BZA 07.09.2020 Meeting Exhibit B

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.

App tete booston
Address/City/State/Zip: 229 GRAWORTH CT POWELL OH 143065
Email Address: Petet Inston @ gmail. Ion
Phone No: Cell Phone No: <u>614-376-9821</u> Fax No:
Property Owner: Aby + lete Lhiston
Address/City/State/Zip: 229 Glen with Ct / Ruel / OH 143065
Email Address: Petet July for @ Gmail.com
Phone No:
Attorney for Appellant:
Address/City/State/Zip:
City / State / Zip:
Email Address:
Phone No: Fax No: Fax No:
Property Address: 229 Genworth CT Revell / OH 143065
Lot Number/Subdivision: Zoning District/Use:
Chaptist
Checklist:
☑ Legal description of the property.
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Vicinity Map and site/plot plan as required.
Description of the existing and proposed use. Please be very detailed regarding the proposed use.
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(See Over)

Signature of Applicant: 125/20						
Office Use	Office Use AMT_\$HOD.00 TYPE/DATE_UK_156 6/25/2020 RECEPIT #_ PAYOR_PETER_JOHNSTON					
Received	Payment					
City of Powell · 47 Hall Street · Powell, Ohio 4	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 vard 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

Wed, Jun 17, 2020 at 2:50

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.

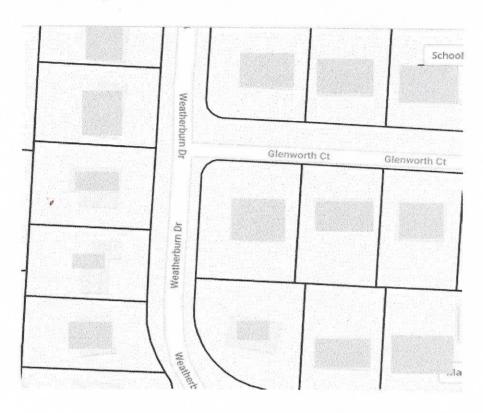
So fill out the Variance Application and provide your detailed site plan and written text related to your proposal. Staff will be able to give its support as we do feel that there is an unusual situation with your property where a reduced setback as described will meet the requirements for approving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

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

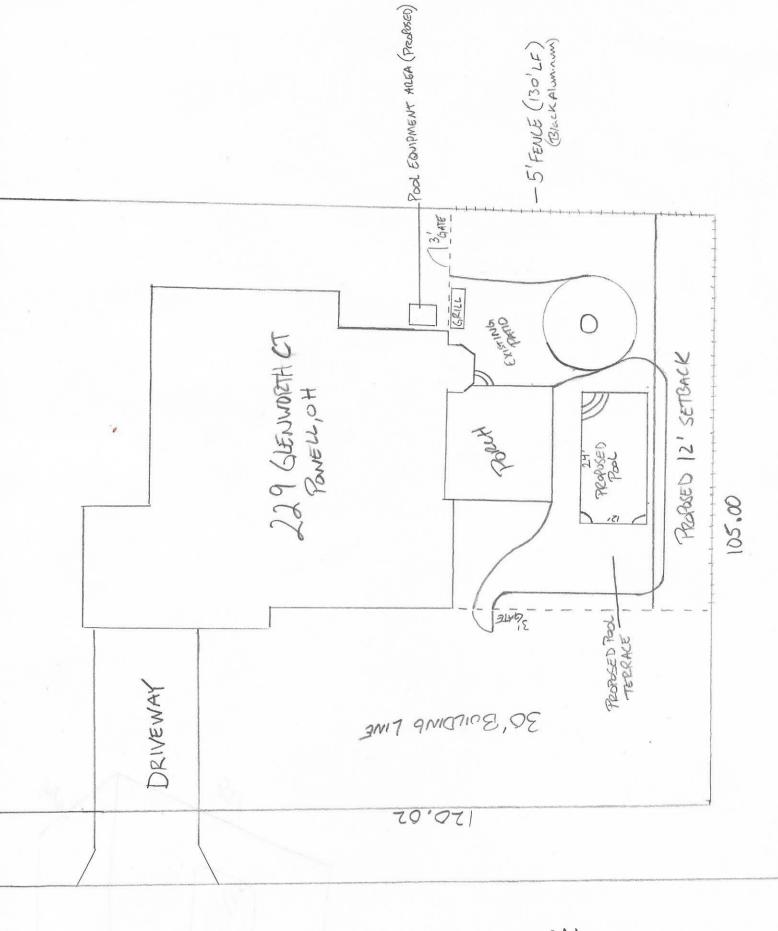
We hope this satisfies your needs. Go ahead and let us know if you have any further questions.

Dave

David M. Betz, AICP



Address	Owners	Location	No objection to the Johnston's Pool	Date	Signature
230 Glenworth Ct	Mike Spires	Across the street to the North	X	1999	Mike C. Spining
239 Glenworth Ct	Bart Schneider	Nest door to the East	×	6/19	But Osline
242 Glenworth Ct	Jim Brackin	Across the street to the North Next to the Spires'	X	6/21	
254 Glenworth Ct	Chris Lucia	Across the street to the North Next to the Brackin's	1	6/23	alu L
255 Glenworth Ct	Erik Phillips	Next door to the East next to Schneider's	V	1923	ELAM
267 Glenworth Ct	Jared Weiser	Next door to the East next to the Phillips'	X	62)	
217 Weatherburn Dr	Justin Debord	Across Weatherburn Dr	X	6/21	- Queel
227 Weatherburn Dr	Doug Harper	Across Weatherburn Dr	X	6/23	Day Han
239 Weatherburn Dr	BREASINN Facy Onell NEW WORK	Across Weatherburn Dr	×	6 h1	Bulako
249 Weatherburn Dr	Cynthia Afkhami	Across Weatherburn Dr	X	6/23	Anocolgan ATL
259 Weatherburn Dr	Rick Brake	Across Weatherburn Dr	X	6/19	July 3h
266 Weatherburn Dr	Logan King	Behind our house to the South	X	6/22	
69 Weatherburn Dr	Rock Gilbert	South of the Kings	X	6/19	Koron Lilbert
81 Weatherburn Dr	Anne Pease	Next to the Gilbert's	¥.	6/24	MAKEN Frankrich
91 Weatherburn Dr	Tom Morgan	Next to Pease's		6/24	7/ My
80 Weatherburn Dr	Tom Harper	Behind our house next to the King's	X	6/24	My Estupe
92 Weatherburn Dr	Joe Dreher	Behind our house next to the Harper's	X	6,24	PUM
04 Weatherburn Dr	Guy Lamott	Behind our house next to the Dreher's	-	4	Outside 250
33 Weatherburn Ct	Mary Scherer	South/West of the Kings		6/24	Rilater-



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