



2845 Home Rd., Powell, OH 43065  
Zoning Office 740-938-2010 Fax 740-938-2001  
www.libertytp.org

APPLICATION FOR  
**DEVELOPMENT PLAN  
VARIATION**

FILE DPV# 22-15 DATE: 05-06-22  
FEES: \$600.00 RECEIPT # pd cc 05-06-22

CURRENT ZONING DISTRICT PR CURRENT DEVELOPMENT PLAN Olentangy Falls

Please make sure all required information is provided. Incomplete applications will not be accepted.

SUBJECT PROPERTY	ADDRESS: <u>796 Elderberry Loop</u>
	CITY/STATE/ZIP: <u>Delaware, OH, 43015</u>
	SUBDIVISION: <u>Olentangy Falls, Sec 1</u> LOT #: <u>4923</u> ACRES: <u>0.7666</u> ✓
	CURRENT ZONING DISTRICT: <u>PR</u> CURRENT USE: <u>Single Family Residence</u>
	RANGE: <u>19</u> TOWNSHIP: <u>3</u> SECTION: <u>1</u> FARM LOT(S)#: _____

CURRENT PROPERTY OWNER(S)	NAME: <u>Becky Jordan</u>
	ADDRESS: <u>796 Elderberry Loop</u>
	CITY/STATE/ZIP: <u>Delaware, OH, 43015</u>
	TELEPHONE: <u>614-625-2666</u>
	EMAIL ADDRESS: <u>ertolley@gmail.com</u>

DESCRIPTION OF REQUEST AND APPLICABLE CODE SECTION(S)	<u>Owner requests variance from fence requirement in order to locate fence</u>
	<u>12'-6" forward of rear building facade in order to allow installation of swimming pool.</u>
	_____
	_____
	_____

SIGNATURES	The undersigned certifies that this application (both sides) and the attachments thereto contain all information required by the Liberty Township Zoning Resolution, that all information contained herein is true and accurate and is submitted to induce the requested zoning change, and agrees to be bound by the provisions of the Zoning Resolution of Liberty Township, Delaware County, OH. The undersigned also gives Liberty Township permission to place signage on subject property to announce hearings.	
	PROPERTY OWNER(S): <u>Rebecca Jordan</u>	DATE: <u>Sep 30, 2021</u>
	PROPERTY OWNER(S): _____	DATE: _____
	DEVELOPER: <u>Brian D Griffith</u>	DATE: <u>09/30/2021</u>

RECEIVED BY: MBRODUNSON DATE: 10-1-21







ATTN: Tracey Mullenhour

Liberty Township Zoning:

Pursuant to an Exterior Modification request (pool installation) we have received April 7, 2022 from address 796 Elderberry Loop and based on the former 2021 HOA board's prior and current recommendation and assessment; we are submitting this letter to the Zoning Department to provide our position on the pool installation and attached pool fence location being proposed.

As a board we have discussed at length taking into consideration our Declaration of Covenants, Bylaws and Schedule O. We have requested that the Homeowners (Jordan's) consider and present to the board two alternatives to their current submission.

Extending the pool footprint further west on their property to afford the added patio space they seek for pool seating which is the primary basis for extending their pool fence 12' 6" up the side of their home from the rear corner of the primary structure.

Investigate the ability to extend the pool footprint further back towards their NGS with the township.

After meeting with the homeowner they stated that neither options is one they wish to pursue and would like the Olentangy Falls HOA to consider their current design with an approved metal pool fence located immediately around the pool and installed further forward (12' 6") from the rear corner of the primary structure.

The Olentangy Falls HOA is providing an approval. However, consistent with our Bylaws and Schedule "O" the HOA "strongly prefers" that the homeowner install their proposed pool fence at the rear corner of the home which is consistent with the Zoning Commission's zoning resolution and language for fences in terms of where they are permitted to begin as "Fences and walls shall be built at or behind the furthest forward rear corner, on each side of the principal structure on the lot,..." In addition, we would require the Jordan's to secure a good neighbor letter from the west adjoining property along with a variance approval from the township.

Respectfully

Olentangy Falls HOA