

Application for Variance

City of Gahanna, Ohio ■ Planning Commission
200 S. Hamilton Road, Gahanna, OH 43230 ■ Phone: (614) 342-4025 ■ Fax: (614) 342-4117

***REQUIRED INFORMATION:** All correspondence will be addressed to the applicant, unless noted otherwise.

*Project Name: HAMILTON PARKE
 *Address for proposed Variance Lot 13 HAMILTON COURT #445
 *Parcel ID#(s) 027-000093 *Current Zoning SE-3
 *Description of Variance Requested PARTIAL REDUCED SETBACK FOR ACCESSORY SPACE

*Applicant Name GEORGE PARKER *Phone 614.439.6383
 *Applicant Address P.O. Box 30927 *City/State/Zip GAHANNA, OHIO 43230
 *Applicant's Relationship to Project OWNER *Email GPARKER@ARCHITECTSGFA.COM
 *Agent Name GEORGE PARKER *Email GPARKER@ARCHITECTSGFA.COM *Phone 614.439.6383

***ADDITIONAL REQUIRED INFORMATION:** If different than applicant.

*Property Owner Name ALLODIUM INC. *Phone 614.439.6383
 *Property Owner Address P.O. Box 30927 *City/State/Zip GAHANNA, OHIO 43230
 *Contact Name GEORGE PARKER *Email GPARKER@ARCHITECTSGFA.COM

***SUBMISSION REQUIREMENTS:** Applications are not complete until all submission requirements are received and accepted by the Planning and Zoning Administrator.

1. Two (2) 11" x 17" copies of a survey and legal description of the property certified by a registered surveyor.
2. One (1) digital copy of all submitted documents. Plans to be in 11x17 format.
3. A list of contiguous property owners and their mailing addresses.
4. Pre-printed mailing labels for all contiguous property owners.
5. A statement of the reason(s) for the Variance request. The statement must address the three (3) conditions listed on page 2 of this application in order for Planning Commission to grant approval for the Variance.
6. Please refer to section 1131 of the City of Gahanna Code Ordinance (found at www.municode.com).
7. Application Fee of \$150 for Single-Family Residential Districts and \$300 for all other Zoning Districts.

Applicant's Signature: *George Parker* Date: OCT. 27, 2016

For Internal Use:

***PLANNING AND ZONING ADMINISTRATOR REVIEW AND APPROVAL:**

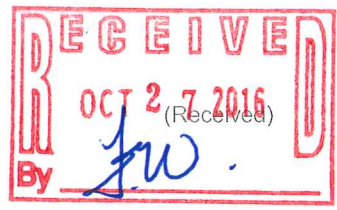
Code Sections to be varied: 1143.08(b)

Description of the governing code and the requested variance: To allow the main structure to be constructed 15' from the rear property line

In accordance with Section 1131 of the Codified Ordinances of the City of Gahanna, Ohio, I hereby certify that this project, as stated above, was for approved by the City of Gahanna Planning Commission on _____. The applicant shall comply with any conditions approved by the Planning Commission and shall comply with all building, zoning and landscaping regulations now in place.

Planning & Zoning Administrator's Signature: _____ Date: _____

PC file No. _____
 Sunguard File No. 16110001
 Reference File No. _____
 Hearing Date: _____
 Revised: February 2016



PAID
 OCT 28 2016 (Accepted by PZA)
 BY: JW Cheek
181890

From: George Parker [mailto:gparker@architectsgpa.com]
Sent: Thursday, December 01, 2016 10:24 AM
To: Fredena Williams <Fredena.Williams@gahanna.gov>
Subject: RE: 445 Hamilton Ct Statement of Reason for variance

City of Gahanna

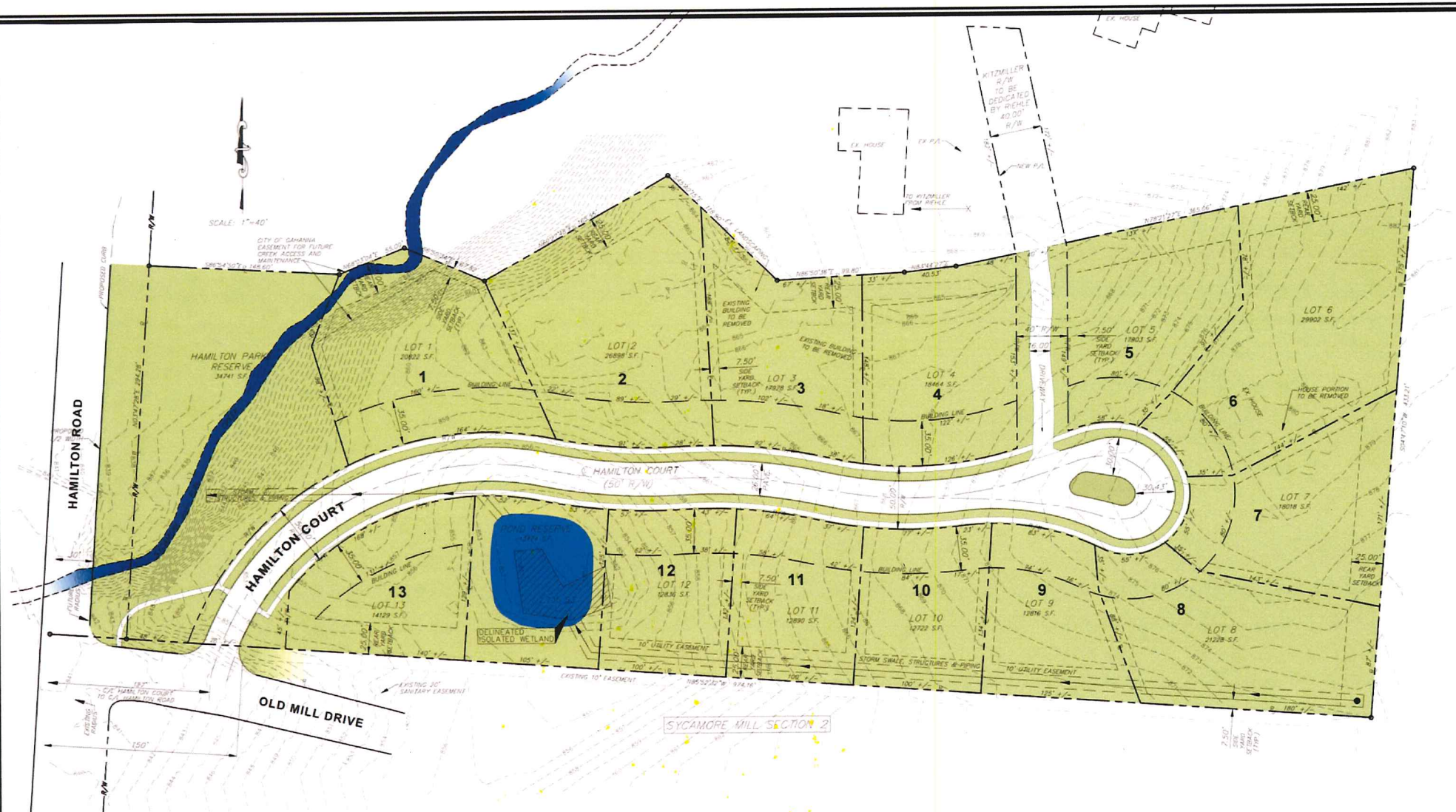
Subject: Homesite No. 13 Hamilton Parke

The shape of the property setbacks prevent the homeowner from building a needed accessory storage space.

George Parker

George Parker & Associates llc
106 Short Street
Gahanna, Ohio 43230
614-439-6383

From: Fredena Williams [mailto:Fredena.Williams@gahanna.gov]
Sent: Wednesday, November 30, 2016 3:15 PM
To: gparker@architectsgpa.com
Subject: 445 Hamilton Ct Statement of Reason

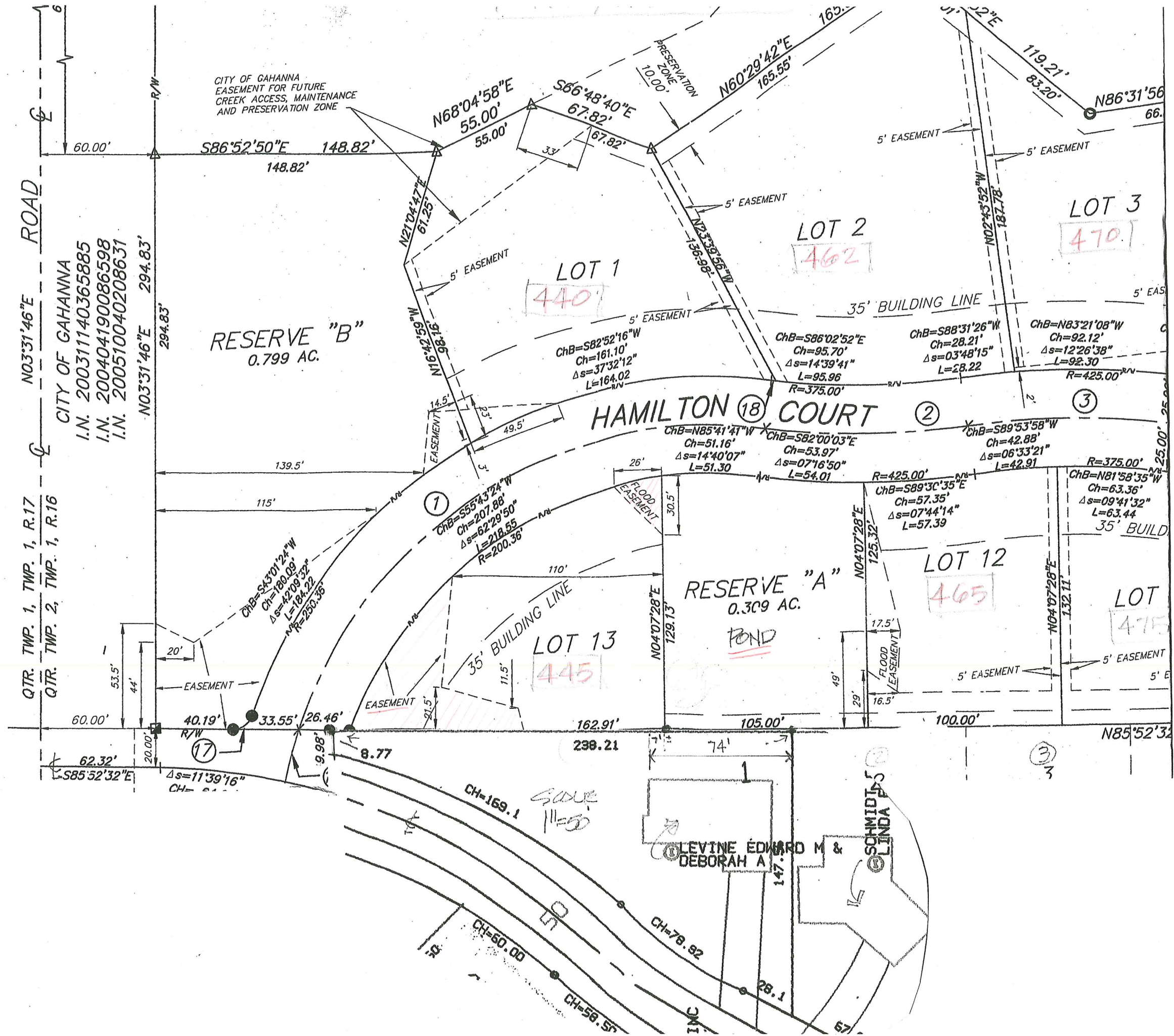


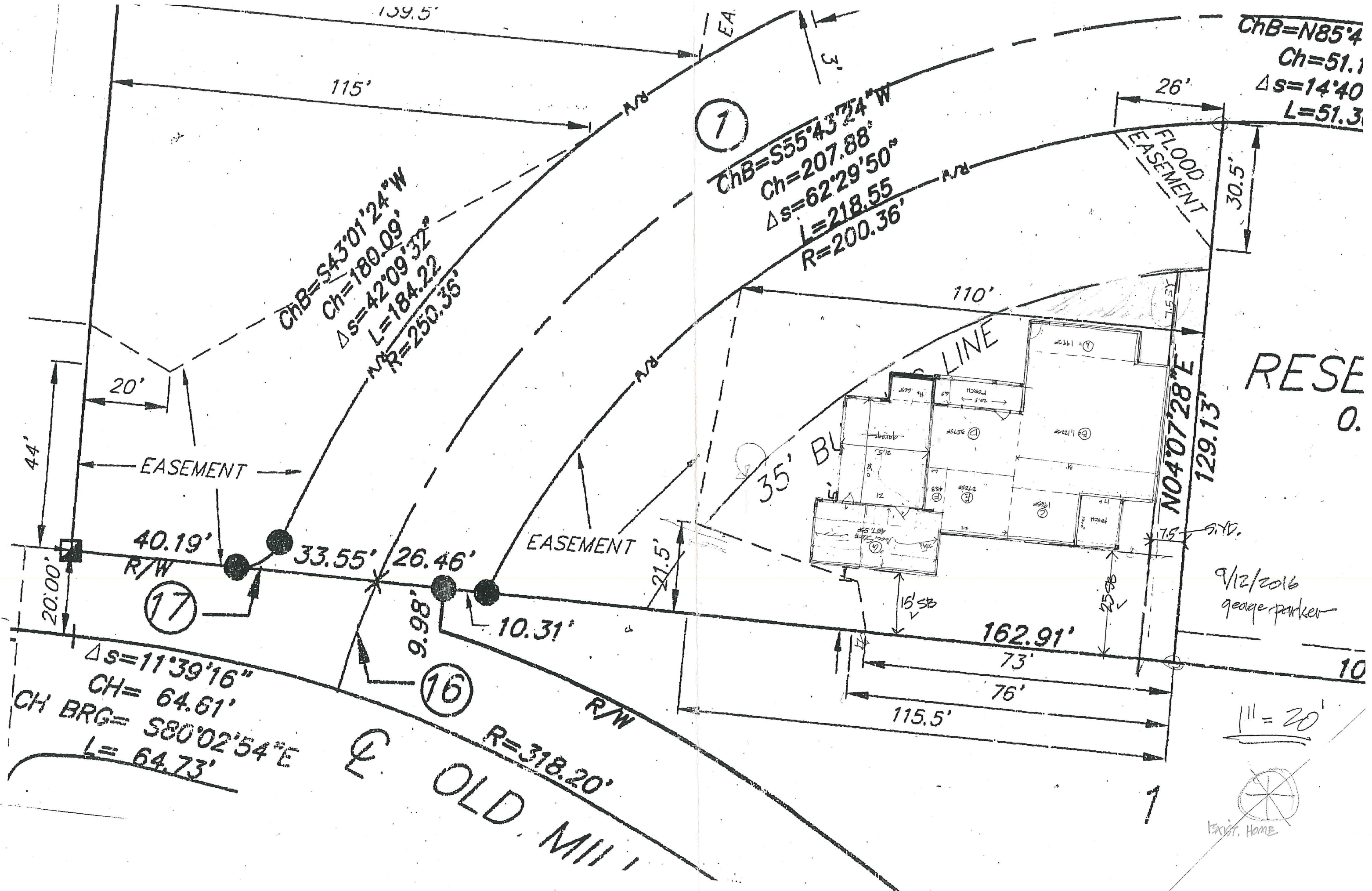
HAMILTON PARKE

ON SYCAMORE

GEORGE PARKER & ASSOCIATES
 architecture planning interior design
 106 short street
 gahanna, ohio
 614.476.3600







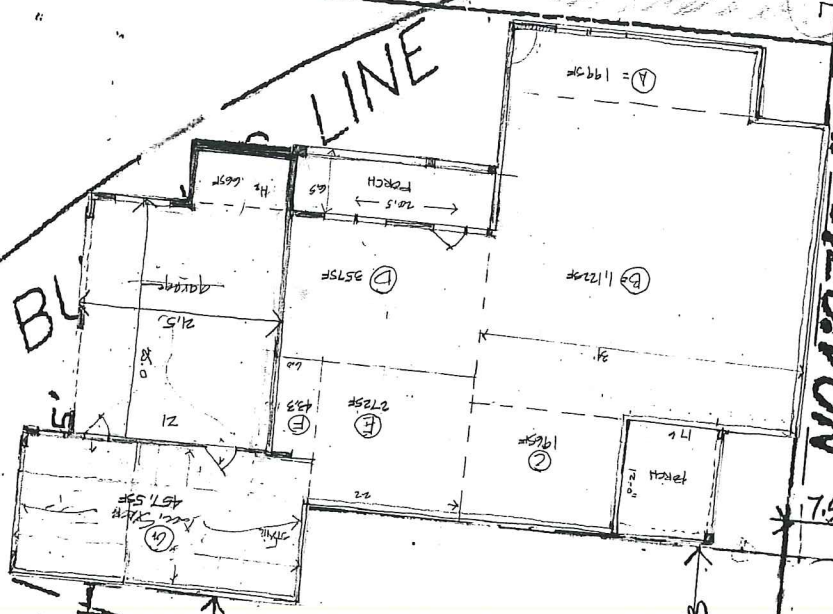
$ChB = S43^{\circ}01'24'' W$
 $Ch = 180.09'$
 $\Delta S = 42^{\circ}09'32''$
 $L = 184.22'$
 $R = 250.35'$

(7)
 $ChB = S55^{\circ}43'24'' W$
 $Ch = 207.88'$
 $\Delta S = 62^{\circ}29'50''$
 $L = 218.55'$
 $R = 200.36'$

$ChB = N85^{\circ}4'$
 $Ch = 51.1'$
 $\Delta S = 14^{\circ}40'$
 $L = 51.3'$

(17)
 $\Delta S = 11^{\circ}39'16''$
 $CH = 64.61'$
 $CH BRG = S80^{\circ}02'54'' E$
 $L = 64.73'$

(16)
 $R = 318.20'$
 OLD MILL



RESE
0.

9/12/2016
george parker

1" = 20'



Fredena Williams

From: Fredena Williams
Sent: Wednesday, November 23, 2016 9:45 AM
To: 'gparker@architectsgpa.com'
Subject: Electronic Copy of Variance
Attachments: Variance for 445 Hamilton Ct.pdf

Good morning, Mr. Parker-

I have attached a copy of the Variance Application for 445 Hamilton Ct. We need this application in electronic form be it disc or thumb drive. We also need a statement of reason for the Variance.

Thank you,

FREDENA WILLIAMS
Building and Zoning Specialist
Department of Public Service and Engineering



200 S. Hamilton Rd.
Gahanna, Ohio 43230
614.342.4010
614.342.4121(fax)
fredena.williams@gahanna.gov
www.Gahanna.gov
Twitter @CityOfGahanna

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To **SUBMIT:** File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: Lot 13 Hamilton Court

Project Name/Business Name: Hamilton Parke Variance

SUBMITTED BY:

Name: Michael Blackford **Title:** Deputy Director

Department: Planning and Development

Variance Criteria

At such hearing the applicant shall present a statement and adequate evidence, in such form as the Planning Commission may require and the Planning Commission shall not grant a variance unless it finds that all of the following conditions apply to the case in question:

- (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.

The applicant requests a variance to section 1143.08(b), rear yard depth of not less than 25'. The size of the lot is .33 acres or 14,374 square feet which exceeds the SF-3 minimum lot size of 11,000 square feet. Typically, lots that exceed minimum lot size requirements should not require setback variances. However, an unusual circumstance may exist in that the shape of the lot is pie shaped rather than square or rectangular. This could be viewed as a special circumstance related to the land. It is Planning and Development staff's opinion that an unusual condition exists, however, it was self-created.

The property was platted in 2007. Careful consideration to the buildable areas of each lot should have been considered at that time. More information should be provided that demonstrates that a reasonably sized home cannot fit on the lot. At this point in time it appears the requested home is simply too large for the lot.



CITY OF GAHANNA
DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

200 S. Hamilton Road
Gahanna, Ohio 43230
Zoning Division: 614-342-4025
zoning@gahanna.gov

Street View



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SUBMITTED BY:

Name: Rob Priestas Title: City Engineer

Department: Public Service and Engineering

No comment related to the variance request.

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Project/Property Address or Location: 445 Hamilton Court

Project Name/Business Name: George Parker

SUBMITTED BY:

Name: Bonnie Title: P&ZA

Department: Service

The applicant is asking to vary a portion of the rear yard from 25' to 15'. Given the shape of this lot, the building envelope is very narrow on the west side. If the house were to be built with the 25' rear yard setback, an attached addition would still be permitted to encroach into the setback a distance of 10', leaving a clearance of 15' to the property line. Also, given the shape of Lot 1 in Sycamore Mill Section 2, which abuts HP Lot 13 to the south, the existing house on Sycamore Mill Lot 1 only projects 7.5 feet westward of the southeast corner of Lot 13, thus would not be directly affected by the proposed variance request.

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