

cont'd 11-18-25 cont'd 9-25 23
BZA: 7-8-25 / 11-18-26



2845 Home Rd., Powell, OH 43065 Zoning Office
740-938-2010 Fax 740-938-2001
www.libertytwp.org

APPLICATION FOR USE AND AREA
VARIANCE
Board of Zoning Appeals

FILE BZA# 2512 DATE: 5-28-25

FEES: \$600.00 RECEIPT # \$600 chg

CURRENT ZONING DISTRICT FR-1 CURRENT DEVELOPMENT PLAN Woodland Glen # 14065

Please make sure all required information is provided. Incomplete applications will not be accepted.

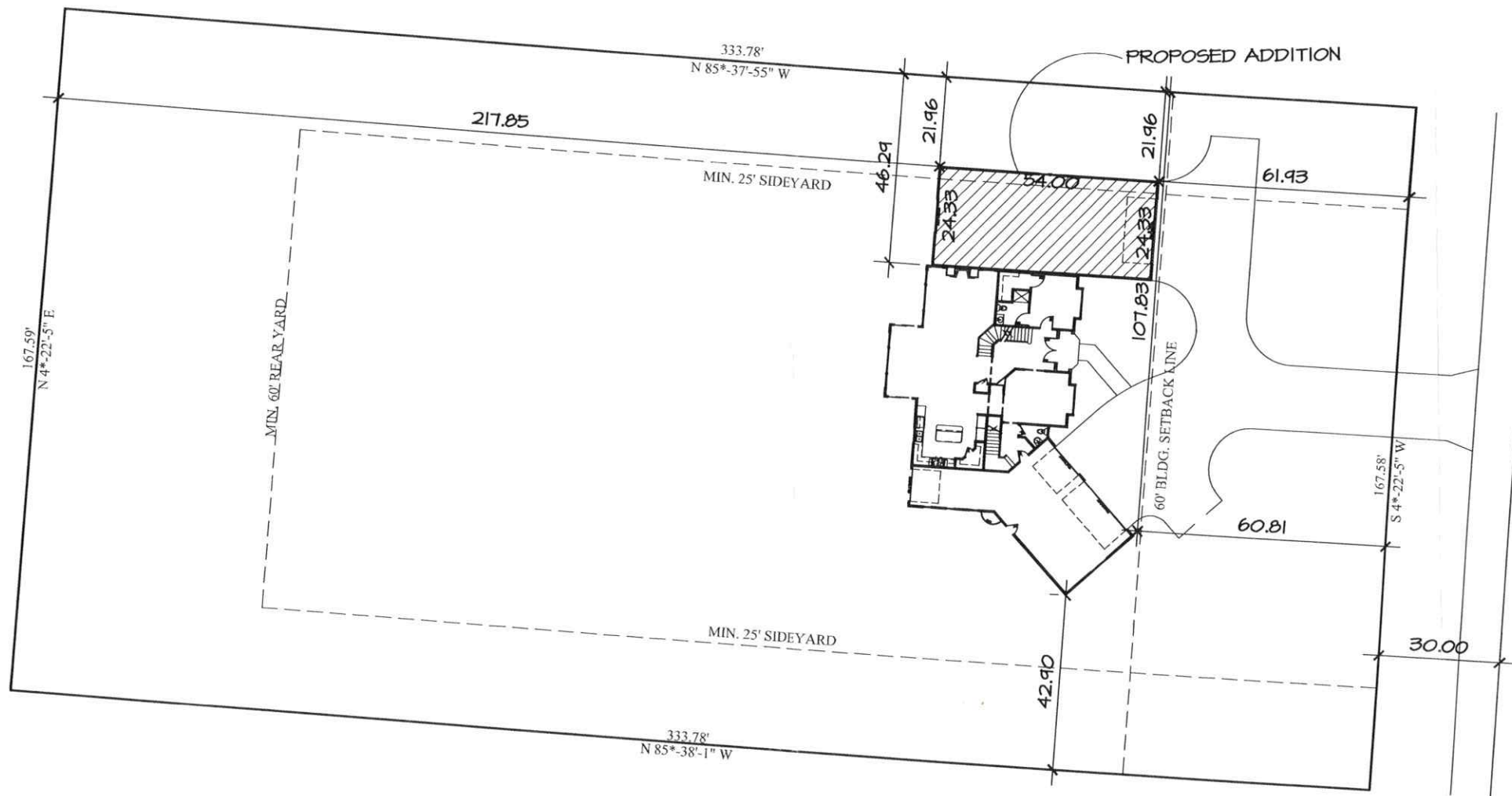
SUBJECT PROPERTY	ADDRESS: <u>7814 Lindell Ln</u>
	CITY/STATE/ZIP: <u>Powell Ohio 43065</u>
	SUBDIVISION: <u>Woodland Glen</u> LOT #: <u>4597</u> ACRES: <u>1.284</u>
	CURRENT ZONING DISTRICT: <u>FR-1</u> CURRENT USE: <u>Single Family Dwelling</u>
	RANGE: <u>19</u> TOWNSHIP: <u>3</u> SECTION: <u>1</u> FARM LOT(S)#: _____

CURRENT PROPERTY OWNER(S)	NAME: <u>Michael and Jennifer Paglieri</u>
	ADDRESS: <u>7814 Lindell Ln</u>
	CITY/STATE/ZIP: <u>Powell Ohio 43065</u>
	TELEPHONE: <u>614-519-4530</u> <u>614-560-0297</u>
	EMAIL ADDRESS: <u>mpaglieri@aci-industries.com</u> <u>Kurtis@cornerstonegarages.com</u>

DESCRIPTION OF REQUEST AND APPLICABLE CODE SECTION(S)	Request to add additional 24'x36' attached garage with second floor to existing structure
	Hardship request due to not enough covered parking at the property currently for each driver in the house. Safety concern for seasonal elements
	Section 7.09.C regulation of the code City set back is currently 60' from center of roadway. We would be encroaching on the setback by 6'5"
	The builder put a 60' setback in place from the front of the property line which is showing on the plot plan that we would like to have removed
	Our variance request is for the additional 6'5" in the front and 8' on rear/side to build into.

SIGNATURES	The undersigned certifies that this application (both sides) and the attachments thereto contain all information required by the Liberty Township Zoning Resolution, that all information contained herein is true and accurate and is submitted to induce the requested zoning change, and agrees to be bound by the provisions of the Zoning Resolution of Liberty Township, Delaware County, OH. The undersigned also gives Liberty Township permission to place signage on subject property to announce hearings.	
	PROPERTY OWNER(S): <u>[Signature]</u>	DATE: <u>5-23-25</u>
	PROPERTY OWNER(S): _____	DATE: _____
	DEVELOPER: _____	DATE: _____

RECEIVED BY: MBR Drusen DATE: 6-6-25

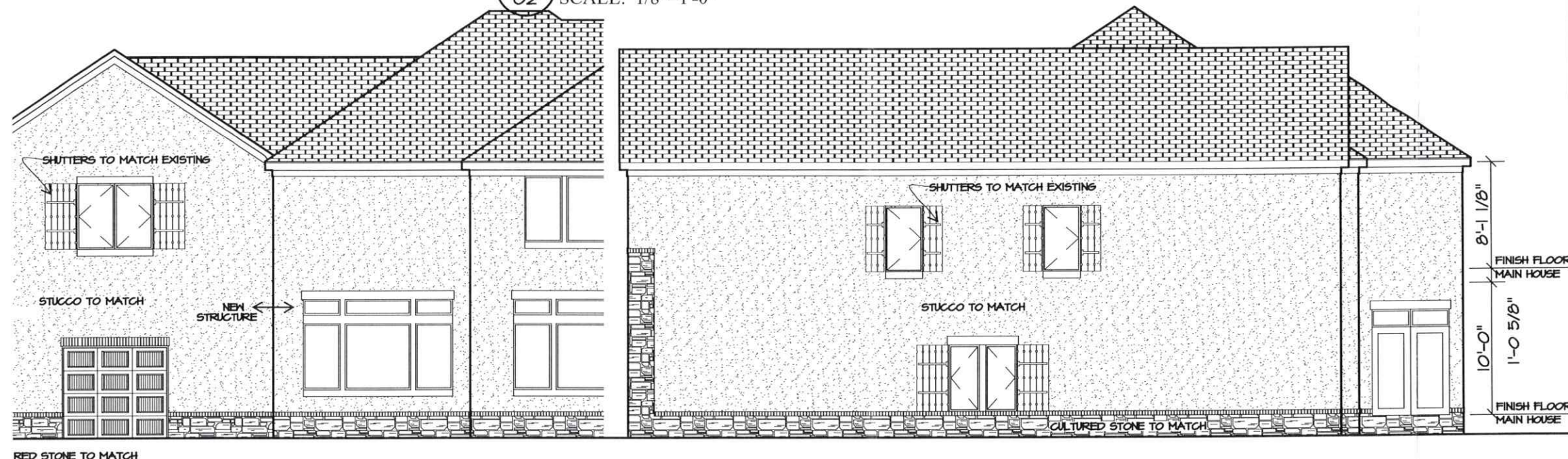


SITE PLAN
 SCALE: 1"=30'-0"

SHT #	C1	SCALE:	JOB# 438825	DATE: 12/11/2025	Pagliari Residence Addition Powell, OH	REVISIONS <div style="display: flex; justify-content: space-between; width: 100px;"> <div>Δ</div> <div>Δ</div> <div>Δ</div> </div>	Shawn McAllister Architect, Inc.	130 N. Maple St. Marysville, OH 43040 TEL: 614-451-4136 SMARCH@AMERITECH.NET



1 FRONT ELEVATION
SCALE: 1/8"=1'-0"



2 REAR ELEVATION
SCALE: 1/8"=1'-0"

3 SIDE ELEVATION
SCALE: 1/8"=1'-0"

Shawn McAllister 130 N. Maple St. Marysville, OH 43040 TEL: 614-451-4136 SMARCH@AMERITECH.NET	
Shawn McAllister Architect, Inc.	
REVISIONS 	Pagliari Residence Addition Powell, OH
GARAGE ELEVATION SCALE: SHT #	JOB# 438825 DATE: 12/11/2025 G2

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Woodland Glen Homeowners Association

Notice of Design Review Board Decision

TO: Mike Paglieri via email sent to *mpaglieri@aci-industries.com*
RE: 7814 Lindell Lane – Design Review Application
TYPE: Attached Garage Addition
DATE: 12/22/2025

Woodland Glen HOA has received and processed your Application for approval of one or more desired improvements at your property located at 7814 Lindell Lane. A copy of your Application has been saved electronically. Your application is hereby:

APPROVED, subject to the following:

- All conditions stated in the attached Schedule GC (“General Conditions”).
- Colors and materials must match existing structure as stated in your application.
- Proposed design does not comply with prescribed 25’ side setbacks. The HOA does not object to the design, but a zoning variance **must** be obtained from Liberty Township **before** construction commences.
- Final Landscaping plan must all be approved at the conclusion of the construction project to ensure that the lot is returned to acceptable condition.

It is imperative that you read all attachments and comply with all conditions stated above and within the attachments. If you proceed with installing improvements that do not comply with the requirements contained in the attachments, you may have to remove and/or relocate and/or make other changes to the improvements(s) you install, and you may suffer other consequences as a result of being in violation of the requirements. If you have questions, contact a member of the Woodland Glenn HOA.

Woodland Glenn Homeowners Association

Signed,

Michael Sutton

Mike Sutton, Woodland Glen HOA and Architectural Review Committee member

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SCHEDULE GC (GENERAL CONDITIONS)

1. Association approval is not a substitute for any governmentally required approvals and/or permits. It is your responsibility to verify that the proposed improvements are permitted under applicable zoning regulations, and if applicable, to obtain a building permit if required, and to comply with any conditions imposed on any such governmental approvals.
2. If your improvements extend into or over easement areas (whether shown or not shown on your submittal), Association approval does not relieve you of any obligations you have regarding such easements, and the decision to locate improvements in an easement area, if made, is made at your own risk
3. If there are any No-Build, Preservation, or Non-disturbance Zones on your property, Association approval is not intended or does not act to approve the construction of any improvement in such zone(s) unless specifically indicated above.
4. Your improvements may not impede the natural flow of surface water across your property and to or from adjacent lots.
5. You are encouraged to contact your local underground utilities protection service (dial 811) prior to any digging to minimize risk of utility line conflicts.
6. If your application discloses an intention to install "landscaping" on your property, but specific details are not provided on your application, a final landscaping plan must be submitted for approval.
7. Association approval relates only to those improvements as specifically described in and depicted on your application materials. You are responsible for the accuracy and correctness of the measurements, scale, alignment, depictions, and other details contained in your application and supporting materials, and Association Approval is based upon the exact accuracy thereof. You may be responsible for removing or relocating an improvement if, for example, stated measurements and pictorial information in your submittal are not consistent with one another. No other improvements, whether depicted or not depicted in your application, are affected by this approval. Unless multiple colors are noted in your application, Association approval is based upon an understanding that only one finish color will apply to each component of your improvement(s).

UNDER NO CIRCUMSTANCES IS ANY APPROVAL GRANTED FOR ANY IMPROVEMENT TO BE ERECTED THAT IS OUTSIDE OF THE BOUNDARIES OF THE APPLICANT'S PROPERTY

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Exhibit A
LEGAL DESCRIPTION

Situated in the State of Ohio, County of Delaware and in the Township of Liberty:

Being Lot Number Four Thousand Five Hundred Ninety-seven (4597) of WOODLAND GLEN
SUBDIVISION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat
Book 3, Page 198, Recorder's Office, Delaware County, Ohio.

File Number: 15719-OH

Parcel Number: 319-134-06-024-000



Proposed Property Variance For:
7814 Lindell Ln
Powell Ohio 43064
Neighboring Property within 200' of 7814 Lindell Ln.

David Watters
7861 Shepherd Dr.
Powell Ohio 43064

Frederick and Renee Drewry
7759 Lindell Ln
Powell Ohio 43065

James and Joyce Lansdale
7831 Shepherd Dr.
Powell Ohio 43064

Brett Walcutt
2364 Carriage Rd.
Powell Ohio 43064

Falguni and Sanjay Patel
7803 Shepherd Dr.
Powell Ohio 43064

Brett Walcutt
2360 Carriage Rd.
Powell Ohio 43064

Ryan and Melissa Bruncak
2323 Woodlabd Hall Dr.
Powell Ohio 43064

Mark Prochniak
7760 Lindell Ln
Powell Ohio 43064

Carl and Salvi Howard
7781 Lindell Ln
Powell Ohio 43064

Michael and Katherine Sutton
7784 Lindell Ln
Powell Ohio 43064

Damon and Jennifer Whitfield
7811 Lindell Ln
Powell Ohio 43064