



VARIANCE APPLICATION SUMMARY



File Number	V-25-26
Property Address	1105 ARCARO DR GAHANNA, OH 43230
Parcel ID	025-013261
Zoning District	R-2 - Medium Lot Residential
Project/Business Name	Handler House Side Shed
Applicant	Jon Handler jhandler@hlsbailbonds.com 614-257-9349
Description of Variance Request	I have included a survey from 2013 that shows my property line is accurate and has the availability of room for my shed . It is built on an easement so I am requesting a variance to allow this shed to be there .

Requested Variances

Code Section	Code Title
Ch 1103.07	Large Lot Residential
Ch 1103.07	Large Lot Residential

To whom it may concern,

My name is Jon Handler and I am the owner at 1105 Arcaro Dr in Gahanna. I have submitted plans for a 4 x 8 shed on the north side of my house. Apparently this is in an easement area. This was a more suitable place as the area behind my house collects a lot of water due to a major decline in the yard. We have added French drains however the collection of water makes it difficult to construct a shed there. The most natural place is the current north side (right side of house from street). I will note this is within my yard space and does not prohibit anyone from access to the easement, the area around it or my back yard. If you should have any questions please feel free to reach out at my cell 614 257-9349.

Thanks

Jon Handler



AUDITOR OFFICE

SEARCH

ONLINE TOOLS

REFERENCE

CONTACT MICHAEL

Summary

Land Profile

Residential

Commercial

Improvements

Permits

Mapping

Sketch

Photo

StreetSmart

Aerial Photos

Transfers

BOR Status

CAUV Status

Tax & Payments

Tax Distribution

Tax Calculators

Value History

Rental Contact

Incentive Details

Quick Links

Parcel ID: 025-013259-00
SNOW NICHOLAS A

Map Routing: 025-M097A-02000
682 ROSE WY

Record Navigator

1 of 1

[Return to Search Results](#)

Actions

[Neighborhood Sales](#)

[Proximity Search](#)

[Printable Version](#)

[Custom Report Builder](#)

Reports

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SYSTEM MAINTENANCE

The initial phase of system maintenance is complete. You may encounter slower response times as we continue to make improvements; we thank you for your patience. If you should note a discrepancy in the data, please contact the Auditors Office at (614) 525-HOME (4663) or appraisal@franklincountyohio.gov.

Note to Parcel Detail Report users: Your report is generating in the background. Please refresh the page to view your downloaded results.

OWNER

Owner SNOW NICHOLAS A
Owner Mailing / SNOW SARAH B
Contact Address 682 ROSE WAY
COLUMBUS OH 43230

[Submit Mailing Address Correction Request](#)

Site (Property) Address 682 ROSE WY
[Submit Site Address Correction Request](#)

Legal Description 682 ROSE WAY
WOODS AT ROSE RUN
LOT 9

Calculated Acres .17
Legal Acres 0

Tax Bill Mailing [View or Change on the Treasurer's Website](#)
If you have recently satisfied or refinanced your mortgage, please visit the above link to review your tax mailing address to ensure you receive your tax bill and other important mailings.

Parcel Permalink <https://audr-apps.franklincountyohio.gov/redirect/Link/Parcel/02501325900>

eAlerts [Sign Up for or Manage Property eAlerts](#)
The Auditor's office provides a Property eAlerts tool through which a property owner can sign up to receive an automated email alert whenever a change in owner or value is made to their property record. Click on the above button to sign up for or manage your Property eAlerts.

Tools [View Google Map](#)
[Print Parcel Summary](#)

MOST RECENT TRANSFER

Transfer Date AUG-13-2020
Transfer Price \$440,000
Instrument Type SU
Parcel Count 1

2024 TAX STATUS

Property Class R - Residential
Land Use 510 - ONE-FAM DWLG ON PLATTED LOT
Tax District 025 - CITY OF GAHANNA-GAHANNA JEFFERSON
School District 2506 - [SD Income Tax]
City/Village GAHANNA CITY
Township MIFFLIN TWP
Appraisal Neighborhood 05204000
Tax Lien No



AUDITOR OFFICE

SEARCH

ONLINE TOOLS

REFERENCE

CONTACT MICHAEL

- Summary
- Land Profile
- Residential
- Commercial
- Improvements
- Permits
- Mapping
- Sketch
- Photo
- StreetSmart
- Aerial Photos
- Transfers
- BOR Status
- CAUV Status
- Tax & Payments
- Tax Distribution
- Tax Calculators
- Value History
- Rental Contact
- Incentive Details
- Quick Links

Parcel ID: 025-013260-00 Map Routing: 025-M097A-01900
 MCCLEARY JOSEPH R 1109 ARCARO DR

Record Navigator

1 of 1

[Return to Search Results](#)

- Actions**
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OWNER

Owner	MCCLEARY JOSEPH R
Owner Mailing / Contact Address	MAXFIELD MARY E 1109 ARCARO DR COLUMBUS OH 43230
	Submit Mailing Address Correction Request
Site (Property) Address	1109 ARCARO DR
	Submit Site Address Correction Request
Legal Description	ARCARO DRIVE WOODS AT ROSE RUN LOT 10
Calculated Acres	.22
Legal Acres	0
Tax Bill Mailing	View or Change on the Treasurer's Website If you have recently satisfied or refinanced your mortgage, please visit the above link to review your tax mailing address to ensure you receive your tax bill and other important mailings.
Parcel Permalink	https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/02501326000
eAlerts	Sign Up for or Manage Property eAlerts The Auditor's office provides a Property eAlerts tool through which a property owner can sign up to receive an automated email alert whenever a change in owner or value is made to their property record. Click on the above button to sign up for or manage your Property eAlerts.
Tools	View Google Map Print Parcel Summary

MOST RECENT TRANSFER

Transfer Date	MAY-04-2010
Transfer Price	\$270,000
Instrument Type	WD
Parcel Count	1

2024 TAX STATUS

Property Class	R - Residential
Land Use	510 - ONE-FAM DWLG ON PLATTED LOT
Tax District	025 - CITY OF GAHANNA-GAHANNA JEFFERSON
School District	2506 - [SD Income Tax]
City/Village	GAHANNA CITY
Township	MIFFLIN TWP
Appraisal Neighborhood	05204000
Tax Lien	No



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Photo

StreetSmart

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CAUV Status

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Rental Contact

Incentive Details

Quick Links

Parcel ID: 025-013262-00
GROSSMAN RICHARD L

Map Routing: 025-M097A-01700
1097 ARCARO DR

Record Navigator

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[Return to Search Results](#)

Actions

- [Neighborhood Sales](#)
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SYSTEM MAINTENANCE

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OWNER

Owner: GROSSMAN RICHARD L
GROSSMAN AMY C
1097 ARCARO DR
COLUMBUS OH 43230

[Submit Mailing Address Correction Request](#)

Site (Property) Address: 1097 ARCARO DR

[Submit Site Address Correction Request](#)

Legal Description: 1097 ARCARO DRIVE
WOODS AT ROSE RUN
LOT 12

Calculated Acres: .17
Legal Acres: 0

Tax Bill Mailing: [View or Change on the Treasurer's Website](#)
If you have recently satisfied or refinanced your mortgage, please visit the above link to review your tax mailing address to ensure you receive your tax bill and other important mailings.

Parcel Permalink: <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/02501326200>

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Tools: [View Google Map](#)
[Print Parcel Summary](#)

MOST RECENT TRANSFER

Transfer Date: MAY-17-2024
Transfer Price: \$0
Instrument Type: QE
Parcel Count: 1

2024 TAX STATUS

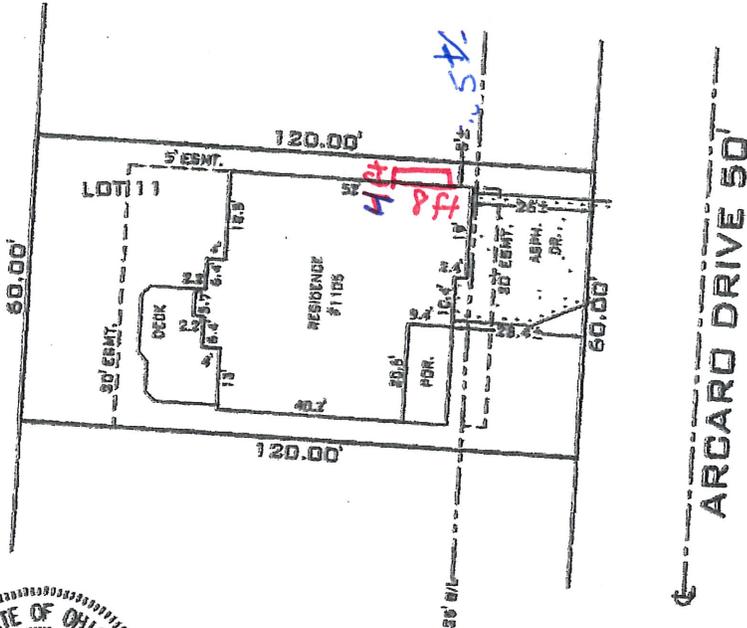
Property Class: R - Residential
Land Use: 510 - ONE-FAM DWLG ON PLATTED LOT
Tax District: 025 - CITY OF GAHANNA-GAHANNA JEFFERSON
School District: 2506 - [\[SD Income Tax\]](#)
City/Village: GAHANNA CITY
Township: MIFFLIN TWP
Appraisal Neighborhood: 05204000
Tax Lien: No

WCT
WORLD CLASS TITLE

POWERED BY
STARS
SURVEY TRACKING
AND
RETRIEVAL SYSTEM
www.surveystars.com

PROPERTY ADDRESS: 1105 ARCARO DRIVE GAHANNA, OHIO 43230

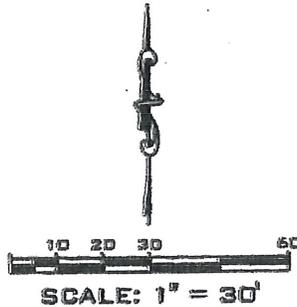
SURVEY NUMBER: 146986



Scott D. Grunel

THIS PLAT IS NOT TO BE USED TO ERECT FENCES OR OTHER STRUCTURES, AND MAY NOT SHOW ALL EASEMENTS AFFECTING THE SUBJECT TRACT

LSB#: 146986



POINTS OF INTEREST: NONE VISIBLE.

CLIENT NUMBER: WC1304497-HANDLER	DATE: 5/2/2013
BUYER: JONATHAN G. HANDLER AND JULIE D. HANDLER	
SELLER: YASSAMIN D. BLEWISS AND JONATHAN AARON BLEWISS	
SUBLOT / ORIGINAL LOT: 11	
SUBDIVISION: WOODS AT ROSE RUN SUBDIVISION	
PLAT:	PG:
COUNTY: FRANKLIN	

THIS MORTGAGE LOAN IDENTIFICATION SURVEY IS NOT TO BE USED FOR THE INSTALLATION OR BUILDING OF FENCES, SHEDS, GARAGES, ADDITIONS OR ANY OTHER STRUCTURE. TO DETERMINE EXACT BOUNDARY LINES, A BOUNDARY SURVEY IS REQUIRED.

THIS PLAT DEPICTS THE SUBJECT PROPERTY IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE, CHAPTER 4733-30, MINIMUM STANDARDS FOR MORTGAGE SURVEYS IN THE STATE OF OHIO, AND IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE.

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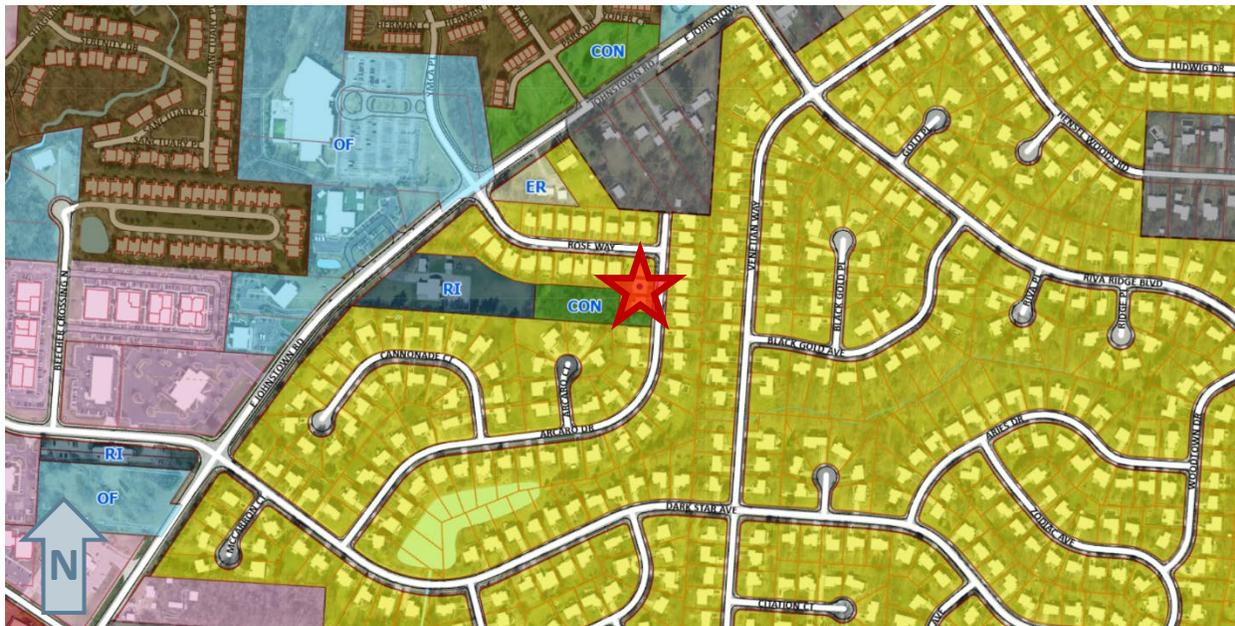


PLANNING COMMISSION STAFF REPORT

Project Summary – 1105 Arcaro Drive

Meeting Date:	November 5, 2025
Zoning:	Large Lot Residential (R-1)
Application Type(s):	Variance (V)
Staff Representative:	Maddie Capka, Planner II
Recommendation:	Staff recommends disapproval of the application.

Location Map:



Staff Review

Overview

The applicant is requesting approval of a variance to allow a shed to be placed within a side yard setback and to the side of a house instead of to the rear. For all properties zoned R-1, the required side and rear setbacks for accessory structures is 10 feet. In this case, the shed is only 4 ft 8 in from the northern side property line.

There is also a 5 ft easement from the north property line, which the shed encroaches into by 4 inches. Due to this, the Engineering Department stated that they object to the variance and strongly recommend denial.

The shed was partially installed prior to receiving a permit from the city and this application was filed because of Code Enforcement action. The shed is 32 SF and touches the side of the existing house.

The applicant states that the shed was installed in this location because the backyard collects a lot of water due to elevation changes. There is some landscaping that partially screens the shed from the right-of-way, however, it is still visible. The shed is also outside of the existing fence on the property.

Review Criteria

Variance (V)

The following variances have been requested:

1. 1103.07 – Large Lot Residential
 - a. The side yard setback for accessory structures is 10 ft.
 - b. The shed is located only 4 ft 8 in from the northern side property line.
2. 1103.07 – Large Lot Residential
 - a. Accessory structures must be to the rear of the principal structure.
 - b. The shed is located to the side of the principal structure.

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

Staff recommends disapproval of the variance application. The shed is visible from the ROW and encroaches both into a setback and an easement. It is also very close to the adjacent home to the north. However, there is limited space to install an accessory structure on the property due to the 5 ft easement along the north property line and a 30 ft easement on the west.