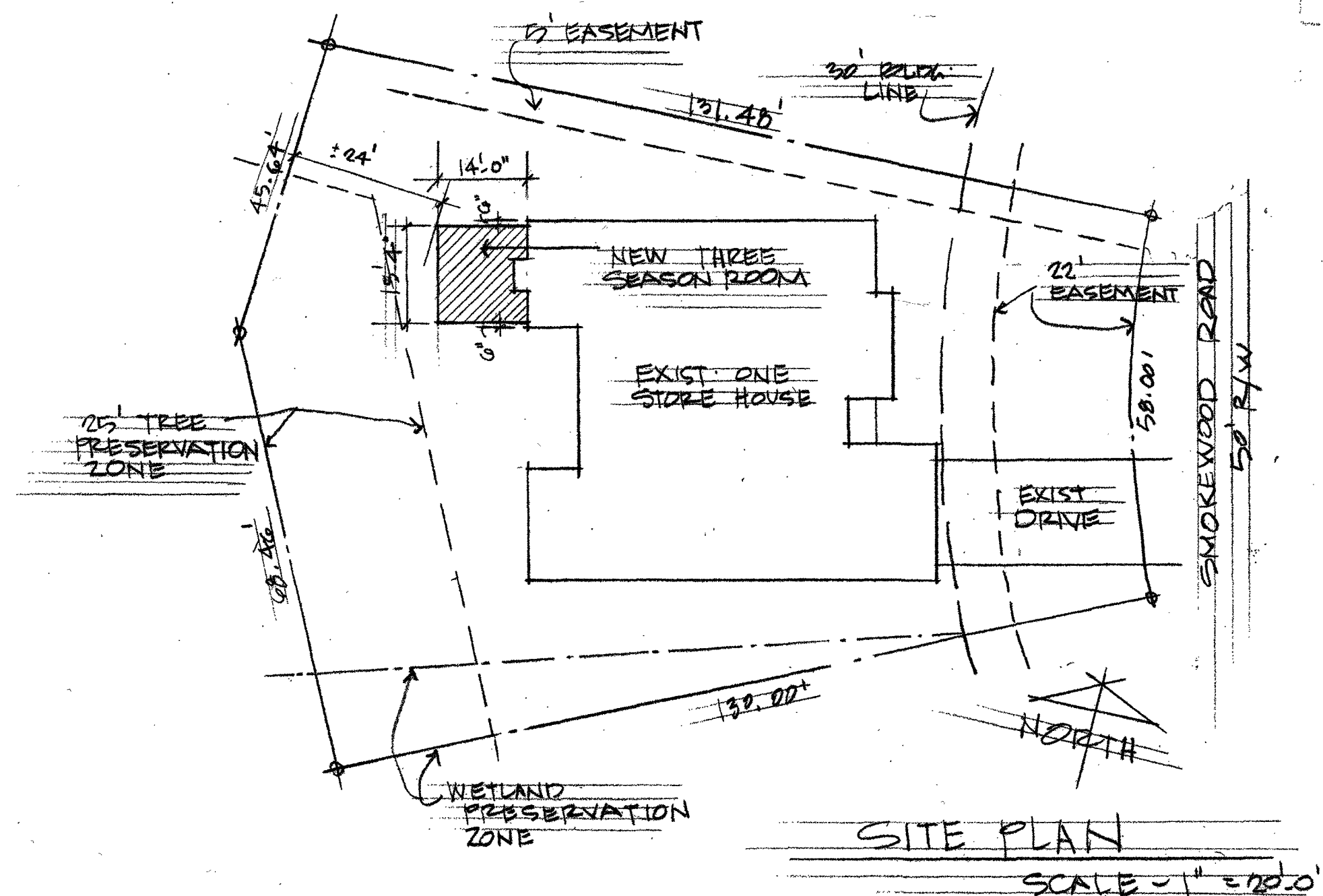
1. **STRUCTURAL LUMBER: SPRUCE-PINE-FIR #2 :**

SIZE	F_b (psi)	F_t (psi)	F_v (psi)	$F_{c\perp}$ (psi)	F_c (psi)	E (psi)
ALL	875	450	135	425	1150	1,400,000
- B. APA RATED PLYWOOD OR OSB, EXTERIOR GRADE. PANEL IDENTIFICATION 16/0 - 1/2" FOR WALLS. PANEL IDENTIFICATION INDEX 24/0 - 5/8" WITH H-CLIPS FOR ROOFS.
2. SPECIFICATIONS: UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION AND ERECTION SHALL BE GOVERNED BY THE LATEST REVISIONS OF:
 - A. NATIONAL DESIGN SPECIFICATION FOR STRESS-GRADE LUMBER AND ITS FASTENINGS.
 - B. U.S. PRODUCT STANDARD PS-1 FOR SOFTWOOD PLYWOOD - CONSTRUCTION AND INDUSTRIAL.
3. CONNECTIONS:
 - A. JOISTS TO BEAMS - 16 GA. GALVANIZED STD. JOIST HANGERS, UNLESS SHOWN OTHERWISE.
 - B. PLYWOOD TO ROOF TRUSSES OR RAFTERS - NAILED - USE 6d RING SHANK NAILS AT 6 INCHES O/C AT PANEL EDGES AND 12 INCHES C/C AT INTERMEDIATE SUPPORTS. PROVIDE PLYWOOD CLIPS AT MID-SPAN OF PLYWOOD BETWEEN SUPPORTS.
4. MISCELLANEOUS:
 - A. USE ONE LINE OF SOLID BLOCKING OR CROSS BRIDGING AT 8'- 0" O/C MAX. FOR ALL JOISTS AND RAFTERS, USE SOLID BLOCKING AT JOIST AND RAFTER BEARING.
 - B. USE SOLID BLOCKING AT MID-HEIGHT FOR ALL EXTERIOR STUD WALLS AND INTERIOR BEARING PARTITIONS.
 - C. USE DOUBLE STUDS UNDER BEAM AND LINTEL BEARING, UNLESS SHOWN OTHERWISE.

1. FLOOR LIVE LOAD
A. DESIGN UNIFORM LIVE LOAD = 40 psf
2. ROOF LOADS
A. MINIMUM ROOF LIVE LOAD = 20 psf.
B. DESIGN ROOF LIVE LOAD = 25 psf.
C. DESIGN ROOF DEAD LOAD = 20 psf
3. ROOF SNOW LOADS
A. GROUND SNOW LOAD = 20 psf.
B. FLAT-ROOF SNOW LOAD = 14 psf.
C. SNOW EXPOSURE FACTOR = $C_e = 1.0$
D. SNOW LOAD IMPORTANCE FACTOR = 1.0
E. THERMAL FACTOR = $C_t = 1.0$
4. WIND LOADS
A. ULTIMATE DESIGN WIND SPEED (3-SECOND GUST) = 115 mph
B. WIND IMPORTANCE FACTOR = 1.0
C. BUILDING RISK CATEGORY II
D. WIND EXPOSURE CATEGORY B
E. INTERNAL PRESSURE COEFFICIENT = ± 0.18
F. COMPONENTS AND CLADDING TO BE DESIGNED FOR 35 PSF
5. EARTHQUAKE DESIGN DATA:
A. BUILDING RISK CATEGORY II
B. SEISMIC IMPORTANCE FACTOR = 1.0
C. $S_s = 0.166$; $S_1 = 0.066$
D. SITE CLASS = D
E. SPECTRAL RESPONSE COEFFICIENT $S_{ds} = 0.177$
F. SPECTRAL RESPONSE COEFFICIENT $S_{d1} = 0.1056$
G. SEISMIC DESIGN CATEGORY B.
H. BASIC SEISMIC-FORCE-RESISTING SYSTEM = CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANELS
I. DESIGN BASE SHEAR = 2 KIPS
J. SEISMIC RESPONSE COEFFICIENT, $C_s = 0.08$
K. RESPONSE MODIFICATION COEFFICIENT, $R = 2 \frac{1}{2}$
L. ANALYSIS PROCEDURE: EQUIVALENT LATERAL PROCEDURE
6. GEOTECHNICAL INFORMATION .
A. DESIGN SOIL BEARING CAPACITY = 1500 psf (ASSUMED)

1. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE AND TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF WHATEVER SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS WHICH MIGHT BE NECESSARY. SUCH MATERIAL SHALL REMAIN THE CONTRACTOR'S PROPERTY AFTER THE COMPLETION OF THE PROJECT.
2. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.

LATERAL BRACING METHOD: CS-WSP
(CONTINUOUSLY SHEATHED WOOD STRUCTURAL
PANELS). 7/16" OSB FASTENED AT 6" O.C. AT
PANEL EDGES AND AT 12" O.C. IN THE FIELD.



SHT. NO.	SHEET TITLE
1.	SITE PLAN, NOTES
2.	FOUND. PLAN, FLOOR PLAN, ROOF PLAN, ELEVATIONS
3.	SECTIONS, DETAILS

NOTE: NO PLUMBING AND HVAC REQUIRED ON THIS BUILDING.

NOTE: NEW ELECTRICAL WORK TO COMPLY WITH NEC.
NEW REQUIRED CIRCUITS FOR LIGHTING AND
OUTLETS TO BE RUN FROM EXIST ELEC. PANEL.
THERE IS AMPLE SPARE SPACE IN PANEL

NEW CONSTRUCTION - 2550 FT.

HEIGHT TO RIDGE - 18'-0"

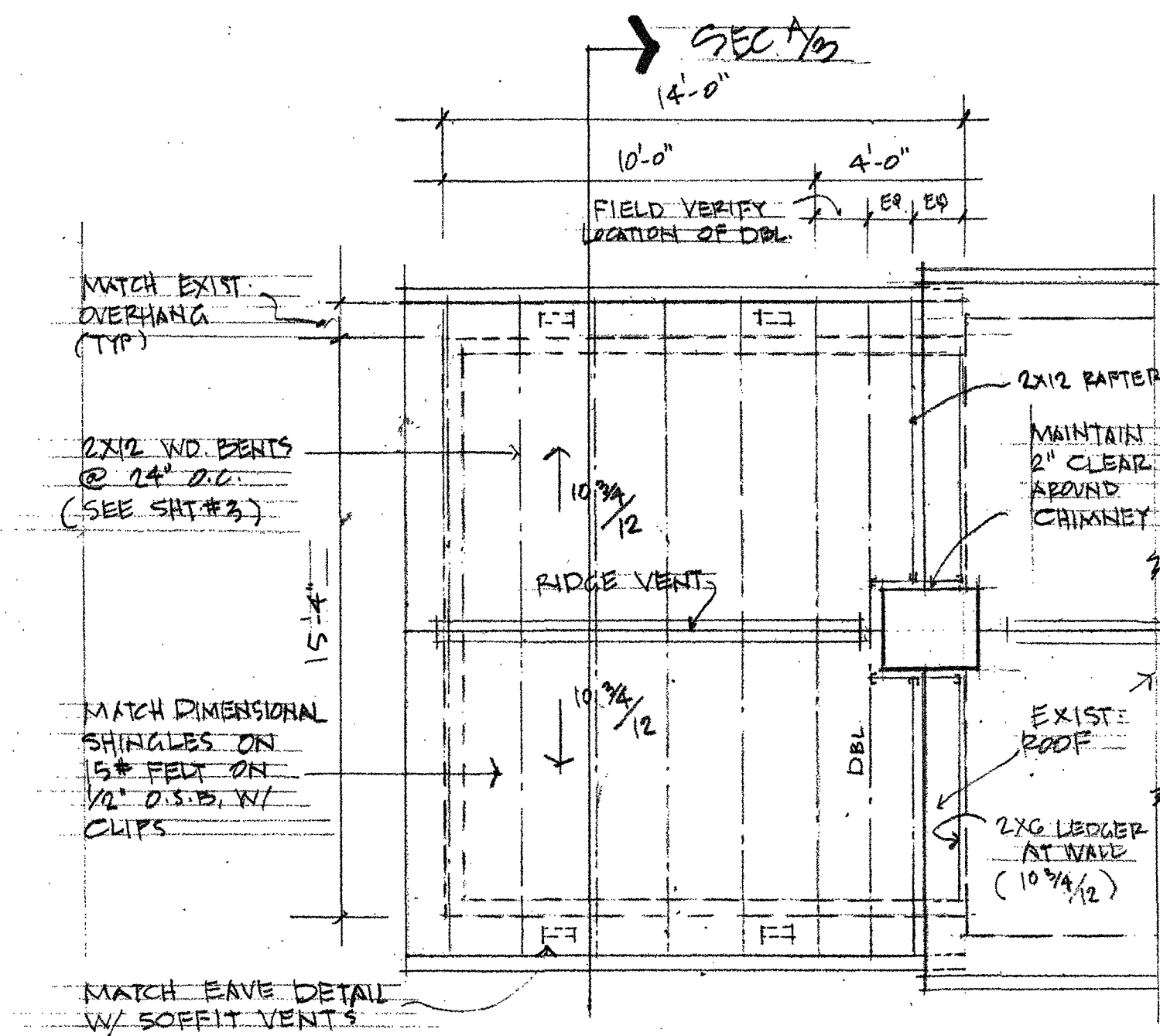
ROSSI RESIDENCE ADDITION - THREE SEASON ROOM

243 SMOKEWOOD ROAD POWELL, OHIO 43065

LOT # 3250 - THE WOODS OF POWELL SOUTH DELAWARE CO

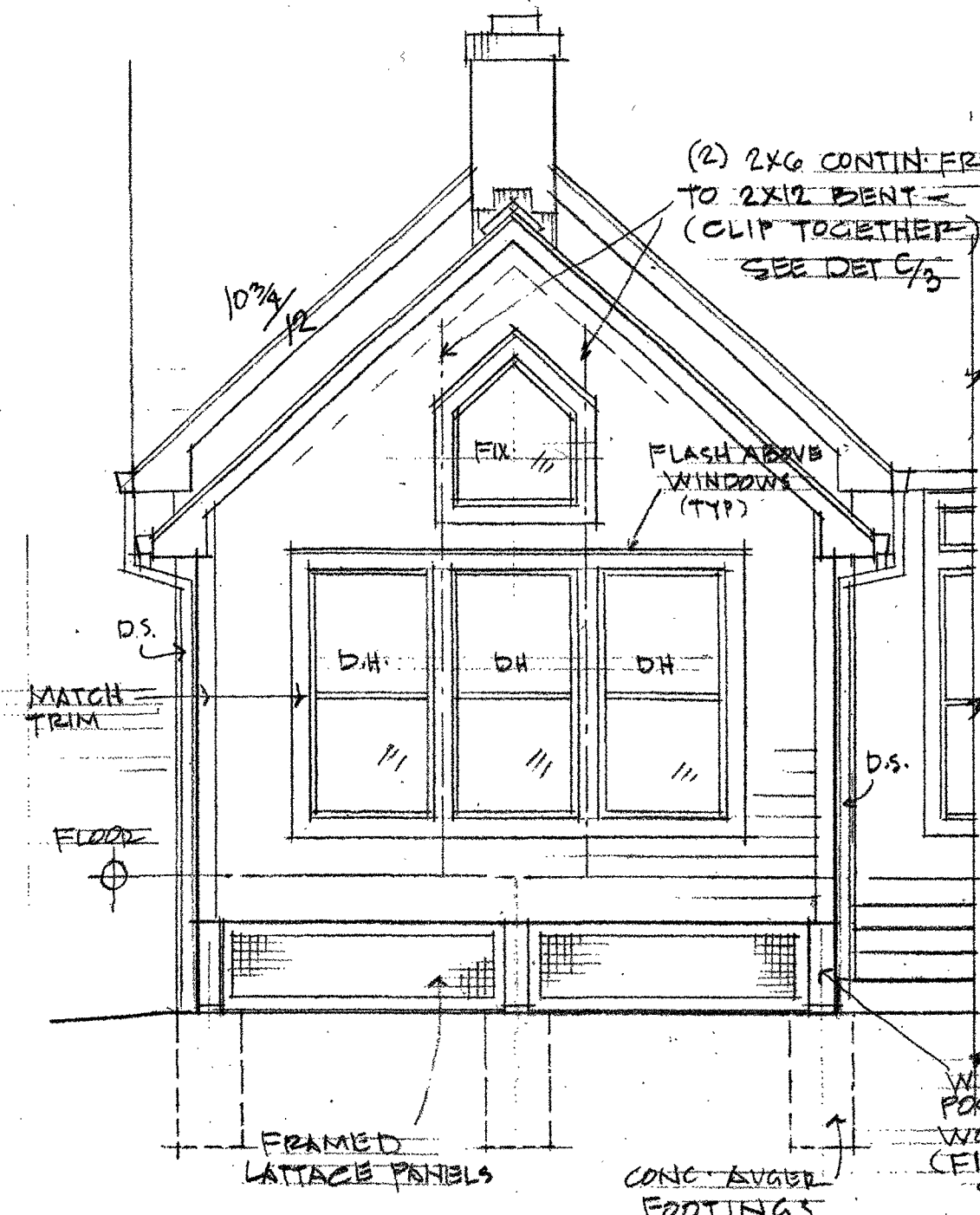
DENNIS MEACHAM
G14-402-8134

OCT. 29, 2019



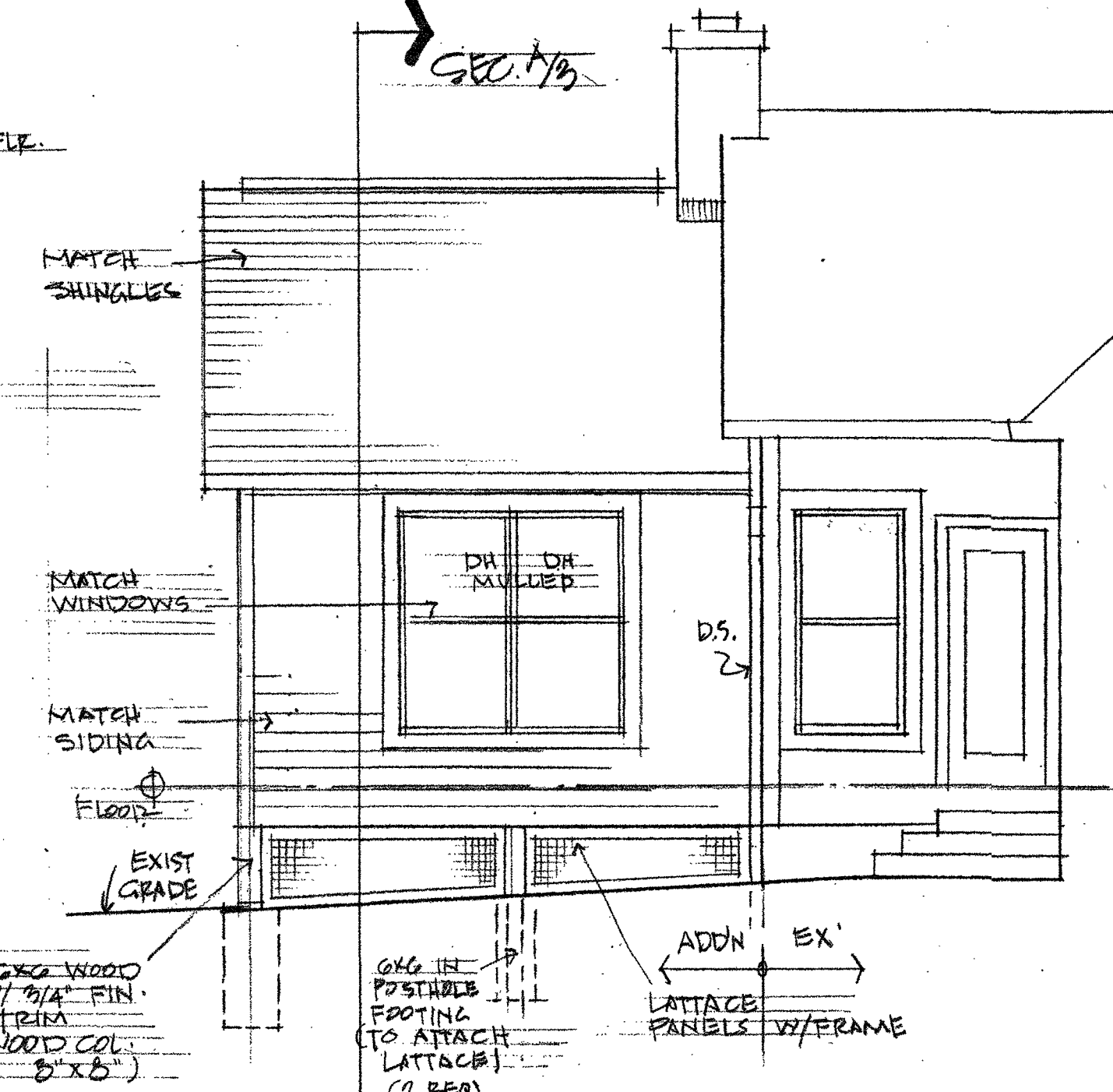
ROOF / FRAMING PLAN

SCALE - 1/4" = 1'-0"



WEST ELEVATION

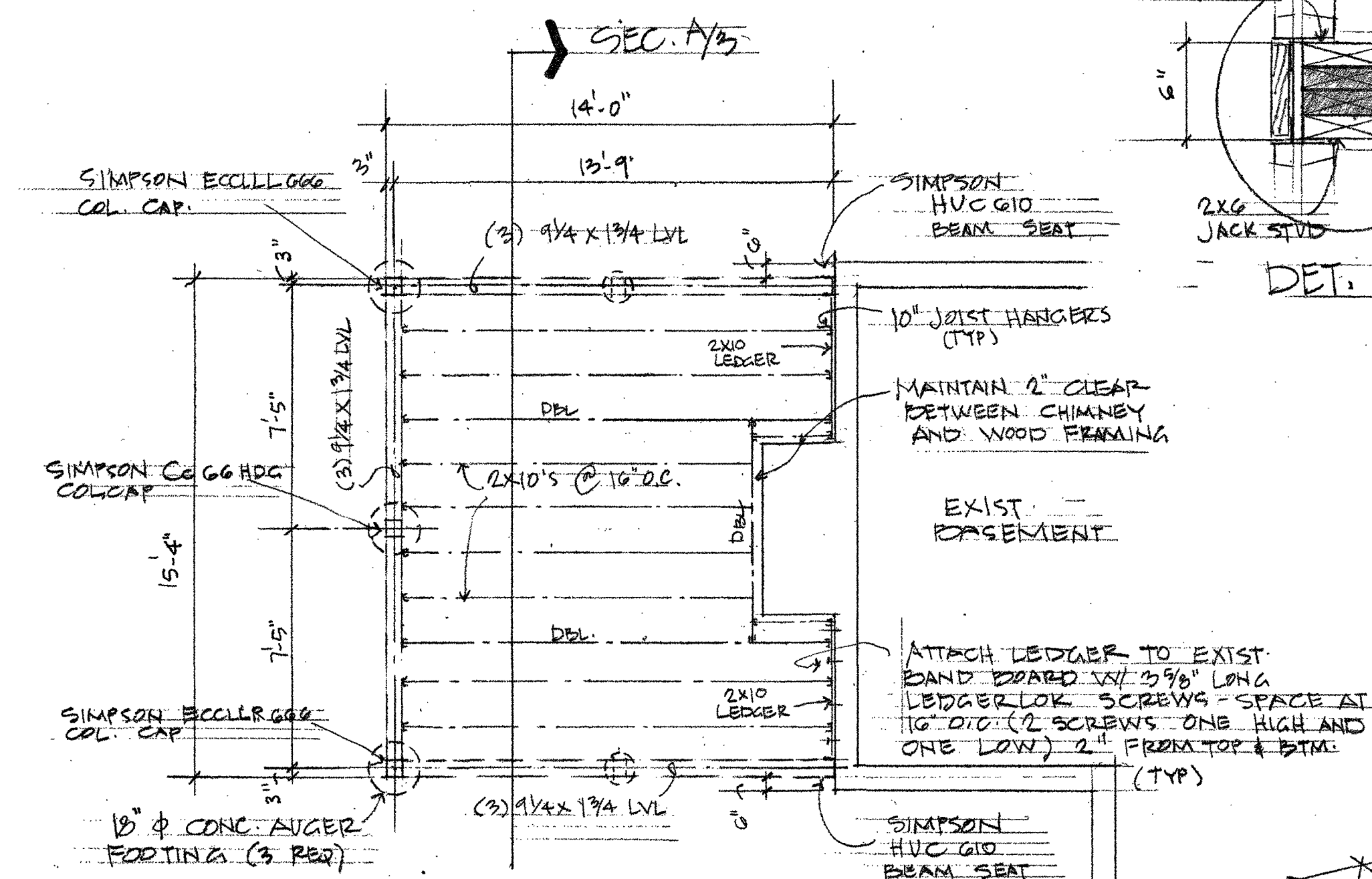
SCALE - 1/4" = 1'-0"



SOUTH ELEVATION

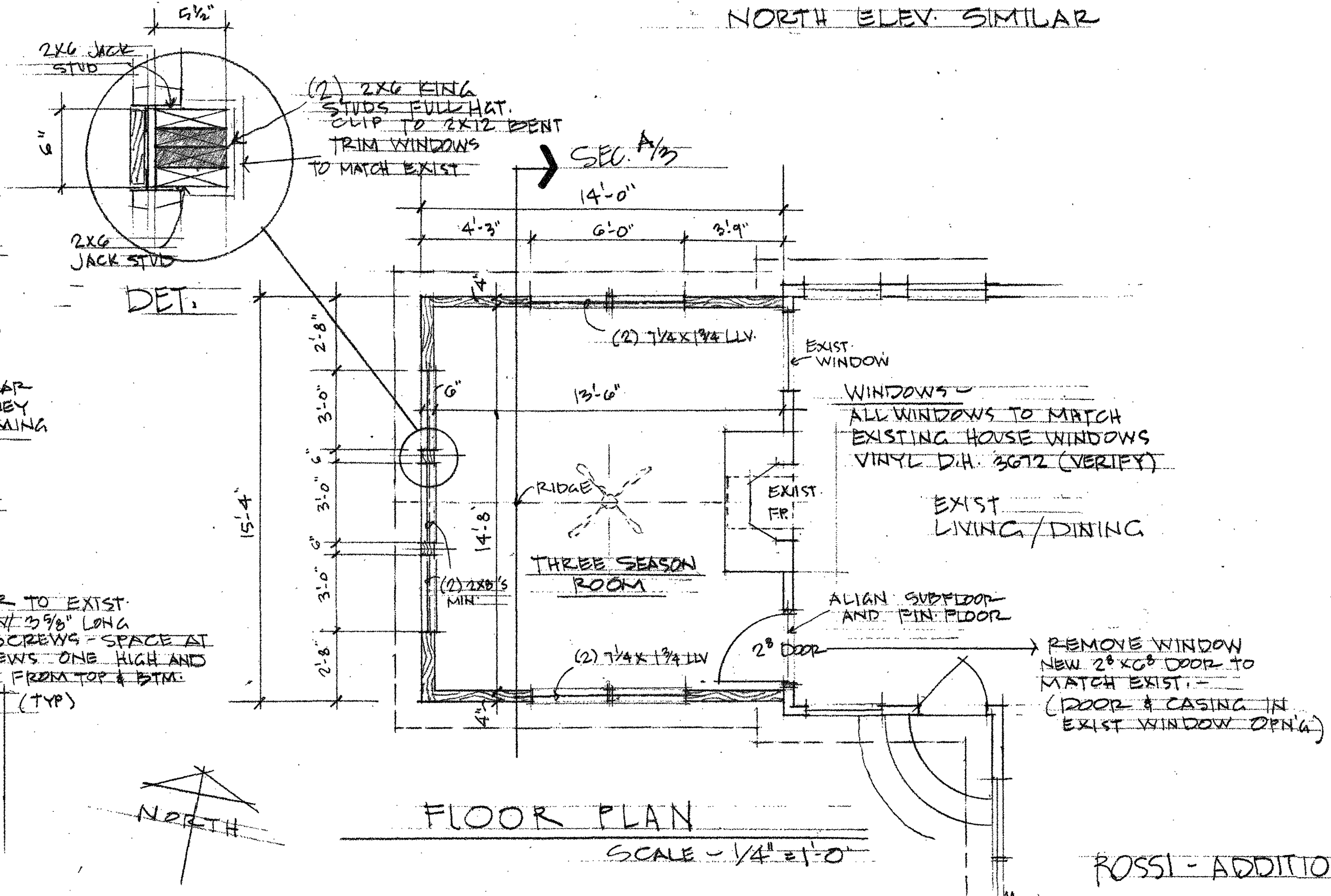
SCALE - 1/4" = 1'-0"

NORTH ELEV. SIMILAR



FOUNDATION / FLOOR FRAMING

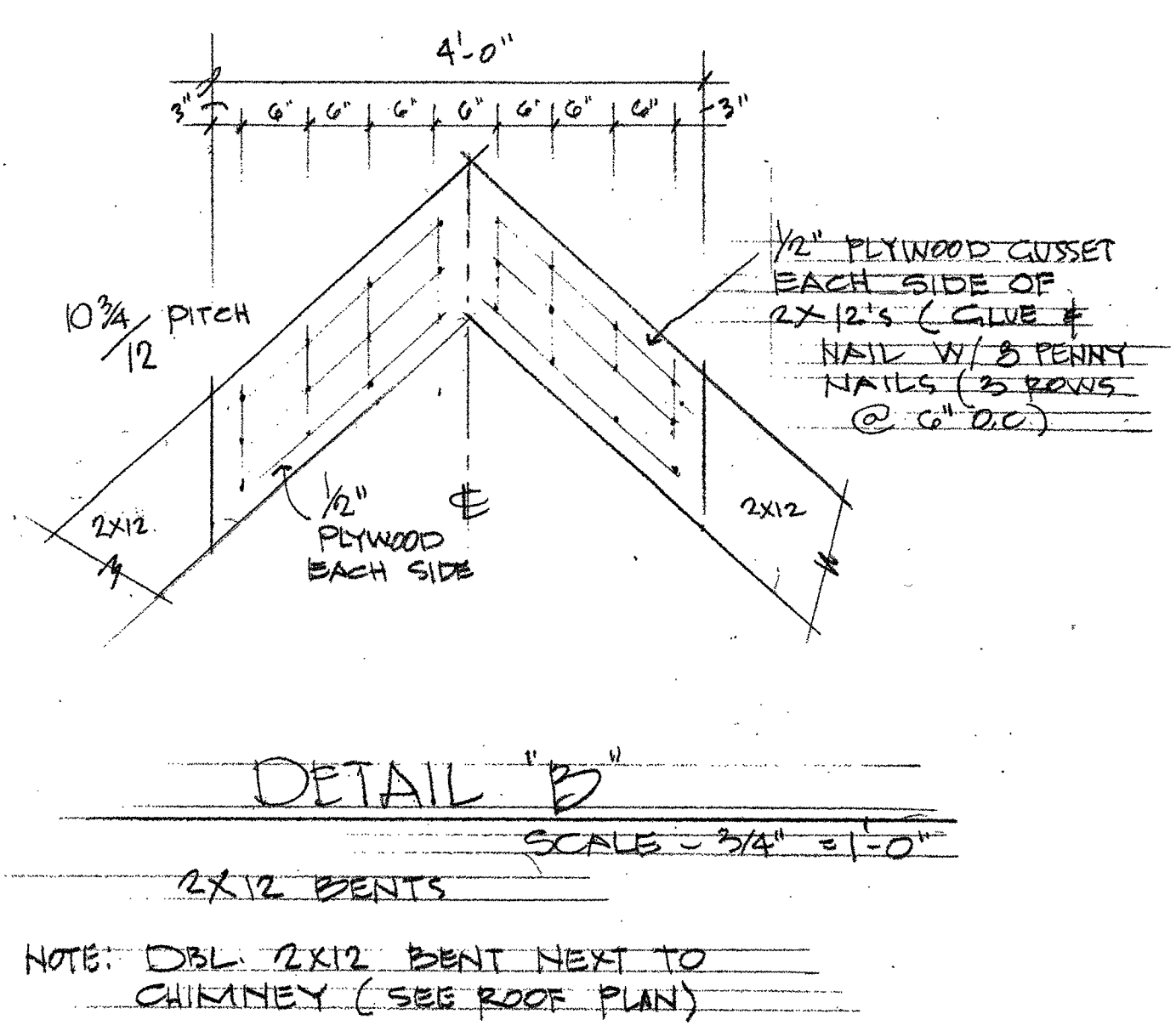
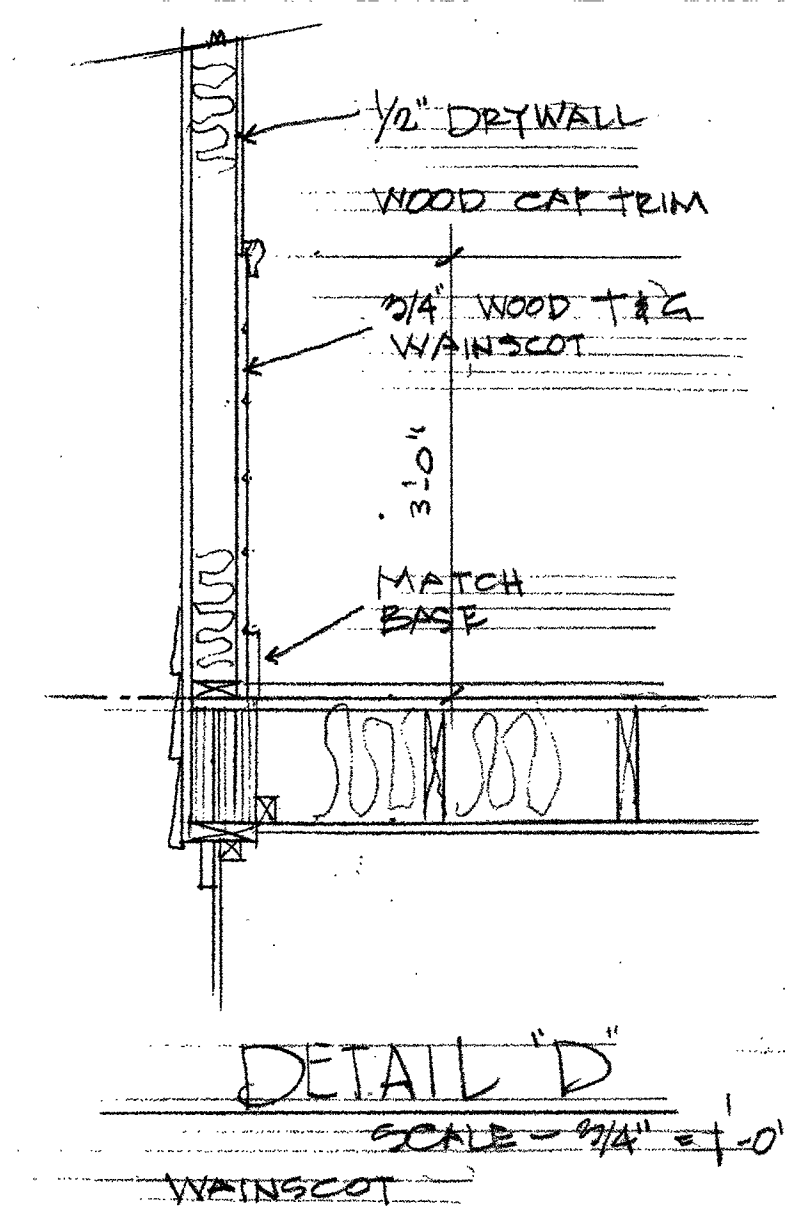
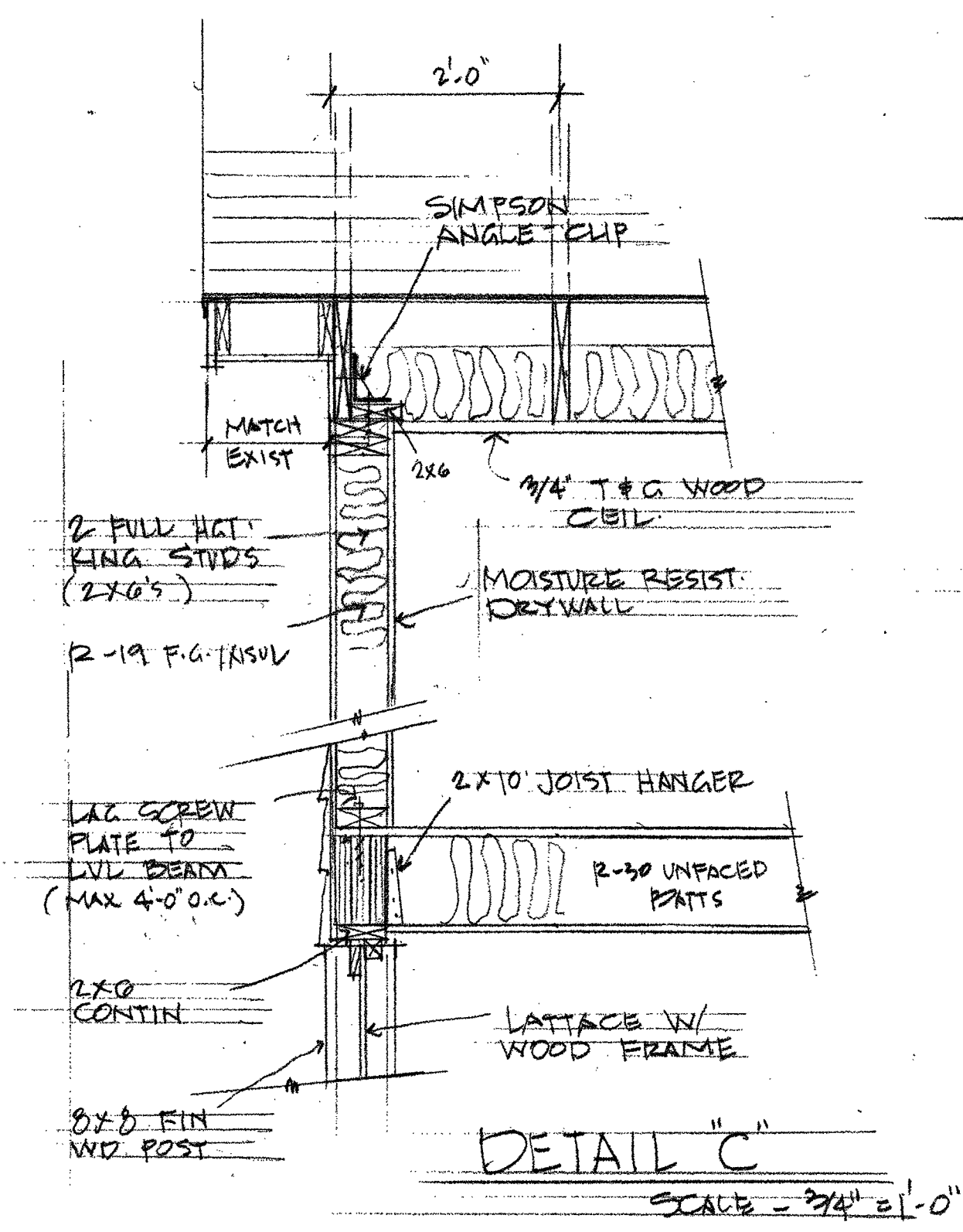
SCALE - 1/4" = 1'-0"



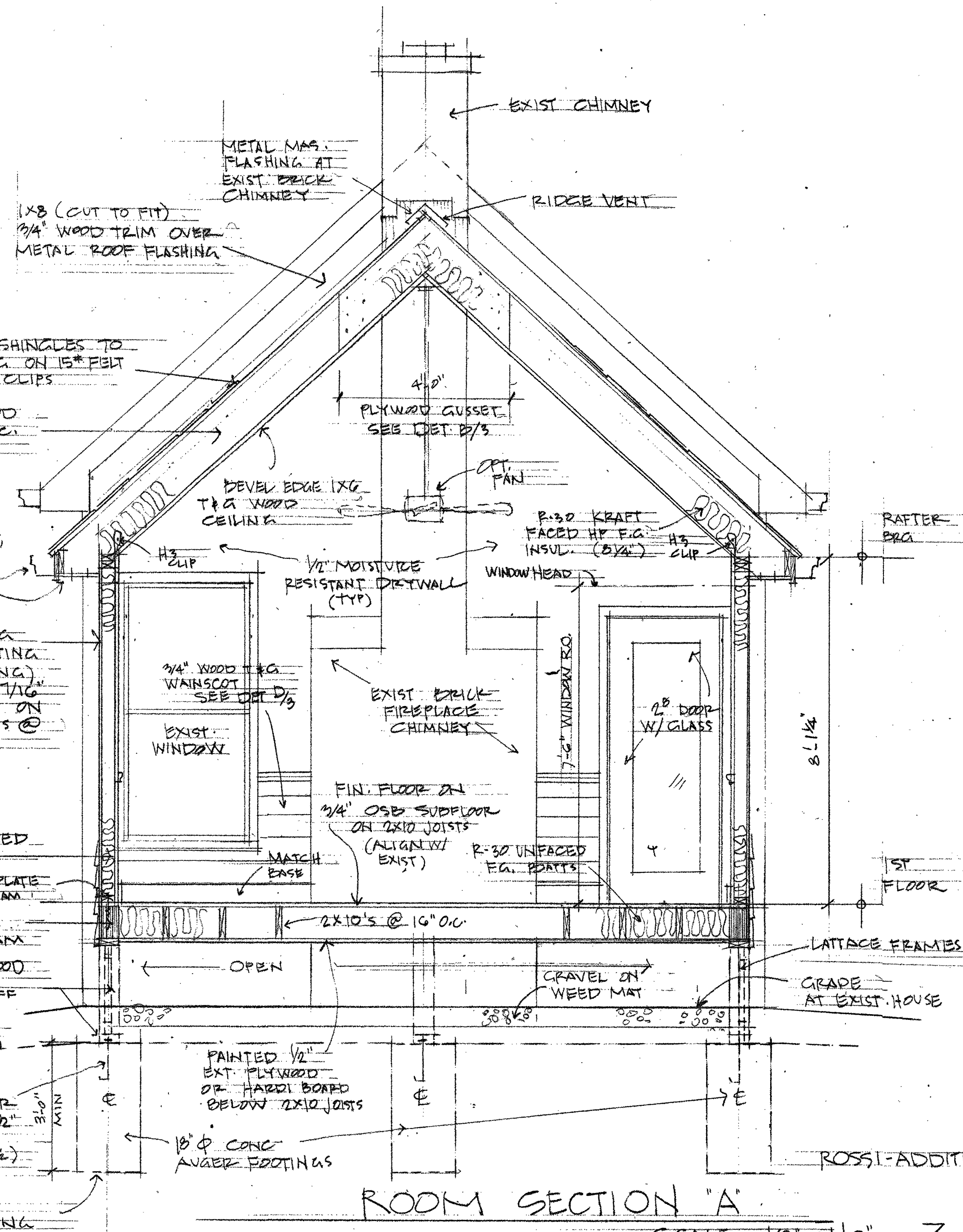
FLOOR PLAN

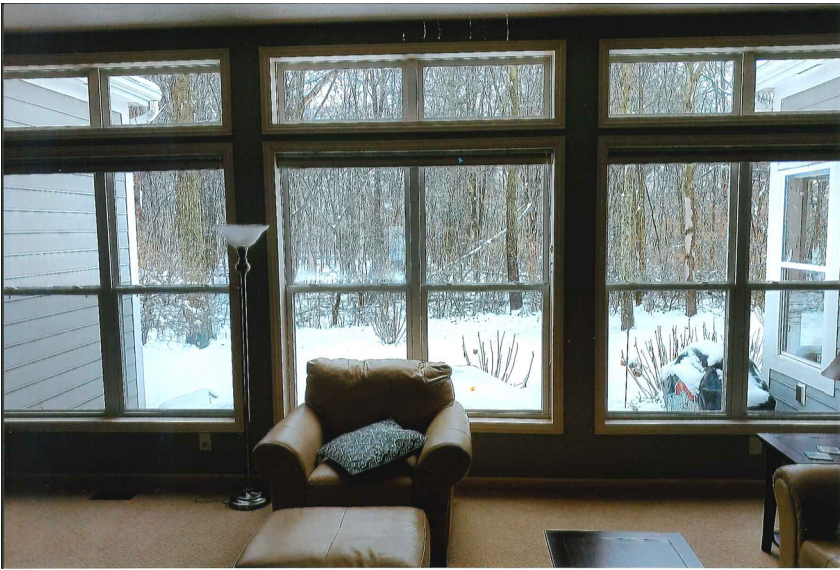
SCALE - 1/4" = 1'-0"

ROSSI - ADDITION



DIMENSIONAL SHINGLES TO MATCH EXISTING ON 15\"/>





1 View from the Great Room. It is spectacular in spring, summer, and fall since there are flowers and flowering bushes. Adding a structure to this area would only detract from the home's beautiful views.



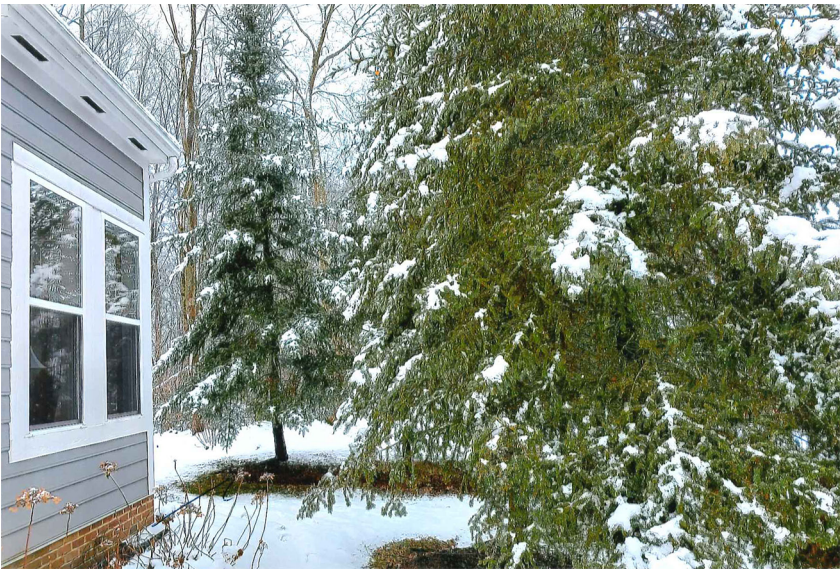
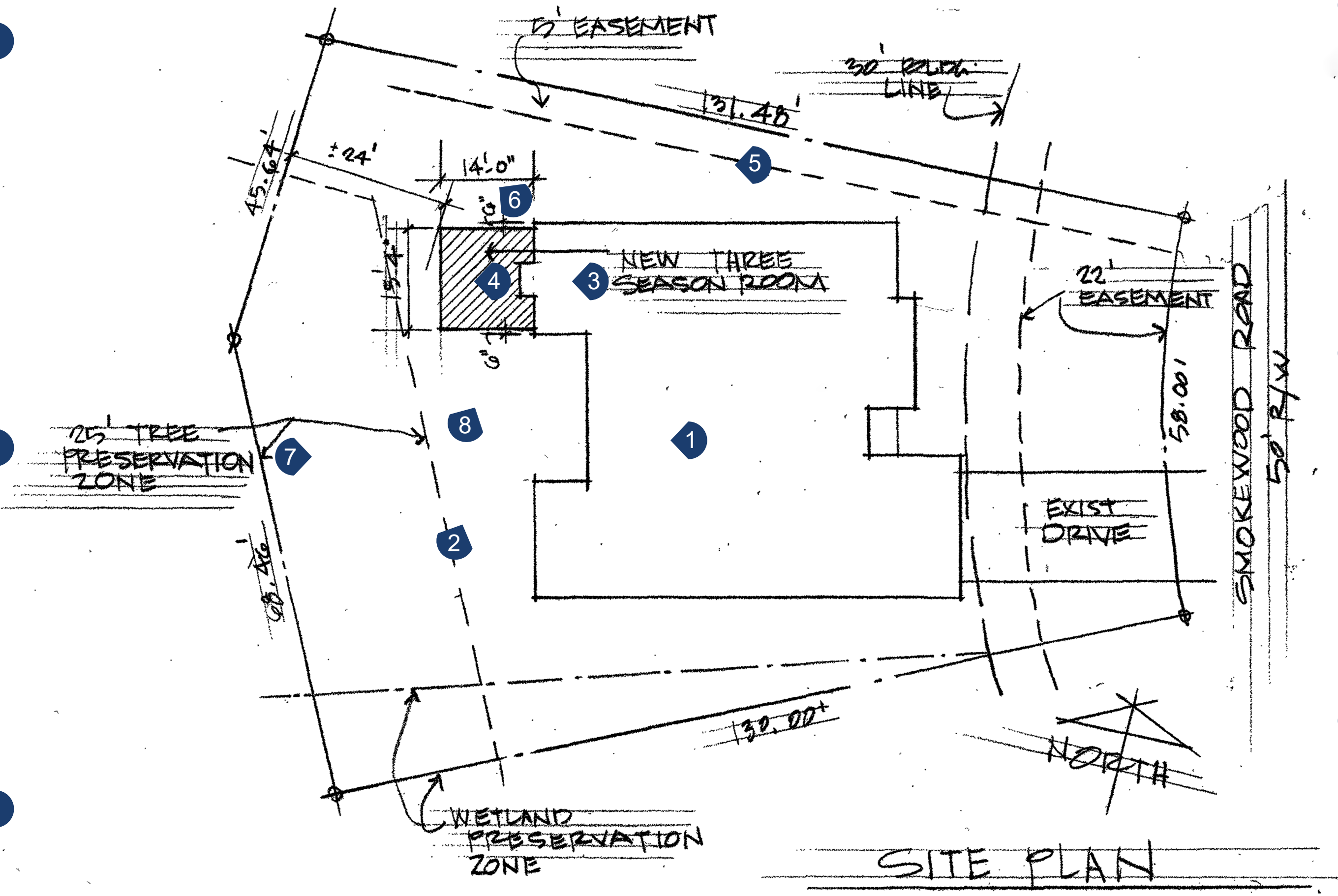
2 View showing where the three season room would be placed.



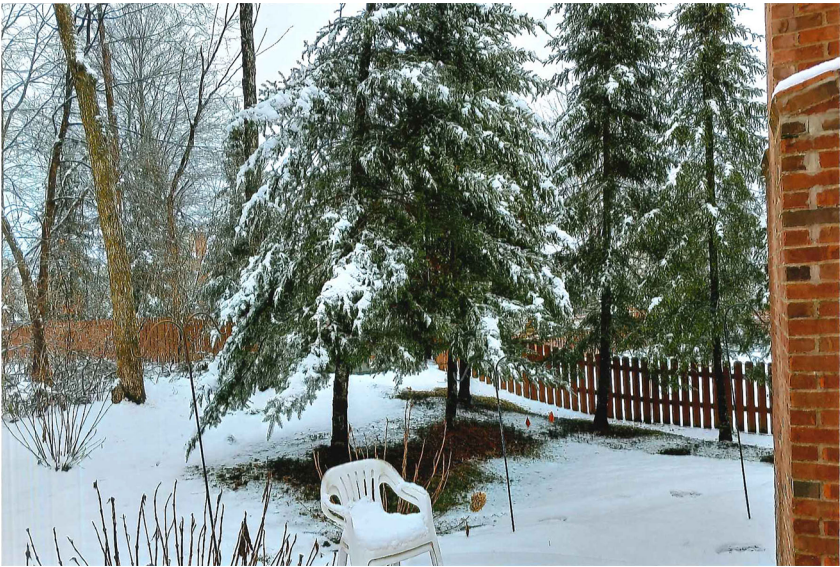
3 Windows on sides of fireplace would be removed and be replaced with doors to provide easy access to the 3 season room.



4 View looking into the preserve from the chimney.



5 View looking toward tree preserve.



6 View from edge of house where 3 season room would be built.



7 Rear view of home.



8 This view shows where the 3 season room would be built - on the rear. Neighbors fence shown. Pine trees block out view from neighbors.