



# VARIANCE APPLICATION SUMMARY



**File Number** V-25-29  
**Property Address** 134 SHORT ST  
 GAHANNA, OH 43230  
**Parcel ID** 025-000078  
**Zoning District** CR - Creekside Residential  
**Project/Business Name** Garage Rebuild  
**Applicant** Erica Cook [REDACTED]  
**Description of Variance Request**

Request for variance from Gahanna Zoning Code Section 1105.02 - Specific Use Regulations, subsection (a)(6) An accessory use must comply with setback and height regulations, unless otherwise noted in this Zoning Ordinance, and Section 1103.18(e) - Creekside Residential; (b) - Front Setback of 15'. Our requested setback from the Short Street lot line is 0', a variance of 15'. The existing garage structure sits over the lot line, so this variance request improves the existing situation.

The lot is on the corner of Walnut Street and Short Street. The house and garage both face Short Street. The garage is on the corner of Short Street and Lodge Alley.

The existing garage, initially constructed in 1909, is over the Short Street lot line by 1'4", as shown in the boundary survey completed on September 30, 2025 (attached). The iron pins that mark the corners of the property were found and are notated on the survey. The existing garage is 34' long and 18' wide, with a bumpout that makes it 24' wide for part of the structure.

At the back of the existing garage is a mature Black Walnut tree. To the side of the existing garage, between the garage and the house, are two 80' Norway Spruce trees.

The proposed new garage would be constructed within the Short Street lot line. It is proposed to be 30' long and 24' wide. This would allow for a two-car parking width, and storage and a small personal-use workshop at the back of the garage. We are mindful of our distance from the trees on the property in order to minimize our impact on their root structure, while staying within the lot lines of the property. The attached drawings from Kirkham Building System, Inc. show the design and placement of the proposed new garage. Please note that the site plan overlay uses the mortgage survey drawing completed in May 2025, which is less detailed than the boundary survey completed on September 30, 2025, but still shows our intent to build within the lot lines.

### Requested Variances

Code Section	Code Title
Ch 1103.18	Creekside Residential

The lot has only one contiguous property. Per the Franklin County Auditor, this is the owner's name and mailing address, though it appears the property is a rental.

Zachary Bias  
118 Walnut Street  
Gahanna, OH 43230

October 5, 2025

City of Gahanna  
Department of Planning  
200 S. Hamilton Rd.  
Gahanna, OH 43230

RE: Statement of Variance for new detached garage to replace existing detached garage at 134 Short Street

Dear Ms. Wicker:

We are requesting a variance to Gahanna City Zoning Code:

- Chapter 1105, Section 1105.02 – Specific Use Regulations, subsection (a)(6) An accessory use must comply with setback and height regulations, unless otherwise noted in this Zoning Ordinance.
- Chapter 1103, Section 1103.18(e) – Creekside Residential Development standards, subsection (b) – Front Setback of 15 ft.
- We request a setback for a new detached garage from the Short Street lot line of 0 ft., a variance of 15 ft. The existing detached garage is over the Short Street lot line, so its removal and the placement of the new garage within the lot line would improve the current situation.

Special circumstance or conditions:

Placement of a new garage within the lot is limited to the existing garage location due to the location of the house and trees on the lot. The lot is also narrow, and compliance with the required front and side setbacks, while working around the location of trees, would result in a garage that is extremely small and lacking functionality.

The existing garage is on the corner of Short Street and Lodge Alley and has mature trees on the other two sides (see photo of two 80-foot Norway Spruce a Black Walnut tree). With the placement of the proposed new garage, we are mindful of our distance from the trees in order to minimize our impact on their root structure. We have consulted with Arborist Solutions and are making efforts to preserve the health of the trees. To this end, the proposed new garage will be a pole structure, which disturbs much less of the ground and roots than a traditional building with a full footer. Builder Kirkham Building System, Inc. was chosen for their expertise in building pole structures.

Necessary for preservation and enjoyment of property rights:

The variance would allow for construction of a new garage to replace an old structure that is in disrepair and unable to hold two vehicles. The new garage would allow for a two-car

parking width, space for personal storage, and space for a small personal-use workshop at the back of the garage.

The variance is necessary for the economical use of the property and such economical use is not easily achieved through some method other than a variance. The property will be used to provide protected parking space for two vehicles rather than one and will provide useful space that is otherwise unavailable in the principal structure.

Will not adversely affect health or safety:

Our variance request improves the existing situation. The existing garage structure, initially constructed in 1909, is over the Short Street lot line by 1'4". We propose to remove the existing structure and construct a new garage that is comparable in size and fully within the lot lines.

The variance is not likely to result in substantial change to the essential character of the neighborhood as it makes a very minimal change to the existing situation. It does not impede any viewing angles from adjacent properties or significantly alter current land usage.

The variance is not likely to result in damage to adjoining properties, as it would not result in a new structure being any closer to the adjoining property than the existing structure.

The variance is not likely to affect the delivery of governmental services as it would not interfere with any governmental service.

The variance is not likely to result in environmental impacts greater than what is typical for other lots in the neighborhood, as it is consistent with other garages along Lodge Alley.

The variance is not likely to undermine the objectives of the land use plan.

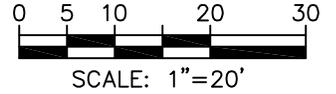
Sincerely,  
Erica Cook

# BOUNDARY SURVEY

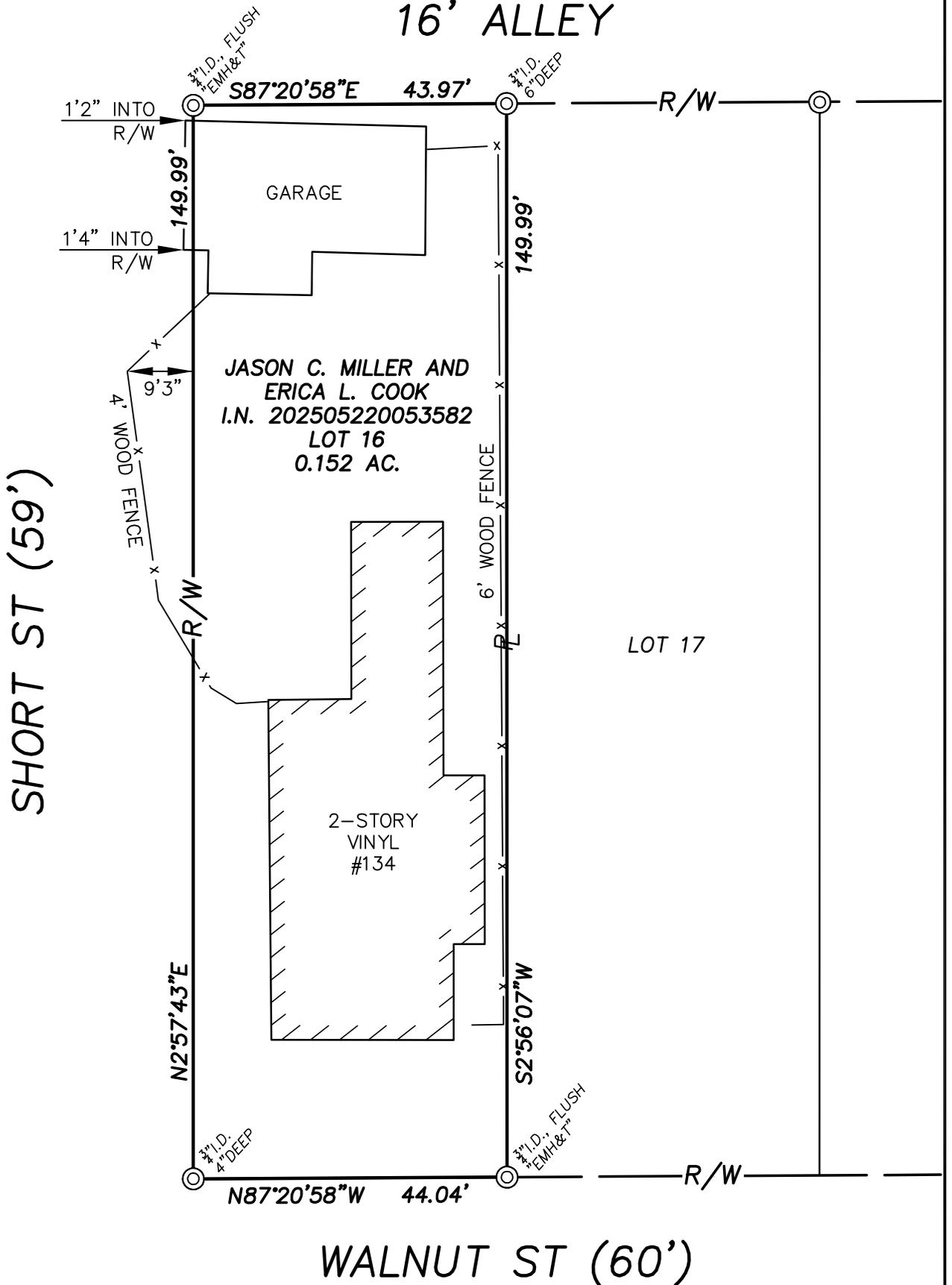
LOT 16 ~ SHEPARD'S ADDITION

P.B. 4, PG. 378

GAHANNA, FRANKLIN CO., OHIO



16' ALLEY



## LEGEND

- ⊙ IRON PIPE FOUND
- ℙ PROPERTY LINE
- R/W PUBLIC ROAD RIGHT-OF-WAY

## SURVEY NOTES

Bearings hereon are referenced to State Plane Grid, Ohio South Zone, per an Ohio RTN Survey (NAD83, 2011 Adjustment, Epoch 2010.0, US Survey Feet). Lot numbers referenced to the plat "Shepard's Addition", of record in P.B. 4, Pg. 378.

Address of subject property is 134 Short St., Gahanna, OH 43230. PID is 025-000078.

This plat is based on the results of an actual field survey performed on the property under my supervision in September, 2025.

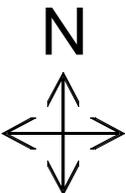
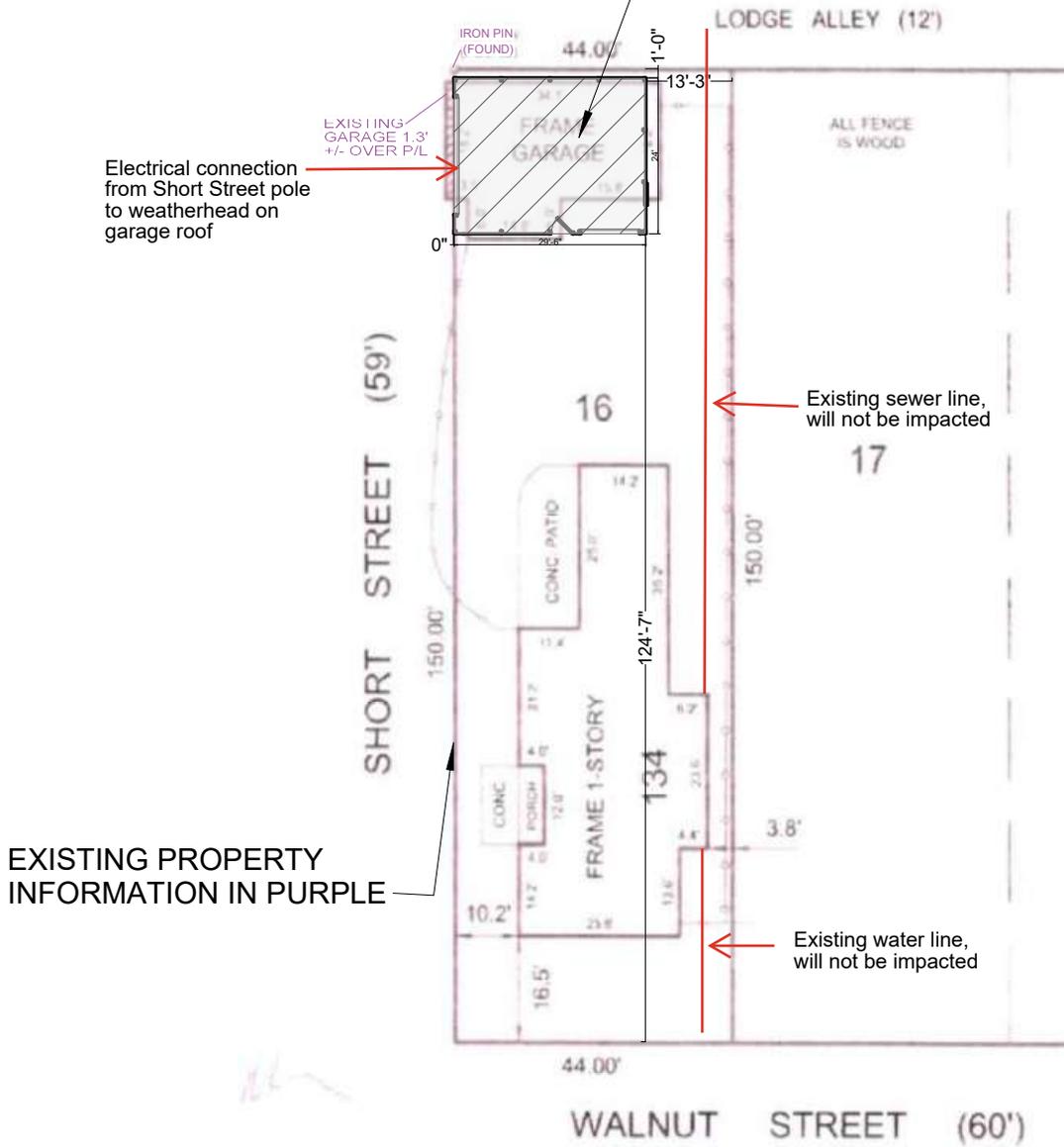


8850 COMMERCE LOOP DR  
 COLUMBUS, OH 43240  
 (614) 899-2209

DATE: 10/1/2025 REVISED:  
 JOB No.: 25-489 F.B./PG.: 54/10  
 CLIENT: JASON MILLER  
 CLIENT P.O.: N/A

BY *Timothy P. Stadt*  
 OHIO PROFESSIONAL SURVEYOR No. 8723

PROPOSED 24X30 GARAGE

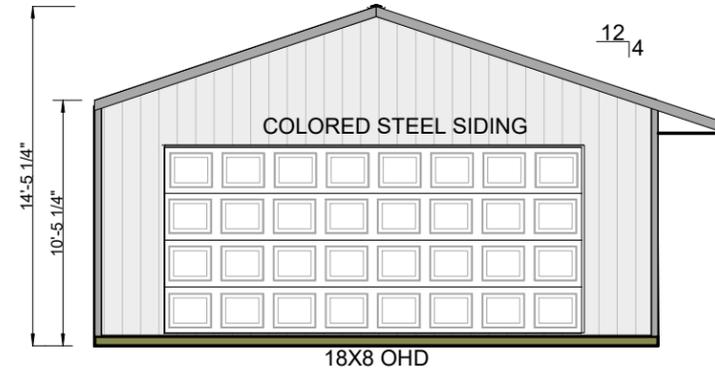


Kirkham Building System, Inc  
 3777 W. St Rt 37  
 Delaware, OH 43015  
 740-548-7810

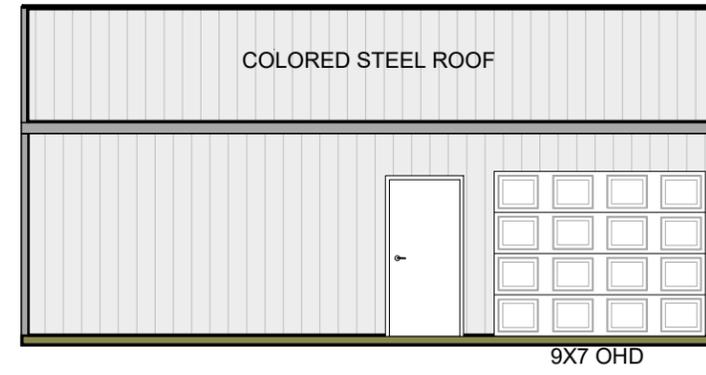
<b>SITE PLAN</b>		Drawn By:
JOB NAME: JASON MILLER & ERICA COOK		DPK
ADDRESS: 134 SHORT ST GAHANNA, OH		Scale:
PARCEL #: 025-000078		1"=30'
COUNTY: FRANKLIN TOWNSHIP: CITY OF GAHANNA		Date:
ACRES: .15 DISTRICT: CREEKSIDE RES.		9-12-25
BUILDING SIZE: 24X30		BUYER APPROVAL:



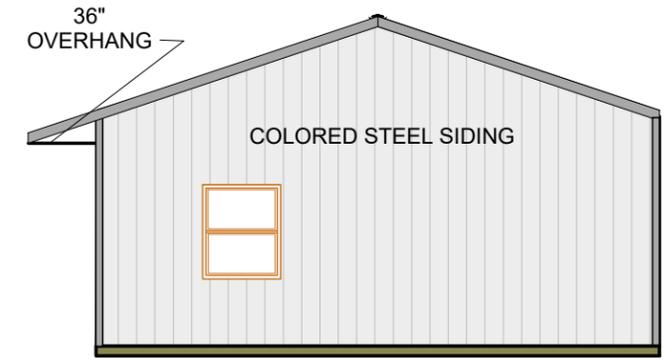
**NORTH ELEVATION**



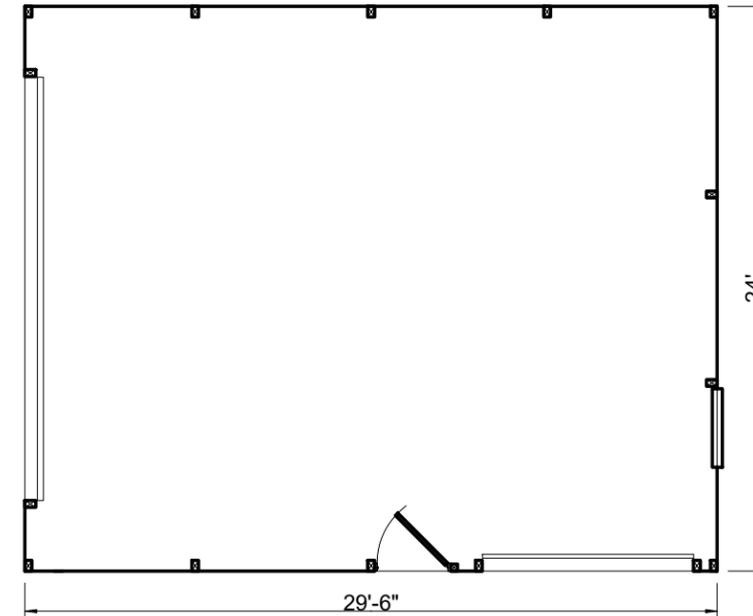
**WEST ELEVATION**



**SOUTH ELEVATION**



**EAST ELEVATION**



**FLOOR PLAN**



**KBSI**  
 Kirkham Building System, Inc  
 3777 W. St Rt 37  
 Delaware, OH 43015  
 740-548-7810

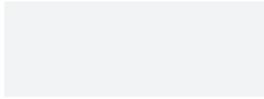
**JASON MILLER  
 &  
 ERICA COOK**

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**24X30  
 DETACHED GARAGE**

Drawn By: DPK
Scale: 1/8"
Date: 9-5-25
Rev.
Rev.
Drawing Number

## 29 and 26 Gauge Colors



Bright White (39)



White (30)



Light Stone (63)



Mocha Tan (22)



Brown (12)



Ash Grey (25)



Charcoal (17)



Zinc Grey (29)



Black (06)



Burnished Slate (49)



Red (24)



Patriot Red (73) \*



Burgundy (15)



Ocean Blue (35)



Forest Green (26)



Native Copper (190) \*



Galvalume® (41)  
Non-Painted - 25 Year Warranty

## 29 Gauge Colors Only



Dark Red (46) \*



Taupe (74)



Goldenrod (48)



Patina Green (58)



Mocha Brown (13)



Galvanized (00)  
Non-Painted Finish - No Warranty

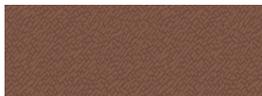
## 29 Gauge MS Crinkle Finish Colors



Red (24) \*



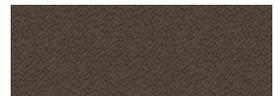
Forest Green (26) \*



Brown (12) \*



Charcoal (17) \*



Burnished Slate (49) \*



Black (06) \*

\*Premium color - Up charge will apply

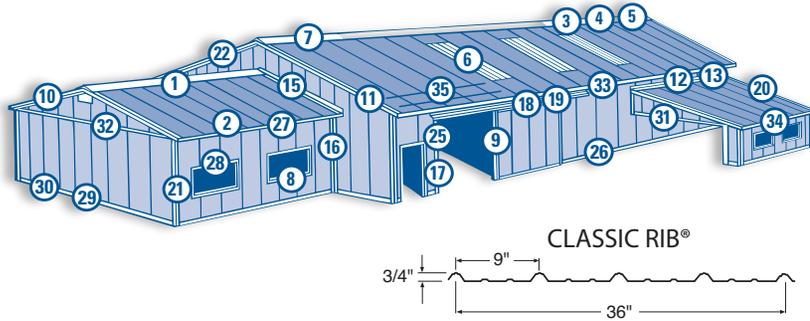


All Colors Meet or Exceed  
Steep Slope ENERGY STAR®  
Requirements

**metalsales.us.com**

MS(3RXFT)/9-19

# THE FINISHING TOUCH!



**Outside Closure with Glue Strip**  
1" wide x 36" long  
Classic Rib 6451699



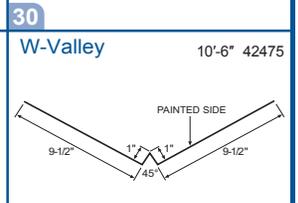
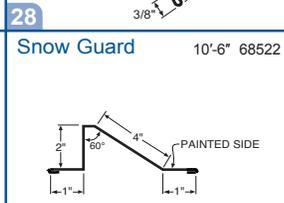
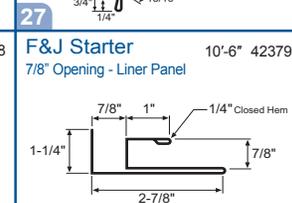
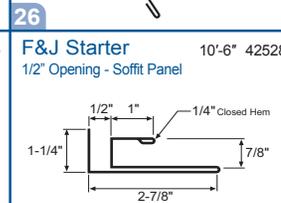
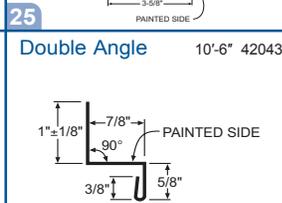
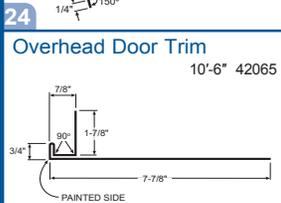
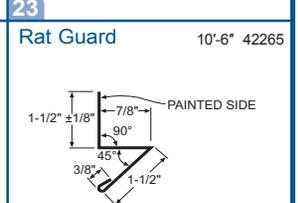
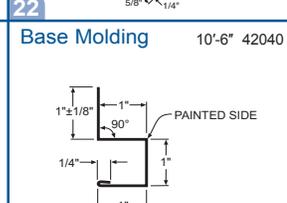
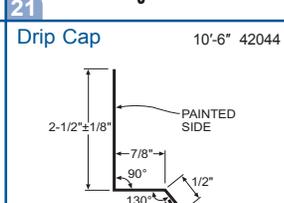
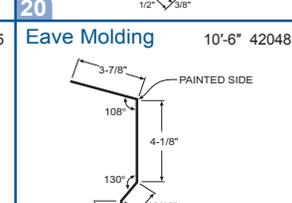
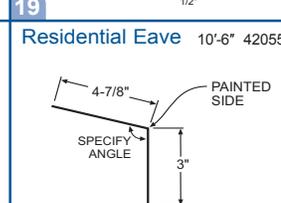
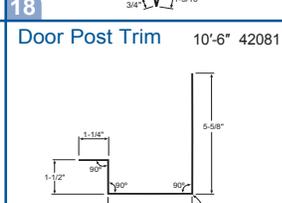
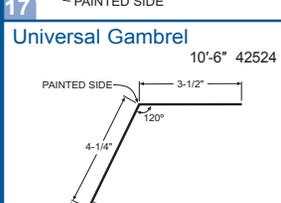
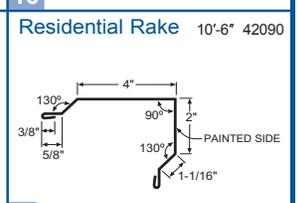
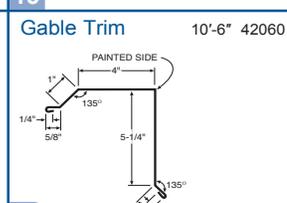
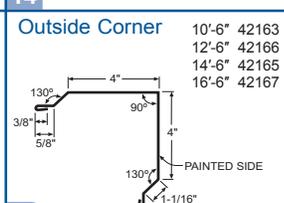
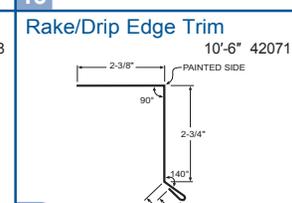
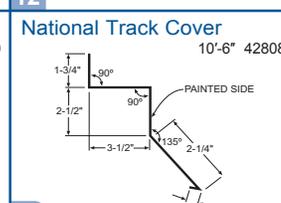
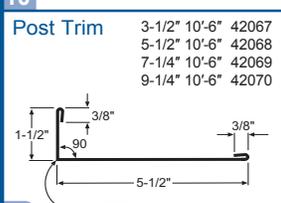
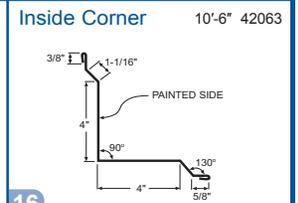
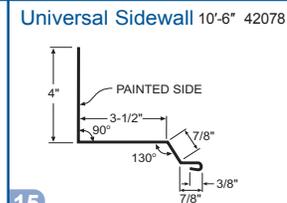
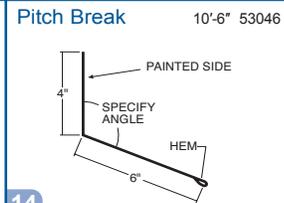
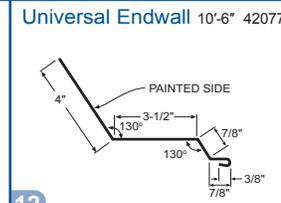
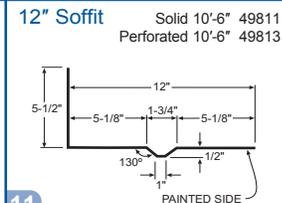
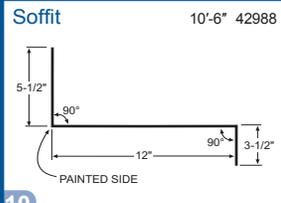
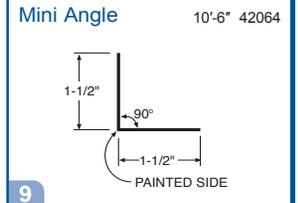
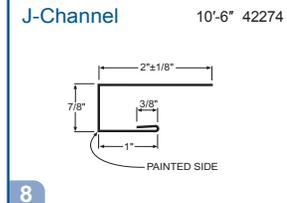
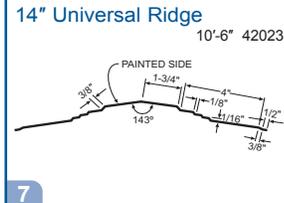
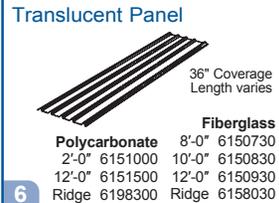
**Profile Vent Closure**  
Covers 50' of Ridge 100' 6441699



**Classic Rib Vent Closure**  
6451899



**Ridge Vent Material**  
Versa Vent 10'-0" 6462799









Sight Triangle Photo #1



Sight Triangle Photo #2



Showing line of sight from Short Street



Showing line of sight from Lodge Alley #1



Showing line of sight from Lodge Alley #2



Showing existing driveway available to avoid sight triangle





Erica Cook &lt;[REDACTED]&gt;

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**Variance request information - 134 Short Street**

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**Zachary Bias** <[REDACTED]>  
To: Erica Cook <[REDACTED]>

Sat, Nov 8, 2025 at 10:36 PM

Thank you for providing the application for a variance on 134 Short street. As the owner of the adjacent property of 118 Walnut street, I am in support of the update to the detached garage as it will improve the neighborhood aesthetic and update the property. Please reach out should you need anything further.  
Sent from my iPad

On Nov 1, 2025, at 9:02 AM, Erica Cook <[REDACTED]> wrote:

Hi Zach,

Thank you for your willingness to review this information and provide us with a statement. From my review of other variance applications, the statements from neighbors in support of an application are generally quite brief - a couple of sentences. If you or your wife have any questions, we're happy to answer them. I've included the "description of variance request" below, which was submitted to the city along with the attached documents.

In short, we are looking to remove the existing garage and rebuild a garage of nearly the same size in almost the exact same location, as you can see on the new garage site plan overlay. It will move back a foot from Short Street, in order to have it within the lot lines, but it will be slightly shorter in depth, so it will be a few feet further away from the black walnut. The variance is needed because the setback from the Short St. lot line is 15 feet, which would make it difficult to build a garage of a usable size.

Thanks,  
Erica

#### Description of Variance Request \*

Request for variance from Gahanna Zoning Code Section 1105.02 - Specific Use Regulations, subsection (a)(6) An accessory use must comply with setback and height regulations, unless otherwise noted in this Zoning Ordinance, and Section 1103.18(e) - Creekside Residential; (b) - Front Setback of 15'. Our requested setback from the Short Street lot line is 0', a variance of 15'. The existing garage structure sits over the lot line, so this variance request improves the existing situation.

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The existing garage, initially constructed in 1909, is over the Short Street lot line by 1'4", as shown in the boundary survey completed on September 30, 2025 (attached). The iron pins that mark the corners of the property were found and are notated on the survey. The existing garage is 34' long and 18' wide, with a bumpout that makes it 24' wide for part of the structure.

At the back of the existing garage is a mature Black Walnut tree. To the side of the existing garage, between the garage and the house, are two 80' Norway Spruce trees.

The proposed new garage would be constructed within the Short Street lot line. It is proposed to be 30' long and 24' wide. This would allow for a two-car parking width, and

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<Statement of Variance.docx>

<New garage site plan overlay over mortgage survey.pdf>

<New garage design.pdf>

<Boundary Survey 20250930.pdf>

PLANNING COMMISSION STAFF REPORT

**Project Summary – 134 Short Street**

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- Meeting Date:** February 11, 2026
- Zoning:** Creekside Residential (CR)
- Application Type(s):** Variance (V)
- Staff Representative:** Maddie Capka, Planner II
- Recommendation:** Staff recommends approval of the application.

**Location Map:**



## Staff Review

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### Overview

The applicant is requesting approval of a variance to allow a detached garage to be located within a front yard setback. The site is a corner lot and has frontage on both Short St and Walnut St, meaning it has two front property lines. There is an existing garage in the northwest corner of the site, and it encroaches into the right-of-way on Short St and Lodge Alley to the rear. The existing garage was built in 1909, and the applicant states it is in disrepair and needs to be replaced.

The proposed garage is 708 SF and would have access from Short St, just like the current garage. It will have charcoal grey steel siding and a brown (“burnished slate”) steel roof. The existing garage can only fit one car, and the new garage will be able to fit two. It will not encroach into the ROW at all. The applicant states it is a similar size to the existing garage.

For sites zoned Creekside Residential (CR), there is a front setback of 15 ft. The garage is 0 ft from the front property line on Short St, so a variance application is required. Specific to CR, there is a 0 ft setback along alleys since there are many existing garages less than 5 ft from property lines abutting alleys.

The applicant is limited to where the garage can be placed due to the narrow lot and three mature trees (two measuring over 80 ft tall) that cannot be disturbed. The proposed garage is 0 ft from the west property line along Short St and 1 ft from the north property line along the alley. The Engineering Department reviewed the application and there are no sight triangle issues with the proposed garage location.

## Review Criteria

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### Variance (V)

The following variances have been requested:

1. 1103.18 – Creekside Residential
  - a. The front setback for all structures is 15 ft.
  - b. The proposed garage is 0 ft from the front west property line.

Before granting a variance, Planning Commission shall find that:

- a) The variance is not likely to result in substantial change to the essential character of the neighborhood;
- b) The variance is not likely to result in damage to adjoining properties;
- c) The variance is not likely to affect the delivery of governmental services (e.g., water, sewer, garbage);
- d) The variance is not likely to result in environmental impacts greater than what is typical for other lots in the neighborhood;
- e) The variance is necessary for the economical use of the property, and such economical use of the property is not easily achieved through some method other than a variance; and,

- f) The variance is not likely to undermine the objectives of the land use plan.
- g) Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of land or structures; and,
- h) The practical difficulty could be eliminated by some other method, even if the solution is less convenient or more costly to achieve.

## Recommendation

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Staff recommends approval of the variance request. The existing garage encroaches into the ROW and is over 100 years old, and its new placement will align more closely with code requirements. Additionally, there is limited space on the site to construct a garage since it's narrow and contains multiple mature trees that are being preserved. Staff believes that the proposed garage is in character with the surrounding area and will not have any negative effects.