

File No. 16020006
Date Received: 1/29/16
Scheduled Public Hearing Date (If Necessary): _____

Fee: 50.00
Initials: JW
Check or Receipt No. 8410 MK

APPLICATION FOR HOME OCCUPATION CITY OF GAHANNA PLANNING COMMISSION

***Required Information**

*Applicant's Name: Keith R. Libben *Email Libben.4@gmail.com
*Address: 602 Fenchurch Way
*Parcel ID# 025-001421-00 Phone# 419-651-2246
*Type of Occupancy: _____ Rent X Own _____ Fax# _____
*Type of Home Occupation Proposed: 10'x8' room to be used as office for part-time woodworking business
*Name of Business: Mohican Woodworking, Ltd.
*Current Zoning: R-4 *Total Acreage: 0.18
*Length of Time Requested for Home Occupation: Continuous

Submission Requirements

1. A copy of a Plot Plan or Legal Description of the property certified by a registered surveyor.
2. Application Fee of \$50.
3. Signed Page 2 of Application.
4. Personal Statements on a separate page with signature addressing **all** of the following:
 - a) The necessity or desirability of the proposed use to the neighborhood or community.
 - b) The relationship of the proposed use to adjacent property and land use.
 - c) Other information that may be pertinent to the application for appropriate action by the Planning Commission and/or Planning & Zoning Administrator.

In accordance with Section 1177 of the Codified Ordinances of Gahanna, Ohio, I hereby certify that this Home Occupation, as stated in this application, has been approved.

Bonnie Yard

2/8/16

Planning & Zoning Administrator

Date

Conditions:

as long as Mr Libben owns the property

In accordance with Section 1177 of the Codified Ordinances of Gahanna, Ohio, I hereby certify that this Home Occupation has been forwarded to the Planning Commission for further review. The public hearing will be held on: _____

Planning & Zoning Administrator

Date

Planning Commission Action: Approved: _____ Denied: _____ Date: _____

Conditions: _____

Restrictions for all Home Occupations

Section 1177.03 (b)

- (1) All home occupation activities shall be subordinate to the residential use of the property in which such activities are located.
 - (2) All home occupation activities that are conducted in residential districts shall be conducted from within the principal dwelling unit.
 - (3) All home occupation activities shall be conducted by only family members residing on the premises of the concerned property.
 - (4) Traffic generated by all home occupation activities shall not exceed the volume of traffic that is normal for a residential neighborhood.
 - (5) No additional structures or expansions for the purpose of conducting home occupation activities shall be allowed. No exterior changes to the structure shall be permitted, which includes, but is not limited to, the use of signs, lights and banners.
 - (6) The area used for such home occupation activities shall not exceed 500 square feet or twenty-five percent (25%) of the gross floor area, whichever is less.
 - (7) Any and all vehicles that are related to home occupation activities and may be considered "business" or "commercial" vehicles or bearing an advertisement logo within a residential district, shall meet the parking requirements in Section 1163.09.
 - (8) Any home occupation activities shall not produce detrimental impacts, which include but are not limited to, fumes, noise, vibration, glare, odors, or electrical interference that infringe upon the public health, safety and welfare. Such detrimental impacts shall not interfere in any manner with adjacent, neighboring or other properties located in proximity to the home occupation activity.
 - (9) There shall be no outdoor storage of equipment or materials used in the home occupation activity.
 - (10) It shall be the home owner's responsibility to ensure compliance with all applicable state and federal laws.
-

I have read the above restrictions and understand their impact on my proposed Home Occupation.



*Applicant

1/29/2016

Date

- a) *The necessity or desirability of the proposed use to the neighborhood or community.*

Use of approx. 10-foot by 8-foot room located inside my residence to be used as an office space for a part-time custom woodworking business (Mohican Woodworking, Ltd.). Office space will be used primarily for design work, consultation, bookkeeping, research, and online sales. No retail sales will be conducted from the residence, all sales will be online transactions, craft shows, or in person sales.

- b) *The relationship of the proposed use to adjacent property and land use.*

All business will be conducted inside my residence. Occasionally customers may visit the office for design consultation or item pick-up. Anticipated customer visitation is less than 1 customer per month. No disruption to adjacent properties or traffic is anticipated. No business hours will be kept; all visitations will be by appointment only.

- c) *Other information that may be pertinent to the application for appropriate action by the Planning Commission and/or Planning & Zoning Administrator.*



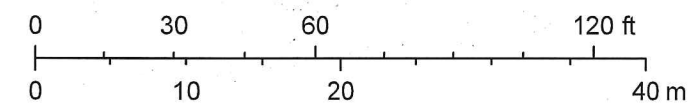
Keith Libben

1/29/2016



January 29, 2016

1:493



Royal Manor

NOT A CERTIFIED COPY

BROOKSIDE SALES, INC.
13.214 ACRES OF 130.714 ACRES
D. B. 2259, Pa. 403



GEORGE WHITE L.E. 17.14 ACRES
PAUL D. & IRENEA A. MUNCY 2.5 ACRES

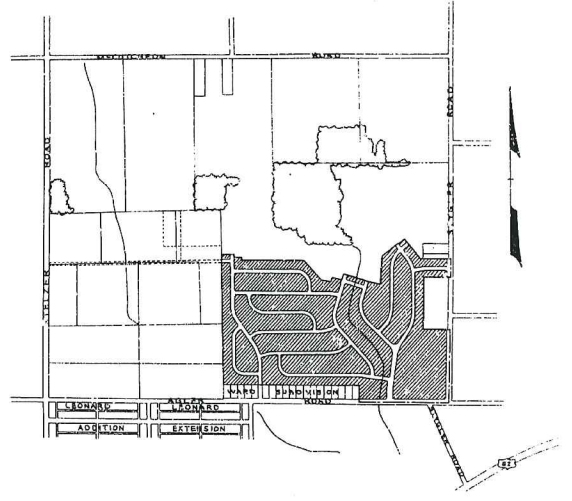
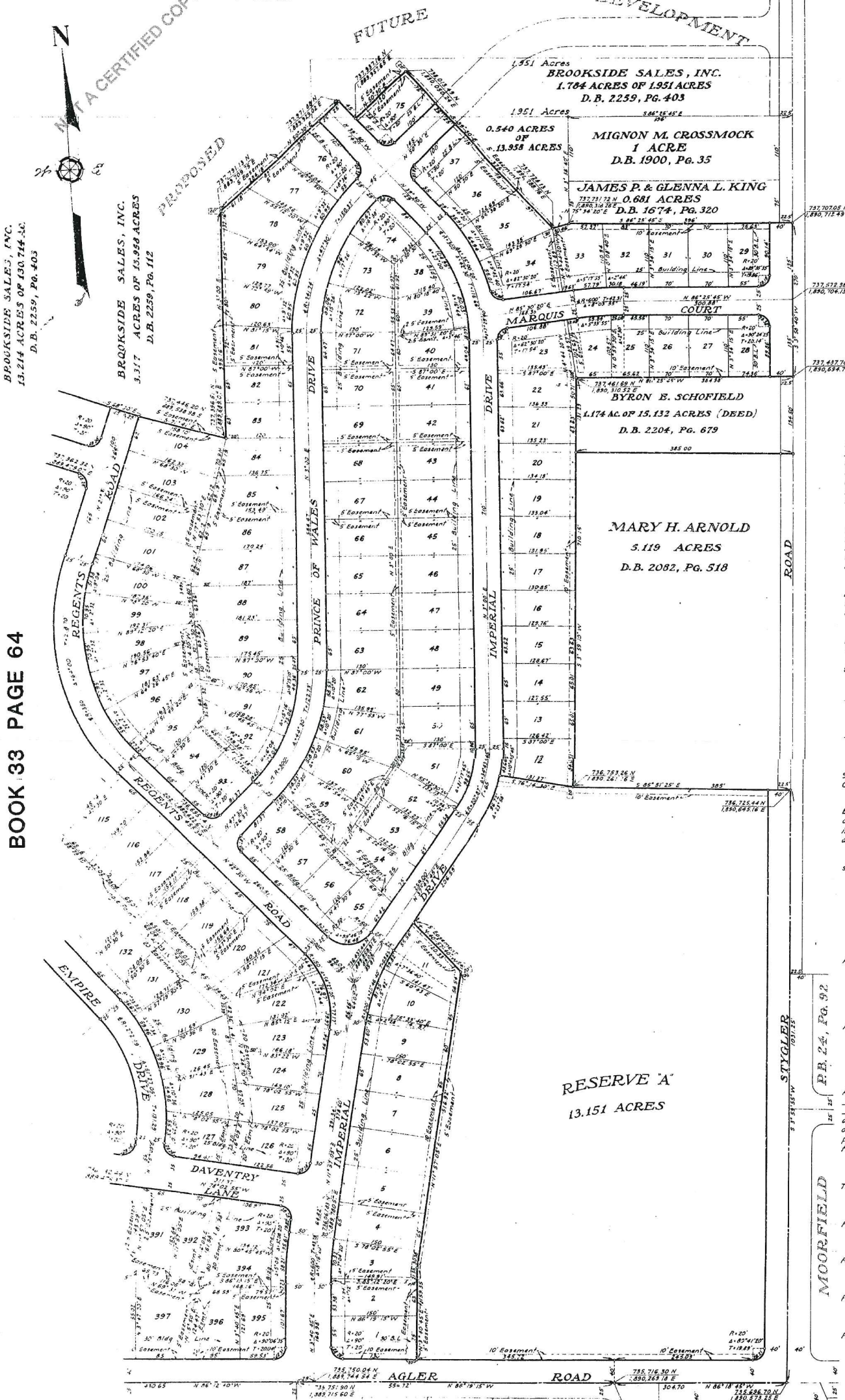
BOOK 33 PAGE 65

Note - Coordinates shown are on the State of Ohio Coordinate System, South Zone, as extended by the Franklin County Regional Planning Commission in 1957. Bearings shown are Grid Bearings of the same system.

Grading indicated by a 'P' in a circle 7/8/60

NATIONAL HOMES DEVELOPMENT CO. OF OHIO
65.771 ACRES
D.B. 2193, Pg. 131

Royal Manor



Situated in the State of Ohio, County of Franklin, Village of Gahanna, and being a part of the Southwest Quarter of Section 1, Township 1, Range 17, United States Military Lands, containing 127.768 acres of which 117.50 acres are a part of the 130.714 acre tract and 0.167 acre is a part of the 1.951 acre tract conveyed to "BROOKSIDE SALES, INC." by "NATIONAL HOMES DEVELOPMENT CO." by deed of record in Deed Book 2259, Page 403 and 10.101 acres are a part of the 13.958 acre tract conveyed to "BROOKSIDE SALES, INC." by BYRON E. SCHOFIELD by deed of record in Deed Book 2259, Page 112, Recorder's Office, Franklin County, Ohio.

The undersigned, "BROOKSIDE SALES, INC.", by BYRON E. SCHOFIELD, President, and GRACE E. SCHOFIELD, Vice President, duly authorized in the premises by action of its Board of Directors, does hereby certify that the attached plat correctly represents its "ROYAL MANOR", a subdivision of Lots 1 to 145, inclusive, does hereby accept this plat of same and dedicates to public use as such all or parts of the roads, drives, avenues, lanes, courts and ways shown hereon and not heretofore dedicated.

Easements are reserved where indicated on the plat for the construction, operation and maintenance of public utilities above and beneath the surface of the ground, and where necessary are for the construction, operation and maintenance of service connections to adjacent lots and for storm water drainage.

In Witness Whereof, BYRON E. SCHOFIELD and GRACE E. SCHOFIELD, as President and Vice President, respectively, of "BROOKSIDE SALES INC." have hereunto set their hands this 30 day of June, 1960.

WITNESSES
 Robert H. Moira
 Notary Public, Franklin County, Ohio
 My commission expires Nov. 14, 1962

STATE OF OHIO
 COUNTY OF FRANKLIN SS

Before me, a Notary Public, in and for said County, personally came BYRON E. SCHOFIELD and GRACE E. SCHOFIELD, as President and Vice President, respectively, of the said "BROOKSIDE SALES, INC." who acknowledged the signing of the foregoing instruments to be their voluntary act and deed and the voluntary corporate act and deed of said "BROOKSIDE SALES INC." for the uses and purposes herein expressed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 30 day of June, 1960.

Approved and accepted this 5th day of July, 1960.
 VILLAGE ENGINEER
 By: John E. Tilton

Approved and accepted this 5th day of July, 1960
 VILLAGE PLANNING COMMISSION
 By: Harold S. McInnis

Approved and accepted by Ordinance No. 25-60, passed on this 5th day of July, 1960, wherein the roads, drives, avenues, lanes, courts and ways or parts thereof dedicated on the attached plat are accepted as such by the Council for the Village of Gahanna, Ohio.
 William Walters
 Clerk, Village of Gahanna, Ohio
 Philip S. Weanell
 Mayor, Village of Gahanna, Ohio

Transferred this 16th day of July, 1960.
 Fred P. Deener
 Auditor, Franklin County, Ohio

Filed for record this 16th day of July, 1960, at 11:09 AM

Recorded this 19th day of July, 1960, in Plat Book 33, Page 64, 65

Fee \$21.60
 File No 5657
 James A. Schofield
 Recorder, Franklin County, Ohio
 Ray C. Gray
 Deputy Recorder

SURVEYED & PLATTED
 BY
 EVANS, MECHWART, HAMBLETON & TILTON
 CIVIL ENGINEERS & SURVEYORS
 GAHANNA, OHIO

Scale - 1" = 80'
 We do hereby certify that we have surveyed the premises and prepared the attached plat and that said plat is correct. All dimensions are shown in feet and decimal parts thereof. Dimensions along curves are chord measurements.

By: W. B. Mechwart
 Registered Surveyor 4072

BOOK 33 PAGE 64

Coordinates shown are on the State of Ohio Coordinate System, South Zone, as extended by the Franklin County Regional Planning Commission in 1957. Bearings shown are Grid Bearings of the same system.
 Tracing checked by D.D. Dinschmidt 7/28/60