

ORDINANCE 26-2016

AN ORDINANCE WAIVING SECTION 1218.07 OF THE CODIFIED ORDINANCES OF MINERVA PARK RELATING TO THE ISSUANCE OF ZONING CERTIFICATES FOR BUILDING CONSTRUCTION WITH REGARD TO THE MODEL HOME LOT FOR MINERVA PARK SUBDIVISION, PHASE 1, AND DECLARING AN EMERGENCY.

WHEREAS, the developer of the Minerva Park Subdivision is undertaking certain public improvements; and,

WHEREAS, public improvements of this project are subject to Section 1218.07, of the Codified Ordinances of Minerva Park, which states that “construction of buildings shall not be permitted until all improvements leading to the lot are completed and accepted by the Village;” and,

WHEREAS, Council has the authority and desires to waive such requirement: and,

WHEREAS, the developer of Minerva Park Subdivision has submitted a written request for waiver of Section 1218.07, of the Codified Ordinances of Minerva Park, with regard to the model home lot within Phase 1 of such subdivision, which written request is attached hereto as Exhibit "A" and incorporated herein by reference, on the grounds that construction of a model home could commence before the arrival of cold weather during the finalization of the public improvements; and,

NOW THEREFORE BE IT ORDAINED BY THE VILLAGE OF MINERVA PARK, FRANKLIN COUNTY, OHIO AS FOLLOWS:

- Section 1:** That the requirements of Section 1218.07 for the Minerva Park Subdivision, Phase 1 are hereby waived, as they relate only to the model home lot referred to in the attached application. All other requirements of the City shall be completed prior to issuance of zoning certificates.
- Section 2:** It is hereby found and determined that all formal actions of this Council concerning and relating to passage of this Ordinance were adopted in an open meeting of the Council and that all deliberations of this Council and any of its committees which resulted in such formal actions were in meetings so open to the public in compliance with all legal requirements of the Village of Minerva Park, Franklin County, Ohio.
- Section 3:** That this Ordinance is hereby declared an emergency ordinance necessary for the preservation of the public health, safety and welfare, such emergency arising from the exigencies of the building season requiring certain construction work to commence prior to winter if the model home is to be completed in early 2017; WHEREFORE, this Ordinance shall take effect and be in force from and after its passage.

ORDINANCE 26-2016
(Continued)

/S/ Lynn Eisentrout
Lynn Eisentrout, Mayor

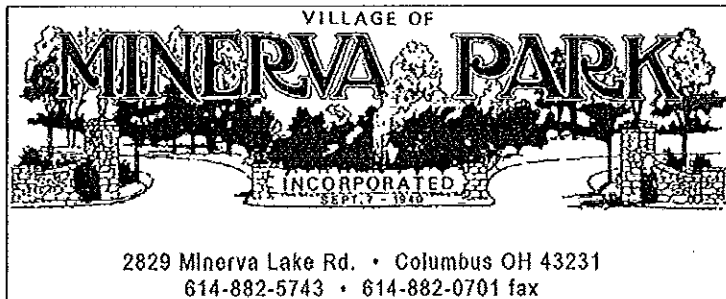
First Reading: November 14, 2016
Second Reading: Waived
Third Reading: Waived
Passed: November 14, 2016

ATTEST

/S/ Jeffrey Wilcheck
Jeffrey Wilcheck, Fiscal Officer

APPROVED AS TO FORM

/S/ Eugene Hollins
Solicitor



OFFICE USE ONLY	
Permit No:	SFR 16 -
Date Filed:	Fee: \$
Recd By:	Receipt #:
Approved:	Yes No
Date:	

Zoning Permit Application for SFR

PART I - GENERAL INFORMATION

Applicant / Owner: M/I Homes of Central Ohio, LLC. Phone #: (614) 418-8537

Address: 3 Easton Oval, Suite 310 City: Columbus Zip Code: 43219

E-Mail Address: JHajdin@mihomes.com

Property Address: 4973 Black Sycamore Drive, Columbus, OH Zoning District: SFPRD

Subdivision Name: Minerva Park Lot #: 30

Existing Use: Vacant Lot Parcel #: 113-002106-00

Proposed Use: Model of New Single Family Home Building Area: 1761 Sq. ft.

Structure Model Name: Erie Structure Height: 30 ft.

Setbacks: Front 26.00 ft. Rear 45.00 ft. (R) Side 5.00 ft. (L) Side 6.00 ft.

PART II - REQUIREMENTS

The applicant shall submit one (1) complete set of the building plans and three (3) copies of a site plan drawn to scale. The site plan shall show actual dimensions of the lot including but not limited to any easements, the exact size and location of all existing and proposed buildings or structures on the lot, and setback distances from buildings to property lines.

PART III - REVIEW PROCEDURE

No existing or new building shall be changed in whole or part until the Zoning Inspector issues a permit for zoning compliance. The Zoning Inspector shall have up to (30) thirty business days to review an application and may consult with technical agencies.

PART IV - FEES

All fees are required at the time an application is submitted and zoning fees are two times when construction or use is started prior to approval of an application by the Zoning Inspector.

PART V - SETBACK INSPECTION

All residential construction requires a set-back inspection once the foundation has been back-filled and prior to any framing. For safety, the site must be clear of all workers & equipment. The four (4) corners shall be staked to indicate the property lines. In the event an inspection is not requested/approved and framing begins then a separate fee equal to two times the original application fee shall be due prior to the issuance of a certificate of zoning compliance.

PART VI - AFFIRMATION

To the best of my knowledge, the above statements and attached site plan are, in all respects, true and accurate descriptions of the existing status and proposed plans for the property identified in this application.

Date: 11/14/2016

Applicant:

Sean Hajdin

Setback Inspection Date:	Approved	Denied
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Pomeroy & Associates Ltd.

Consulting Engineers & Surveyors

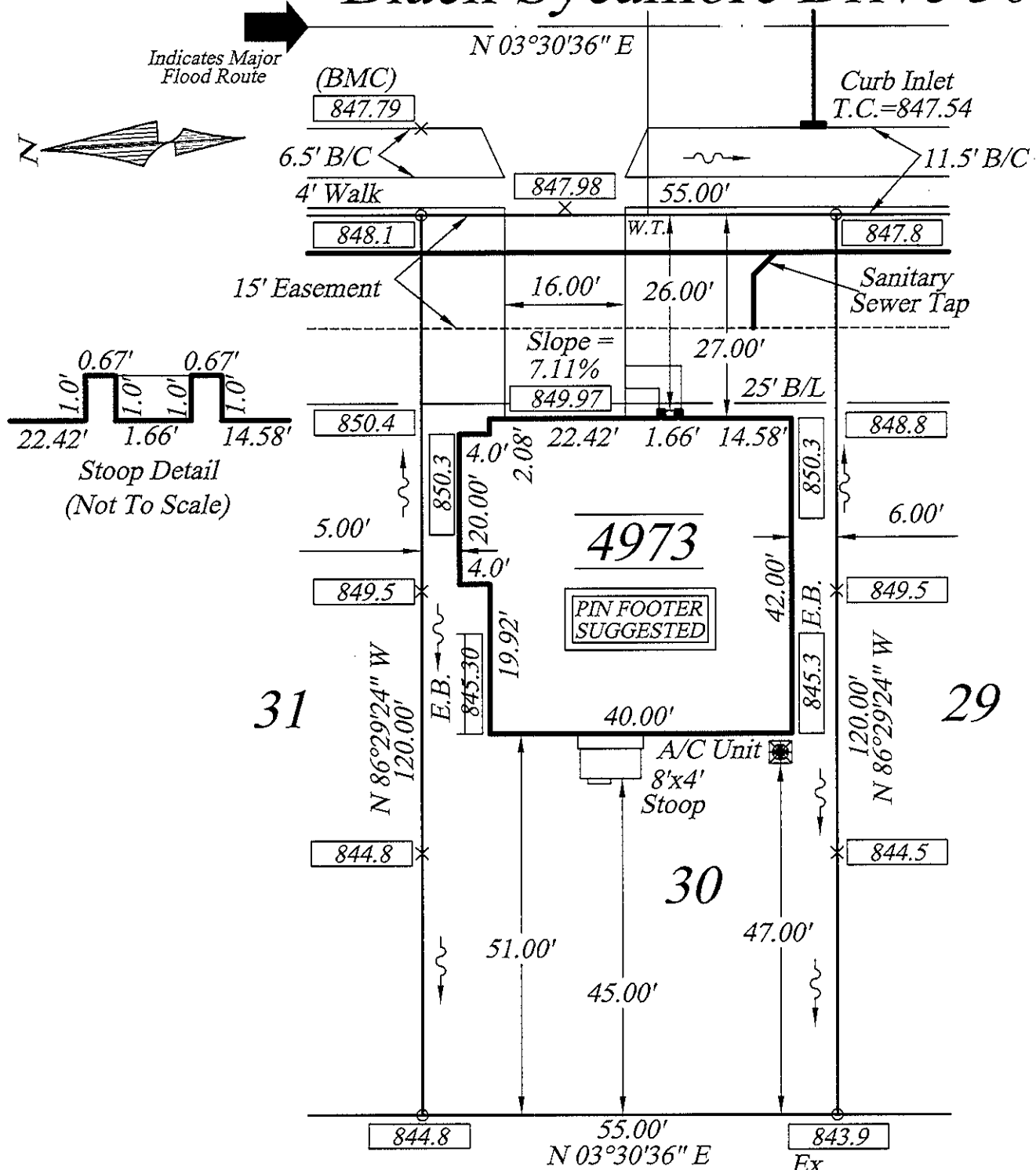
2550 Corporate Exchange Drive, Suite 10
Columbus Ohio 43231
Phone(614)885-2498 • Fax(614)885-2886

C/O #	REVISION DATE & REQUEST
1	11-09-16 Revised Street Name & House Location
2	
3	
4	
5	

Order No. _____

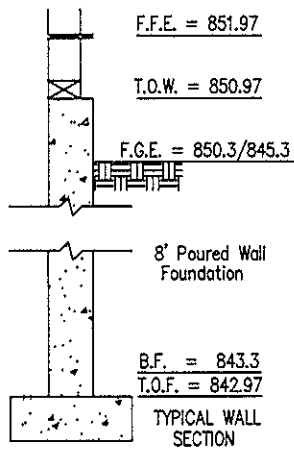
For M/I Homes of Central Ohio, L.L.C. House Style Erie C
 Lot / Subdivision 30 Minerva Park Phase 1 City of Columbus
 Scale 1"= 20' PB. Unrec. PG. Unrec. Date 11-07-16 Drawn BH/JI CK, DBM CO. of Franklin
 Flood Zone X Community Panel 39049C Panel No. 0183 K Effective Map Date 06-17-08
 Minimums R. 25% S. 5' Drive Slope Distance 28.00'

Black Sycamore Drive 50'



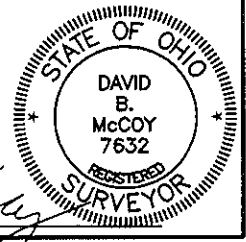
Lot calculation information is for estimate purposes only and should be verified by the contractor or builder.

Square Footage Data	
Lot	6600.0
House	1761.0
Drive	448.0
Approach	188.0
Walk	156.0
Sod Coverage	4595.0



PLOT PLAN

We hereby certify that the foregoing PLOT PLAN was prepared from information provided by the Client and data obtained from Engineered Subdivision Plan. This Plot Plan is to be used by the Client for the sole purpose of obtaining a building permit. The use of the Plot Plan for any other purpose is strictly prohibited.



By *David B. McCoy*