

**Michael and Lauren Keller**

620 Codrington Circle  
Gahanna, OH 43230  
lmkeller2015@gmail.com  
330-881-1922

**11/8/2025**

**Clerk of Council: Property Appeals Board**

City of Gahanna  
200 S Hamilton Road  
Gahanna, OH 43230  
Email: [council@gahanna.gov](mailto:council@gahanna.gov)

**Subject: Appeals Request for Notice of Defects (Sidewalk Repair) Gah. Code §903.4**

We are writing to formally appeal Gahanna City's request that we, as the property owners at 620 Codrington Circle, repair the sidewalk adjacent to our property. With the exception of #11, which we agree is in need of repair, all of the other parcel reports are trivial. We understand and appreciate the city's commitment to maintaining safe and accessible walkways, but we believe this request should be reconsidered for the following additional reasons:

1. **Ownership and Responsibility:** The sidewalk in question lies within the public right-of-way and is used by the general public. As such, we respectfully contend that its maintenance and repair should be the financial responsibility of the city, not the adjacent property owner.
2. **Condition and Cause:** The "damage" appears to result from general wear and tear/slow settling into the earth rather than any action or neglect on our part. *Candidly, the alleged "damage" is not significant enough to be in need of repair at this time (with the exception of #11).* Please see the supplemental pages for specific explanations for each claim.
3. **Financial Burden:** The cost of sidewalk repair is substantial for our middle-class family with 3 young children. Requiring individual property owners to bear this expense is inequitable—especially when the sidewalks serve as shared public infrastructure. We consistently vote in favor for levies and taxes for our city, and this should be covered as part of it.

We respectfully request that the city review this matter to recognize that all of these proposed repairs (again, with the exception of #11) are unnecessary. If the city determines these are non-negotiable, then they should assume full fiscal responsibility for the repairs. We would appreciate written confirmation of the outcome of this appeal.

Thank you for your time and attention to this matter. We value the city of Gahanna's efforts to maintain safe, walkable neighborhoods *within reason* and hope that we can reach a fair resolution.

Sincerely,

**Michael & Lauren Keller**

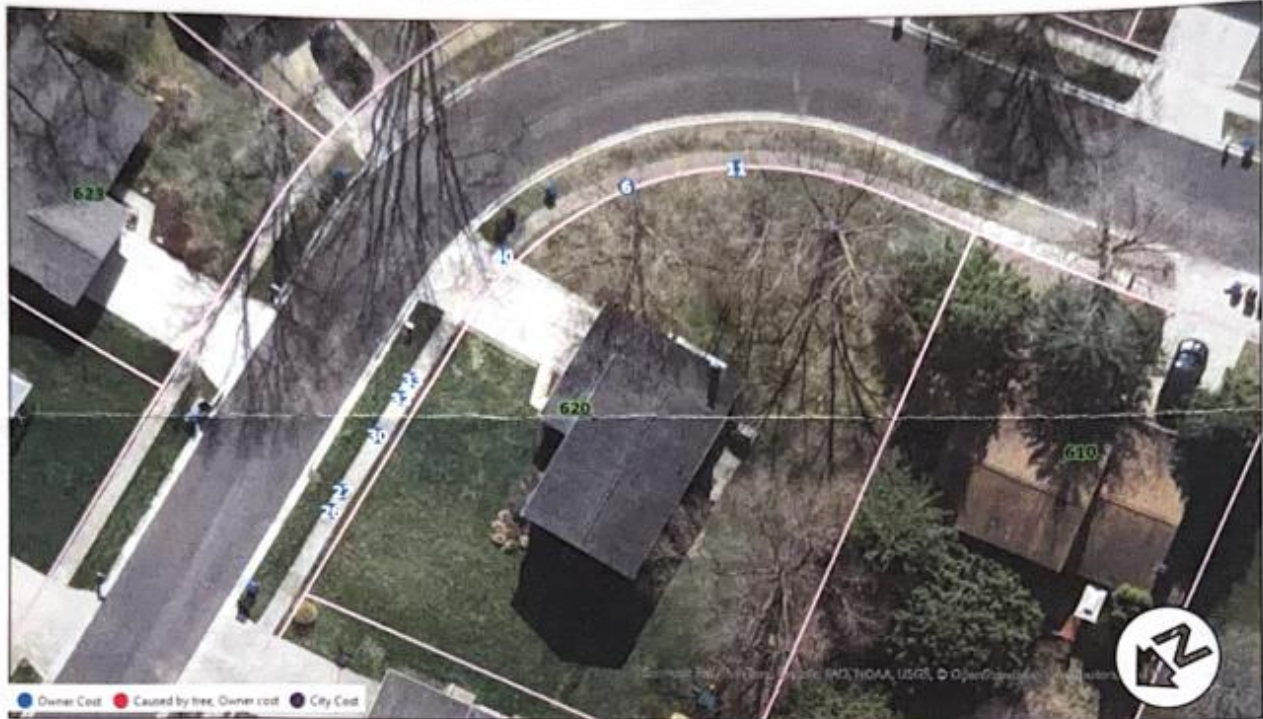


## Sidewalk Maintenance Parcel Exhibit



### Parcel Information:

Address: 620 CODRINGTON CR | Parcel ID: 025-004687



### Parcel Summary:

#### Quantities:

| 4" Concrete Replacement (SF) | 6" Concrete Replacement (SF) | 8" Concrete Replacement (SF) | Grinding (LF) | Patch Asphalt (SF) | Patch Concrete (SF) | Vegetation (LF) | ADA Ramp (sq) | Root Pruning (Panel) | Obstructions (sq) |
|------------------------------|------------------------------|------------------------------|---------------|--------------------|---------------------|-----------------|---------------|----------------------|-------------------|
| 100                          | 0                            | 0                            | 12            | 0                  | 0                   | 0               | 0             | 0                    | 0                 |

#### Costs:

| 4" Concrete Replacement Cost | 6" Concrete Replacement Cost | 8" Concrete Replacement Cost | Grinding Cost | Patch Asphalt Cost | Patch Concrete Cost | Vegetation Cost | ADA Ramp Cost | Root Pruning Cost | Obstructions Cost | Owner Cost | Total Cost |
|------------------------------|------------------------------|------------------------------|---------------|--------------------|---------------------|-----------------|---------------|-------------------|-------------------|------------|------------|
| \$1,600.00                   | \$0.00                       | \$0.00                       | \$378.00      | \$0.00             | \$0.00              | \$0.00          | \$0.00        | \$0.00            | \$0.00            | \$1,978.00 | \$1,978.00 |

### Sidewalk Panel Detail

[A] - Excessive cracking | [B] - Concrete spalling | [C] - Gaps between joints or cracks | [D] - Other conditions causing an unsafe walking surface | [E] - Minor Vertical Offset | [F] - Major Vertical Offset (>0.75")

| Panel/Panel Number | Panel Type           | Responsibility | Defect | Min Concrete Replacement (SF) | Min Concrete Replacement (SF) | Min Concrete Replacement (SF) | Grinding (LF) | Patch Asphalt (SF) | Patch Concrete (SF) | Vegetation (LF) | Root Pruning (Panel) |
|--------------------|----------------------|----------------|--------|-------------------------------|-------------------------------|-------------------------------|---------------|--------------------|---------------------|-----------------|----------------------|
| 6                  | Sidewalk             | Owner          | D      | 20                            | 0                             | 0                             | 0             | 0                  | 0                   | 0               | 0                    |
| 11                 | Sidewalk             | Owner          | E      | 0                             | 0                             | 0                             | 4             | 0                  | 0                   | 0               | 0                    |
| 26                 | Sidewalk             | Owner          | F      | 20                            | 0                             | 0                             | 0             | 0                  | 0                   | 0               | 0                    |
| 27                 | Sidewalk             | Owner          | F      | 20                            | 0                             | 0                             | 0             | 0                  | 0                   | 0               | 0                    |
| 30                 | Sidewalk             | Owner          | E      | 0                             | 0                             | 0                             | 4             | 0                  | 0                   | 0               | 0                    |
| 32                 | Sidewalk             | Owner          | F      | 20                            | 0                             | 0                             | 0             | 0                  | 0                   | 0               | 0                    |
| 33                 | Sidewalk             | Owner          | F      | 20                            | 0                             | 0                             | 0             | 0                  | 0                   | 0               | 0                    |
| 40                 | Residential Driveway | Owner          | E      | 0                             | 0                             | 0                             | 4             | 0                  | 0                   | 0               | 0                    |





#6

D (Other conditions causing unsafe walking surface)

This is barely noticeable. There is a small gap, it is not a tripping hazard. We appeal to the city to withdraw this repair request.



**#11 – NOT APPEALING**

E (Minor Vertical Offset)

This is actually more than a “minor” issue, compared to the other ones also labeled as “minor.” We agree this should be repaired.





#40

E (Minor Vertical Offset)

This is incredibly minor, not at all a hazard. We appeal to the city to withdraw this repair request.

(This arguably should not be in the same descriptive class as #11.)



This is just offering a view of our sidewalk between our house and 630 Codrington. It is well-maintained, smooth, and in excellent condition.

This is where the rest of the claims were: 26, 27, 30, 32, and 33





#33

F (Major Vertical Offset)

This is incredibly minor, again, not at all a hazard. We appeal to the city to withdraw this repair request.



#32

F (Major Vertical Offset)

This is incredibly minor, again, not at all a hazard. There is (and has been since we've lived here) a permanent black material/filler in this gap to avoid any gaps for injury risk. We appeal to the city to withdraw this repair request.





#30

E (Minor Vertical Offset)

This is incredibly minor, again, not at all a hazard. Just because there is a crack in the panel seam does not mean it is unsafe. We appeal to the city to withdraw this repair request.



#27

F (Major Vertical Offset)

This is incredibly minor, again, not at all a hazard. Additionally, just because there is a crack in the panel seam does not mean it is unsafe. We appeal to the city to withdraw this repair request.



#26

F (Major Vertical Offset)

This is incredibly minor, again, not a hazard. We appeal to the city to withdraw this repair request.





**Subject:** RE: Sidewalk Repair APPEAL for 620 Codrington Circle  
**Sent:** 12/18/2025, 11:27:14 AM  
**From:** Jeremy VanMeter<jeremy.vanmeter@gahanna.gov>  
**To:** 'Lauren Keller'  
**Attachments:** [620 CODRINGTON CIR - APPEAL PAYMENT.pdf](#)

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Hi Lauren,

I wanted to let you know that I received the receipt of your filing fee payment. And that your appeal has been filed on-time and is complete. This will likely be scheduled for hearing on Tuesday, January 27 at 6:30 PM, but that is a tentative date as of now. Hearings are held in-person at City Hall. Would this be a date and time that you could attend?

Thank you,

JEREMY A. VANMETER  
Clerk of Council  
Council Office  
he/him/his

City of Gahanna  
200 S. Hamilton Rd.  
Gahanna, Ohio 43230  
614-342-4091 (Desk)  
[jeremy.vanmeter@gahanna.gov](mailto:jeremy.vanmeter@gahanna.gov)  
[www.gahanna.gov](http://www.gahanna.gov)

-----Original Message-----  
From: Jeremy VanMeter  
Sent: Friday, December 12, 2025 11:36 AM  
To: 'Lauren Keller' <[lmkeller2015@gmail.com](mailto:lmkeller2015@gmail.com)>  
Subject: RE: Sidewalk Repair APPEAL for 620 Codrington Circle

Hi Lauren,

Just following up to see if you still plan to proceed with your appeal. It is currently incomplete without the filing fee. Let me know.

Thank you,

JEREMY A. VANMETER  
Clerk of Council  
Council Office  
he/him/his

City of Gahanna  
200 S. Hamilton Rd.  
Gahanna, Ohio 43230  
614-342-4091 (Desk)  
[jeremy.vanmeter@gahanna.gov](mailto:jeremy.vanmeter@gahanna.gov)  
[www.gahanna.gov](http://www.gahanna.gov)



-----Original Message-----

From: Jeremy VanMeter

Sent: Monday, December 1, 2025 9:45 AM

To: 'Lauren Keller' <[lmkeller2015@gmail.com](mailto:lmkeller2015@gmail.com)>

Subject: RE: Sidewalk Repair APPEAL for 620 Codrington Circle

Hi Lauren,

All that is left is the payment for the filing fee (\$50). You are welcome to pay in person at Council Office (checks are preferred), or if using a credit card, you will need to connect with our customer service department to process your transaction 614-342-4440. Once that is received, your appeal is complete.

The public hearing will likely be scheduled for January, as we will need to see if others file by the December 19 deadline.

Let me know if you have any other questions.

Thanks,

JEREMY A. VANMETER

Clerk of Council

Council Office

he/him/his

City of Gahanna

200 S. Hamilton Rd.

Gahanna, Ohio 43230

614-342-4091 (Desk)

[jeremy.vanmeter@gahanna.gov](mailto:jeremy.vanmeter@gahanna.gov)

[www.gahanna.gov](http://www.gahanna.gov)

-----Original Message-----

From: Lauren Keller <[lmkeller2015@gmail.com](mailto:lmkeller2015@gmail.com)>

Sent: Sunday, November 30, 2025 12:52 PM

To: Jeremy VanMeter <[jeremy.vanmeter@gahanna.gov](mailto:jeremy.vanmeter@gahanna.gov)>

Subject: Re: Sidewalk Repair APPEAL for 620 Codrington Circle

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.

Hope you had a good Thanksgiving holiday. I'd like to proceed with the appeals process. Please let me know how to proceed from here.

Kindly,

Lauren Keller

> On Nov 20, 2025, at 10:14 AM, Lauren Keller <[LMKELLER2015@gmail.com](mailto:LMKELLER2015@gmail.com)> wrote:

>

> Hi Brian and Paige -

>

> We've begun the appeals process, but wanted to have a discussion with you regarding these sidewalk repair/replacement request first. I've been waiting since last Monday 11/10 for a callback.

>

> Thanks for your time and attention in advance!

>

> Lauren Keller  
> 330-881-1922

>  
>  
>>>  
>>>

>>> To Whom it May Concern at City of Gahanna Property Appeals Board -  
>>>

>>> Please see the attached appeal request. We look forward to your response. We would be happy to discuss over the phone or even have you to our home to look at these reported sidewalk issues together.

>>>

>>> Respectfully,  
>>> Lauren Keller  
>>> 330-881-1922