



Variance Application
Delaware County, Ohio
 (for unincorporated areas only)

RPC Number 17-21-V
 (RPC Staff will assign)

PROJECT	<u>Hidden Creek SEC 2-3 and 4</u>	(circle one) <u>Residential</u> Commercial
TOWNSHIP	<u>Berkshire</u>	
Subdivision Regulations Section for which Variance is sought:		

APPLICANT/ CONTACT	Name <u>Shawn Lanning/Verdantas</u>	Phone <u>614 313 4444</u>
	Address <u>1555 W Main St</u>	E-mail <u>slanning@verdantas.com</u>
	City, State, Zip <u>Newark, OH 43055</u>	

PROPERTY OWNER	Name <u>Homewood</u>	Phone
	Address <u>3435 Steizer Rd Ste 15C</u>	E-mail
	City, State, Zip <u>Columbus, OH 43219</u>	

SURVEYOR/ ENGINEER	Name <u>Shawn Lanning</u>	Phone <u>614 313 4444</u>
	Address <u>1555 W Main St</u>	E-mail <u>slanning@verdantas.com</u>
	City, State, Zip <u>Newark, OH 43055</u>	

LOCATION	(circle one) N S <u>EW</u> side of <u>Three B's & K Road</u>	Road/Street
	approx. _____ feet N S E W of _____	Road/Street

DETAILS	Farm Lot	USML/VMS
	Buildable lots <u>88</u>	Total Acreage <u>60.82 Ac</u>

VARIANCE MUST SHOW THE FOLLOWING IN WRITING (Sub. Regs. Section 204.02)	1. The granting of this variance request shall not be detrimental to the public health, safety and welfare and not injurious to other parties.
	2. The conditions, upon which this variance request is based, are unique to the property for which this variance is sought.
	3. Due to the physical surroundings, shape, or characteristics of the property, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the Delaware County Subdivision Regulations were carried out.
	4. The granting of this variance will not vary the provisions of the application of the applicable zoning regulations, comprehensive plans, or other existing development guidelines and regulations, nor shall it otherwise impair the intent and purpose of these regulations, or the desirable development of the neighborhood and community.

SUBMISSION REQUIREMENTS (Sub. Regs. Section 204.02)	Required Written Response(s), quote Section Number of Sub. Regs.;
	One (1) copy of Sketch Plan (max 11" x 17");
	Fee: \$500 (Refer to Fee Schedule) <u>\$ 500</u>

Shawn A Lanning 3/3/25
 Owner (or agent for owner) and Date

RECEIVED
 MAR 04 2025

Delaware County Regional Planning Commission, 1610 State Route 521, P.O. Box 8006
 Delaware, OH 43015 (740) 833-2260

March 3, 2025

Stephanie Matlack
Delaware County Regional Planning
1610 State Route 521, Delaware, Ohio 43015

Subject: Hidden Creek Estates Section 2, 3 and 4 Preliminary Plan Extension

Dear Stephanie:

Homewood Corporation formally requests a Variance to Delaware County subdivision regulations section 204.04 for a one (1) year extension of the preliminary plan for the Hidden Creek Estates Sections 2, 3 and 4, single family development. The development consists of 4 sections, however sections 2, 3 and 4 have not been recorded.

Construction of the development is ongoing and we are out of lots in Section 1. We now have a signed contract for sections 2, 3 and 4 and will be moving forward with the final engineering plans as soon as this extension is granted. There were multiple issues that held back the final engineering for these sections, those issues are remedied and everything is on track for this project to move forward.

The extension is requested for the remaining sections 2 through 4.

We appreciate your consideration in this matter.

Sincerely,



Shawn A Lanning

Senior Project Designer

614-313-4444

