



CITY OF POWELL

BOARD OF ZONING APPEALS (BZA)

APPLICATION FOR VARIANCE

ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

Application Fee: \$400.00*
*Does not include transcript cost.

Applicant: Pete Johnston

Address/City/State/Zip: 229 Glenworth CT / Powell / OH / 43065

Email Address: PeteTJohnston@gmail.com

Phone No: _____ Cell Phone No: 614-378-9821 Fax No: _____

Property Owner: Abby + Pete Johnston

Address/City/State/Zip: 229 Glenworth CT / Powell / OH / 43065

Email Address: PeteTJohnston@gmail.com

Phone No: _____ Cell Phone No: 614-378-9821 Fax No: _____

Attorney for Appellant: _____

Address/City/State/Zip: _____

City / State / Zip: _____

Email Address: _____

Phone No: _____ Cell Phone No: _____ Fax No: _____

Property Address: 229 Glenworth CT / Powell / OH / 43065

Lot Number/Subdivision: _____ Zoning District/Use: _____

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.
- ☒ Attach a list of contiguous property owners as well as directly across the street from and within 250 feet of property.
- ☒ 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.
- ☒ **7 copies** of all drawings, text, any other items, and application.
- ☒ Provide a PDF copy of all drawings, text, any other items, ~~and application on a CD.~~
- ☒ Attach the required fee - \$400.00.*

(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 Applicant: _____

Date: _____

6/25/20

Office Use
Received

Office Use
AMT \$400.00
TYPE/DATE CK 155 6/25/2020
RECEIPT #
PAYOR Peter Johnston
Payment

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

Rocky Kambo

From: Pete Johnston <petetjohnston@gmail.com>
Sent: Tuesday, July 07, 2020 7:44 PM
To: Rocky Kambo; Elise Schellin
Subject: Fwd: 229 Glenworth Ct - FALCON RIDGE - HOA APPROVAL
Attachments: image.png; ATT00001.htm; Yard variance completed.pdf; ATT00002.htm

Rocky & Elise- please see below approval from the HOA

Begin forwarded message:

From: Jeff Matteo <jeff.matteo@gmail.com>
Date: July 7, 2020 at 7:35:24 PM EDT
To: Crystal Stair <cstair@cityofpowell.us>
Cc: Pete Johnston <petetjohnston@gmail.com>, Brian Butler <brianmbutler77@gmail.com>, Roland Tokarski <rtokarski4@gmail.com>
Subject: 229 Glenworth Ct - FALCON RIDGE - HOA APPROVAL

Crystal - Please consider this email our approval for 229 Glenworth Ct (Johnston Family). We reviewed the plans, everything looks good for their pool addition. Pete obtained the necessary yard variance (attached) from the city a few weeks ago.

Legal Description of the Property:

229 Glenworth Ct is a primary residence, single family home in Flacon Ridge.

Description of the existing and proposed use:

Our backyard is a relatively small backyard that is currently not very functional due to the size; the kids play more in the side yard. We are looking to utilize our back yard by putting in a small pool. With the Powell Pool closed during the summer of 2020 we would like to keep our kids swimming and having fun.

The oldest (9) swims year-round competitively and think just being able to give her access to a pool would help keep her interested in the sport and encourage the other 2 (5 & 7) to join the swim teams next year when the pool opens hopefully. More so, we are looking to build memories with the kids as they grow up. Abby, my wife, grew up with a pool and had great family memories swimming and would like to provide that same level of fun and create backyard pool memories for our kids. When we purchased the house in 2009 we were not aware of the setbacks and easements. At the time we thought in the future it might be an option after the kids all knew how to swim and it was safer to have a pool.

We currently have a 10-foot easement and a 12-foot setback from our back property line (total 22 feet). My understanding is the easement is there for the city and utility company to access the utility boxes in the back. We do not have any utilities running under the back of our yard. I have worked with David Betz and Chris Huber to have the lines marked by OUPS and reviewed by the city on 6/17/20. Per the email below Mr. Betz's department and the engineering department suggest a 12' setback from the property line. This allows us enough space to allow us to have a small pool, which is great and very much appreciated. I would like to request the change by filing this variance to have the available yard space increased to allow for the pool, no closer than 12 feet from the back property line and decking (paver/concrete) area around the pool to go into the setback by a couple feet. Please see attached drawings.

Pete Johnston

David Betz <DBetz@cityofpowell.us>

Wed, Jun 17, 2020 at 2:50
PM

To: Pete Johnston <petetjohnston@gmail.com>

Cc: Elise Schellin <ESchellin@cityofpowell.us>, Chris Huber <CHuber@cityofpowell.us>, Aaron Scott <AScott@cityofpowell.us>, Rocky Kambo <RKambo@cityofpowell.us>

Hi Pete,

The Engineering Department and my department had a chance to review everything.

We feel you should go ahead and apply for a Variance approval, and can place the swimming pool at a setback of 12 feet from the property line. Any concrete or paver decking can be allowed to go into the easement.

So fill out the Variance Application and provide your detailed site plan and written text related to your proposal. Staff will be able to give its support as we do feel that there is an unusual situation with your property where a reduced setback as described will meet the requirements for approving a Variance as described in the code.

You can work with Elise and Rocky of submitting the application and the scheduling of the hearing.

We hope this satisfies your needs. Go ahead and let us know if you have any further questions.

Dave

David M. Betz, AICP



By signing this waiver you do **not** object to the Johnstons at 229 Glenworth Ct., Corner of Glenworth and Weatherburn Dr. getting a small pool in their backyard.

22

Address	Owners	Location	No objection to the Johnston's Pool	Date	Signature
230 Glenworth Ct	Mike Spires	Across the street to the North	X	6/24	Mike Spires
239 Glenworth Ct	Bart Schneider	Nest door to the East	X	6/19	Bart Schneider
242 Glenworth Ct	Jim Brackin	Across the street to the North Next to the Spires'	X	6/21	Jim Brackin
254 Glenworth Ct	Chris Lucia	Across the street to the North Next to the Brackin's	X	6/23	Chris Lucia
255 Glenworth Ct	Erik Phillips	Next door to the East next to Schneider's	X	6/23	Erik Phillips
267 Glenworth Ct	Jared Weiser	Next door to the East next to the Phillips'	X	6/21	Jared Weiser
217 Weatherburn Dr	Justin Debord	Across Weatherburn Dr	X	6/21	Justin Debord
227 Weatherburn Dr	Doug Harper	Across Weatherburn Dr	X	6/23	Doug Harper
239 Weatherburn Dr	Brendan Tracy O'Neill New York	Across Weatherburn Dr	X	6/21	Brendan Tracy O'Neill
249 Weatherburn Dr	Cynthia Afkhami	Across Weatherburn Dr	X	6/23	Cynthia Afkhami
259 Weatherburn Dr	Rick Brake	Across Weatherburn Dr	X	6/19	Rick Brake
266 Weatherburn Dr	Logan King	Behind our house to the South	X	6/22	Logan King
269 Weatherburn Dr	Rock Gilbert	South of the Kings	X	6/19	Rock Gilbert
281 Weatherburn Dr	Anne Pease	Next to the Gilbert's	X	6/24	Anne Pease
291 Weatherburn Dr	Tom Morgan	Next to Pease's	✓	6/24	Tom Morgan
280 Weatherburn Dr	Tom Harper	Behind our house next to the King's	X	6/24	Tom Harper
292 Weatherburn Dr	Joe Dreher	Behind our house next to the Harper's	X	6/24	Joe Dreher
304 Weatherburn Dr	Guy Lamott	Behind our house next to the Dreher's	✓	6/24	Guy Lamott
233 Weatherburn Ct	Mary Scherer	South/West of the Kings	✓	6/24	Mary Scherer

outside 250 ft.

WEATHERS BURN DR.

DRIVEWAY

229 GLENWORTH CT
PANEL, OH

30' BUILDING LINE

120.02

POOL EQUIPMENT AREA (PROPOSED)

3' GATE

GRILL

EXISTING PATIO

ROCK

3' GATE

- 5' FENCE (130' LF)
(BLACK ALUMINUM)

24' 12'
PROPOSED POOL

PROPOSED POOL
TERRACE

PROPOSED 12' SETBACK

105.00