



## BOARD OF ZONING APPEALS (BZA) APPLICATION FOR VARIANCE

ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

**Application Fee: \$400.00\***  
**Per Fee Ordinance 2020-25**

\*Does not include transcript cost.

**Appellant:** Tony Hudson - JS Brown and Company

Address/City/State/Zip: 1522 Hess Street Columbus, Ohio 43212

Email Address: tony@jsbrowncompany.com

Phone No: 614-291-6876

Cell Phone No: 614-989-9896

Fax No: \_\_\_\_\_

**Property Owner:** Jonathan and Jennifer Dotson

Address/City/State/Zip: 595 retreat Lane N

Email Address: jdotson622@yahoo.com

Phone No: \_\_\_\_\_

Cell Phone No: 614-716-8424

Fax No: \_\_\_\_\_

**Attorney for Appellant:** \_\_\_\_\_

Address/City/State/Zip: \_\_\_\_\_

City / State / Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_

Phone No: \_\_\_\_\_ Cell Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

**Property Address:** 595 Retreat Lane N

Lot Number/Subdivision: Lot 329 - Retreat

Zoning District/Use: R-Residence

### 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 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, 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: Anthony D. Hudson Date: 3-1-2021

Office Use
Received

Office Use
Type/Date: _____
Base Fee: <u>\$400.00</u>
Prepared by: _____
Reviewed by: _____
PAYOR: _____
RECEIPT # _____

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



## 1127.06 - APPLICATION AND STANDARDS FOR VARIANCES.

**We are proposing a 22'-0"x24'-0" Two-car detached garage. The garages exterior will match the existing home. Brick exterior, rakes and soffits with dentil molding, windows and overhead garage door to match.**

**I have attached a letter of support from a neighbor of the homeowner.**

Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property; **The proposed addition will add value to the home and neighborhood.**

Whether the variance is substantial; **We are requesting a variance of 5.2' at the front of the addition and a 3.1' variance at the rear. With a 25' side yard setback we feel the overall encroachment will feel minimal due to the size of the lot and adjacent property. ( see attached letter from neighbor)**

Whether the character of the neighborhood would be adversely affected or whether adjoining properties would suffer an adverse impact as a result of the variance; **This proposed addition will not adversely impact the neighborhood and will increase the property value.**

Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage); **There will be no impact to these services.**

Whether the property owner purchased the property with knowledge of the zoning restriction; **The homeowners were not aware of a 25' side yard setback requirement.**

Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and **Not without impacting removal of trees and landscaping in rear yard and impacting the sunrooms view of the rear yard.**

Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance. **Yes, the HOA in the Retreat is supportive of the proposed two car garage design, we have support from the adjacent neighbor and with the size of the lots the impact will not be noticeable. The location of our proposed garage addition sits in line with the rear of the house and creates an auto court feel and aesthetically enhances the street elevation.**





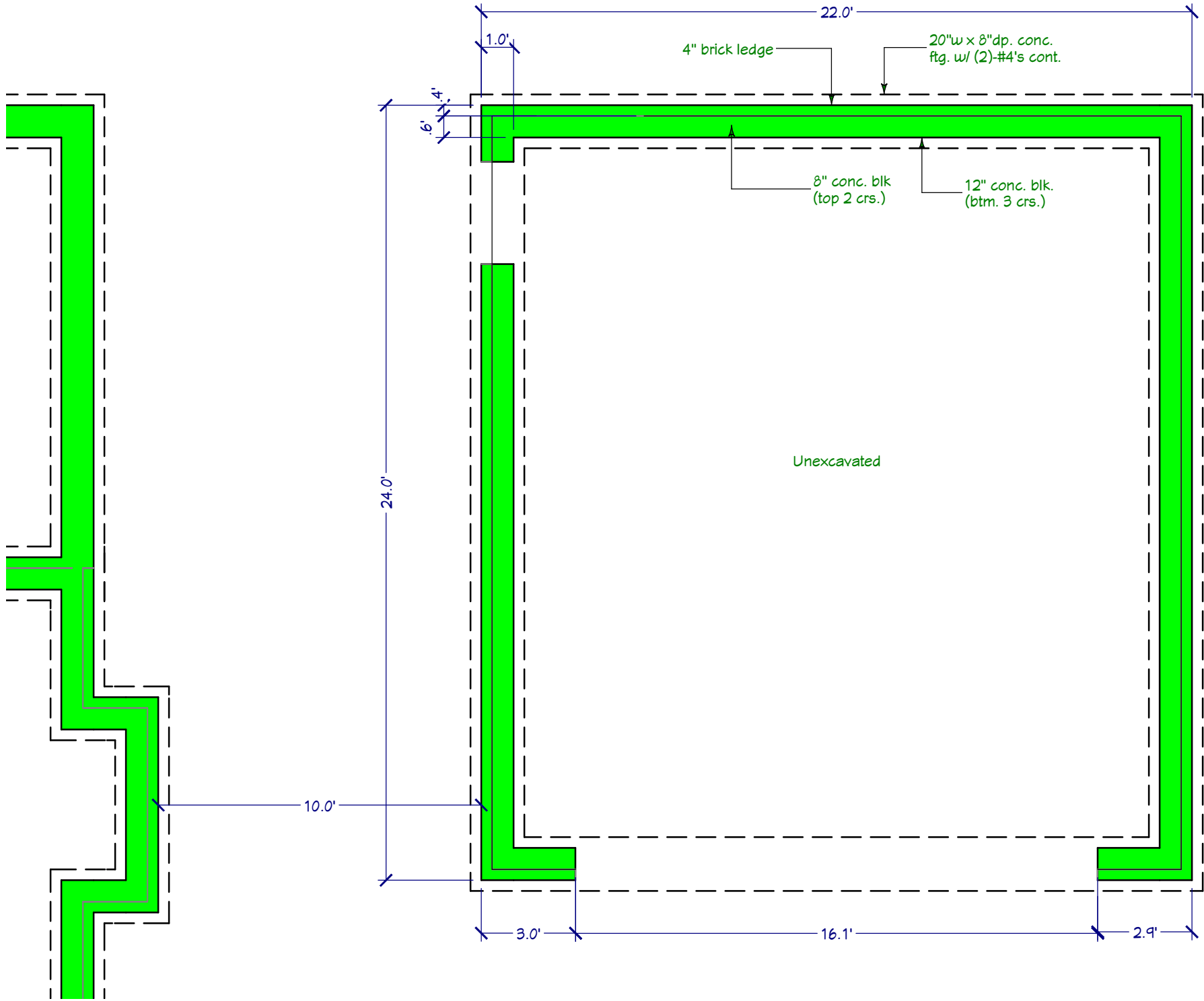


**EXISTING PHOTOS** \_\_\_\_\_ **No Scale**





PERSPECTIVE No Scale

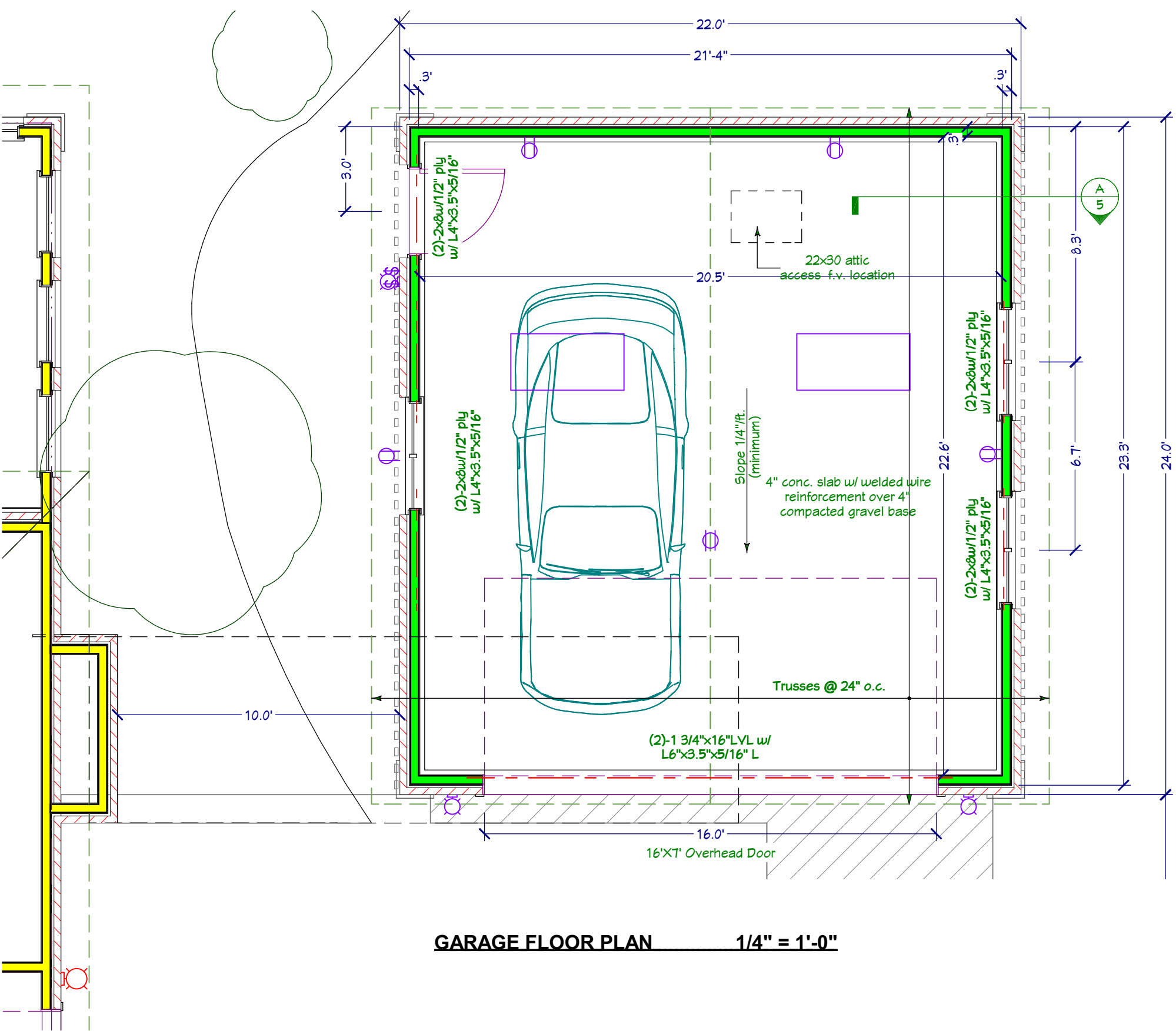


FOUNDATION PLAN 1/4" = 1'-0"





EXISTING PHOTOS      No Scale

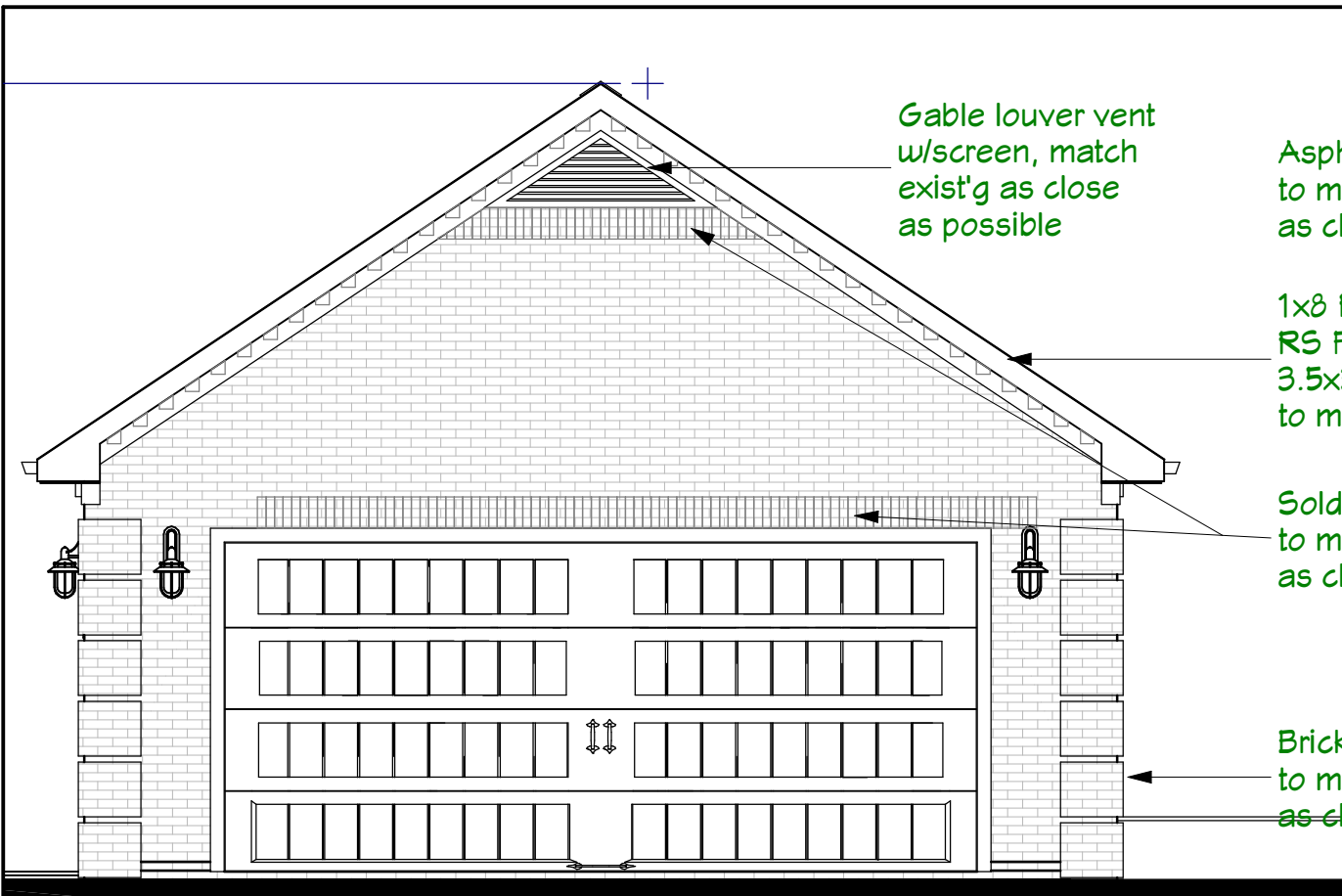


GARAGE FLOOR PLAN      1/4" = 1'-0"

**Dotson Residence**  
5915 Retreat Lane North  
Powell, Ohio 43065  
**VARIANCE SET**

Date:  
2-28-2021  
Revisions:

Approval:



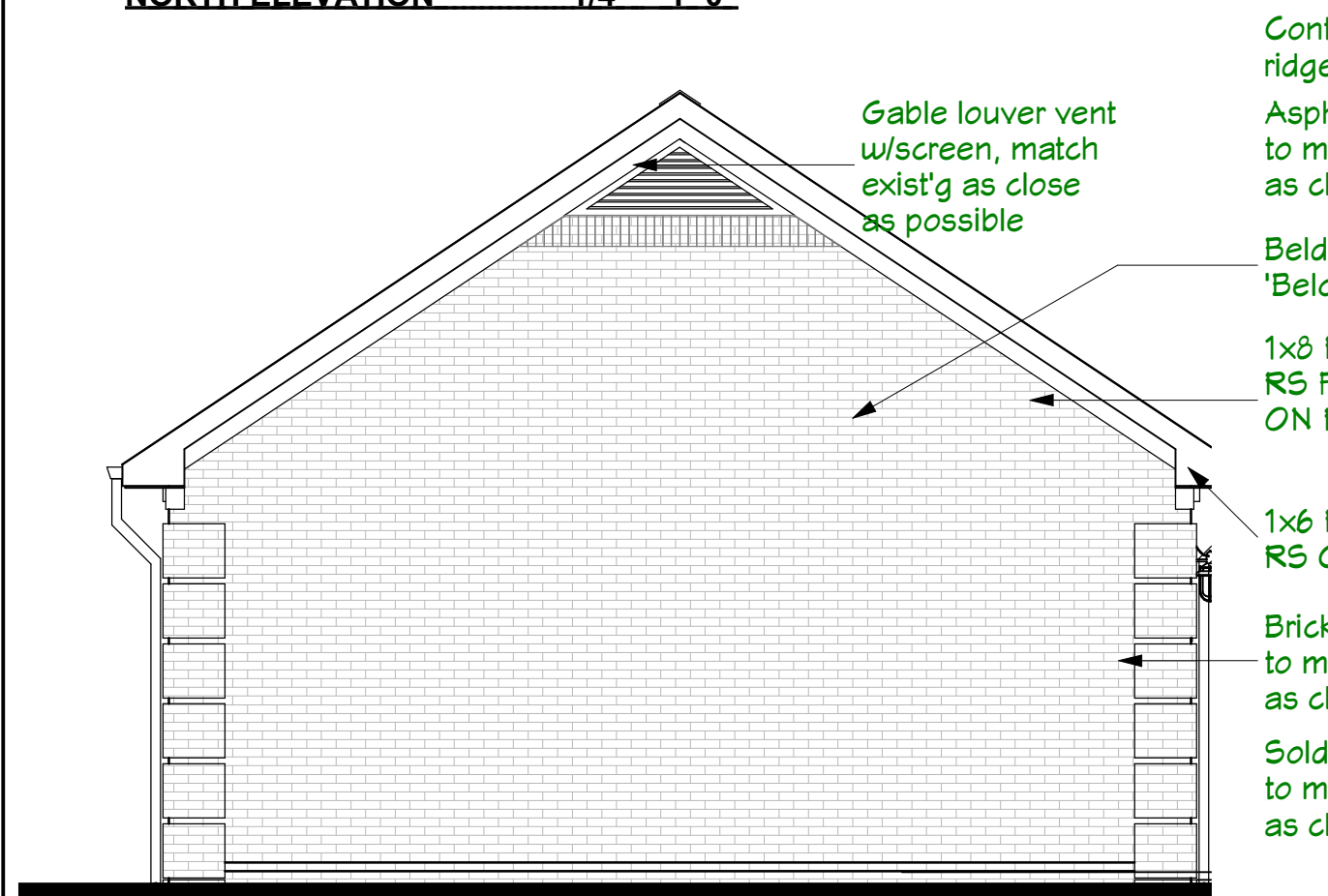
Asphalt Shingles  
to match existing  
as close as possible

1x8 Preprimed  
RS Frieze w/  
3.5x3.5 Dentil  
to match exist'g

Soldier course  
to match exist'g  
as close as possible

Brick Quoins  
to match exist'g  
as close as possible

**NORTH ELEVATION** 1/4" = 1'-0"



Continuous  
ridge vent

Asphalt Shingles  
to match existing  
as close as possible

Belden Brick  
'Belcrest' #650

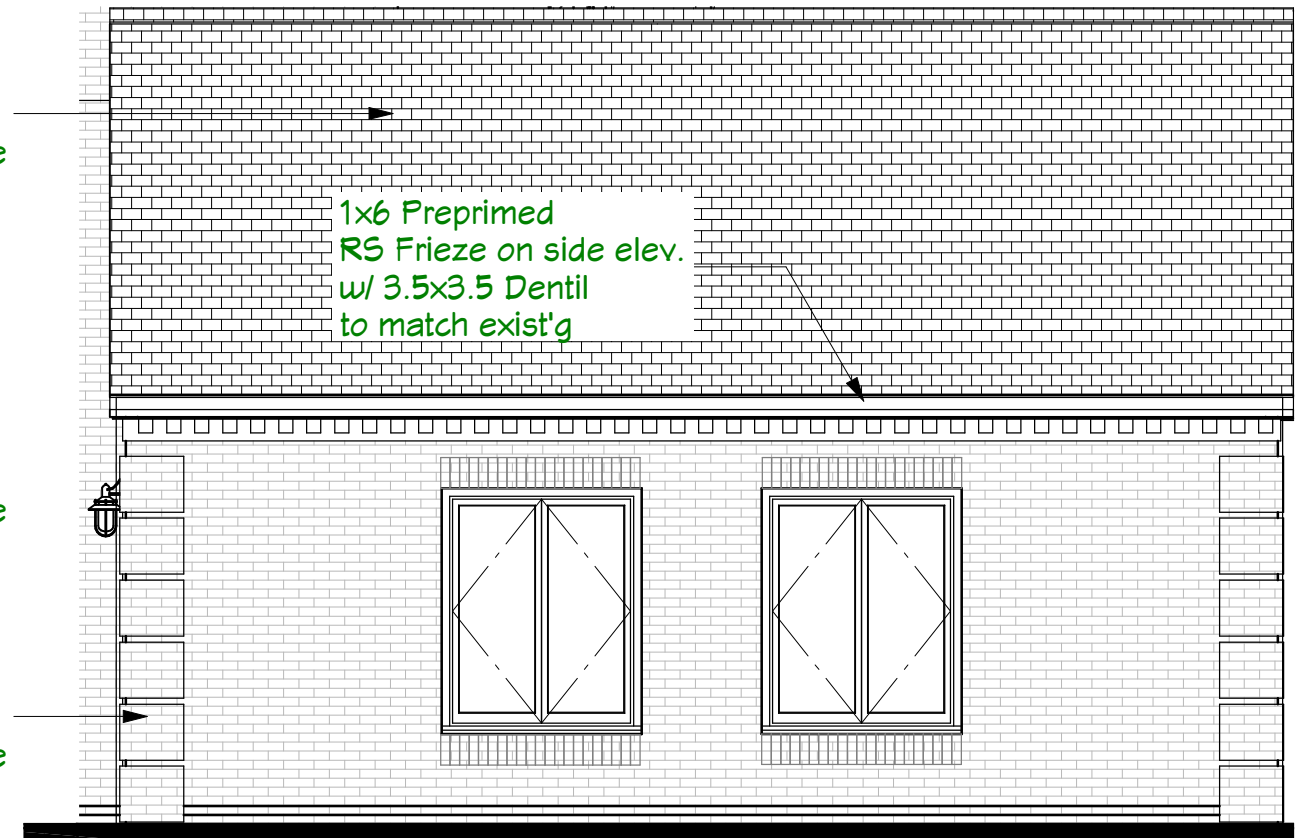
1x8 Preprimed  
RS Frieze NO DENTIL  
ON REAR ELEV

1x6 Preprimed  
RS Cedar Fascia/Rake

Brick Quoins  
to match exist'g  
as close as possible

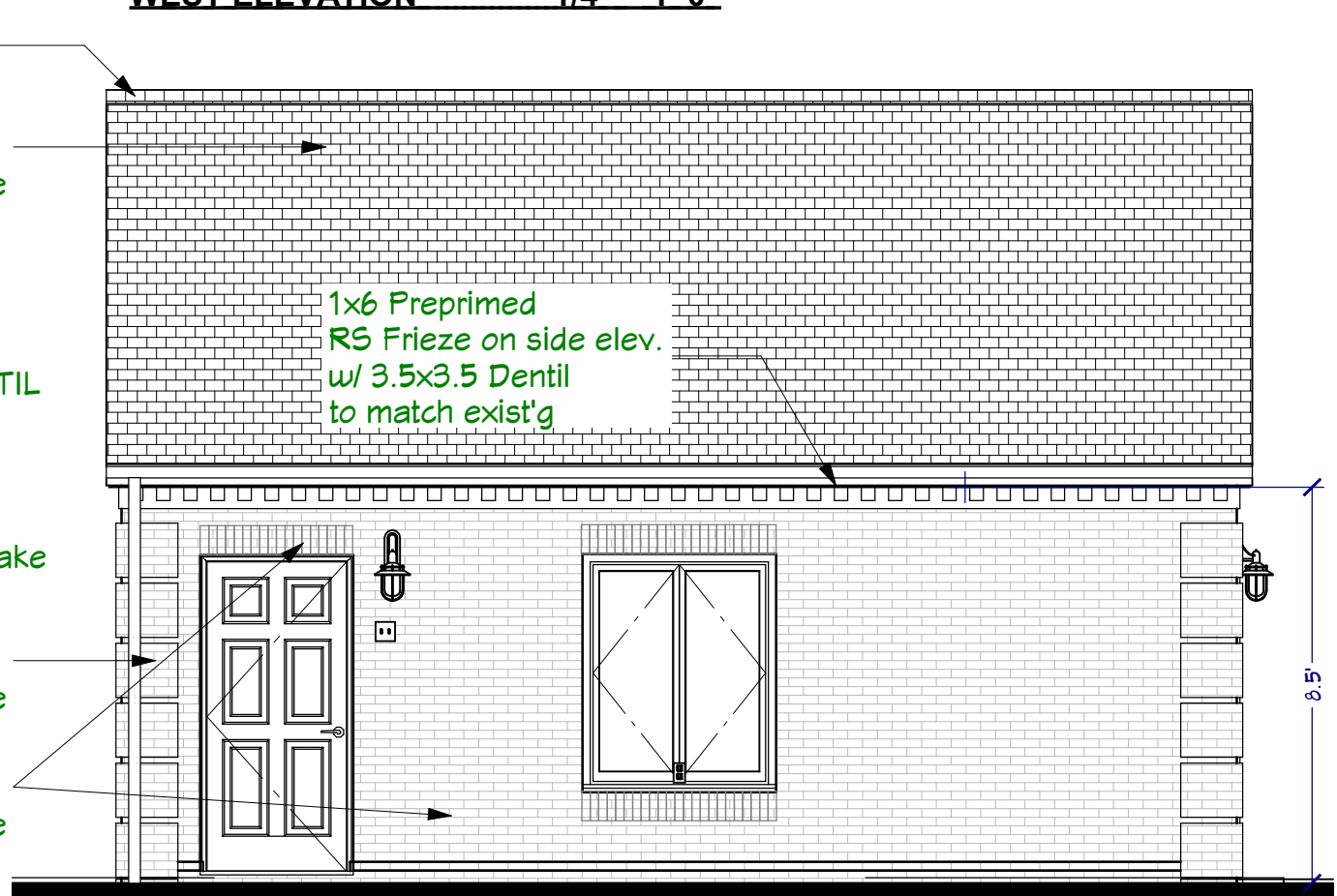
Soldier course  
to match exist'g  
as close as possible

**SOUTH ELEVATION** 1/4" = 1'-0"



1x6 Preprimed  
RS Frieze on side elev.  
w/ 3.5x3.5 Dentil  
to match exist'g

**WEST ELEVATION** 1/4" = 1'-0"



1x6 Preprimed  
RS Frieze on side elev.  
w/ 3.5x3.5 Dentil  
to match exist'g

**EAST ELEVATION** 1/4" = 1'-0"



Asphalt Shingles  
to match existing  
as close as possible

5/8" OSB sheath'g  
w/ clips

Roof felt

Drip edge

Alum. gutter  
match exist'g

1x6 Preprimed  
RS Cedar Fascia

1/2" AC Plywd

1x6 Preprimed  
RS Frieze w/  
3.5x3.5 Dentil  
to match exist'g

Belden Brick  
'Belcrest' #650

1" air space

1/2" sheath'g

8" conc. blk.

12" conc. blk.

20"W x 8" DP Conc.  
ftg. w/ (2)-4's cont.

12

8

Trusses @ 24" O.C.

ATERNATE BID:  
Attic Trusses @ 24" O.C.

Hurricane clips

2 x blkng.  
5/8" Gyp bd @ ceiling

Galv. mtl. masonry  
ties at 24" O.C. horiz./vertical

2 x 4 stud wall  
@ 16" O.C.

1/2"x16"L A.B.  
@ 6'-0" O.C.

2 x 6 w/olm. sill  
plate over sill  
sealer

8" solid  
top crs.

4" conc. slab w/ welded wire  
reinforcement over 4"  
compacted gravel base

8'-1 1/8"

3'

SECTION A/5 1/2" = 1'-0"



Michael A. & Diane H. Frush  
577 Retreat Lane North  
Powell, OH 43065  
614-436-0439

February 21, 2021

Planning and Zoning Commission Board Members:

We have known Jennifer and Jonathan Dotson for about 6 years since they moved into the Retreat and have always found them to be easy to talk to and open to communication. We are writing this letter in support of Jonathan and Jennifer of 595 Retreat Lane North, Powell for you to approve their requested variance. Jonathan mentioned that they were interested in building a detached garage several months ago and shared where it would be placed. Given our lot sizes and open green space, we have no concerns about the setback. Our home has no exterior windows on the proposed side where the garage would be located and wouldn't impact our views. We think it would be a wonderful addition to their property and hope that you will as well. Should you have any questions, please feel free to contact us.

Sincerely,



Mike and Diane Frush