City of Worthington
BOARD OF ZONING APPEALS
APPLICATION

Meetings – First Thursday of Every Month

Case # BZA 35-14
Date Received 9-4-14
Fee $25.00 pd
Meeting Date 10/2/14
Filing Deadline

RECEIVED SEP 4 2014 BY:

1. **Property Location** LOT 13, No 2 OF PLESENTON PLACE 6335 PLESENTON DR.
2. **Present/Proposed Use** VACANT
3. **Zoning District** _____
4. **Applicant** JEAN-CLARE BOHM

   Address 6335 PLESENTON DR., WORTHINGTON 43085

   Phone Number(s) 614-888-484 CELL 614 592 3022
5. **Property Owner** SAME AS 4

   Address _____

   Phone Number(s) _____
6. **Action Requested** (ie. type of variance) VARIANCE TO NOT REQUIRE A SIDEWALK FOR A LOT SPLIT.
7. **Project Details:**

   a) **Description** DO NOT REQUIRE A SIDE WALK, NO SIDE WALKS IN SUBDIVISION

   b) **Expected Completion Date** NA

   c) **Approximate Cost** 0

PLEASE READ THE FOLLOWING STATEMENTAND SIGN YOUR NAME:
The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

Jean-Clare Bohm — Applicant (Signature) — Sept. 4th 2014 Date

Jean-Clare Bohm — Property Owner (Signature) — Sept. 4th 2014 Date

ABUTTING PROPERTY OWNERS
FOR
6335 Plesenton Dr.

James & Jacqueline Duvall	6515 Plesenton Dr. S.	Worthington, OH 43085
Christopher & Emily Blissmer	6347 Plesenton Dr.	Worthington, OH 43085
Lynne Wallace	4958 Ashwyck Pl.	Dayton, OH 45429

Bird+Bull Engineers & Surveyors

September 4, 2014

Re: 6335 Plesenton Drive, Bohm residence.

To whom it may concern:

I represent The Bohm's, a longtime resident of the City of Worthington and who reside at 6335 Plesenton Avenue. We are submitting a split of the Bohm's property, which is Lot 13 of the Addition No. 2 to Plesenton Place.

A condition of the split in the City of Worthington code (1103.10) requires the construction of public sidewalks. We are asking the Board of Zoning Appeals for a variance of this requirement on the following grounds: Plesenton Place is a land locked subdivision, the topography, trees and vegetation are not reasonably suitable for sidewalk construction along Olentangy River Road or Plesenton Drive and the sloping nature of Plesenton Drive along the frontage of this property.

Thank you for your consideration.

Respectfully yours,

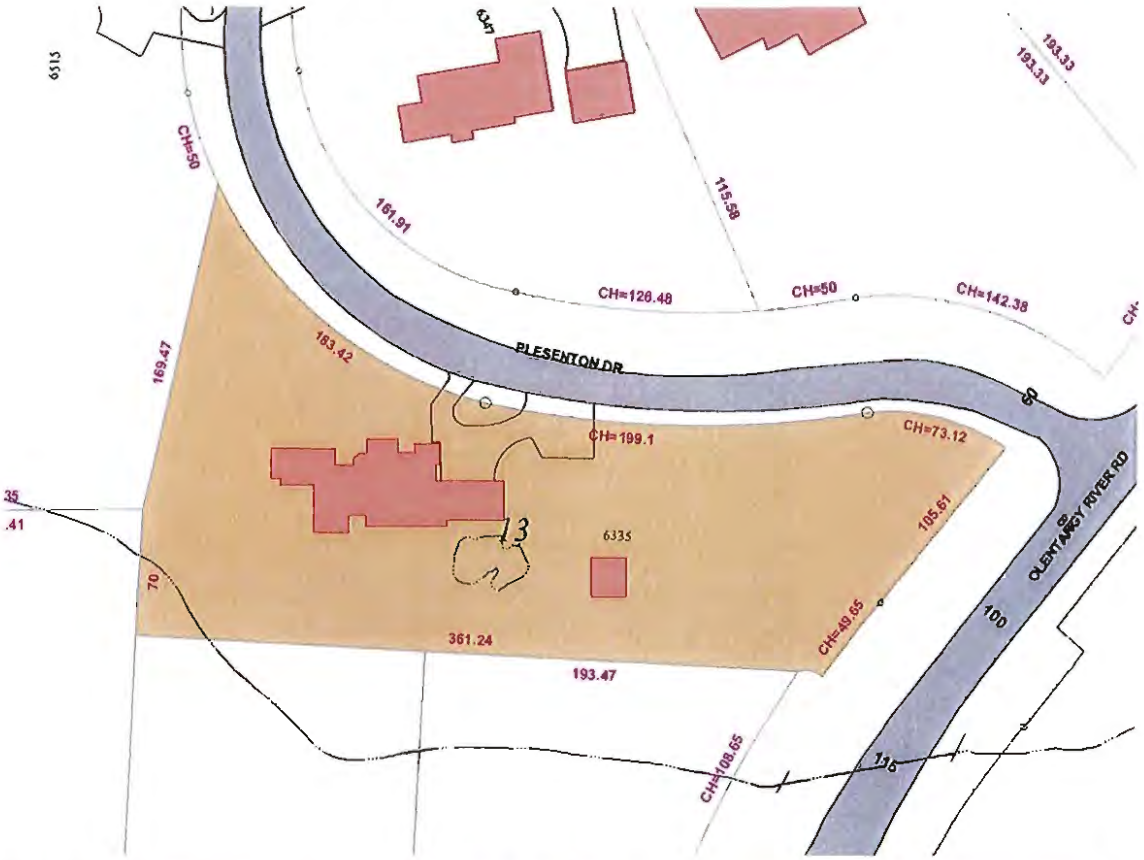
Bird + Bull, Inc.

Kevin L. Baxter

Kevin L. Baxter, P.S.

BIRD+BULL, INC.
2875 W. Dublin-Granville Rd.
Columbus, OH 43235-2712
Phone: 614-761-1661
Fax: 614-761-1328
www.birdbull.com

6335 Plesenton Dr.



100-005318-00 06/25/2010

CITY OF WORTHINGTON
SWCP 1-14
DRAWING NO.

DATE 8-26-14

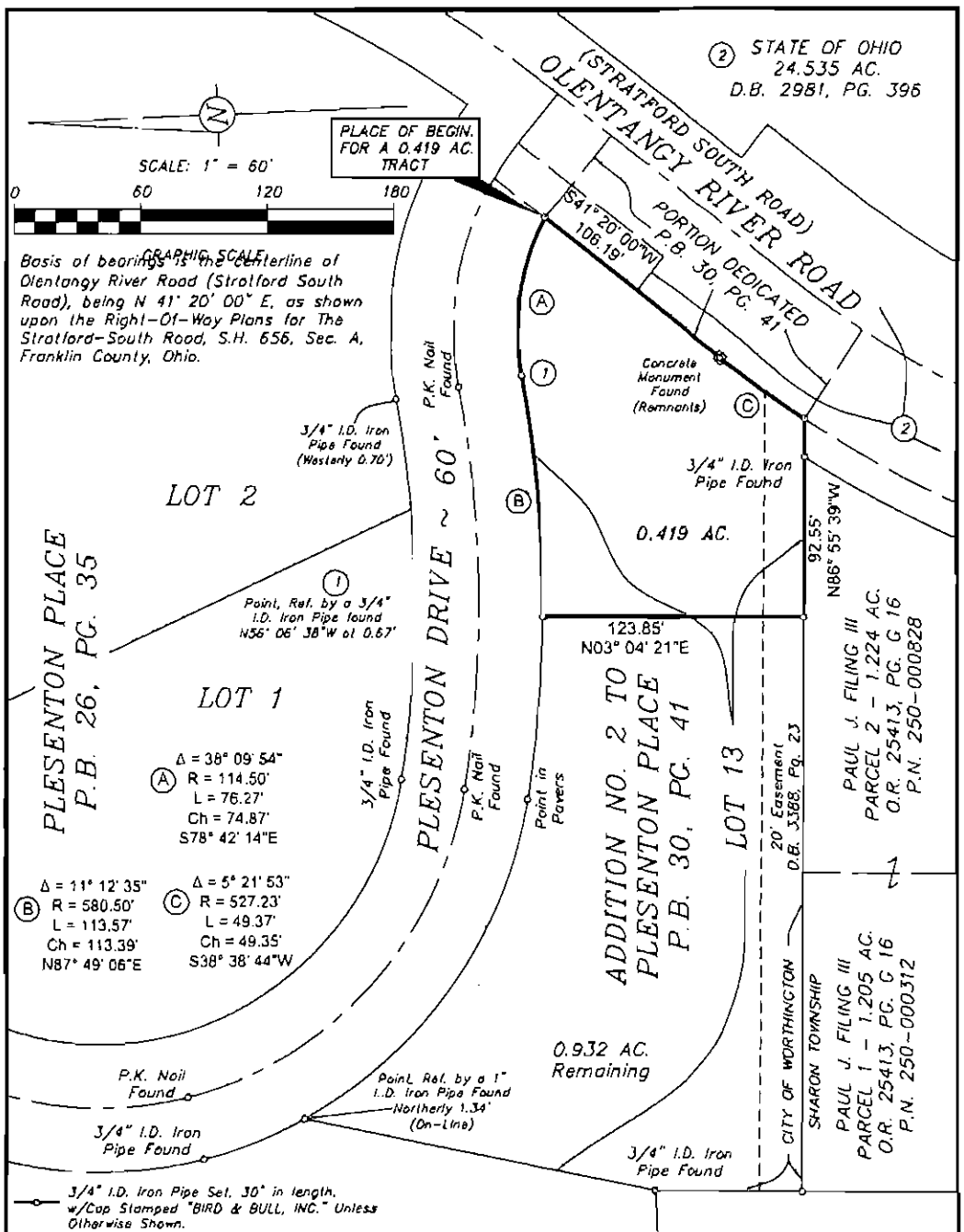


EXHIBIT OF A 0.419 AC. TRACT,
AT THE SW CORNER OF OLENTANGY RIVER ROAD
AND PLESENTON DRIVE,
CITY OF WORTHINGTON, FRANKLIN CO., OHIO
(QTR. TWP. 3, T. 2 N., R. 18 W., U.S.M.L.)

SCALE: 1" = 60'

AUGUST 20, 2014

APPROVED
WORTHINGTON MUNICIPAL
PLANNING COMMISSION
DATE 9/16/14
BY
CLERK OF COMMISSION

C.F. Bird & R.J. Bull, Inc.
2875 W. Dublin-Granville Rd.
Columbus, Ohio 43235

Kevin L. Baxter - Ohio Surveyor No. 7697

\Exhibits\Bohm_Split.dwg

10-056

CITY OF WORTHINGTON
BZA 35-14
DRAWING NO.

DATE 9-4-14

PLESENTON PLACE
P.B. 26, PG. 35

LOT 1

LOT 2

PLESENTON DRIVE ~ 60'

LOT 14

CITY OF WORTHINGTON

0.932 AC.
Remaining

Asphalt

Walk

LOT 13

30' Building Line - Per Plat

ADDITION NO. 2 TO
PLESENTON PLACE
P.B. 30, PG. 41

Shed

12.5' From Overhang

0.419 AC.

(STRATFORD SOUTH ROAD)

OLENTANGY RIVER ROAD

JEAN CLARE BOHM
1.710 AC.
O.R. 10069, PG. A 20
P.N. 250-006085

CITY OF WORTHINGTON

SHARON TOWNSHIP

20' Easement
D.B. 3388, Pg. 23

PAUL J. FILING III
PARCEL 1 - 1.205 AC.
O.R. 25413, PG. G 16
P.N. 250-000312

PAUL J. FILING III
PARCEL 2 - 1.224 AC.
O.R. 25413, PG. G 16
P.N. 250-000828

WATER COURSE

P

N

SCALE: 1" = 60'

0 60 120 180

GRAPHIC SCALE

NOTE:
Contours shown are from Franklin County GIS mapping and not from an actual field survey.
Utilities were not located and are not shown as part of this survey.

CITY OF WORTHINGTON
BZA 35-14
DRAWING NO.
DATE 9-4-14

APPROVED
WORTHINGTON MUNICIPAL
PLANNING COMMISSION
DATE 9/11/14
CLERK OF COMMISSION

CITY OF WORTHINGTON
SWQP 1-14
DRAWING NO.
DATE 8-26-14

Bird+Bull
2875 W. Dublin-Granville Road
Columbus, Ohio 43235
Ph: (614) 761-1661
Fax: (614) 761-1328
WWW.BIRDBULL.COM

FRIEDRICH K. & JEAN-CLAIRE BOHM
D.B. 3246, PG. 384 (50% INT.)
JEAN-CLARE BOHM
O.R. 10401, PG. C 12 (50% INT.)

SPLIT EXHIBIT
AT 6335 PLESENTON DRIVE,
CITY OF WORTHINGTON, FRANKLN CO., OHIO

SCALE: 1" = 60'		JOB NO.	1 / 1
DWN: KLB	CKD:	AUGUST 20, 2014	10-056

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