



April 30, 2021

Subdivision: Bishops Run/Bishops Crossing
Address: 6813 Sagestone Drive
Name: Christopher R. and Jody G. Shaffer
Improvement Description: Miscellaneous Structure
Notice Emailed To: cr_shaffer@hotmail.com; jgshaffer@gmail.com

Dear Homeowner,

We are in receipt of your application for approval of the erection of the noted Improvement(s) on your above-referenced property. A copy of your Application is attached to this transmittal. This letter is sent to advise you that your Application has been

 X **APPROVED AS SUBMITTED – by the Board.** Approval is subject to all GENERAL CONDITIONS described below.

GENERAL CONDITIONS

1. Our approval is not a substitute for any governmentally required approvals and/or permits (if any). It is your responsibility to verify that the proposed Improvements are permitted under applicable zoning regulations, and if applicable, to obtain a building or other permit if required, and to comply with any conditions imposed on any such governmental approvals.
2. If your Improvements extend into or over easement areas (whether or not shown on your submittal), our approval does not relieve you of any obligations you have regarding such easements, and the decision to locate Improvements in an easement area, if made, is made at your own risk.
3. If there are any No-Build, Preservation, or Non-disturbance Zones on your property, our approval is not intended or does not act to approve the construction of any improvement in such zone(s) unless specifically indicated above.
4. Your Improvements may not impede the natural flow of surface water across your property and to or from adjacent lots, or result in damming or ponding water on any lot.
5. You are encouraged to contact **(OUPS #811)** prior to any digging to minimize the risk of utility line conflicts.
6. If your Application discloses an intention to install “landscaping” on your property, but specific details are not provided on your Application, our approval is limited to the planting of perennials, annuals and other low-growing plants, including shrubs and bushes. All other landscaping must be specifically submitted for and approved.
7. Our approval relates only to those Improvements as specifically described in and depicted on your Application materials. You are responsible for the accuracy and correctness of measurements, scale, alignment, depictions and other details contained in your Application and supporting materials, and our Approval is based upon the exact accuracy thereof. You may be responsible for removing or relocating an improvement if, for

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example, stated measurements and pictorial information in your submittal are not consistent with one another. No other Improvements, whether or not depicted in your application, are affected by this approval. No other Improvements, whether or not depicted in your application, are affected by this approval. Unless multiple colors are noted in your Application, our approval is based upon an understanding that only one finish color will apply to each component of your Improvement(s).

8. Improvements must be commenced within six months, or the Approval described herein will lapse, and a new application will be required. If multiple Improvements are approved, the 6 month period applies to each Improvement separately. All approved Improvements must be completed with forty-five (45) days of the date on which materials therefor arrive on site, with noise-generating activities to be performed only after 7:30 a.m. and before sunset. With respect to any Applications approved for multiple Improvements or phased construction, each Improvement or phase of construction shall be subject to a separate 45 day completion requirement for each such Improvement or phase, as appropriate.

ANYTHING CONTAINED IN THIS LETTER, THE APPLICATION OR ANY SCHEDULE(S) NOTWITHSTANDING, UNDER NO CIRCUMSTANCES IS ANY APPROVAL GRANTED FOR ANY IMPROVEMENT TO BE ERECTED THAT IS OUTSIDE OF THE BOUNDARIES OF THE APPLICANT'S PROPERTY.

A copy of your application will be kept in our files for future reference, if needed. The decision of the Design Review Board cannot be amended or altered, except in a writing signed by an authorized representative of the Design Review Board. If you believe your application has been resolved differently than indicated above, or if after receiving this decision you believe the decision has been modified, please be aware that no changes are effective until made in a writing signed by the Design Review Board. Please do not proceed with any Improvement until the written approval accurately matches the improvement you have proposed. Please let us know if we can be of further service.

Very Truly Yours,

Nannette Kinman-Shea, Agent of Design Review Board

Encl. Application

Design Review Board Application

APPLICANT'S CHECK LIST	OMNI OFFICE USE ONLY
Did you enclose the Application Fee? <input checked="" type="checkbox"/>	Date Rec'd _____
Did you send plot plan and required drawings? <input checked="" type="checkbox"/>	Expedited <input type="checkbox"/> Regular <input type="checkbox"/>
Is this Design Review application in response to a violation notice? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Fee Paid \$ _____
	Approved <input type="checkbox"/> Conditional <input type="checkbox"/> Disapproved <input type="checkbox"/>

There is a required, non-refundable, Application Fee. Normal Processing is \$25 (10-20 business days). Expedited Handling (5-10 business days) is available for an ADDITIONAL Twenty Dollars (Total of \$45.00). Make your check payable to "Omni Community Association Managers." Visit www.omnihoa.com for additional information.

HOMEOWNER INFORMATION:

Name: Chris & Jody Shaffer Homeowner E-Mail: jgshaffer@gmail.com
 Address: 6813 Sagestrae Dr. Fax Number: _____
 City/State/Zip: Dublin, OH 43016 Submission Date: 4/19/2021

WE MUST HAVE YOUR (Homeowner) E-MAIL ADDRESS or FAX NUMBER - THE APPROVAL, CONDITIONAL APPROVAL OR DISAPPROVAL OF YOUR APPLICATION WILL BE SENT TO YOU VIA E-MAIL OR FAX

Phone Numbers: Home _____ Work or Cell 614-329-6402

PLEASE COMPLETE ALL PERTINENT INFORMATION FOR PROCESSING

Subdivision: Bishops Run Lot No.: 10

Contractor for Project Name (if applicable), Phone Number and E-mail address: Epic Group - Craig Hiibner, 515-710-0408, craig@epicgroup.com

Type of Improvement (circle all that apply):

Fence Deck Patio Landscaping Play-Set Shed Room Addition Other (specify) Pergola

We CANNOT process any application without a copy of your plot plan (Mortgage Location Survey), with the location of the improvements marked. **If applying for a fence, show proposed alignment of NEW fence sections with small x's; EXISTING fence sections on your lot or adjacent lots should be shown with o's.**

Brief Description of proposed Improvement(s): Addition of pergola above existing patio, attached to rear of house.

Building Material(s): Aluminum

Height at Highest Point: 10 feet Approx. Dimensions: 10' x 35'

Color(s) of Existing House: off white/beige Color(s) of Proposed Improvement(s): Bronze

Is there an existing fence on your Lot or on an adjacent Lot? No
 If so, is the fence within four feet of your property line? n/a (if "yes", show on plan)

Is your home adjacent to a Common Area? yes If yes, please mark common area on Mortgage Location Survey.

Your submittal must include one (1) set of 8.5"x11" plans which includes the Plot Plan (Mortgage Location Survey), with printed dimensions and drawn to scale and picture(s) of the proposed improvement(s).

ATTACHED DOCUMENTS: PLOT PLAN (Mortgage Location Survey) Picture(s) of Improvement(s)

31.16

930.7

100.00'

4' WALK'

50

9

0

6

130.00'

6' SIDE MIN.

130.00'

Proposed pergola
 over existing patio
 pergola = 10' deep
 35' wide



10

10' EASE

20' NO BUILD ZONE

32.5' REAR MIN.

12' EASE

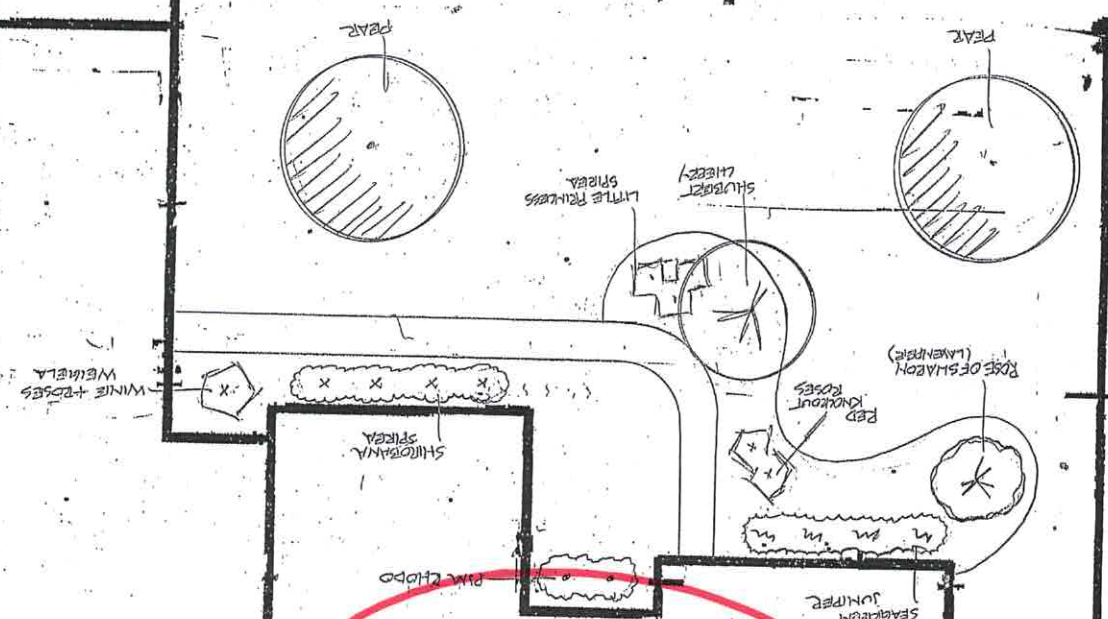
0

EX

100.00'

EX

MINIMUM CODE REQUIRES AT LEAST THREE 2-1/2 INCH





Payment for
6813 Sagestone Drive #0042
BISHOPS RUN-BISHOPS CROSSING HOA INC - OMNI COMMUNITY ASSOCIATION MGRS LLC

Payment Confirmation

Thank you

Your payment for \$45.00 was processed.

A confirmation has been sent to cr_shaffer@hotmail.com.
You may also print this confirmation for your records.



Confirmation #201408994

[Print](#)



