

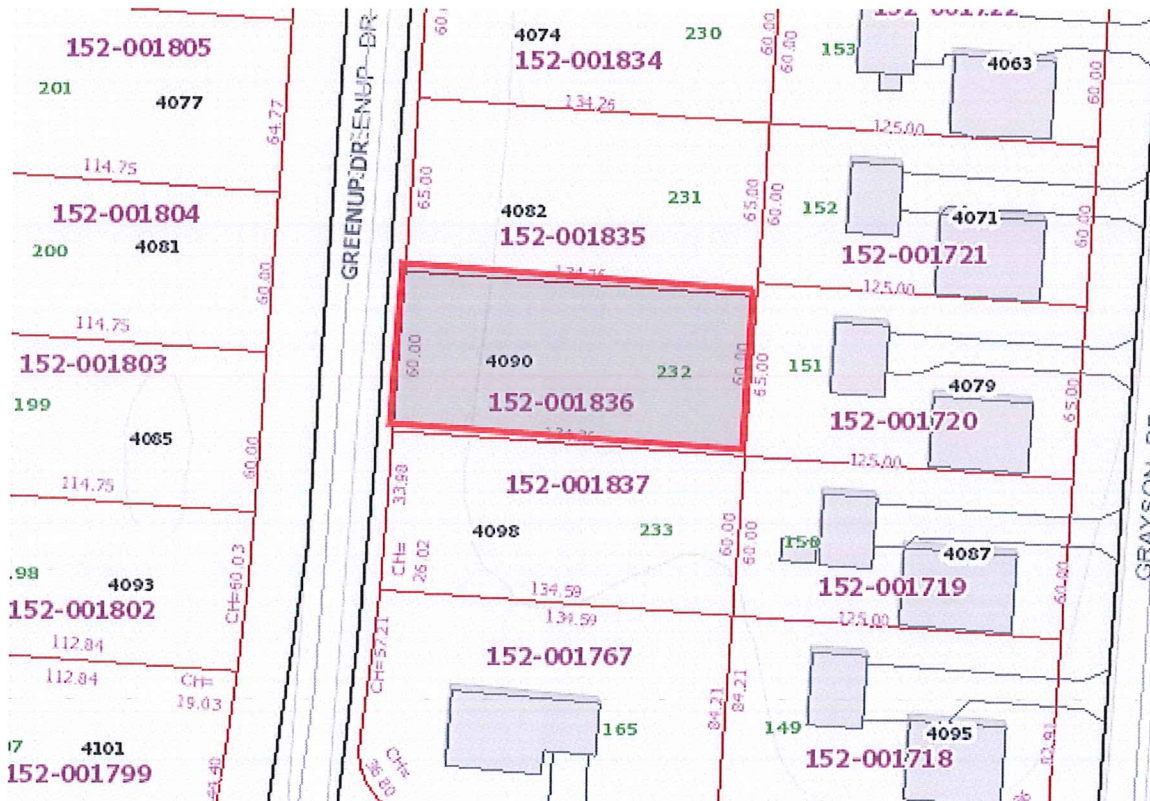
VILLAGE OF OBETZ COUNCIL REPORT



The Planning and Zoning Commission denied Maronda's request for a variance to Section 1141.05(i) of the Codified Ordinances at its October 10th meeting. The vote was 3 in favor of granting the variance and 1 against. Since there were only four members of the Commission present, all 4 would need to vote in favor of granting the variance in order for it to pass.

Maronda Home's engineer stated that on this lot, it was possible to construct a basement but on other lots the sewer line is not deep enough to construct a basement. Maronda contends that while a basement is possible from an engineering standpoint, it does not make financial sense to construct a home with a basement in this section of the subdivision since the majority of homes will be on slab foundations. The Planning and Zoning Commission member that voted "no" contends that if a basement is feasible it should be constructed.

This appeal applies to this lot only – parcel #152-001836 (4090 Greenup Drive).



MARONDA *Homes*

DREAM. BUILD. *Live.*

October 17, 2018

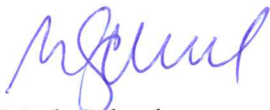
Village of Obetz
Planning and Zoning Commission

RE: 4090 Greenup Drive
Mulberry Grove Lot 232

Our appeal to council is based on the variance application that was denied for Lot 232 of Mulberry Grove. The entire community was designed, approved and constructed as a slab foundation community by the engineering firm, Stantec. Although there are a few lots that the sewer depth will support a basement, the majority of the lots will not. It is impossible to market a slab community at a basement foundation price point due to appraisal limitations within the area.

We are appealing to council to allow the construction of the home that was submitted with the original application for variance.

Thanks you,



Mark Scheel
Division Manager
Maronda Homes Inc. of Ohio

APPLICATION FOR COUNCIL APPEAL FROM A DECISION
OF THE PLANNING AND ZONING COMMISSION

Village of Obetz
4175 Alum Creek Drive
Obetz, Ohio 43207
(614) 491-1080



Property Owner(s) of Record: Fritsche Corporation

Address of Subject Property: 4090 Greenup Drive, ^{Obetz} Columbus, 43207 Phone: _____

Parcel Number(s): 152-001836-00

Name of Appellant (if different than above): Maronda Homes, Inc. of Ohio Phone: 614-871-1900

If appellant is other than the owner, please describe the specific interest of the appellant in the subject property. Please attach proof of interest or a written statement from the owner giving permission to represent their interest before Council.

Maronda Homes is purchasing lots in
Mulberry Grove.

Current Zoning: Obetz Current Use: Residential

On a separate sheet of paper, please state the basis for the appeal and attach to the application.

The undersigned hereby appeals the decision of the Planning and Zoning Commission regarding action taken by the Commission on a variance application from the property owner.

SIGNATURE: [Signature]

DATE: 10/17/18

FOR OFFICIAL USE ONLY

Date Received: 10/18/18

Date Variance Hearing before Planning and Zoning Commission Occurred: 10/10/18

Date Scheduled for Council Public Hearing: 10/22/18

Council Decision: _____

MARONDA *Homes*

DREAM. BUILD. *Live.*

October 18, 2018

Stacey Boumis, AICP
Community Services Director
Village of Obetz
4175 Alum Creek Drive
Obetz, Ohio 43207

RE: Mulberry Grove – Variance Application

Dear Ms. Boumis:

We have recently acquired some building lots in the Mulberry Grove community in Obetz, and we are in need of applying for a variance to be able to build on these lots. The way the sanitary sewer was engineered, in most cases, does not allow for the home with a basement to be built.

I have provided all of the required documentation in the attached packet for your review and consideration.

If you have any questions, please do not hesitate to contact me at 614-871-1900.

Sincerely,



Mark Scheel
Vice President
Maronda Homes, Inc. of Ohio
614-871-1900 x3310



APPLICATION FOR A VARIANCE

Village of Obetz
4175 Alum Creek Drive
Obetz, Ohio 43207
(614) 491-1080

Applicant: Maronda Homes, Inc. of Ohio Mailing Address: 3148 Broadway, Suite 305, Grove City, OH 43123

Phone #: 614-871-1900 Email Address: scheelma@maronda.com

PROPERTY INFORMATION

Property Owner (if different than above): Fritsche Corporation

Address: 4090 Greenup Dr, Columbus, OH 43207 Lot Number: 232

Parcel Number: 152-001836-00 Township: Hamilton

Existing Use: Residential Zoning District: Obetz

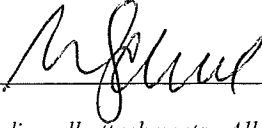
REQUEST

Describe the variance requested including what provisions of the Zoning Code are affected (attach additional sheets if needed): Requesting variance to allow slab foundations due to original approved sanitary sewer plans. Plans and site were engineered and built primarily for slab foundations.

PLEASE ATTACH TO THIS APPLICATION THE FOLLOWING INFORMATION UNLESS OTHERWISE DIRECTED BY THE ZONING ADMINISTRATOR:

1. A current and accurate legal description of the property.
2. A current survey prepared by a licensed surveyor.
3. A plot plan to show:
 - (a) Boundaries and dimensions of the lot and the size and location of all proposed and existing structures.
 - (b) Traffic access, traffic circulation, existing and proposed utilities, parking, lighting and illumination, landscaping, signs, and other such information relevant to the proposed use.
 - (c) Any additional information as may be required by the Planning and Zoning Commission or Zoning Administrator.
4. A statement pertaining to and explaining the relationship of the variance(s) requested to the following criteria for approval:
 - (a) That special circumstances or conditions exist which are not applicable to other lands or structures in the same zoning district.
 - (b) That a literal interpretation of the provisions of this Zoning Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the provisions of this Zoning Code.
 - (c) That the special conditions and circumstances do not result from the actions of the applicant.
 - (d) That the granting of the variance will not confer on the applicant any undue privilege that is denied by this Zoning Code to other lands or structures in the same zoning district.
 - (e) That the granting of the variance will in no other manner adversely affect the public health, safety, convenience, comfort, prosperity, and general welfare.
 - (f) That the granting of the variance is not solely based upon the showing that the property could be put to better economic use than presently permitted by zoning regulations.
 - (g) That the granting of the variance will not permit a use that is otherwise not permitted within the respective zoning district.
5. A list of all property owners within, contiguous to, and directly across the street from the property(s) in question. The list of addresses should correspond to the County Auditor's current tax list.

By submitting this Application you hereby certify that all information and attachments to this application are true and correct to the best of your knowledge and belief. You also agree to comply with all regulations of the Obetz zoning code.

PROPERTY OWNER'S SIGNATURE:  DATE: 9/24/18

Please submit 10 copies of the application including all attachments. All applications and the required fee of \$25 for a residential variance request or \$500 for all other variance requests must be submitted a minimum of 35 days before the Planning and Zoning Commission meeting on which the case will be heard. The application will not be accepted and placed on the agenda unless all information is complete and the fee is paid.

FOR OFFICIAL USE ONLY

Date Received: _____ Fee Paid: _____

Date heard by the Planning and Zoning Commission: _____

Action of the Planning and Zoning Commission: _____



Stantec Consulting
 Services Inc.
 1500 Lake Shore
 Drive Suite 100,
 Columbus OH
 43204-3800

Dear Mark,

We have reviewed the Mulberry Grove Section 3 Sanitary sewer design and the available sewer service for Lot 232. The project was designed and constructed to serve slab on grade houses. We evaluated the depth of the sanitary sewer service for Lot 232 and the sewer service is greater than 10.0 feet below finish grade around the house. The depth of the existing sanitary sewer service for Lot 232 will provide gravity service to a full depth basement.

September 24, 2018

File: 1734

Reference: Mulberry Grove
 Section 3

Lot #	EOS Per Plan	EOS Elevation at House	House Pad Elev.	Depth at House
232	739.0	740.0	750.5	10.5

Attention: Mark Scheel
 Maronda Homes of Central
 Ohio
 3148 Broadway, Suite 305
 Grove City, OH 43123

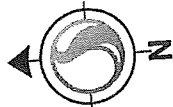
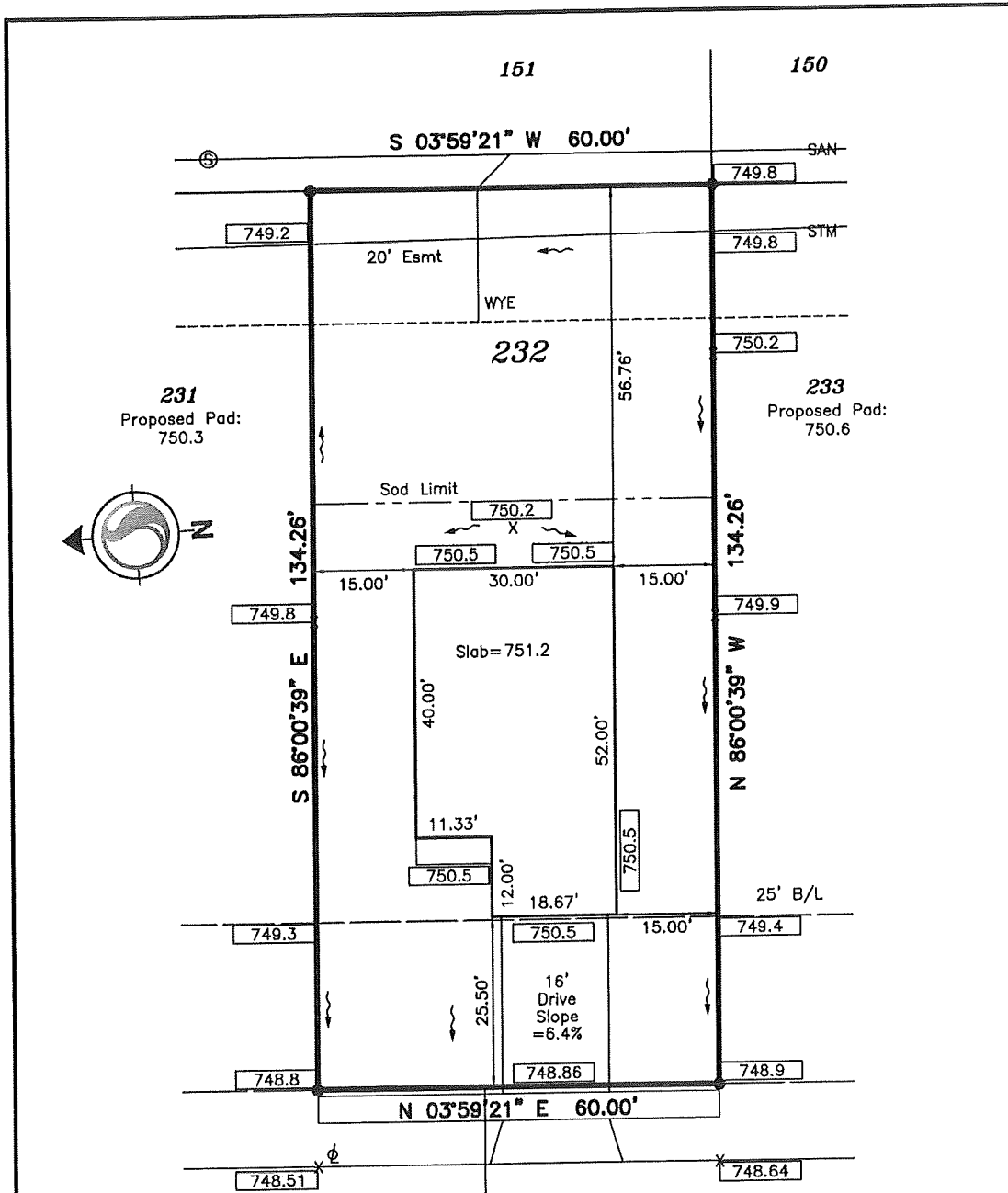
If you have any questions please contact our office.

Sincerely,

Kevin Kershner
 Principal

Phone: (614) 485-5037
 Fax: (614) 486-4387
 Kevin.Kershner@stantec.com

kk document2

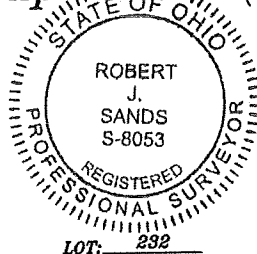


**#4090
Greenup Drive (50' R/W)**

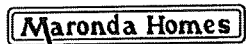
Note: Field modifications may be necessary regarding erosion and sediment control.

Zoning Officer Approval Date:
 Lot No. 232 lies within Zone(s) X as designated on the FIRM Map No. 39049C0339K dated 6/17/08

*Elevations are per Maronda Homes.



Mulberry Grove
 Section 3, Part 2
 Plat Book 103, Page 97
 Village of Obetz
 for



Scale: 1"=20' August, 2018

***Stabilized Construction Entrance**

Seed Area =	312 Sq. Yards
Sod Area =	410 Sq. Yards
Lot Area =	8056 Sq. Feet
Driveway Area =	424 Sq. Feet
Approach/Walk (6") =	181 Sq. Feet
Sidewalk Area =	176 Sq. Feet
Structure Area =	1424 Sq. Feet
Lot Coverage =	17.7 %



1500 Lake Shore Drive, Suite 100
 Columbus, Ohio 43204
 PHONE: (614) 488-4383
 FAX: (614) 488-4387

Stantec

Note: Only a signature in Blue Ink shall be considered an original.

Robert J. Sands 09/24/18
 Professional Surveyor No. S-8053

Abington
 DR'N dg
 CH'D
 JOB 688659

MARONDA *Homes*



New England Partial Brick Front with Covered Porch and 2 Car Garage



Partial Brick Front with Covered Porch and 2 Car Garage



Siding Front with 2 Car Garage

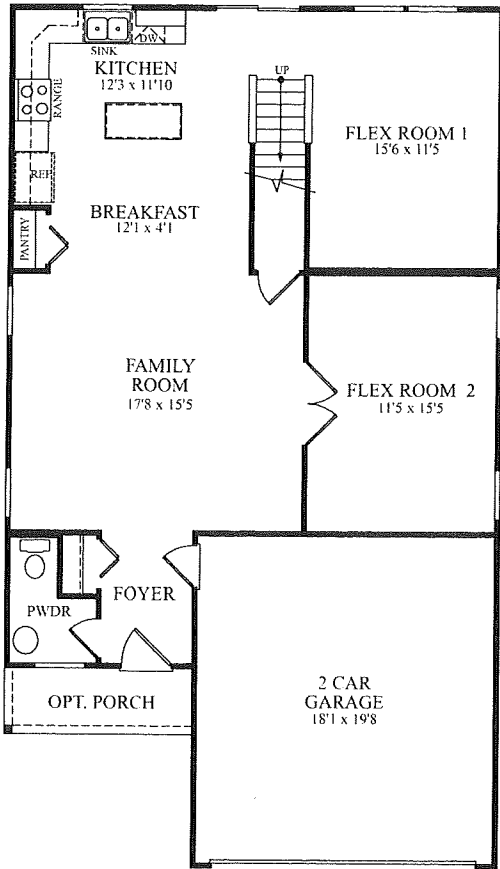


Victorian Partial Brick Front with Covered Porch and 2 Car Garage

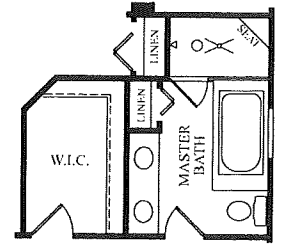
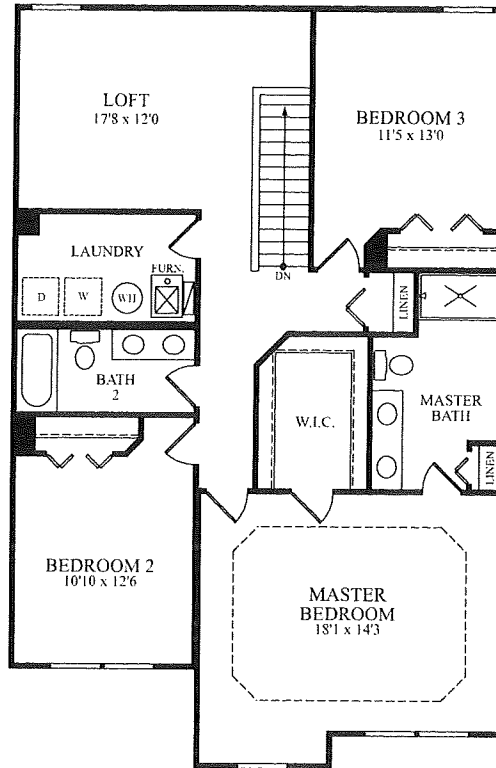
THE ABINGTON
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Quality Since 1972

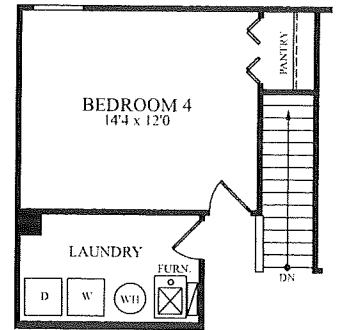
FIRST FLOOR LAYOUT



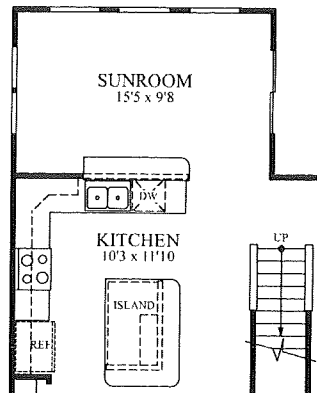
SECOND FLOOR LAYOUT



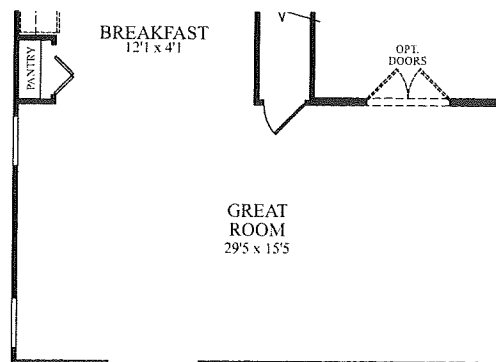
Opt. Standard Master Bath



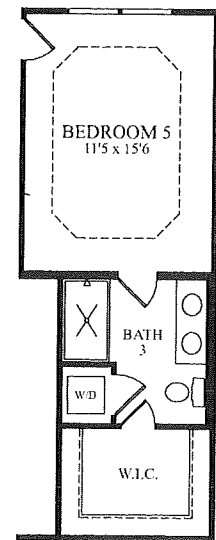
Opt. Bedroom 4 ILO Loft



Opt. Sunroom



Opt. Great Room



Opt. First Floor Suite

THE ABINGTON

Elevation G Heritage Home Collection

- 3 - 5 Bedrooms, 2 - 3.5 Bathrooms
- 2,310 - 2,608 SQ FT
- 2 Car Garage
- 2nd Floor Owner Suite



Visit marandahomes.com for more information. Ask your New Home Specialist for details about additional options to this floor plan to meet your unique lifestyle and needs. Floor plans and elevations are artist's renderings for illustrative purposes and not part of a legal contract. Features, sizes, options, and details are approximate and will vary from the homes as built. Optional items shown are available at additional cost. Maronda Homes reserves the right to change and/or alter materials, specifications, features, dimensions and designs without prior notice or obligation. ©2018 Maronda Homes, Inc. All Rights Reserved. 4/18