

VARIANCE APPLICATION

Project/Property Address or Location: 768 Citation Ct. Gahanna Oh 43230		Project Name/Business Name: Detached Garage	
Parcel ID No.(s): 025-005312-00	Zoning Designation: SF-3	Total Acreage: 0.27	
Description of Variance Requested: Proposed garage would be 18'x26'. For optimal use, placement and aesthetics, variances would include: 1) Height (code is 15', proposed is ~18'). 2) Side Yard minimum (code is 7 1/2', proposed is 5'). 3) Total garage sqft. on premises (code is 800 sqft.; proposed is 814 sqft.). Applicable code sections are 1143.08(b), 1143.08(c), and 1143.09 respectively.			
STAFF USE ONLY – Code Section(s): <i>• 1143.08(b) - Accessory structure height</i> <i>• 1143.08(c) - Side yard setback</i> <i>• 1143.09 - Garage size</i>			
APPLICANT Name-do not use a business name: Daniel Gladieux		Applicant Address: 768 Citation Ct. Gahanna Oh 43230	
Applicant E-mail: daniel.gladieux@ohiohealth.com		Applicant Phone No.: 614.203.5229	
BUSINESS Name : n/a			
ADDITIONAL CONTACTS Please List Primary Contact for Correspondence (please list all applicable contacts)			
Name(s): Brianne Gladieux		Contact Information (phone no./email): 614.271.1533 / briannegladieux@gmail.com	
PROPERTY OWNER Name:		Property Owner Contact Information (phone no./email):	

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: *Daniel P. Gladieux* Date: 11-27-2020

INTERNAL USE

Zoning File No. V-03042020 RECEIVED: KAW PAID: 250.00
DATE: 12-2-2020 DATE: 12-2-2020

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.

Subscribed and sworn to before me on this _____ day of _____, 20_____.

State of _____ County of _____

Notary Public Signature: _____

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.

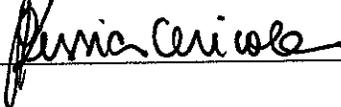
Daniel Gladieux



11-29-2020

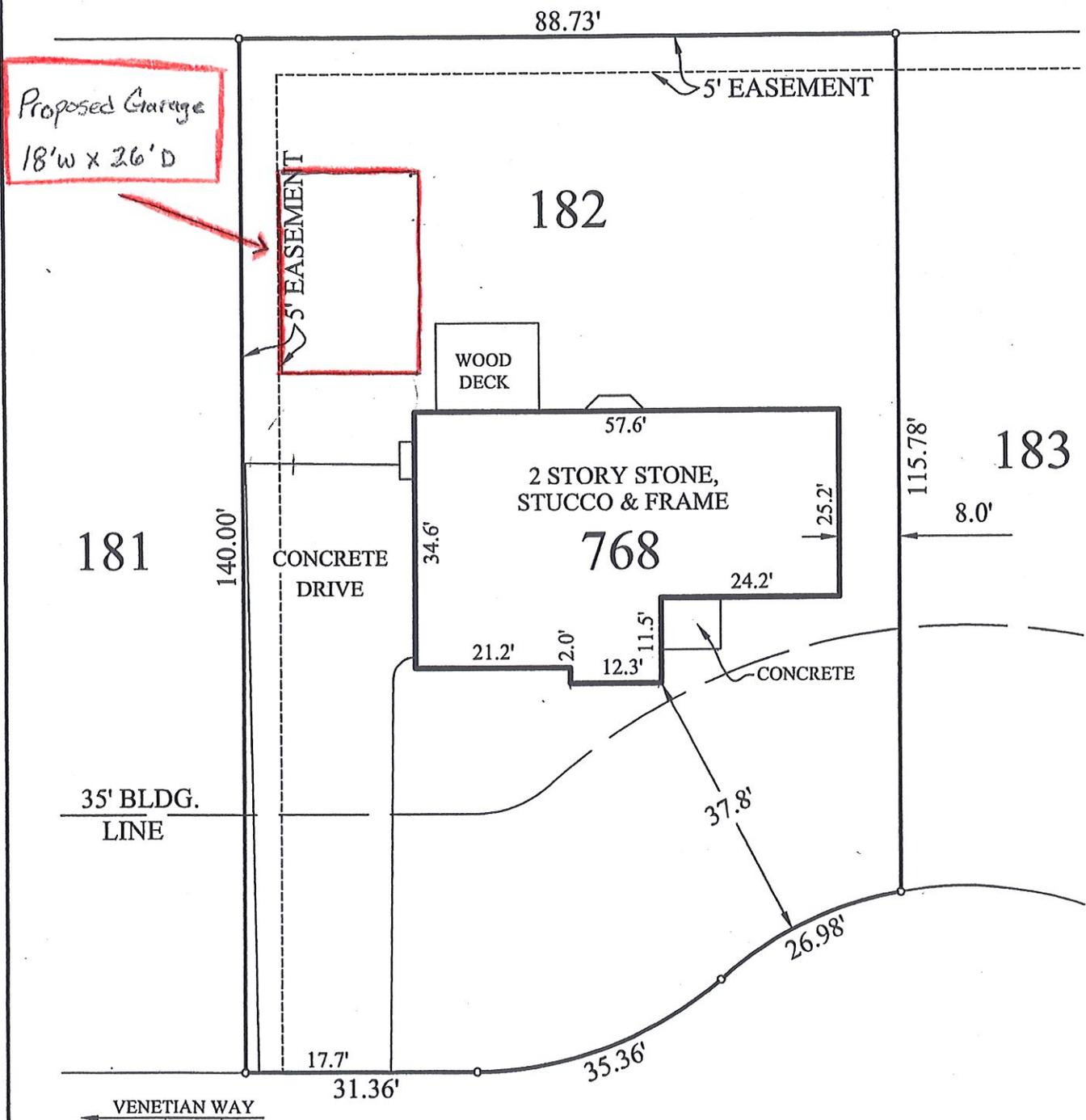
Subscribed and sworn to before me on this 29th day of November, 2020

State of Ohio County of Franklin

Notary Public Signature: 



Kessia Caroline Cericola, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.



CITATION COURT 50'

LOT NO. 182
SARATOGA ESTATES SEC. 2
GAHANNA, OHIO



We hereby certify that the foregoing MORTGAGE LOCATION SURVEY was prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code. This plat is prepared for mortgage loan and title purposes only and is not to be construed as having been prepared for the owner or for the use of the owner for any purposes.

THIS PROPERTY IS LOCATED IN
FLOOD ZONE _____ X _____
COMMUNITY PANEL _____ 39049C _____
PAGE _____ 0211-K _____ DATE _____ 6-17-08 _____

By *Steven J. Hoy*



Variance Request for 768 Citation Ct. Gahanna Oh 43230

Statement of Reasons for Variance Request

We would like to construct an 18' x 26' detached garage at the end of our driveway. We have done extensive fit sizing exercises to arrive at these dimensions. The overall size and placement of the garage is driven by the following factors:

- Adequate room
 - Brianne is an avid artist and is in need of studio space to support sculptor, ceramics, and painting
 - Since the COVID pandemic has hit, we have been forced to work from home, and space previously used for studio space has been re-appropriated for office space. Indications at this point are that Dan's job will permanently include a work from home component at a minimum, and Brianne's could be subject to this on and off as well. Both of us are currently full time at home.
 - Dan is very active with furniture making and home projects, and currently has a very large table saw and ShopSmith stored in the garage which is a tight fit
 - The current garage space is also houses family bicycles, the lawn mower, and a deep freeze unit.
 - We also heavily prioritize keeping or vehicles garage kept. When our children become of driving age in the years to come, we would want to keep their shared vehicle in doors as well. The proposed structure would adequately fit the above mentioned art and wood working supplies (when not in use), as well as a 3rd car.
 - The requested 18'x26' garage, plus our existing 2 car garage will yield interior space of 814 sqft., slightly over the 800 sqft. code amount.

- Proper aesthetics and fit with our existing home and full use of our back deck
 - To fit the garage within the 7 ½ ' interior side yard requirement would cause the detached garage structure to have to set behind our house partially. This would be less appealing visually than lining up the detached garage and house walls. It would also take away 2 ½' of back deck space and severely limit portions of the deck. Our request is to be able to build the structure at the 5' interior lot easement line, but go no further.
 - We also want the structure to visually fit as seamlessly as possible with the house (ie. 10' eaves, matching pitch with other front facing peaks, etc.). Limiting the height to 15' would cause a very noticeable deviation in slope. Matching eave and pitch elements will result in a total height of approx. 18'.

List of Contiguous Property Owners

George Marshall	762 Citation Ct. Gahanna Oh 43230
Jim Lewis	772 Citation Ct. Gahanna Oh 43230
John Davis	771 Dark Star, Gahanna Oh 43230
Alison Cavener	767 Dark Star, Gahanna Oh 43230
James Caldwell	777 Dark Star, Gahanna Oh 43230

George & Junita Marshall
762 Citation Ct.
Gahanna, OH 43230

Alison Cavener
767 Dark Star
Gahanna, OH 43230

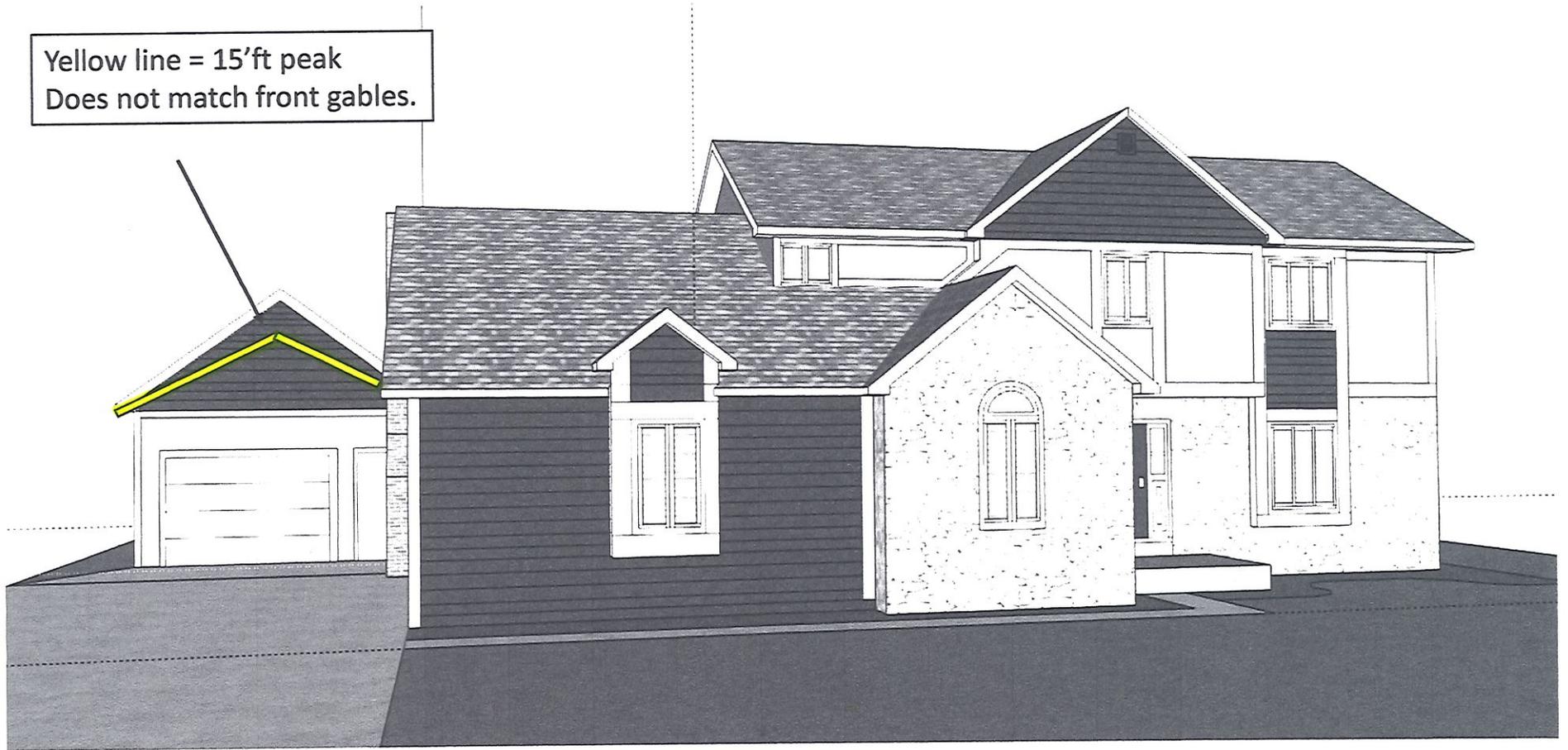
Jim & Kelly Lewis
772 Citation Ct.
Gahanna, OH 43230

James Caldwell
777 Dark Star
Gahanna, OH 43230

John Davis
771 Dark Star
Gahanna, OH 43230

Slide # 1

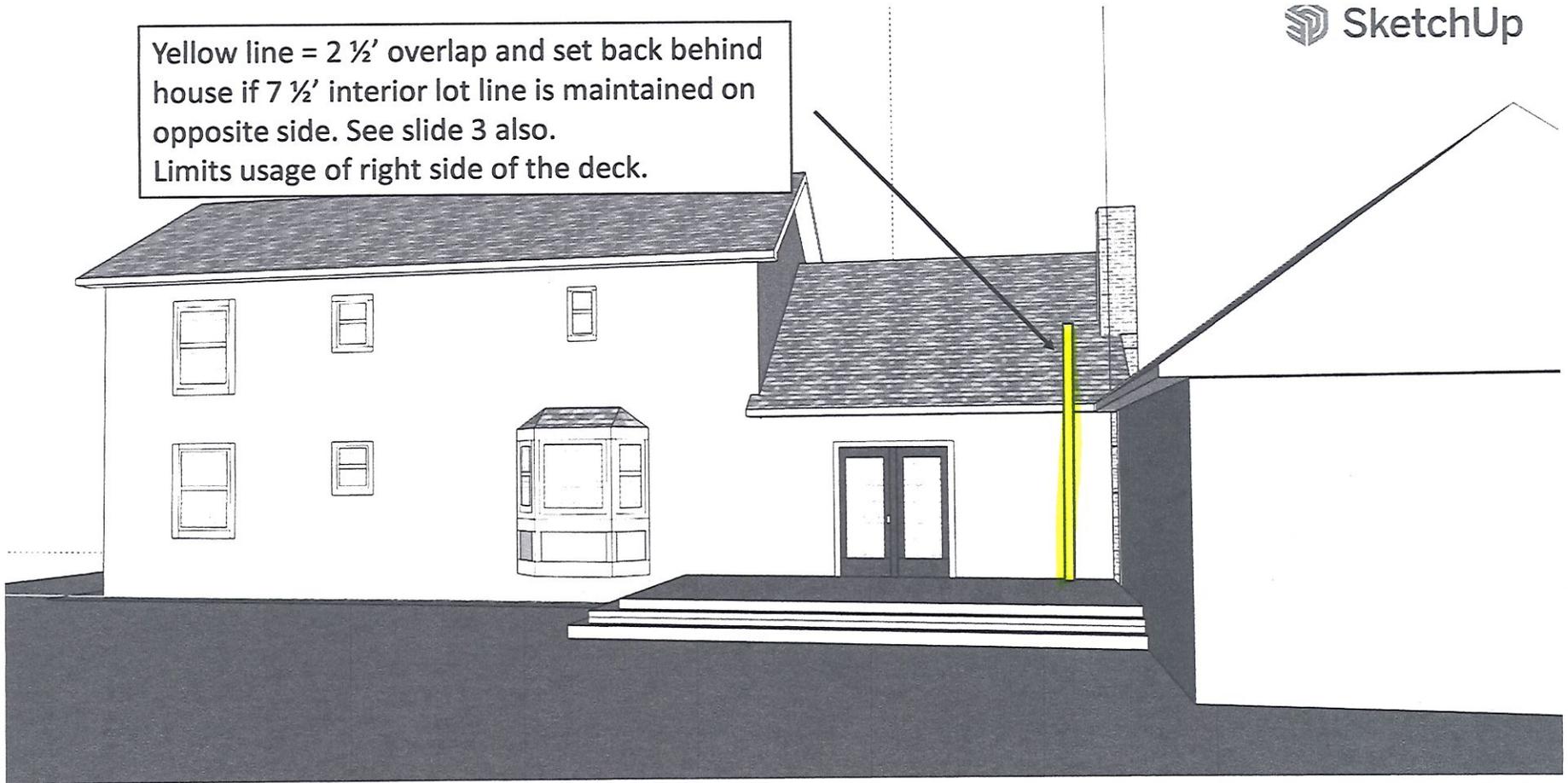
Yellow line = 15'ft peak
Does not match front gables.



Slide # 2

SketchUp

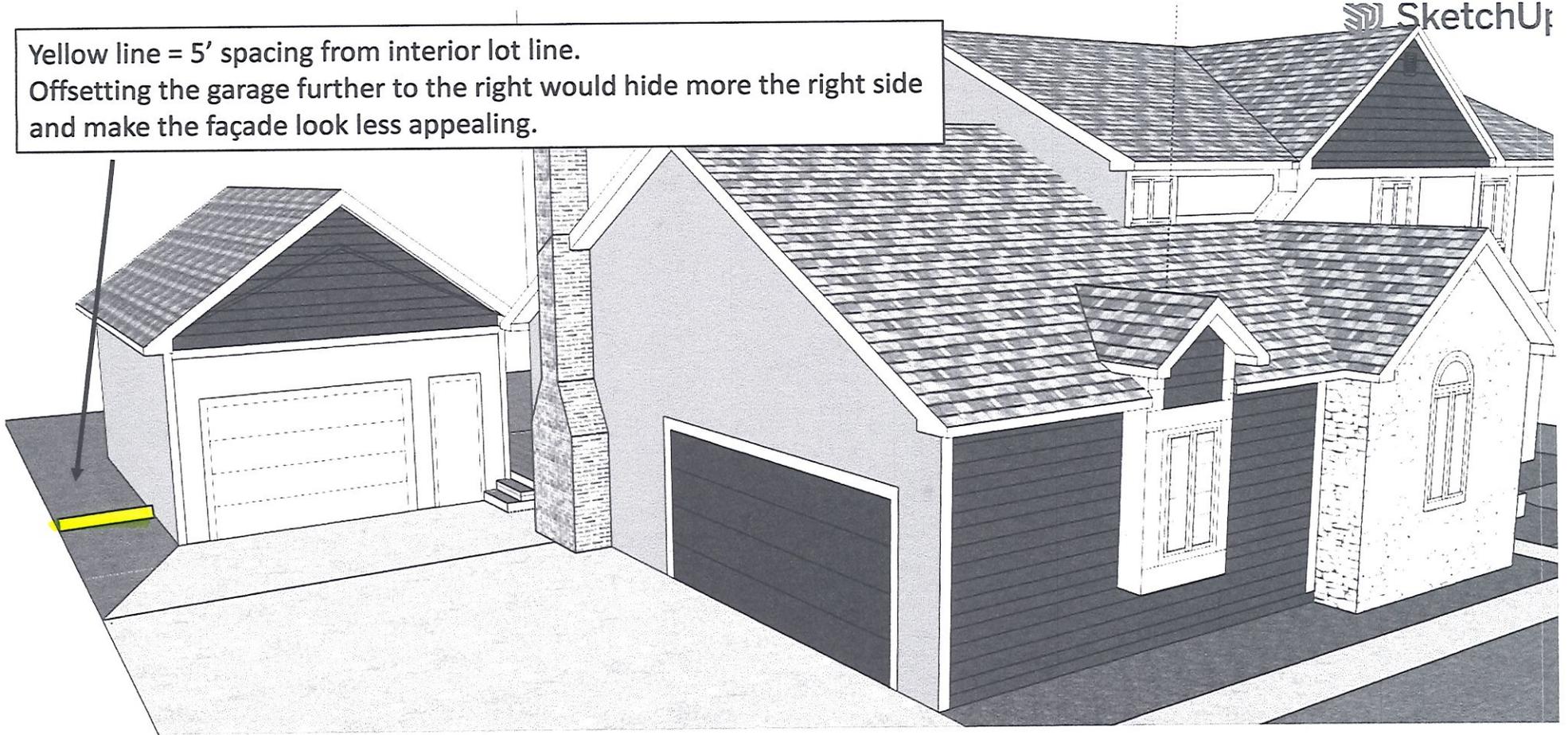
Yellow line = 2 ½' overlap and set back behind house if 7 ½' interior lot line is maintained on opposite side. See slide 3 also. Limits usage of right side of the deck.



Slide #3

Yellow line = 5' spacing from interior lot line.
Offsetting the garage further to the right would hide more the right side
and make the façade look less appealing.

SketchUp





December 22, 2020

Daniel & Brianne Gladieux
768 Citation Ct.
Gahanna, OH 43230

RE: Project 768 Citation Ct Variance Letter

Dear Daniel & Brianne Gladieux:

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

Building

1. The building will be required to comply with the Residential Code of Ohio.

Fire District

2. The fire division has no objection to the Variance. Side yard setback and Garage space are not referenced in the 2017 Ohio Fire Code.

Parks

3. No Comment per Julie Predieri

Engineering

4. No comments at this time.

Community Development

5. Informational Comment - No objections to the variance request. Development of the lot makes strict adherence to the zoning code difficult to achieve. Please see forthcoming staff report for more information.

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

Sincerely,

Kelly Wicker
Administrative Assistant

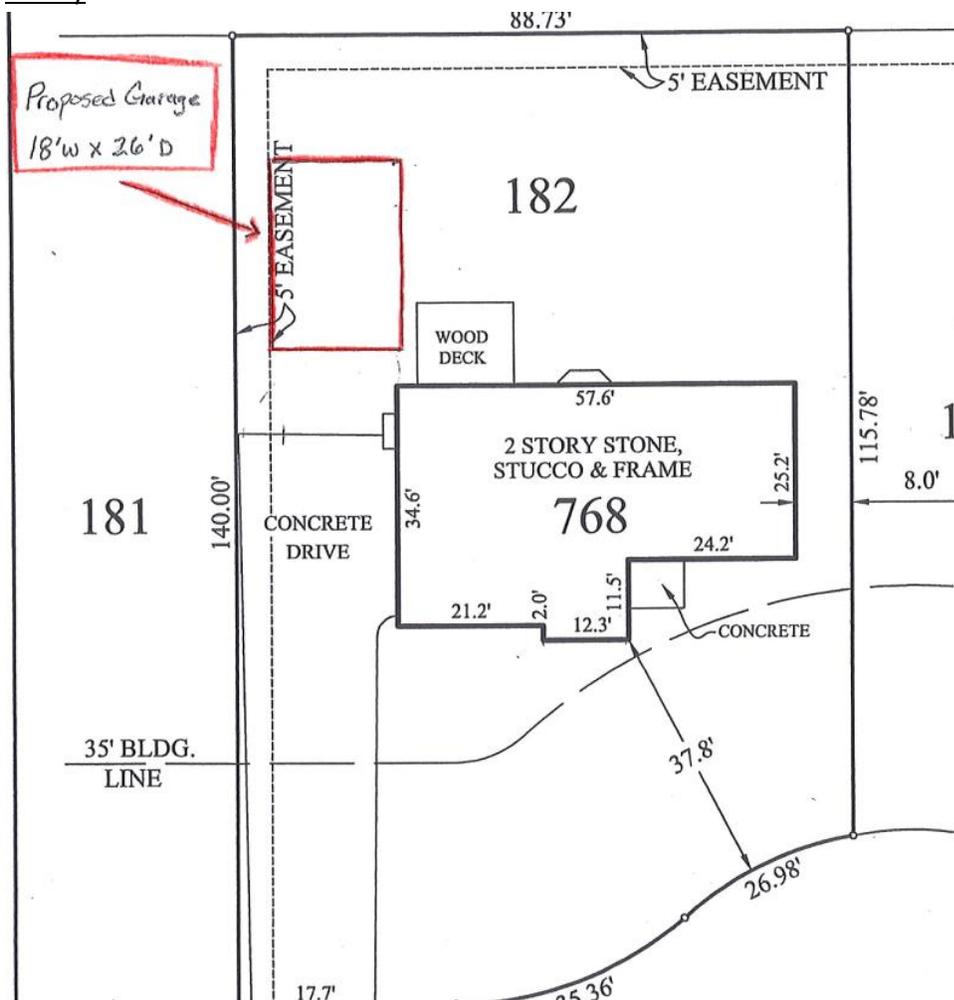
PLANNING STAFF REPORT

Summary

The property owners at 768 Citation Ct have requested three variances in order to construct an unattached accessory structure (garage). Variances to accessory structure height, side yard setback and garage size are necessary to approve as proposed.

The property is zoned single family (SF-3). SF-3 regulates the placement and size of structures. The zoning code specifies that unattached accessory structures, such as the proposed detached garage, may not exceed 15' in height. The application seeks a building height of approximately 18'. Side yard setbacks are 7.5' with 5' requested. The final variance is to size of the garage. The existing garage and proposed garage have a combined size of just over 800 square feet. The code limits the total size of garage space to no more than 800 square feet.

Survey



Variance

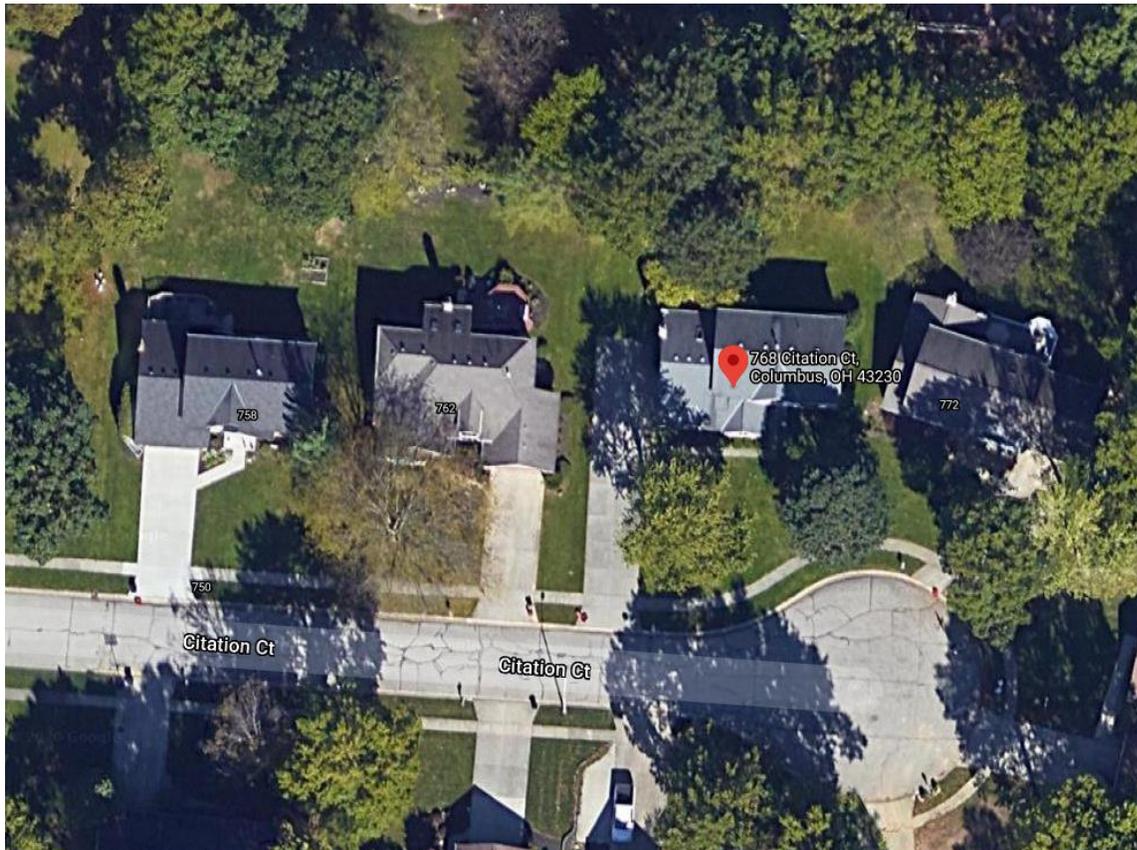
Planning Commission shall not grant a variance unless it finds that all of the following conditions apply:

- 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 supports the variance request as submitted. The proposed location is the only location that would allow for a garage to properly function. The only option to meet code would be to shrink the size of the unattached garage and to relocate it slightly to the east. Doing so would eliminate the need for variances but would severely limit the functionality of the garage.

Aerial



Location/Zoning Map



Respectfully Submitted By:
Michael Blackford, AICP
Director of Planning