

PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153.232)



CITY OF DUBLIN

Land Use and
Long Range Planning
5600 Sher-Rings Road
Dublin, Ohio 43016-1235

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

I. PLEASE CHECK THE TYPE OF APPLICATION:

<input type="checkbox"/> Informal Review	<input checked="" type="checkbox"/> Final Plat (Section 152.085)
<input type="checkbox"/> Concept Plan (Section 153.056(A)(1))	<input type="checkbox"/> Conditional Use (Section 153.236)
<input type="checkbox"/> Preliminary Development Plan / Rezoning (Section 153.053)	<input type="checkbox"/> Corridor Development District (CDD) (Section 153.115)
<input type="checkbox"/> Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Corridor Development District (CDD) Sign (Section 153.115)
<input checked="" type="checkbox"/> Amended Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Minor Subdivision
<input type="checkbox"/> Standard District Rezoning (Section 153.018)	<input type="checkbox"/> Right-of-Way Encroachment
<input type="checkbox"/> Preliminary Plat (Section 152.015)	<input type="checkbox"/> Other (Please Specify): _____

Please utilize the applicable *Supplemental Application Requirements* sheet for additional submittal requirements that will need to accompany this application form.

II. PROPERTY INFORMATION: This section must be completed.

Property Address(es): 4775 Chaddington Drive	
Tax ID/Parcel Number(s): Franklin County 273-005491	Parcel Size(s) (Acres): 0.5+/-
Existing Land Use/Development: Single-family home	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development: Amended final development plan and amended final plat to adjust buffer line to accommodate addition to home
Total acres affected by application: 0.5+/-

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

Name (Individual or Organization): Kristin Fiorita	
Mailing Address: (Street, City, State, Zip Code)	4775 Chaddington Drive Dublin, Ohio 43017
Daytime Telephone: (614) 798-0900	Fax: (614) 798-0901
Email or Alternate Contact Information: rfiorita@newvillagecommunities.com	

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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:	Applicant is also property owner: yes <input checked="" type="checkbox"/> no <input type="checkbox"/>
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:	Aaron L. Underhill, Esq.		
Organization (Owner, Developer, Contractor, etc.):	Smith & Hale LLC		
Mailing Address: (Street, City, State, Zip Code)	37 W. Broad Street - Suite 725 - Columbus, OH 43215		
Daytime Telephone:	(614) 221-4255	Fax:	(614) 221-4409
Email or Alternate Contact Information:	aunderhill@smithandhale.com		

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, Kristin Fiorita, the owner, hereby authorize the attorneys with the law firm of Smith & Hale LLC 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: *Kristin Fiorita* Date: 6.21.09

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 21st day of June, 2009

State of Ohio

County of Franklin

Notary Public *Aaron L. Underhill*



AARON L. UNDERHILL
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

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

I, Kristin Fiorita, 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: *Kristin Fiorita* Date: 6.21.09

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VIII. UTILITY DISCLAIMER: The Owner/Applicant acknowledges the approval of this request for review 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, Kristin Fiorita, 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: [Signature] Date: 6-21-09

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

I, Aaron L. Underhill, Esq., 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: [Signature] Date: 6/23/09

Subscribed and sworn to before me this 23rd day of June, 2009
 State of Ohio
 County of Franklin Notary Public [Signature]



PAULA V. PRICE
 Notary Public, State of Ohio
 My Commission Expires 07-13-2012

FOR OFFICE USE ONLY			
Amount Received: \$ <u>1010</u>	Application No: <u>09-057</u> <u>AFFD/FP</u>	P&Z Date(s):	P&Z Action:
Receipt No: <u>90727</u>	Map Zone: <u>5</u>	Date Received: <u>6/23/09</u>	Received By: <u>COH</u>
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
Type of Request: <u>Amended Final Development Plan / Final Plat</u>			
N, S, E, W (Circle) Side of: <u>Chaddington Drive</u>			
N, S, E, W (Circle) Side of Nearest Intersection: <u>Chaddington Drive & Dublin Road</u>			
Distance from Nearest Intersection: <u>0 - at intersection</u>			
Existing Zoning District: <u>PLR</u>		Requested Zoning District: <u>/</u>	

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09-057A-FOP/FP

AMENDED FINAL PLAT / AMENDED FINAL DEVELOPMENT PLAN
APPLICATION STATEMENT

Fiorita Residence

4775 Chaddington Drive

June 23, 2009

A. Briefly explain the proposed development:

The subject property is found within Section 2 of the Coventry Woods subdivision. It is known as Lot Number 74 and is found southwest of and adjacent to the intersection of Dublin Road and Chaddington Drive. The approved and recorded plat for this section of the subdivision provides for a 100-foot buffer extending from Dublin Road to the applicant's property line. The applicants seek a reduction in this buffer to 80 feet to accommodate an addition to their home. The extra 20 feet will accommodate approximately 14 feet of new structure, with the remaining 6 feet to be used to provide a sidewalk to access the rear of the home.

The area above the existing garage is the only space on the parcel where additional square footage currently can be provided on this single-story home. The residence touches the buildable area on the site on every side. To add additional space under current conditions the applicants would need to take space from the existing garage to access the room over the garage. The addition seeks to expand into the platted 100-foot setback to add back the garage space removed for the access.

The sole purpose in requesting a variance is to add 1 additional bedroom to the home to accommodate the applicant's family. They have 3 children and live in a 3 bedroom home. They have lived in this location for over 16 years and two of their children share the same room. As the children approach teenage years sharing the same room creates living constraints at this address.

B. Briefly state how the proposed development relates to the existing and future land use character of the vicinity:

The subject property is zoned PUD. The parcel is surrounded by homes in the Coventry Woods subdivision on the west and north and abuts a Reserve area owned by the City of Dublin to the south. Large-lot single-family homes are found across Dublin Road to the east.

The existing 100-foot buffer zone contains a long wall with an entry sign which runs north-south. In between this wall and the applicants' home is a significant grouping of evergreen trees that are estimated to be at least 30 feet in height and were planted by the applicants years ago. The applicants' addition will not cause the removal of a single

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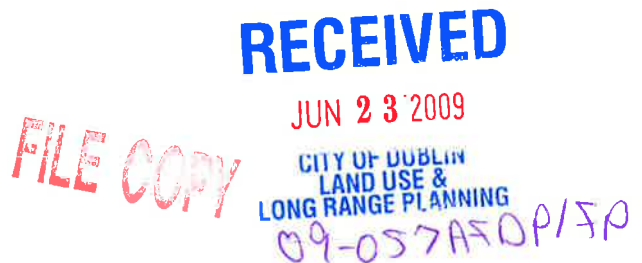
tree and will require only the removal of foundation plantings. The existing tree stand provides an opaque screening of the existing home from Dublin Road and will continue to provide this screen after the addition is constructed. An addition to the home will only be seen from the front of the home. It will be setback 90 feet from Chaddington Drive.

C. Briefly state how the proposed development will relate to the Dublin Community Plan and any other applicable standards/resolutions such as Conservation Design and the Residential Appearance Standards:

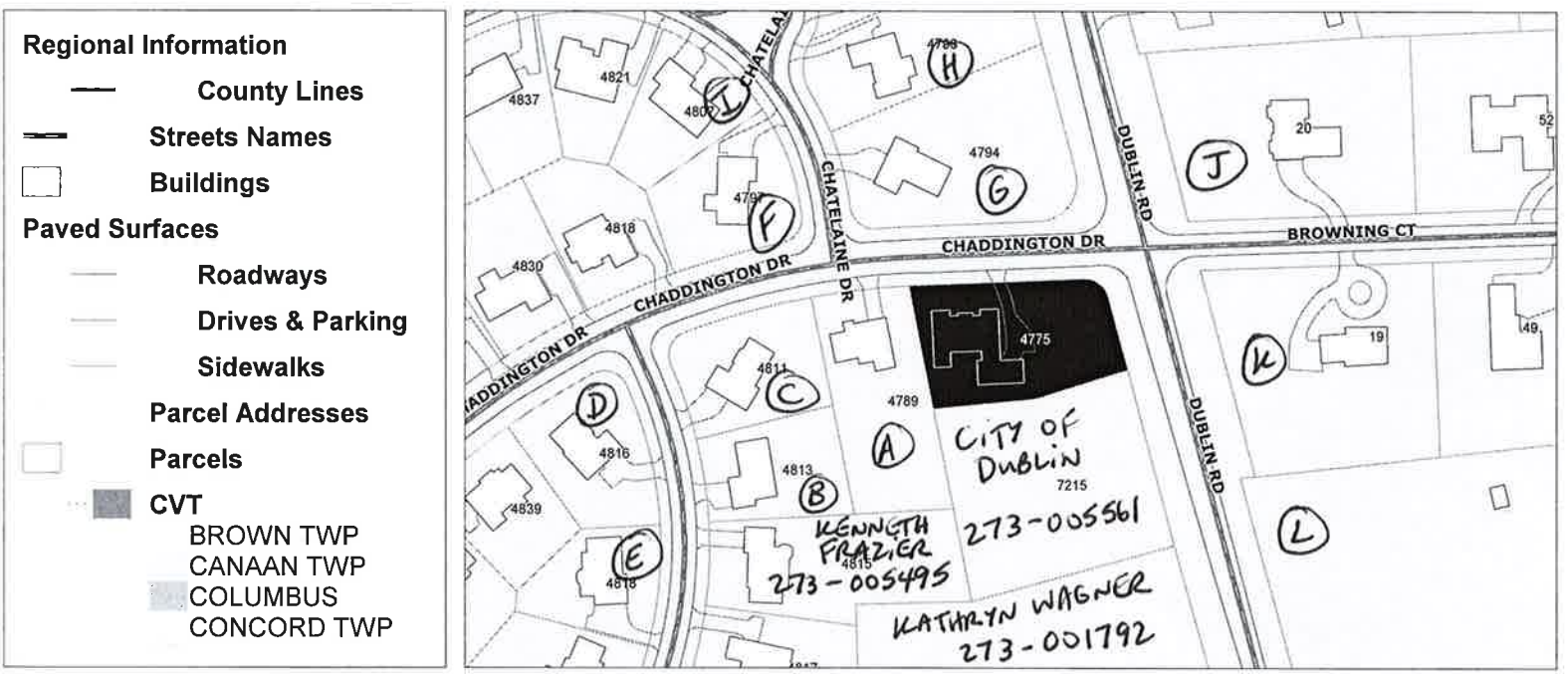
The subject plat was approved and recorded in 1990. While the plat does not indicate the purpose behind the buffer on the applicants' property, it is safe to assume that it served the purpose of providing a natural view and corridor along the roadway even in the event that the road was ever widened. The 2007 update to the Community Plan provides for an existing right-of-way of 80 feet for Dublin Road in this area and recommends that this right-of-way stay at this size into the future. This indicates that the right-of-way for Dublin Road will not be moving nearer to the subject property. Furthermore, the addition will have no visual impact from Dublin Road to the heavy screening between the addition and Dublin Road.

D. Briefly explain how the proposed development meets the review criteria for Final Development Plan approval by the Planning and Zoning Commission as stated in Section 153.055(B).

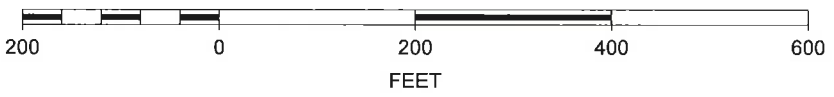
This proposal meets the Final Development Plan approval criteria set forth in Section 153.055(B). Except as indicated herein, the plan conforms in all pertinent respects to the approved preliminary development plan for this residential community. The proposal has no effect on the ability of the parcel to provide safe and efficient pedestrian and vehicular circulation within the site and to adjacent property. The project does not affect the provision of public services and continues to maintain natural vegetation and green space in the area. Signage and lighting are not affected by this proposal. All major trees within the expanded buildable area will be preserved.



City of Dublin



SCALE 1 : 2,338



- | | | |
|--|---|--|
| <p>Ⓐ JENNIFER MALONEY
273-005492</p> <p>Ⓑ MICHAEL HEMMERICH
273-005494</p> <p>Ⓒ SHAILESH PATEL
273-005493</p> <p>Ⓓ CHRISTOPHER ANANDAJEYA
273-005537</p> | <p>Ⓔ JAMES MILLER
273-005538</p> <p>Ⓕ KELLY KERPSACK
273-005525</p> <p>Ⓖ PAUL ZEMENEK
273-005490</p> <p>Ⓗ DENNIS SWEET
273-005489</p> | <p>Ⓘ DALE PITMAN
273-005524</p> <p>Ⓣ ROBERT UCKER
273-001918</p> <p>Ⓚ LESLIE HAMILL
273-001726</p> <p>Ⓛ GREGORY NELSON, TR.
273-001786</p> |
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**APPLICANT/PROPERTY
OWNER**

Kristin S. Fiorita
4775 Chaddington Drive
Dublin, OH 43017

ATTORNEY

Aaron L. Underhill
Smith & Hale LLC
37 West Broad Street, Ste. 725
Columbus, OH 43215

**SURROUNDING PROPERTY
OWNERS**

Kenneth A. & Jenifer L. Frazier
4815 Lytfield Drive
Dublin, OH 43017

Leslie C. Hamill
00019 Browning Court
Dublin, OH 43017

Michael A. & Julie A. Hemmerich
4813 Lytfield Drive
Dublin, OH 43017

Kelly S. Kerpsack, Tr.
4797 Chatelaine Drive
Dublin, OH 43017

Jennifer M. Maloney
4789 Chaddington Drive
Dublin, OH 43017

Shailesh & Nita Patel
4811 Chaddington Drive
Dublin, OH 43017

Robert J. & Andrey J. Ucker
20 Browning Court
Dublin, OH 43017

Paul J. & Catherine E. Zemanek
4794 Chatelaine Drive
Dublin, OH 43017

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Legal Description
of Property Located at
4775 Chaddington Drive

Being Lot Number Seventy-Four (74), in Coventry Woods Section 2, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 73, Pages 16, 17, and 18, Recorder's Office, Franklin County, Ohio.

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