

# COMMUNITY DEVELOPMENT DEPARTMENT

## September 2023 Monthly Report



### EXECUTIVE SUMMARY

#### BOARD OF ZONING APPEALS

9/7/2023

##### VARIANCE REQUEST (2023-22V)

**Applicant:** Zackary Tharp  
**Location:** 4822 Hunters Bend Court  
**Zoning:** PR - Planned Residence District  
**Request:** Review and approval of a variance to Code Section 1129.06(c)(4) to reduce the required rear yard setback in The Reserve at Scioto Glenn for an accessory structure from thirty feet to ten feet to allow a patio with a gazebo and seating wall.  
**Action:** Motion for approval, the variance was **not** granted.

10/5/2023

##### VARIANCE REQUEST (2023-26V)

**Applicant:** Market at Liberty Crossing, represented by Heather King, EMH&T  
**Location:** 3952 West Powell Road  
**Zoning:** PC, Planned Commercial District  
**Request:** Review and approval of a variance to Code Section 1145.15 to reduce the required frontage from 160 feet to approximately 77 feet along Farmington Avenue.  
**Action:** Motion for approval, the variance was granted.

#### PLANNING AND ZONING COMMISSION

9/13/2023

##### SKETCH PLAN REVIEW (2023-24SP)

**Applicant:** Horsepower Farms LLC  
**Location:** 7860 Steitz Road Existing  
**Zoning:** FR1 - Liberty Township Farm Residence District  
**Requested Zoning:** PR- Planned Residence District, City of Powell  
**Request:** Review and feedback of a Sketch Plan to construct seven garage condominiums on a ±6.357 acre lot.  
**Action:** Public input received, feedback provided in regard to buffering, access and being a good neighbor.

## WORK SESSION

Discussion in regard to Design Guidelines for the potential downtown re-development of the Village Green and the general downtown area.

## PLANNING AND ZONING COMMISSION

10/11/2023

### SUBDIVISION WITHOUT PLAT (2023-27SR)

**Applicant:** The Market at Liberty Crossing, c/o Heather King, EMH&T  
**Location:** 3952 West Powell Road  
**Zoning:** Planned Commercial District  
**Request:** Review and approval of a subdivision without plat to split a 22.85-acre lot to create a 2.88-acre lot for future commercial development, east of Farmington Drive and north of SR 750.  
**Action:** Motion for approval, the subdivision without plat was approved.

### AMENDMENT TO AN APPROVED DEVELOPMENT PLAN (2023-28AM)

**Applicant:** The Cody Coughlin Company c/o Ted Tinkler  
**Location:** Northwest corner of Steitz Road and Home Road, parcel 31923001003004  
**Zoning:** Planned Commercial District  
**Request:** Review and recommendation of approval to City Council for an amendment to the Middlebury Crossing Final Development Plan, Subarea C to replace the townhomes with more of the garden apartment units already approved for the site, and other amended site amenities.  
**Action:** Motion to recommend approval, the application was recommended for approval to City Council.

## HISTORIC DISTRICT ADVISORY COMMISSION

9/21/2023

### CERTIFICATE OF APPROPRIATENESS (2023-23CA)

**Applicant:** Gary Baker, Baker Properties  
**Location:** 119 North Liberty Street  
**Zoning:** DR - Downtown Residence District  
**Request:** Review and approval of a proposal to change and update the exterior materials of an existing residential structure, including the roof, siding, trim, gutters and windows.  
**Action:** Motion for approval, COA was granted.