



BOARD OF ZONING APPEALS APPLICATION

(Code Section 153.231)

I. PLEASE CHECK THE TYPE OF APPLICATION:

Administrative Appeal (Code Section 153.231)

Administrative Stream Corridor Protection Zone

Building Construction

Special Permit (Code Section 153.090)

List Special Permit Type _____

Variance (Code Section 153.231)

Non-Use (area) Variance

Use Variance

Other (Please Specify): _____

CITY OF DUBLIN

Land Use and Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/ TDD: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

II. PROPERTY INFORMATION: This section must be completed.

Property Address(es): 178 Longview Drive, Dublin, OH 43017

Tax ID/Parcel Number(s): # 273-000202-00

Parcel Size(s) (Acres): 114' frontage } 0.463 acres
177' deep

Existing Land Use/Development:

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development:

III. CURRENT PROPERTY OWNER(S): Please attach additional sheets if needed.

Name (Individual or Organization): Deborah Mitchell

Mailing Address: (Street, City, State, Zip Code) 178 Longview Drive, Dublin, OH 43017

Daytime Telephone: 614-531-9995 Fax:

Email or Alternate Contact Information: deborah@cypressstree.com

IV. APPLICANT(S): This is the person(s) who is submitting the application if different than the property owner(s) listed in part III. Please complete if applicable.

Name: (same as above) Applicant is also property owner: yes no

Organization (Owner, Developer, Contractor, etc.):

Mailing Address: (Street, City, State, Zip Code)

Daytime Telephone: Fax:

Email or Alternate Contact Information:

V. REPRESENTATIVE(S) OF APPLICANT / PROPERTY OWNER: This is the person(s) who is submitting the application on behalf of the applicant listed in part IV or property owner listed in part III. Please complete if applicable.

Name: Deborah Mitchell <u>Todd Schmidt</u>	
Organization (Owner, Developer, Contractor, etc.): <u>Contractor (Renovations Unlimited)</u>	
Mailing Address: (Street, City, State, Zip Code) <u>1933 Harrisburg Pike, Grove City, OH</u>	
Daytime Telephone: <u>614-419-2190 or 614-594-0004</u>	Fax:
Email or Alternate Contact Information: <u>tschmidt@renovationsunlimited.com</u>	

VI. AUTHORIZATION FOR OWNER'S APPLICANT or REPRESENTATIVE(S): If the applicant is not the property owner, this section must be completed and notarized.

I, <u>Deborah Mitchell</u> , the owner, hereby authorize <u>Todd Schmidt</u> to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.	
Signature of Current Property Owner: <u>Deborah Mitchell</u>	Date: <u>April 8, 2013</u>

Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document

Subscribed and sworn before me this 8th day of April, 2013

State of Ohio

County of Franklin

Notary Public Lee C. Nash (see next page)

Stamp or Seal

VII. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as notarized below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

I, <u>Deborah Mitchell</u> , the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.	
Signature of applicant or authorized representative: <u>Deborah Mitchell</u>	Date: <u>April 8, 2013</u>

VIII. UTILITY DISCLAIMER: The Owner/Applicant acknowledges the approval of this request for rezoning by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

I, <u>Deborah Mitchell</u> , the owner or authorized representative, acknowledge that approval of this request does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.	
Signature of applicant or authorized representative: <u>Deborah Mitchell</u>	Date: <u>April 8, 2013</u>

IX. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

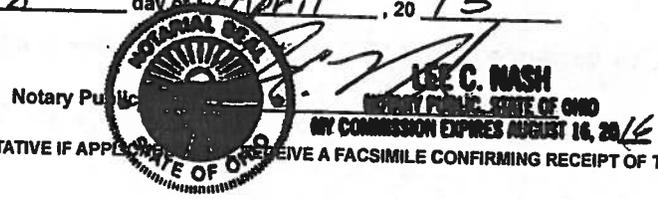
I, Deborah Mitchell (Deborah Mitchell), the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of applicant or authorized representative: Deborah Mitchell Date: April 8, 2013

Subscribed and sworn to before me this 8TH day of April, 20 13

State of Ohio

County of Franklin



NOTE: THE OWNER, OR NOTED REPRESENTATIVE IF APPLICABLE, MUST RECEIVE A FACSIMILE CONFIRMING RECEIPT OF THIS APPLICATION

FOR OFFICE USE ONLY			
Amount Received:	Application No:	BZA Date(s):	BZA Action:
Receipt No:	Map Zone:	Date Received:	Received By:
Type of Request:			
N, S, E, W (Circle) Side of:			
N, S, E, W (Circle) Side of Nearest Intersection:			
Distance from Nearest Intersection:			
Existing Zoning District:			

Non-Use Variance (Area) Variance Application for 178 Longview Drive

LIST OF PROPERTY OWNERS WITHIN 150 FEET

Parcel #	Owner's Name	Street Address	City	State	Zip
273-000203-00	Joanna Weiss	194 Longview Dr.	Dublin	OH	43017
273-001006-00	David Mullenix	278 Monsarrat Dr.	Dublin	OH	43017
273-001007-00	Carolyn Nash	252 Monsarrat Dr.	Dublin	OH	43017
273-000229-00	Brenda & Terry Artrip	207 Marion St.	Dublin	OH	43017
273-000228-00	Vanessa & Trveor Davids	199 Marion St.	Dublin	OH	43017
273-000227-00	Daniel Vogelhuber	183 Marion St.	Duiblin	OH	43017
273-000226-00	Lander Real Estate LLC	165 Marion St.	Dubin	OH	43017
273-000225-00	Malisa & Jerry Pyle	155 Marion St.	Dublin	OH	43017
273-000201-00	Emily Thombs	162 Longview Dr.	Dublin	OH	43017
273-000200-00	Sharon & Jospeh Scaggs	148 Longview Dr.	Dublin	OH	43017
273-000191-00	Howard Peck	191 Longview Dr.	Dublin	OH	43017
273-001005-00	Natalie & Gregory Mitchell	316 Monsarrat Dr.	Dublin	OH	43017
273-000190-00	Mary & Roger Vogel	177 Longview Dr.	Dublin	OH	43017
273-000189-00	Anna & Leonard Vogel	163 Longview Dr.	Dublin	OH	43017
273-000188-00	Renee & Travis Johnston	147 Longview Dr.	Dublin	OH	43017

Non-Use Variance (Area) Variance Application for 178 Longview Drive

SUMMARY VARIANCE STATEMENT

This application is for two variances:

- A variance for the location of a fence, reference code sections **153.021(C)(3)** and **153.021(C)(4)** (these codes pertain to the side and rear yard requirements for R-2 zoning).
- A variance for the height of a fence, reference code section **153.080(A)**.

I respectfully request permission to replace (or obscure) existing chain link fencing on the west and north sides of my rear yard as well as construct new custom fencing on the south and east sides of the same area, all in accord with the following design specifications:

- Custom-built design (see photograph on page 24), light and airy yet functional on multiple dimensions. Consistent with design of 1950s-style home and nearby properties.
- Made of cedar wood, stained dark to be unobtrusive.
- Height of six feet.
- To be located six inches from the property line, i.e., to be constructed 35' 1" north of current rear fence setback line; 11'6" east of current right (east) fence setback line; 7'6" west of current left (west) fence setback line.

Three primary drivers for this request are:

- (1) the setback location of my house and patio,
- (2) the nature of current fencing and surrounding views, and
- (3) health and safety concerns.

More details regarding these three drivers and the complete rationale for this request—as well as photographs of the property, existing fencing and the current views from each side of my rear yard—can be found in the section entitled “List of Review Criteria with Responses” (pages 13-28).

