

VARIANCE APPLICATION

PROPERTY INFORMATION			
Project/Property Address: 551 Cherry Rd		Project Name/Business Name: Forsythe-Lee	
Parcel #: 025-001043-00	Zoning: (see Map) SF-3	Acreage: 0.9	

VARIANCE SPECIFICATIONS
Description of Variance Request: Increased garage size
STAFF USE ONLY: 1143.09 - Off Street Parking (Code Section):

APPLICANT INFORMATION	
Applicant Name (Primary Contact): Andrew Lee	Applicant Address: 545 Cherry Rd. Gahanna, OH 43230
Applicant E-mail: andrewjlee56@gmail.com	Applicant Phone: 614-625-6776
Business Name (if applicable):	

ADDITIONAL CONTACTS	
Please list all applicable contacts for correspondence	
Name(s)	Contact Information (phone/email)
Andrew Lee Melanie Forsythe-Lee	614-625-6776 andrewjlee56@gmail.com 614-302-9579 melanie@lifevineyardchurch.com
Property Owner Name: (if different from Applicant) Melanie Forsythe-Lee	Property Owner Contact Information (phone no./email): 614-302-9579

ADDITIONAL INFORMATION ON NEXT PAGE....

INTERNAL
USE

Zoning File No.

V-0084-2024

RECEIVED:

DATE:

SW.
2/20/24

PAID:

DATE:

250.00
2-22-24

**Updated
Apr 2022**

m



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.

Melanie Forsythe-Lee

(property owner name printed)

[Signature]

(property owner signature)

02/15/24

(date)

Subscribed and sworn to before me on this 15 day of February, 2024.

State of Ohio County of Franklin

Notary Public Signature: *[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.

Melanie Forsythe-Lee

(applicant/representative/property owner name printed)

[Signature]

(applicant/representative/property owner signature)

02/15/24

(date)

Subscribed and sworn to before me on this 15 day of February, 2024.

State of Ohio County of Franklin

Notary Public Signature: *[Signature]*



Statement for Variance

We have made the garage size larger to accommodate my truck to fit. I keep many tools in my truck for work and would like to park it in the garage for safety. We are not planning to put a shed on the property so we would like to put the riding mower and other yard equipment in the garage. This variance will not affect health or safety. The increased garage size does not encroach on any property setbacks.

List of Contiguous Property Owners

Drew & Carol Francis 557 Cherry Rd. Gahanna, OH 43230



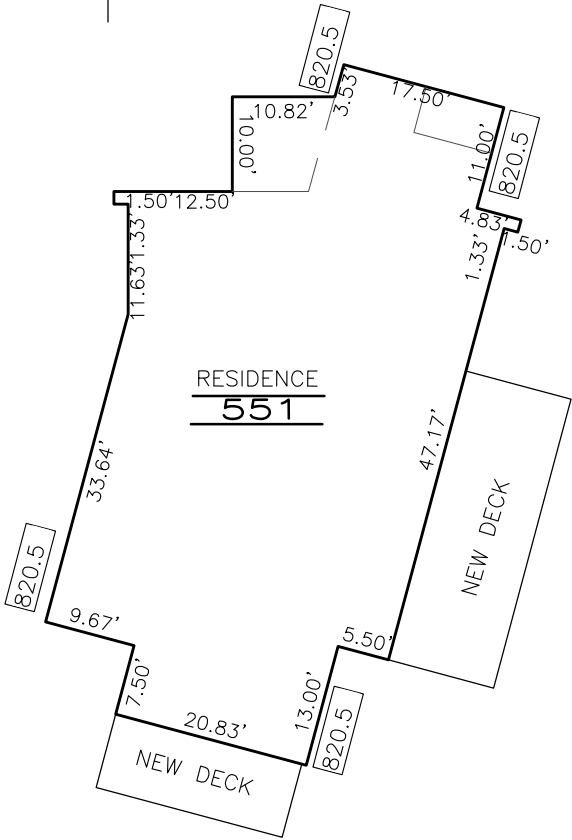
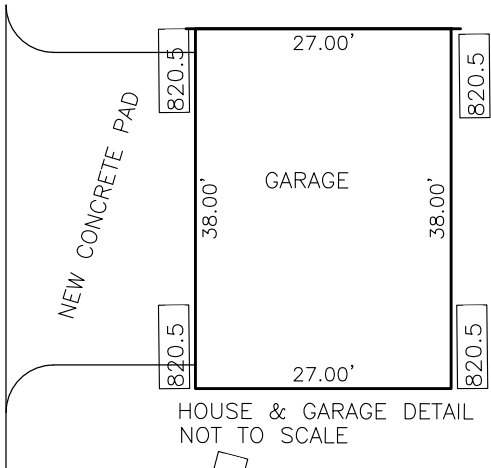
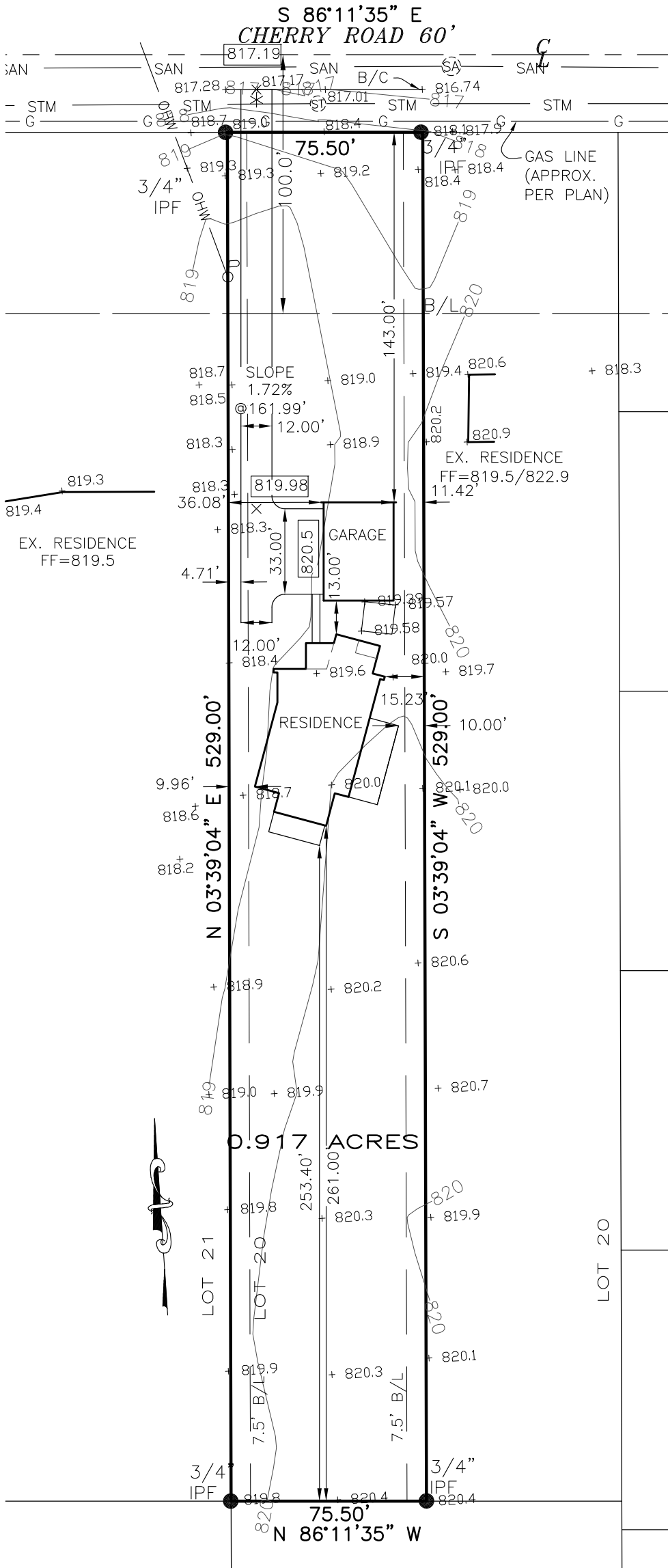
690 LAKEVIEW PLAZA BLVD. SUITE A
WORTHINGTON OH. 43085
PHONE: (614) 485-9000
WWW.LANDMARKSURVEY.COM

ORDER NO. SELFPHY-JB115-MISC

REVISIONS	DESCRIPTION
4/22/24	ADD UTILITIES

DATE: 05/25/23

FOR ANDREW LEE HOUSE STYLE FORSYTHE -LEE COUNTY OF FRANKLIN
LOT/SUBDIVISION CHERRY RD AC .917 W PT PAR 20 URP R17 T1 S4 CITY/TWP OF GAHANNA
ADDRESS 551 CHERRY RD SCALE 1"= 50' DRAWN BY: NV
MINIMUMS: R: 25' S: 7.5' BK: 24 PG: 35 MAXIMUM BUILDING HEIGHT =30'



UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

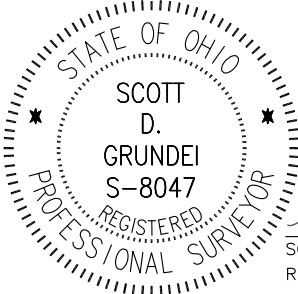
NOTE:

NOT FOR CONSTRUCTION.

* STABILIZE CONSTRUCTION ENTRANCE.
LOT CALCULATIONS ARE FOR ESTIMATING PURPOSES ONLY, AND SHOULD BE VERIFIED BY THE BUILDER OR CONTRACTOR.

BUILDER TO INSTALL AND MAINTAIN EROSION CONTROL THROUGHOUT ALL PHASES OF CONSTRUCTION. FIELD MODIFICATIONS MAY BE NECESSARY.

WE HEREBY CERTIFY THAT THE FOREGOING PLOT PLAN WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND DATA OBTAINED FROM ENGINEERED SUBDIVISION PLANS. THIS PLOT PLAN IS TO BE USED BY THE CLIENT FOR THE SOLE PURPOSE OF OBTAINING A BUILDING PERMIT. THE USE OF THE PLOT PLAN FOR ANY OTHER USE IS STRICTLY PROHIBITED.



THIS PROPERTY IS LOCATED
IN FLOOD ZONE x.
MAP NO. 39049C0194K
EFF. DATE: 06/17/2008

Scott D. Grundel 4/22/24
SCOTT D. GRUNDEI, P.S. DATE
REGISTERED SURVEYOR No. 8047

SITE PLAN

SCALE: 1" = 20'-0"

WATER ISOLATION VALVE

CHERRY ROAD (60')

S 86°14'13" E 75.500'

FRONT OF LOT

DEMO / RELOCATE GARDEN & FENCE ENOUGH FOR NEW DRIVE CLEARANCE

NEW DRIVE

EXISTING HOUSE ADDRESS 545

NORTH

EXISTING HOUSE ADDRESS 557

APPROXIMATE LOCATION OF EXISTING ELECTRIC POLE

N 03°35'25" E 529.000'

S 03°35'25" W 529.000'

BACK OF LOT

N 86°14'13" W 75.500'

FORSYTHE-LEE

SINGLE FAMILY RESIDENCE DETACHED

SITE PLAN

OFFICE: 614-365-1823
620 ALUM CREEK DRIVE,
SUITE 308
COLUMBUS, OH 43205
WWW.PRODESIGNSERVICES.NET



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DESIGN
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BIA ASSOCIATE MEMBER
NO REPRODUCTION OR OTHER
USE OF THESE PLANS MAY
BE MADE WITHOUT THE
EXPRESSED WRITTEN CONSENT
OF THE COPYRIGHT HOLDER

FORSYTHE-LEE
RESIDENCE
551 CHERRY RD., GAHANNA, OH 43230

DESIGN ■ CD'S ■
MTG #1 ■ MTG #2 ■ MTG #3 ■ FINAL DWGS ■

START DATE:
08/27/2021

DATE PLOTTED:
5/12/2024

DESIGN BY:
BMH
CD'S DRAWN BY:
BMH

PAGE:
2

1

\$1.87 **us postage** 06250001443232
3 OZ FIRST-CLASS MAIL FLATS RATE 19698276
RETAIL FROM 43230
stamps
endicia
02/17/2024

USPS FIRST CLASS MAIL®

Melanie Forsythe-Lee
545 Cherry Rd
Gahanna OH 43230-2433

SHIP Drew Francis
TO: 557 Cherry Rd
Gahanna OH 43230-2433



Kelly Wicker

From: Andrew Lee <andrewjlee56@gmail.com>
Sent: Monday, April 22, 2024 7:53 PM
To: Kelly Wicker
Subject: Re: Comment Letter for Variance Request
Attachments: s3U4VW_551_Cherry_Road_PP_4-22-24.pdf; Left & Right House Elevation.png

CAUTION: This email originated from outside the City of Gahanna. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Kelly, here are my responses to the variance comments. Thank you.

Building:

1. Please note that a residential garage is not approved for vehicles used for just commercial use.

Response: I work as a carpenter for Dave Fox Remodeling. My truck is my personal vehicle that I use for work. It is not lettered with the company name and it is not a company vehicle.

Engineering:

5. Do not disrupt existing storm water runoff drainage patterns.
6. Improvements on this site must comply with the drainage requirements outlined in 1109.07 of code. Specifically, requirements to have water from sumps, sump pumps, gutters or downspouts carried by means of conductors, away from the property into the gutter or storm sewer.

Response: Storm water drainage will not be disrupted. All water from sump drain, gutters and downspouts will be carried away from the house.

7. Utility connections including water, storm sewer, and sanitary sewer must be shown on site plan.

Response: Utilities have been marked on the plot plan attached.

Planning:

8. Per Ch. 1143.08(d), unattached accessory buildings must be located in the rear yard, which means to the rear of the house on the lot. The proposed garage does not meet this requirement. Please add a variance to your application and address it in your variance statement.

Response: The garage is attached to the house by a breezeway. Attached is an elevation of that detail.

On Fri, Mar 8, 2024 at 1:26 PM Kelly Wicker <Kelly.Wicker@gahanna.gov> wrote:

Good Afternoon,

The attached comment letters were generated from the review of the submitted plans and documents for Cherry Rd. For the next submittal, please provide a response to comments, revised plans, and/or other information as requested for further review. The response to comments needs to include both the original comment and the appropriate response. If desired, these comments can be emailed. Re-submitted plans that do not include the disposition of comments document will not be reviewed and will be returned to you. If you have questions regarding any of the comments on the letters please use the attached phone numbers for each department so that you can reach the reviewer that made the comments.

PLANNING COMMISSION STAFF REPORT

Project Summary – 551 Cherry Road

Meeting Date: June 12, 2024

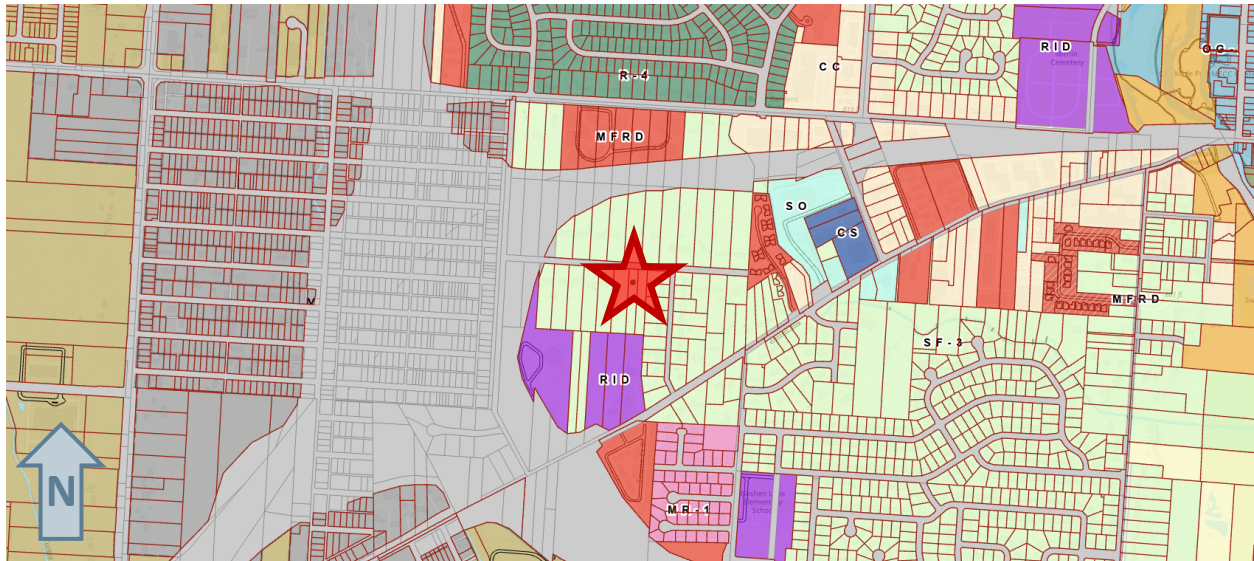
Zoning: Single-Family Residential (SF-3)

Application Type(s): Variance (V)

Staff Representative: Maddie Capka, Planner II

Recommendation: Staff recommends approval as submitted.

Location Map:



Staff Review

Overview

The applicant is requesting approval of a variance to construct a garage that exceeds the maximum size permitted in the Zoning Code. For all single-family residential districts, Code permits a maximum garage size of 800 SF or 1/3 of total floor area. In this case, the applicant would like to construct a garage that exceeds this requirement at approximately 1,026 SF.

The applicant currently has a building permit in review for the construction of a new house at this site, which is currently vacant. This house includes a three-car garage that is attached to the home by a breezeway. Before the permit can be approved, they must receive approval of this variance application.

The site is just under an acre in size and is located in an area where the majority of neighboring lots are also large in size. Due to this, the house will be set back farther from the road than typical. The garage will be located to the front of the house and will be 143 feet from the front property line.

Review Criteria

Variances (V)

The following variance has been requested:

1. 1143.09 – Off-Street Parking
 - a. Code restricts garages to a maximum size of 800 SF.
 - b. The applicant proposes an approximately 1,026 SF attached garage.

Planning Commission shall not grant a variance unless it finds that all 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 submitted. The lot is large and deep, and the garage will be located 143 feet from the front property line. The applicant states they need a larger garage for tools, vehicles, and a riding mower as they do not plan on installing a shed on their property. Additionally, the new Zoning Code does not have restrictions on garage size. Staff believes granting this variance will not have any detrimental effects and the site is not located on or near a main road.