

VARIANCE APPLICATION

Project/Property Address or Location: 382 Emory St. Gahanna, OH 43230		Project Name/Business Name: Heintz	
Parcel ID No.(s): 02500777100	Zoning Designation: R SF-3	MB 6125	Total Acreage: .43
Description of Variance Requested: Build A new DECK encroaching 4' into the rear setback and projecting 6' further than the 10' allowable projection towards the rear line.			
STAFF USE ONLY - Code Section(s): 1143.08(b) - Rear yard setback			
APPLICANT Name-do not use a business name: Mike Chekanoff, APCO Industries		Applicant Address: 777 Michigan Ave. Columbus, OH 43215	
Applicant E-mail: mikechekanoff@apco.com		Applicant Phone No.: 614-296-1236	
BUSINESS Name (if applicable): APCO Industries			
ADDITIONAL CONTACTS Please List Primary Contact for Correspondence (please list all applicable contacts)			
Name(s): Austin Sanders, APCO Industries		Contact Information (phone no./email): 614-306-1520 austinsanders@apco.com	
PROPERTY OWNER Name: (it different from Applicant) Dennis Heintz		Property Owner Contact Information (phone no./email): 614-370-8818 dennis.heintz@yahoo.com	

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED (see page 2)

I certify that the information on this application is complete and accurate to the best of my knowledge, and that the project as described, if approved, will be completed in accordance with the conditions and terms of that approval.

Applicant/Primary Contact Signature: [Signature] Date: 5/25/21

INTERNAL USE

Zoning File No. V-0322-2021

RECEIVED: KAW
DATE: 6-3-21

PAID: 250.00
DATE: 6-3-21

AUTHORIZATION CONSENT FORM

(must sign in the presence of a notary)

If you are filling out more than one application for the same project & address, you may submit a copy of this form with additional applications.

PROPERTY OWNER

IF THE PROPERTY OWNER IS THE APPLICANT, SKIP TO NEXT SECTION

As the property owner/authorized owner's representative of the subject property listed on this application, hereby authorize the applicant/representative to act in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the applicant/representative.

Dennis Heintz
(property owner name printed)

Dennis Heintz 5/26/2021
(property owner signature) (date)

Subscribed and sworn to before me on this 26th day of May, 2021
State of Ohio County of Franklin
Notary Public Signature: Kristoff Young



KRISTOFF YOUNG
Notary Public, State of Ohio
My Commission Expires 04-25-2024

Applicant/Property Owner/Representative

AGREEMENT TO COMPLY AS APPROVED As the applicant/representative/owner of the subject property listed on this application, I hereby agree that the project will be completed as approved with any conditions and terms of the approval, and any proposed changes to the approval shall be submitted for review and approval to City staff.

AUTHORIZATION TO VISIT THE PROPERTY I hereby authorize City representatives to visit, photograph and post notice (if applicable) on the subject property as described.

APPLICATION SUBMISSION CERTIFICATION I hereby certify that the information on this application is complete and accurate to the best of my knowledge.

Austin Sanders, APLO
(applicant/representative/property owner name printed)

AS, APLO 5/26/2021
(applicant/representative/property owner signature) (date)

Subscribed and sworn to before me on this 26 day of May, 2021.
State of OH County of Franklin
Notary Public Signature: Paul V. Sebert

Stamp or Seal

Paul V Sebert
Notary Public, State of Ohio
My Commission Expires 02-17-2024

VARIANCE APPLICATION – SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY THE APPLICANT:

- | | |
|---|--|
| ✓ | 1. Review Gahanna Code Chapter 1131 (visit www.municode.com)
(Sign Variances, refer to Chapter 1165.12; Fence Variances, 1171.05; Flood Plain Variances, 1191.18) |
| ✓ | 2. Survey of property certified by a registered surveyor (11"x17" copy) if Applicable
- Site Plan, drawings, or survey that depicts where the Variance is requested. |
| ✓ | 3. A statement of the reason(s) for the variance request that address the following three conditions:
(not applicable for Sign, Fence, or Flood Plain Variances; see code referenced in #1 above for applicable criteria)
- Special circumstances or conditions
- Necessary for preservation and enjoyment of property rights
- Will not adversely affect the health or safety |
| ✓ | 4. List of contiguous property owners & their mailing address |
| ✓ | 5. One set of pre-printed mailing labels for all contiguous property owners |
| ✓ | 6. Application fee paid (in accordance with the Building & Zoning Fee Schedule) |
| 0 | 7. Application & all supporting documents submitted in digital format |
| 0 | 8. Application & all supporting documents submitted in hardcopy format |
| 0 | 9. Authorization Consent Form Complete & Notarized (see page 3) |

Please Note:

The Public Hearing will not occur until the City Of Gahanna Staff reviews the Application for Code Consistency. Applications that are not consistent with the code will not be scheduled for hearing.

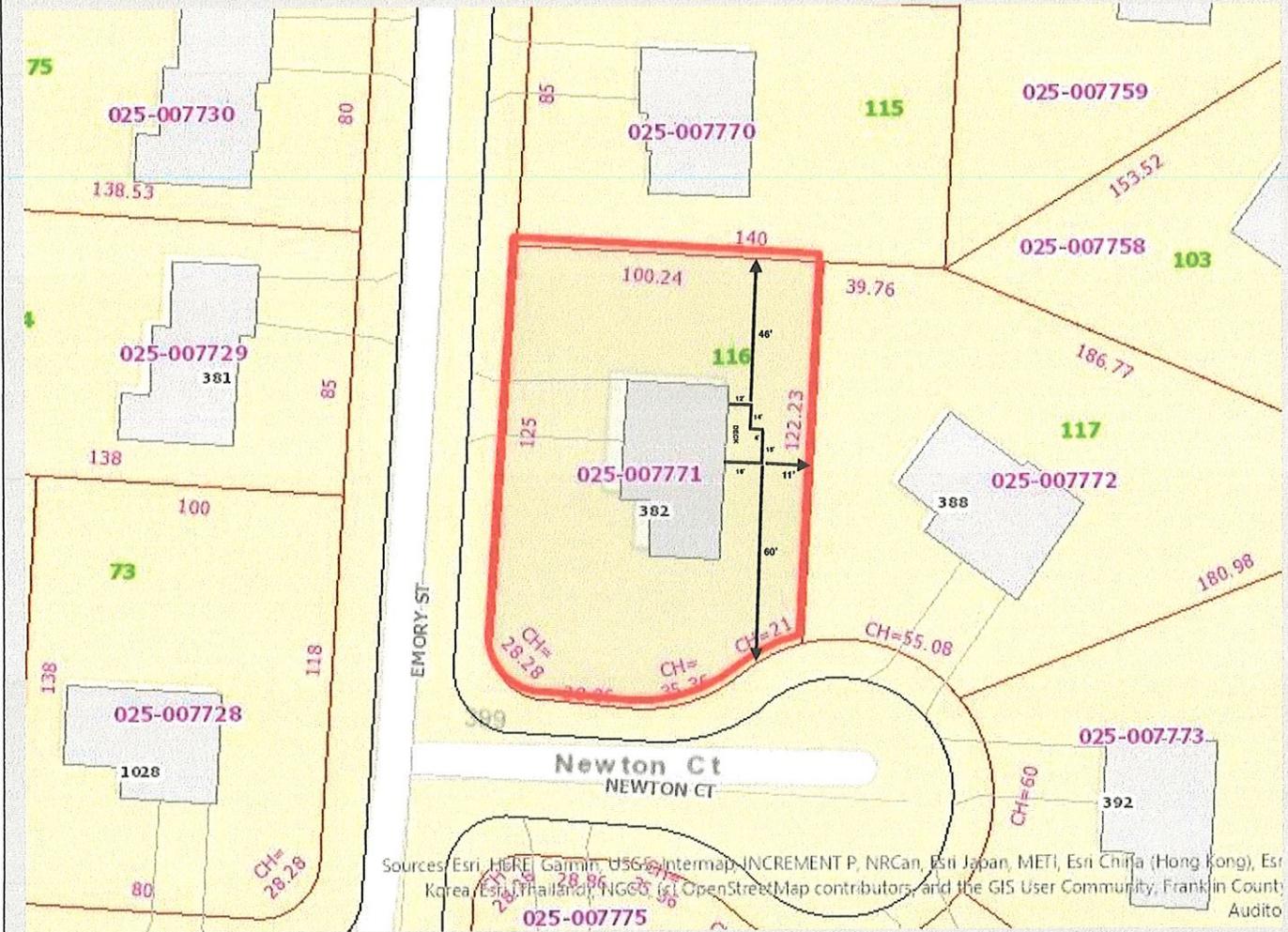


MAP(GIS)

Generated on 04/09/2021 at 03:58:09 PM

Parcel ID	Map Routing No	Owner	Location
02500777100	025N039J 11800	HEINTZ DENNIS P	382 EMORY ST

GIS



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCS (QI OpenStreetMap contributors), and the GIS User Community, Franklin County Auditor

Disclaimer

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.



The Architectural Products Company

Distribution Center & Showroom
777 Michigan Ave.
Columbus, OH 43215

Design Center
530 Polaris Parkway
Westerville, OH 43082

614.224.2345 office
614.224.8165 fax

apco.com

RE: Heintz Residence Variance Statement
382 Emory St.
Gahanna Ohio 43230

TO: Gahanna Zoning Department
Kelly Wicker
Kelly.wicker@gahanna.gov
614-342-4025

FROM: Mike Chekanoff
APCO Industries
mikechekanoff@apco.com
614-296-1236

Kelly,

As per the instructions in the variance application, the following is the statement of reasons for requesting the variance.

Special Circumstances or Conditions: Mr. Heintz owns a corner lot. The shape of the lot does not provide the ability to build a deck reasonable in projection from the existing rear door of the home.

Necessary for Preservation and Enjoyment of Property Rights: Mr. Heintz has an existing deck in the area we wish to build the new deck. The existing deck projects towards the rear property line closer than the proposed deck. Limiting the projection of the proposed deck will adversely affect his ability to enjoy his rear yard as he has been able to up to this point.

Will Not Adversely Affect the Health and Safety: Construction of this new deck, in our opinion, in no way adversely affects Mr. Heintz or his neighbors. The positioning of the congruent homes does not provide for health or safety issues in relation to the new deck.

Thank you,

Mike Chekanoff
APCO Industries



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RE: Heintz Residence Variance Statement
382 Emory St.
Gahanna Ohio 43230

TO: Gahanna Zoning Department
Kelly Wicker
Kelly.wicker@gahanna.gov
614-342-4025

FROM: Mike Chekanoff
APCO Industries
mikechekanoff@apco.com
614-296-1236

Kelly,

Per the instructions in the variance application, here is a list of the contiguous property owners.

1. Jonathan Cremons
372 Emory St.
Gahanna Ohio 43230
2. Carl Hauenstein
388 Newton Ct.
Gahanna Ohio 43230

Thank you,

Mike Chekanoff
APCO Industries



Jonathan CREMONA
372 Emory St.
Gahanna Ohio 43230

Carl Hauenstein
388 Newton Ct.
Gahanna Ohio 43230



June 28, 2021

Apco Industries
777 Michigan Ave.
Columbus, OH 43215

RE: Project 382 Emory St

Dear Apco Industries:

The following comments were generated from the review of the submitted plans and documents for the referenced project.

Building

1. No comments.

Parks

2. No Comment Per Julie Predieri

Engineering

3. No Comments from Engineering

If you have any comments or questions, please contact me at kelly.wicker@gahanna.gov or (614) 342-4025.

Sincerely,

Kelly Wicker
Planning and Zoning Coordinator

STAFF REPORT

Request Summary

Variance request to allow a reduced rear yard setback for a corner lot. Single Family (SF-3) zoning requires a 15' rear yard for attached accessory structures. The homeowner is requesting a reduction of 4', for a setback of 11', to allow for the construction of a new deck. The new deck has a lesser encroachment than the existing deck.

Staff researched the permitting history of the property and could not find previous approvals for a variance.

Variance

Planning Commission shall not grant a variance unless it finds that all of the following conditions apply:

- a) There are special circumstances or conditions applying to the land, building or use referred to in the application.
- b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.
- c) The granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

Recommendation

Staff recommends approval of the variance as requested. The proposed deck has a lesser encroachment than the existing deck. Additionally, the property is a corner lot. Corner lots have multiple front yards. Front yard setbacks are typically much greater than other setbacks. The result is a small rear yard which restricts the ability to locate accessory structures consistent with code. Another consideration is the type of accessory structure that is proposed. In this case, a deck. Decks typically have minimal impacts to neighboring properties as they do not have walls and roofs. The visual impact of a deck is minimal when compared with other accessory structures.

Location/Zoning Map



Respectfully Submitted By:
Michael Blackford, AICP
Director of Planning