

BZA: 3-21-23



7802 Liberty Rd., Powell, OH 43065
Zoning Office 740-938-2010
www.libertytp.org

APPLICATION FOR
DEVELOPMENT PLAN
VARIATION

FILE DPV# 2304 DATE: 2-28-23

FEES: \$600.00 RECEIPT # \$100 pd cont 129624

CURRENT ZONING DISTRICT PR / CURRENT DEVELOPMENT PLAN Liberty Bluff

SUBJECT PROPERTY	ADDRESS: <u>1812 Scenic Bluff Court</u>
	CITY/STATE/ZIP: <u>Delaware / Ohio / 43015</u>
	SUBDIVISION: <u>Liberty Bluff</u> LOT #: <u>5950</u> ACRES: <u>0.859</u>
	CURRENT ZONING DISTRICT: <u>PDR</u> CURRENT USE: <u>vacant</u>
	RANGE: <u>19</u> TOWNSHIP: <u>3</u> SECTION: <u>7</u> FARM LOT(S)#: _____

CURRENT PROPERTY OWNER(S)	NAME: <u>Romanelli & Hughes</u>
	ADDRESS: <u>148 West Schrock Road</u>
	CITY/STATE/ZIP: <u>Westerville / Ohio / 43081</u>
	TELEPHONE: <u>(614) 891-2042</u>
	EMAIL ADDRESS: <u>tellis@rh-homes.com</u>

VARIATION(S) REQUESTED	<u>We request that a variance be issued to allow us to install a driveway as far to the East of the lot (refer to attached plot plan) to service the proposed new home. Due to the lot sitting right at the front of the intersection of Scenic Bluff Court and Bluffway Drive, we cannot get a driveway to meet the development guild lines. We would be requesting a 3'-0" adjustment of the 40'-0" driveway easement in order for us to install this new driveway</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: <u>[Signature]</u>	DATE: <u>2023-02-20</u>
	PROPERTY OWNER: _____	DATE: _____
	DEVELOPER: <u>Romanelli & Hughes</u>	DATE: <u>2023-02-20</u>

RECEIVED BY: M. Branson DATE: 2-28-23

PLEASE COMPLETE BOTH SIDES

The Liberty Township Zoning Resolution and Comprehensive Plan are available for review at the Zoning Office or you may download them from the Township's website: www.libertytp.org

Note: The initial application fee covers one hearing. If additional hearings are requested by the applicant, additional fees will be charged in accordance with the adopted fee schedule, and are payable before the next hearing will be scheduled.

SUBMITTAL REQUIREMENTS	<p>Fees AND one(1) completed original application form AND the following arranged into six (6) packets:</p> <ol style="list-style-type: none">1) Legal description of subject property in both text and map form.2) List of all owners of property within, contiguous to, directly across the street from, and within two hundred feet (200') of the perimeter boundaries of subject property, and their current mailing addresses.3) All drawings/plans must be measureable to the scale as listed on the document.4) Association or Developer approval, if applicable <p>*You may also include any supporting documentation.</p>
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CONTACT INFORMATION	<p>The Liberty Township Zoning Secretary will contact you or your designated representative in order to schedule your hearing. Please provide the following information:</p> <p>Contact Person: <u>Trevor Ellis</u></p> <p>Email Address: <u>tellis@rh-homes.com</u></p> <p>Telephone: <u>(614) 891-2042</u></p> <p>Mailing Address: <u>148 West Schrock Road, Westerville, Ohio 43081</u></p>
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Please make sure all required information is provided. Incomplete applications will not be accepted.

OFFICE USE ONLY	<p>Will be heard by: <input checked="" type="checkbox"/> Board of Zoning Appeals <input type="checkbox"/> Zoning Commission</p> <p>Date of Hearing: <u>3-21-23</u></p>
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1. Bull, Patrick & Kelly
1731 Timber Lake Drive
parcel # 319-120-01-011-000
2. Bob Webb Liberty Bluff LLC
1788 Scenic Bluff Court
parcel # 319-120-01-021-000
3. Bob Webb Liberty Bluff LLC
1758 Scenic Bluff Court
parcel # 319-120-01-020-000
4. Bob Webb Liberty Bluff LLC
1763 Scenic Bluff Court
parcel # 319-120-01-001-100
5. Hughes Liberty Bluff LLC
6227 Bluffway Drive
parcel # 319-120-01-001-000
6. Liberty Bluff Development Company LLC
parcel # 319-120-12-001-000
7. Hughes Liberty Bluff LLC
1859 Scenic Bluff Court
parcel # 319-120-12-015-000
8. Bob Webb Liberty Bluff LLC
1870 Scenic Bluff Court
parcel # 319-120-10-024-000
9. Frye, Justin & Lauren
1844 Scenic Bluff Court
parcel # 319-120-10-023-000
10. Fenstermaker, David P. & Rosanne C Trustees
1819 Timber Lake Drive
parcel # 319-120-01-012-000

Liberty Bluff Development Co.

148 W. Schrock Rd.
Westerville, Ohio 43081
phone: 614-891-2042

February 16, 2023

Romanelli and Hughes
148 W Schrock Rd
Westerville, OH 43081

Liberty Bluff Lot 5950
1812 Scenic Bluff Court

PLAN APPROVAL NOTIFICATION

Dear Brad Hughes,

This letter shall serve to notify you of approval from the Liberty Bluff Development Co. Review Board for the proposed model home's driveway at 1812 Scenic Bluff Court, Delaware, OH 43015. The Review Board has reviewed the submitted plans for conformance with the development, you are responsible for compliance with Township and County regulations.

Sincerely,



Liberty Bluff Development Review Board

Board Members:

Cc: Steve Jones, Kirk Denyes

EXHIBIT A

Situated in the State of Ohio, County of Delaware, and in the Township of Liberty:

Being Lot Number Five Thousand Nine Hundred Fifty (5950), in LIBERTY BLUFF SECTION 2, as the same are numbered and delineated upon the recorded plat thereof, of record in Official Record 1829, Page 2126 and Plat Cabinet 5, Slides 606-606E; Recorder's Office, Delaware County, Ohio.

For Informational Purposes only:

Commonly Known As: 1812 Scenic Bluff Court, Delaware, Ohio 43015

Tax Parcel ID: 319-120-10-022-000

