



Variance Application Delaware County, Ohio

(for unincorporated areas only)

RPC Number 09-17.✓
(RPC Staff will assign)

PROJECT	Howard Farms	(circle one) <u>Residential</u> Commercial
TOWNSHIP	Berlin	
Subdivision Regulations Section for which Variance is sought: 204.04 - Preliminary Plat Extension		

APPLICANT/ CONTACT	Name Homewood Corporation/Attn: Barry Holmes	Phone 614-818-4680
	Address 3435 Stelzer Rd, Suite 1SB	E-mail [REDACTED]
	City, State, Zip Columbus, Ohio 43219	

PROPERTY OWNER	Name Homewood Corporation	Phone 614-818-4680
	Address 3435 Stelzer Rd, Suite 1SB	E-mail [REDACTED]
	City, State, Zip Columbus, Ohio 43219	

SURVEYOR/ ENGINEER	Name Patricia Brown, PE	Phone 614-775-4396
	Address 5500 New Albany Road	E-mail [REDACTED]
	City, State, Zip Columbus, Ohio 43054	

LOCATION	(circle one) <u>N</u> <u>S</u> <u>E</u> <u>W</u> side of Cheshire <u>Road</u> Street
	approx. 1300 feet <u>N</u> <u>S</u> <u>E</u> <u>W</u> of Platt <u>Road</u> Street

DETAILS	Farm Lot 5, 6, 11 & 12	USML/VMS Twp 3, Range 18
	Buildable lots 175	Total Acreage 141.38

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)	X	Required Written Response(s), quote Section Number of Sub. Regs.;
	X	One (1) copy of Sketch Plan (max 11" x 17");
	X	Fee: \$500 (Refer to Fee Schedule) + \$300 Extension \$ 800.00

RECEIVED
AUG 05 2026

[Signature] 8-3-2026
Owner (or agent for owner) and Date



Engineers, Surveyors, Planners, Scientists

RECEIVED
AUG 05 2026

Del. Co. Regional
Planning Commission

August 3, 2026

Stephanie Matlack
Executive Administrative Assistant
Delaware County Regional Planning Commission
1610 State Route 521
Delaware, Ohio 43015

Subject: Howard Farms – Preliminary Plan Extension

Dear Ms. Matlack,

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 single-family development. The development consists of 7 proposed sections. Sections 1-4 have been recorded. Also, Section 5 is submitted to be recorded. However, Sections 6-7 have not yet been recorded.

Construction of the development is ongoing and sales are consistent. Due to the large size of the development/number of lots as well as acquisition of an offsite sanitary sewer easement to provide service to the development, an extension is requested for the remaining sections 6-7.

We appreciate your consideration in this matter.

Sincerely,

A handwritten signature in blue ink that reads "Patricia A. Brown".

Patricia A. Brown, PE
Sr. Project Manager/Associate

J:\20250243\Correspondence\Letters\2026-08-03-HowardFarms-PrelPlan-Ext-Variance-Ltr.docx