

House Bill 17 Key Points to Make

The properties at Horsepower Farms are used as extensions of our homes – kind of like a detached garage.

The properties at Horsepower Farms are being unfairly classified by the Delaware County Auditor as 455-Commercial Garages, when properties with the same use in Union County are being classified as 599-other residential structures. This classification has a negative impact on our property taxes, utility expense and insurance costs.

The Ohio Revised code is unclear how properties such as Horsepower Farms should be classified. When commercial activity is prohibited, it does not make sense to classify the property as a commercial enterprise. All of the properties are owned by individuals, trusts or LLC's.

The properties at Horsepower Farms are DEED RESTRICTED from any commercial activity by our property owner association's Declarations and Bylaws.

The properties at Horsepower Farms are nestled in the middle of several residential neighborhoods, blending into the community.

The properties at Horsepower Farms are zoned by the City of Powell as Residential.

Some of the properties at Horsepower Farms have been customized with very home like features such as kitchenettes, bathrooms, lofts and entertainment areas. Many property owners use these spaces as extensions of their homes for entertain guests.

Please support HB 17 because it clarifies a "gray area" in the Ohio Revised Code about how facilities like Horsepower Farms are classified (commercial vs. residential).

The properties at Horsepower Farms have language in our Bylaws and Declaration that prohibit activities that would be deemed "annoyances" by surrounding property owners.

The properties at Horsepower Farms are built to high quality and high aesthetics with quality construction, screening of neighbors, landscaping, security and unobtrusive lighting. Our intent is to be a good neighbor to the residences surrounding our facility.