



ZONING DIVISION
200 S. Hamilton Road
Gahanna, Ohio 43230
614-342-4025
zoning@gahanna.gov
www.gahanna.gov

VARIANCE APPLICATION

PROPERTY INFORMATION		
Project/Property Address: <i>523 Denwood Dr N 43230</i>		Project Name/Business Name: <i>Back Porch Remodel</i>
Parcel #: <i>025-003034</i>	Zoning: <i>(see Map) Select One R-4</i>	Acreage: <i>.20 acres</i>

VARIANCE SPECIFICATIONS
Description of Variance Request: <i>Porch is less than 15' from property line</i>
STAFF USE ONLY: 1145.06(b) Yard Requirements (Code Section):

APPLICANT INFORMATION	
Applicant Name <i>(Primary Contact): Grant Margraff</i>	Applicant Address: <i>523 Denwood Dr N 43230</i>
Applicant E-mail: <i>grant.margraff@gmail.com</i>	Applicant Phone: <i>614-425-5225</i>
Business Name <i>(if applicable):</i>	

ADDITIONAL CONTACTS	
Please list all applicable contacts for correspondence	
Name(s)	Contact Information (phone/email)
Property Owner Name: <i>(if different from Applicant)</i>	Property Owner Contact Information (phone no./email):

ADDITIONAL INFORMATION ON NEXT PAGE....

INTERNAL
USE

Zoning File No. V-0398-2023

RECEIVED: *[Signature]*
DATE: 9/14/23

PAID: \$250.00
DATE: 9/14/23

Updated
Apr 2022

VARIANCE APPLICATION - SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY THE APPLICANT:
1. Review Gahanna Code <u>Chapter 1131</u> (visit www.municode.com) (<i>Sign Variances, refer to Chapter 1165.12; Fence Variances, 1171.05; Flood Plain Variances, 1191.18</i>)
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. Renderings, drawings, and/or pictures of the proposed project
4. A statement of the reason(s) for the variance request that address the following three conditions: (<i>not applicable for Sign, Fence, or Flood Plain Variances; see code referenced in #1 above for applicable criteria</i>) - Special circumstances or conditions - Necessary for preservation and enjoyment of property rights - Will not adversely affect the health or safety
5. List of contiguous property owners & their mailing address
6. One set of pre-printed mailing labels for all contiguous property owners
7. Application fee (<i>in accordance with the <u>Building & Zoning Fee Schedule</u></i>)
8. Application & all supporting documents submitted in digital format
9. Application & all supporting documents submitted in hardcopy format
10. Authorization Consent Form Complete & Notarized (<i>see page 3</i>)

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED

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 Signature:  Date: 9-9-23

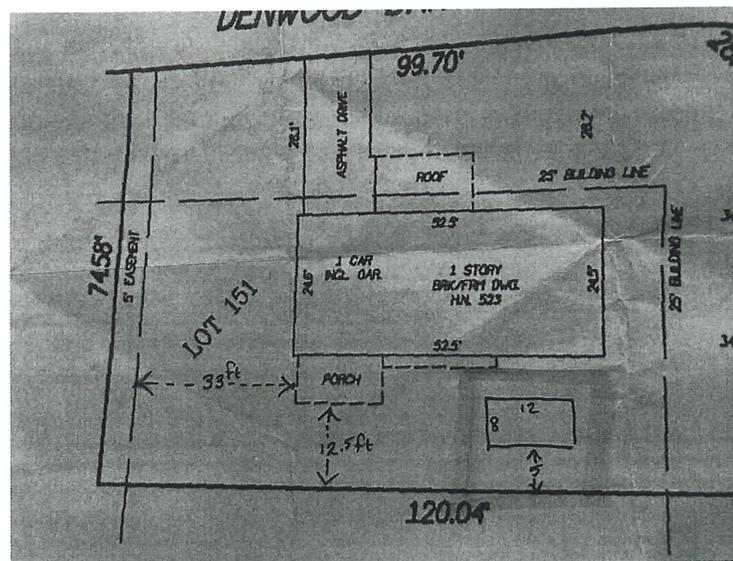
PLEASE NOTE:

- The Public Hearing will not occur until the City of Gahanna reviews the Application for Code Consistency. Applications that are not consistent with the code will not be scheduled for hearing.
- The application expires if no action is taken 6 months from the date of the last staff comment letter.

To my fellow neighbors on Denwood Dr and Denwood Ct, and Barwood

The following are a list of statements of the reason for my variance application with the city. Feel free to contact me privately at my home or at 614-425-5225 to discuss any details not sufficiently outlined here.

1. Special Circumstances / Conditions
 - a. I am proposing to renovate and enclose my dilapidated screened in porch (shown here, labeled "Porch")
 - b. The sceens, siding, and structural wood are all in poor condition
 - c. My plan includes the following:
 - i. Leveling of the concrete pad
 - ii. Securing roof support posts
 - iii. Rebuilding of wall framing
 - iv. Window, door and siding installation
 - v. Interior finishing
 - d. My plan is in violation of the city building code as the outline of the existing structure to be renovated falls within 15 feet of the property line
2. Necessity for Preservation & Enjoyment of Property Rights
 - a. The structure will continue to deteriorate and eventually become dangerous if nothing is done to improve the conditions
 - b. My family is unable to use this portion of our property as we see fit given the current conditions
3. Affects on Health and Safety
 - a. The health, safety and general wellbeing of my family will be substantially improved by the completion of the afformentioned remodeling plan
 - b. The health, safety and general wellbeing of our neighbors will largely be unaffected as the proximity and orientation of the structure will not be meaningfully changed from the way it has been since we purchased the property in 2009. One exception being that completion of the plan will mean the structure will no longer be an eyesore for those nearby.





Response to Variance Comment Letter,

The following list contains my specific responses to the respective comments I received in your recent letter. I have not made any changes to the submitted plans. Please let me know what else you require for approval.

To the Engineering Project Administrator:

Regarding, “not disrupt(ing) existing storm water runoff drainage patterns”:

- The plans for my porch do not alter the roof profile or the orientation of the gutter system. While the gutters will be replaced, they are expected to function in exactly the same way as they have since before I arrived in 2009.

To the Transportation & Mobility Engineer:

Regarding, “No comments”

- No response

To the Planning Department:

Regarding, “submit a photo of the condition of the porch prior to renovation”:

- The requested photo has been attached to the response email carrying this document

Regarding, “Since the porch is remaining in its current location and needs maintenance, Staff believes that there are special circumstances in this situation”:

- This sentiment is reminiscent of themes expressed in my original hand-written letter to Matthew Messbarger where I objected to the need for a permit. Nevertheless, I am grateful to hear of a likely successful end to this process.

To the Parks Department:

Regarding, “No Comments”:

- No response

Sincerely,

Grant Margraff

614-425-5225

grant.margraff@gmail.com

523 Denwood Dr N,

Gahanna, Oh 43230



October 19, 2023

Amy E & Grant N Margraff
PO Box 9202
Coppell, TX 75019-9208

RE: Project 523 Denwood Pl N Variance

Dear Amy E & Grant N Margraff:

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

Engineering Project Administrator (614) 342-4056

1. Do not disrupt existing storm water runoff drainage patterns.

Transportation & Mobility Engineer (614) 342-4050

2. No comments.

Planning (614) 342-4025

3. Informational Comment: Since the porch is remaining in its current location and needs maintenance, Staff believes that there are special circumstances in this situation. Staff will be recommending approval of the application to Planning Commission.

Parks (614) 342-4261

4. No Comments per Julie

If you have general comments or questions, please contact me at kelly.wicker@gahanna.gov or (614) 342-4025. If your questions are specific to a certain department's comments, please reach out to that department using the contact information provided with their comments above.

Sincerely,

Kelly Wicker
Planning and Zoning Coordinator



STAFF REPORT

Request Summary

The applicant is requesting a variance to allow an alteration to an existing screened in porch that is located within the required rear yard setback at 523 Denwood Drive North. The property is zoned R-4 – Single Family Residential.

The existing porch is connected to the southern portion of the main structure, to the rear of the lot. The applicant states that the porch was dilapidated and in need of renovations. The alterations include insulating the addition, adding siding and windows, and renovating the interior. Per Chapter 1161.04(a) in the Zoning Code, no existing non-conforming structure can be structurally altered. The renovations to the porch are considered alterations and thus require approval of a Variance. The renovations are already underway, but the alteration building permit has not been issued yet.

The rear yard setback in this zoning district is 15 ft, and the porch encroaches 2.5 ft into the setback. The footprint of the porch is not changing in any way and will remain in the same location as it is currently. All other setbacks are met.

Variance

The following variances has been requested:

1. 1145.06(b) – Yard Requirements
 - a. Code requires that attached accessory structures are located at least 15 ft from the rear property line.
 - b. The screened-in porch is located 12.5 ft from the rear property line.

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.

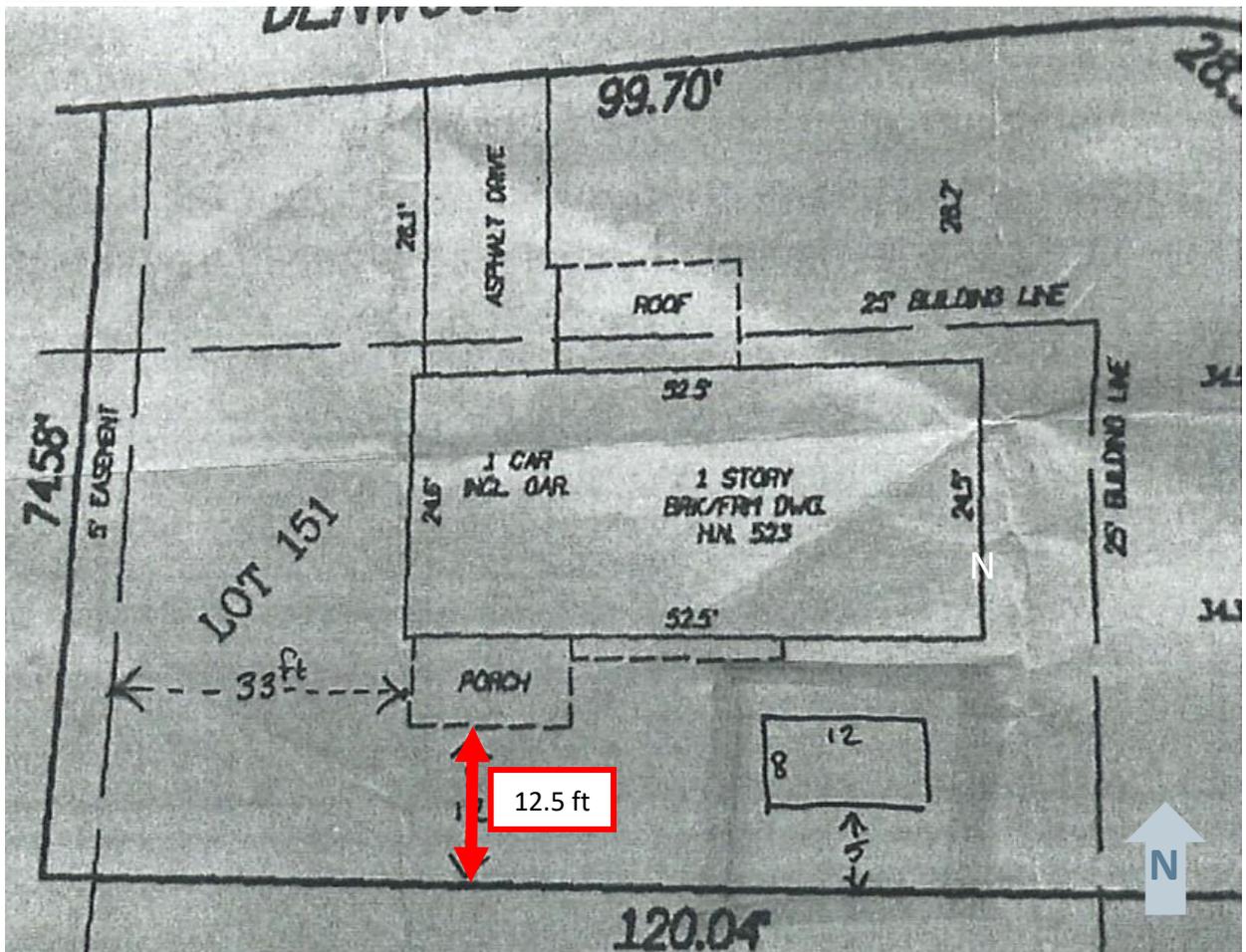
Staff Comments

Staff recommends approval of the variance request as submitted. The screened-in porch is existing and the applicant states that the porch was already constructed when they purchased the home in 2009. The applicant also states that the renovations are necessary for the safety and wellbeing of his family since the condition of the porch would have only continued to decline without the renovations. The addition is not visible from Denwood Dr N since it is located to the rear of the main structure. However, the property is a corner lot, and the addition is visible from the east on Denwood Court. It is Staff's opinion that the addition will not negatively affect any contiguous properties as the location is not changing at all.

Location/Zoning Map



Submitted Site Plan



Respectfully Submitted By:
Maddie Capka
Planner