



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: David Petrozzi

Address/City/State/Zip: 240 Whitaker Ave Powell, OH 43065

Email Address: petrozzidave@gmail.com

Phone No: N/A Cell Phone No: 614-537-5412 Fax No: NA

Property Owner: David & Ann Stephanie Petrozzi

Address/City/State/Zip: 240 Whitaker Ave Powell OH 43065

Email Address: petrozzidave@gmail.com

Phone No: NA Cell Phone No: 614-537-5412 Fax No: NA

Attorney for Appellant: NA

Address/City/State/Zip: NA

City / State / Zip: NA

Email Address: NA

Phone No: NA Cell Phone No: NA Fax No: NA

Property Address: 240 Whitaker Ave Powell, OH 43065

Lot Number/Subdivision: 1338 / Grandshire 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.
 - ☒ 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: 

Date: 6/23/2020

Office Use
Received

Office Use
Type/Date: <u>CK 134 6/23/20</u>
Base Fee: <u>\$400.00</u>
Prepared by: <u>AW</u>
Reviewed by: <u>AW</u>
PAYOR: <u>DAVE Petrozzi</u>
RECIEPT # <u>8238</u>

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

Petrozzi 240 Whitaker Ave Screened Porch

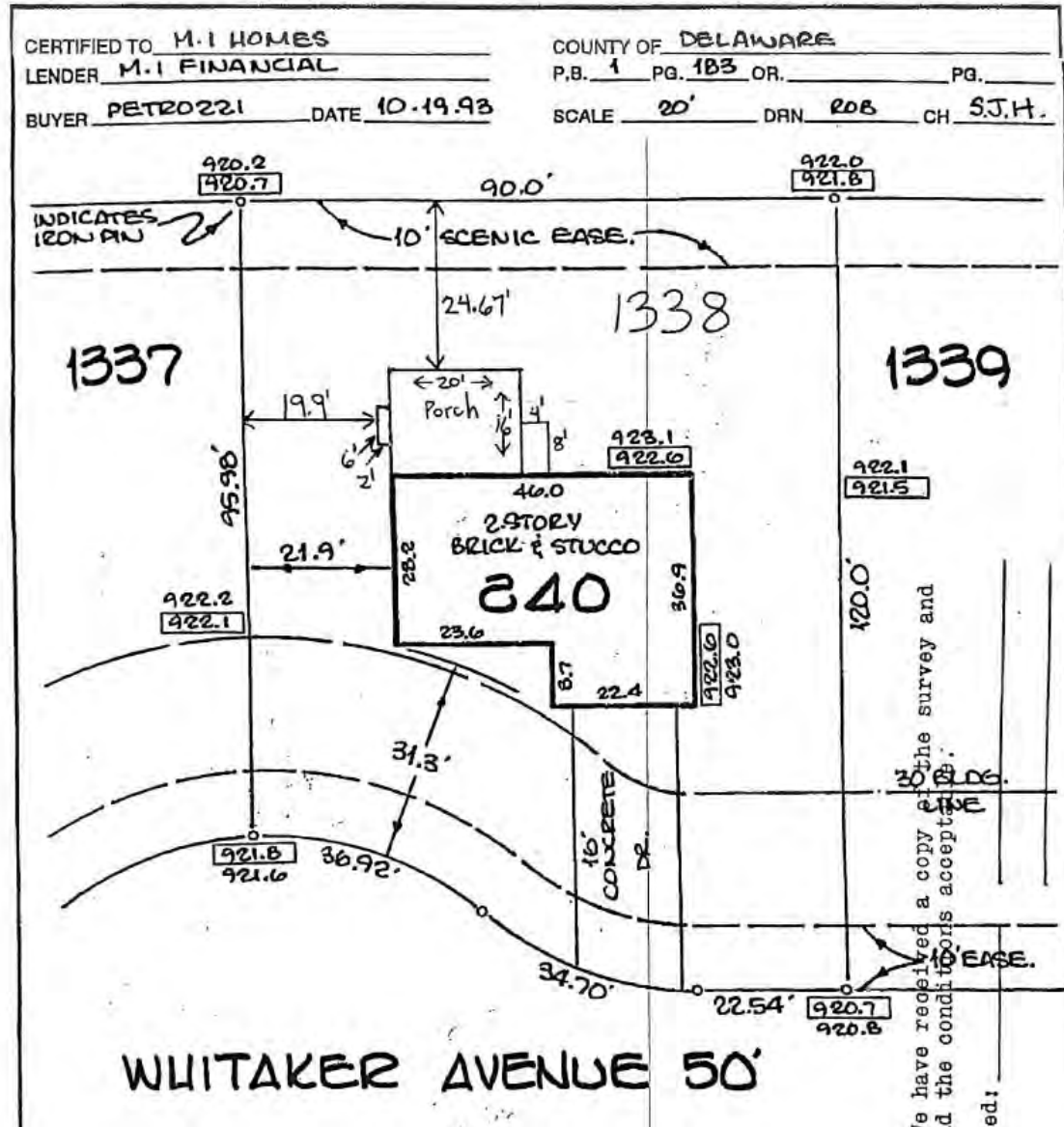
Proposal to Powell
6/17/2020

Proposed Builder: Deck Masters
Mike Fresch
Cell: (614) 891-6008
Email: Fresch6@gmail.com

Home Owner:
David Petrozzi
Cell: 614-537-5412
Email: PetrozziDave@Gmail.com

Petrozzi – Screened Porch - Plot

8040 CLEVELAND AVENUE COLUMBUS, OHIO 43231 PHONE 614-895-1922 FAX 614-895-1949



Plot Drawing Description

**Variance requested
24.67' Rear Setback**

21.9' Right Setback

19.9' Left Setback

Note: Attached to the email is the full plot layout

Rough Sketch of Porch

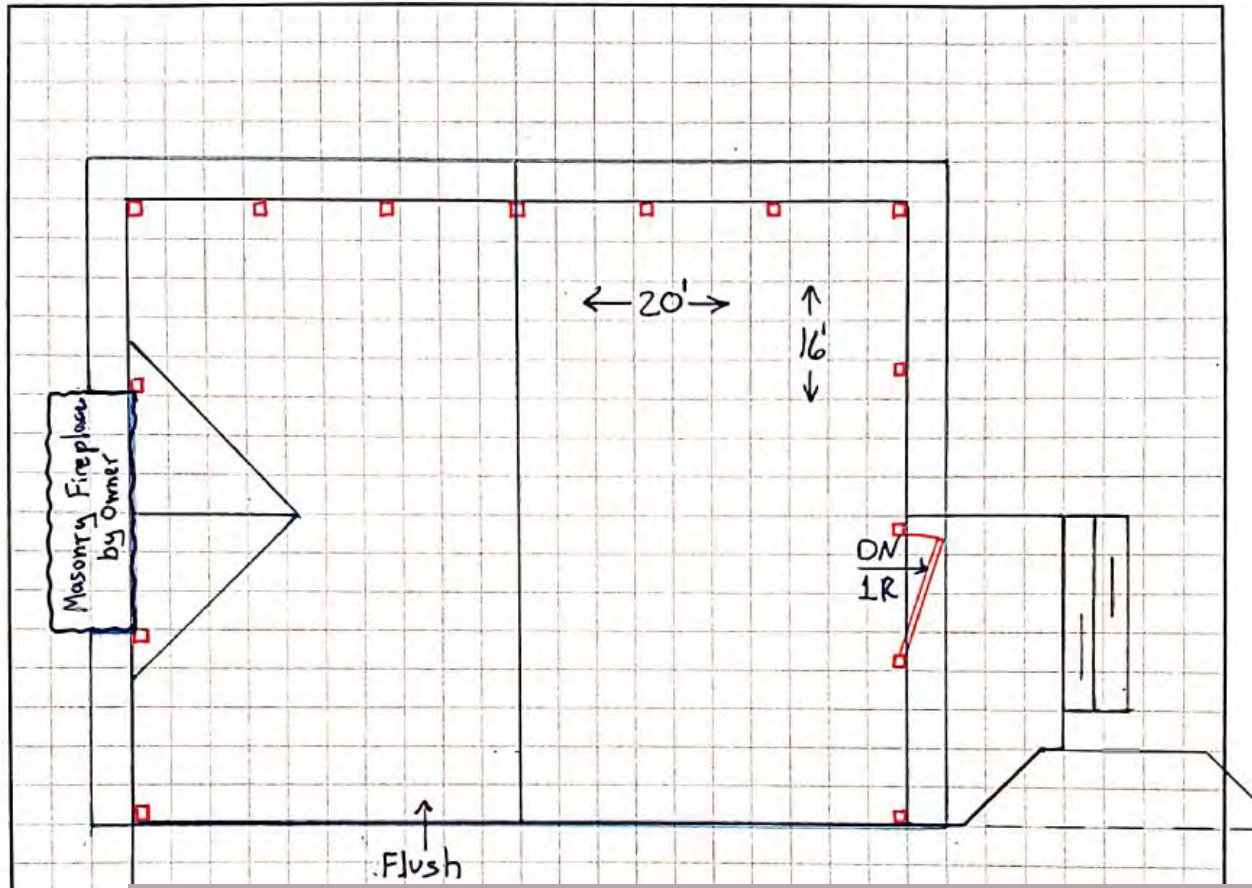


5582 Plantation Rd • Sunbury, OH 43074
614.891.6008 Office • deck-masters.net

Screened Porch-Wood Floor	= 44,200
- Screens top and bottom	= - 640
- Roof adjustments for F.P.	= 1,000
Wood Landing: Steps	= 1,260
Vertical Vented Skirt	= 1,510
Powell Bubble Discount	= -2.5%
Total Job Cost	= \$46,146

Scales:

4' = 1"



House located on this side

Petrozzi – Screened Porch - Pictures



This is a picture of the backyard – The Screened in Porch will run from the edge of the house to the bay window.



The Screened in Porch we plan to build will have a similar look to the example pictured here.

Petrozzi – Screened Porch - Pictures



Front of house, porch
to be built on the left
side of backyard



Left side yard from the front of the house



Left side yard from the
Back of the house



Backyard looking from
the left



Backyard looking from
the right



Second Backyard
looking from the Right



Tree line from the right side



Tree line from the left side of the house

Materials and Colors

- **Material Types**
 - The exterior of the porch
 - Shingles and gutters will match the current roof
 - Exterior will be Cedar
- **Provide printed color examples for stone, brick, vinyl siding, etc.**
 - Painted Exterior of porch will match the color of the house stucco and window frame
- **Material Colors**
 - Painted Cedar will match house stucco / and window material
 - Window Frame & House Stucco colors
- **Provide color swatches for paints, stains, stucco colors, etc.**
 - Painted Cedar will match house stucco / and window material
 - Window Frame & House Stucco colors
- **Plans showing all sides of the modification or structure where applicable so the Environmental Committee may accurately decipher the appearance of the finished modification**
 - See picture on slide 5
- **Builder specifications with regards to structure lengths, widths, depths and heights where applicable**
 - See Slide 4 for measurements
 - Porch measurements (20 X 16) 20 feet along house, 16 feet into the yard
 - Gable height will be 13 feet



Window Frame



House Stucco

Questions

- Just give me a call.
 - Dave Petrozzi
 - 614-537-5412



HOY SURVEYING SERVICES, INC.

Kathy
7324.93

ORDER NO.

6040 CLEVELAND AVENUE

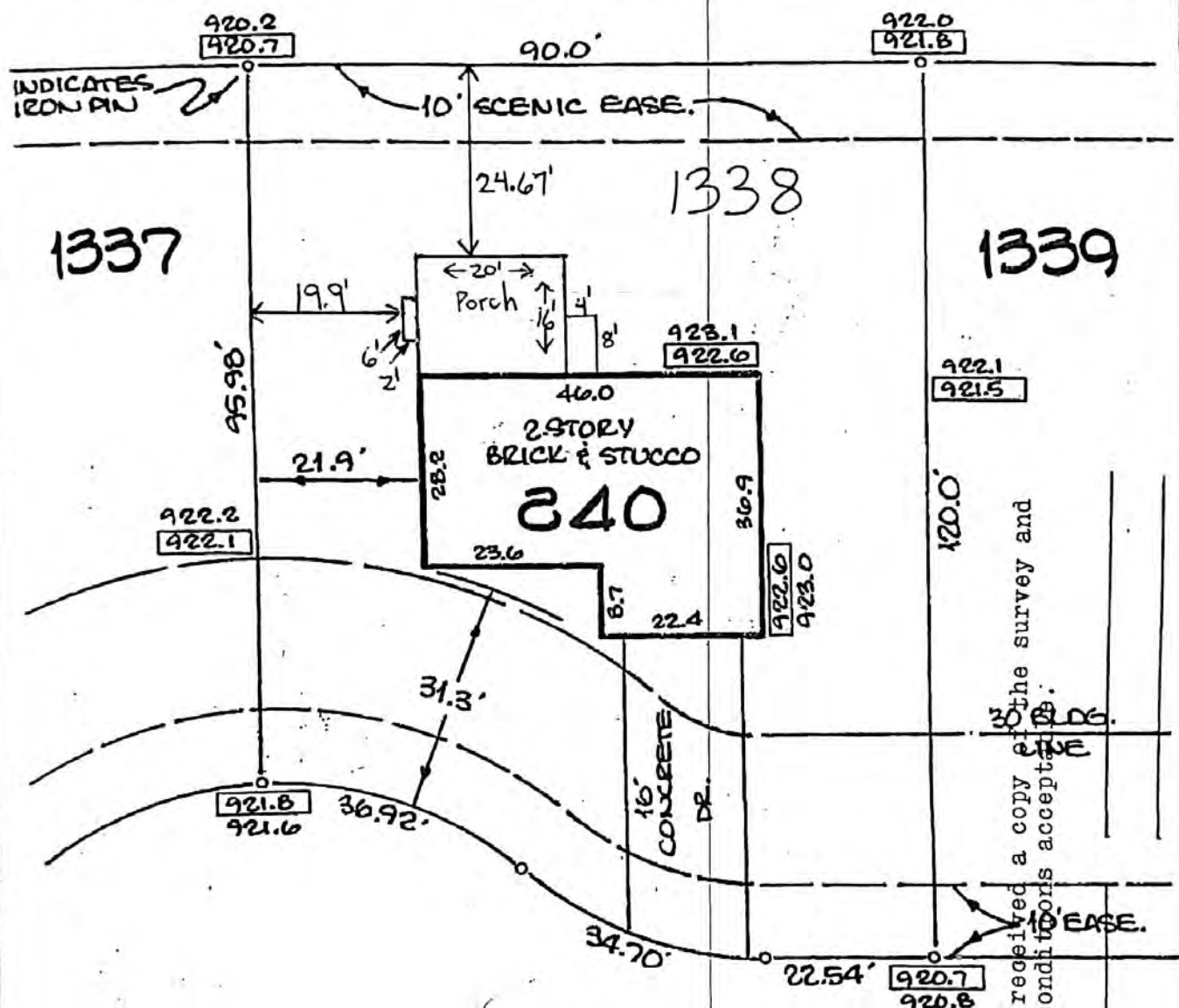
COLUMBUS, OHIO 43231

PHONE 614-895-1922

FAX 614-895-1949

CERTIFIED TO M.I HOMES
LENDER M.I FINANCIAL
BUYER PETRO221 DATE 10.19.93

COUNTY OF DELAWARE
P.B. 1 PG. 183 OR. _____ PG. _____
SCALE 20' DWN ROB CH S.J.H.



WHITAKER AVENUE 50'

LOT NO. 1338
GRANDSHIRE SEC. 2
POWELL, OH

□ = PROPOSED ELEVATION PER
ENGINEERS GRADING PLAN
000.0 = EXISTING ELEVATION AS OF 10.18.93

We hereby certify that the foregoing MORTGAGE 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. This plat is prepared for mortgage loan and title purposes only and is not to be construed as having been prepared for the owner or for the use of the owner for any purpose.

THIS PROPERTY IS LOCATED IN

FLOOD ZONE "C"COMMUNITY PANEL 390146PAGE 0105-B DATE 10.18.93

By



Registered Surveyor

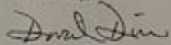
**GRANDSHIRE HOMEOWNERS
ASSOCIATION**

June 11, 2020

Dear Powell:

Please be advised that the porch project at 240 Whitaker Ave. does not violate our deed restrictions.

Sincerely,



David Dirr, President

Grandshire HOA Board of Trustees

PO Box 1246, Powell, OH 43065

Trustees@grandshire.org