

VARIANCE APPLICATION

Project/Property Address or Location: 1403 Greencroft Rd, Gahanna OH 43230		Project Name/Business Name: Shed	
Parcel ID No.(s): 025-007595-00	Zoning Designation: <i>MB 5/25/21</i> SF-3	Total Acreage: .31	
Description of Variance Requested: I would like to put a Shed (8 x 12 Gable style) on a flat spot on the side of the House its a corner home and no neighbors on that side.			
STAFF USE ONLY – Code Section(s): <i>.1143.08(a) .1167.17(b)</i>			
APPLICANT Name-do <u>not</u> use a business name: Joel Arias		Applicant Address: 1403 Greencroft Rd, Gahanna OH 43230	
Applicant E-mail: Jarias1@gmail.com		Applicant Phone No.: 614-668-2371	
BUSINESS Name (if applicable):			
ADDITIONAL CONTACTS Please List Primary Contact for Correspondence (please list all applicable contacts)			
Name(s):		Contact Information (phone no./email):	
PROPERTY OWNER Name: (if different from Applicant)		Property Owner Contact Information (phone no./email):	

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED (see page 2)

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/Primary Contact Signature:  Date: 4-12-2021

INTERNAL USE

Zoning File No.

V-0184-2021

RECEIVED:

AW

DATE:

4-15-21

PAID:

250.00

DATE:

4-15-21

AUTHORIZATION CONSENT FORM

(must sign in the presence of a notary)

If you are filling out more than one application for the same project & address, you may submit a copy of this form with additional applications.

PROPERTY OWNER

IF THE PROPERTY OWNER IS THE APPLICANT, SKIP TO NEXT SECTION

As the property owner/authorized owner's representative of the subject property listed on this application, hereby authorize the applicant/representative to act in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the applicant/representative.

(property owner name printed)

(property owner signature)

(date)

Subscribed and sworn to before me on this _____ day of _____, 20____.

State of _____ County of _____

Stamp or Seal

Notary Public Signature: _____

Applicant/Property Owner/Representative

AGREEMENT TO COMPLY AS APPROVED As the applicant/representative/owner of the subject property listed on this application, I hereby agree that the project will be completed as approved with any conditions and terms of the approval, and any proposed changes to the approval shall be submitted for review and approval to City staff.

AUTHORIZATION TO VISIT THE PROPERTY I hereby authorize City representatives to visit, photograph and post notice (if applicable) on the subject property as described.

APPLICATION SUBMISSION CERTIFICATION I hereby certify that the information on this application is complete and accurate to the best of my knowledge.

Joel Arias

(applicant/representative/property owner name printed)

[Signature]

(applicant/representative/property owner signature)

4-12-2021

(date)

Subscribed and sworn to before me on this 12th day of April, 2021.

State of Ohio County of Franklin

Notary Public Signature: Melissa E Pfister



MELISSA E. PFISTER
Notary Public, State of Ohio
My Comm. Expires 05/10/2021
Recorded in Franklin County

VARIANCE APPLICATION – SUBMISSION REQUIREMENTS

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

Please Note:

The Public Hearing will not occur until the City Of Gahanna Staff reviews the Application for Code Consistency.
Applications that are not consistent with the code will not be scheduled for hearing.

Kelly Wicker

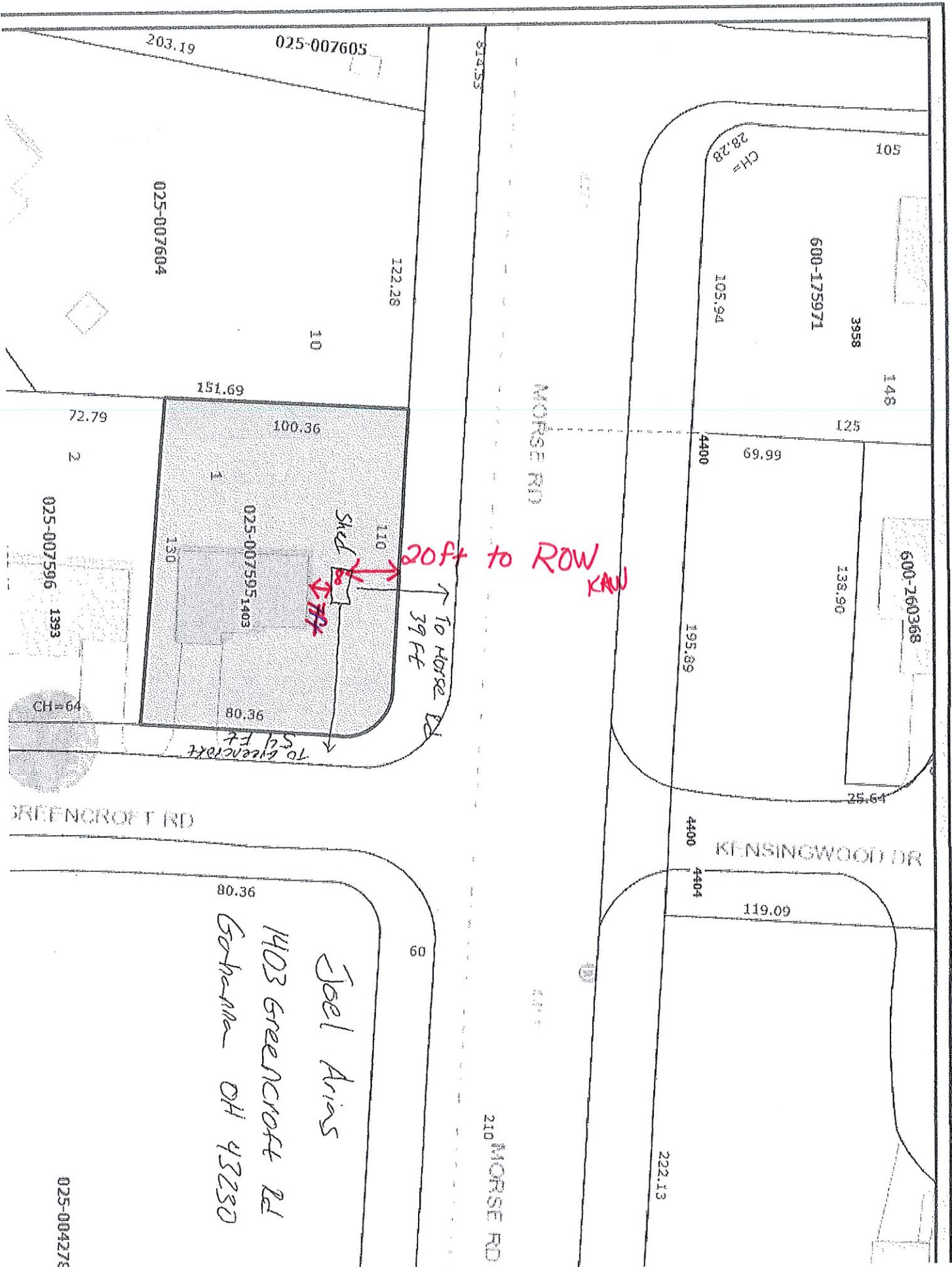
From: Joel Arias <jarias1@gmail.com>
Sent: Wednesday, April 14, 2021 9:51 AM
To: Kelly Wicker
Subject: Shed at 1403 Greencroft Rd, Gahanna OH 43230

Joel Arias
1403 Greencroft Rd
Gahanna, OH 43230

The reason for the shed is to store lawn and pool equipment, due to the layout of backyard with the pool taking up most of the yard space and grading a relative flat space next to the home was the ideal location, the shed is currently behind a fence with trees and scrubs covering the shed from being seen from Morse Rd, being a corner lot I also do not have a neighbors located on that side the shed is on. The shed is not on a permanent structure and I can easily access all around the shed for future maintenance. The shed will only be used for storage and will not adversely have an effect on the health or safety to anyone.

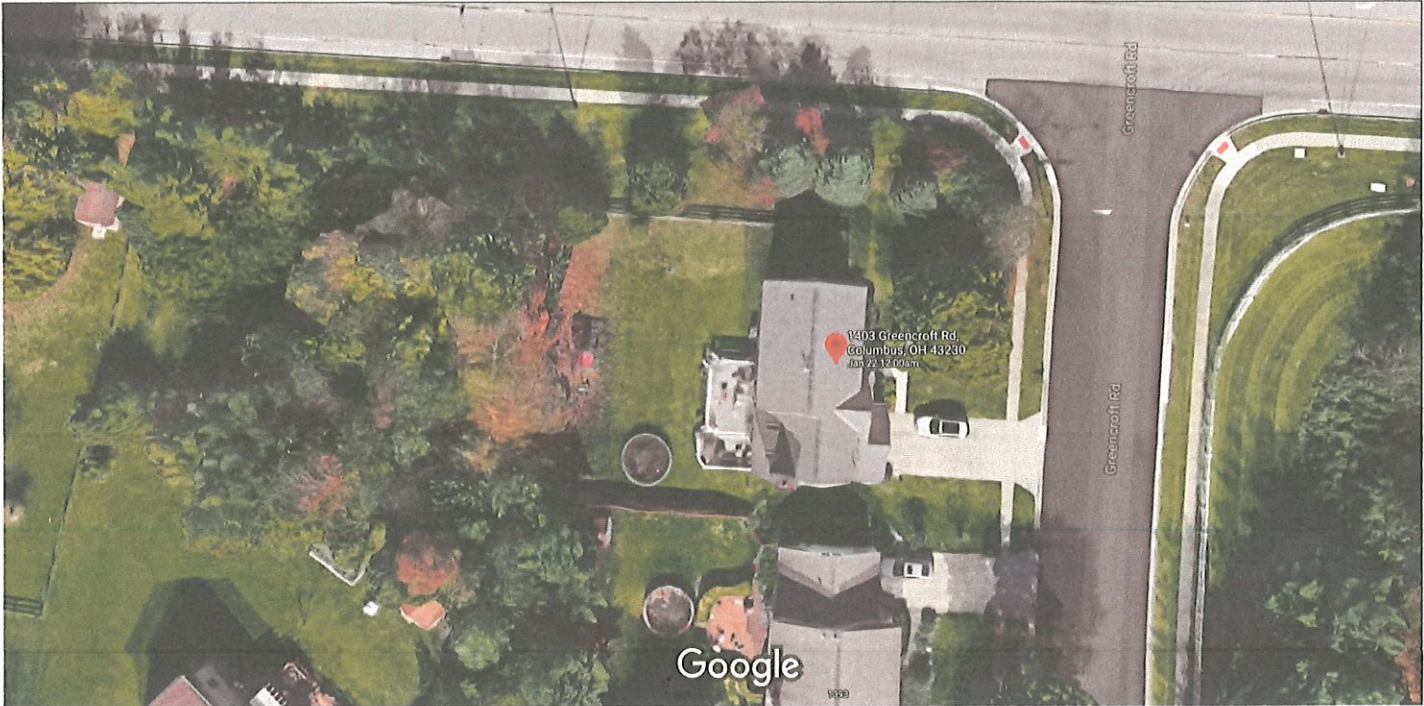
Thanks,

Joel Arias



Google Maps

1403 Greencroft Rd



Imagery ©2021 Google, Map data ©2021, Map data ©2021 20 ft



Home

Building

- Directions
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You visited today

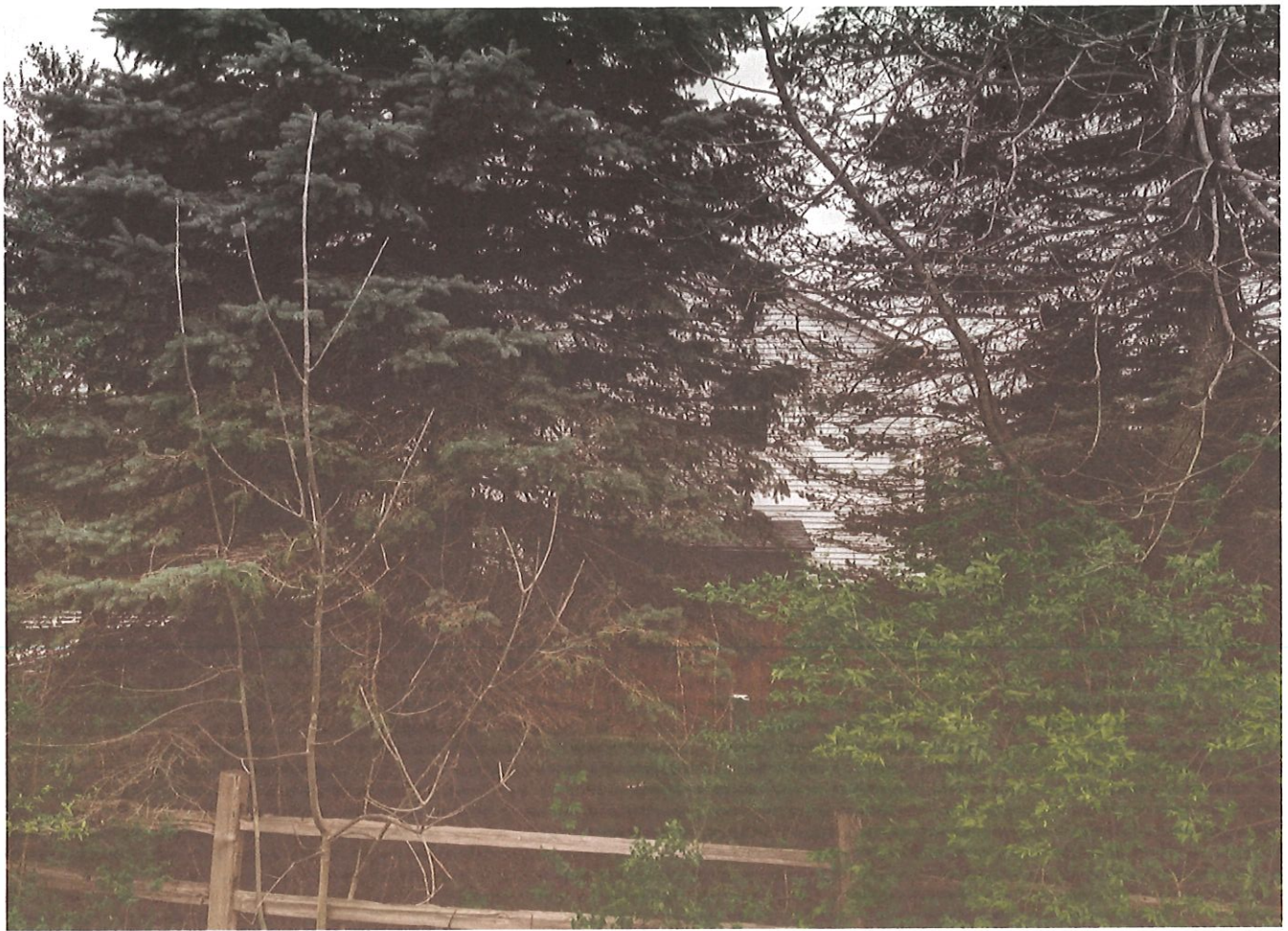
1403 Greencroft Rd, Columbus, OH 43230

Photos

PHOTOS







Property Owner

Joel Arias
1403 Greencroft Rd
Gahanna OH 43230

Back Neighbor

Donald Cutcher
144 Garston Ct
Gahanna OH 43230

Side Neighbor

Bah Chernor
1393 Greencroft Rd
Gahanna OH 43230

Franklin County Auditor's Office

Auditor

Michael Stinziano

Map Produced April 13, 2021

Planimetric Legend

Source: 2018 Aerial Photography

- Edge of Pavement
- Roadway Centerlines
- Railroad Centerlines
- Building Footprints
- Building Under Construction
- Creeks, Streams, Ditches
- Rivers & Ponds

Topographic Legend

Source: OSIP - 2011 LIDAR Collection

- Spot Elevation
- Index Contour
- Intermediate Contour

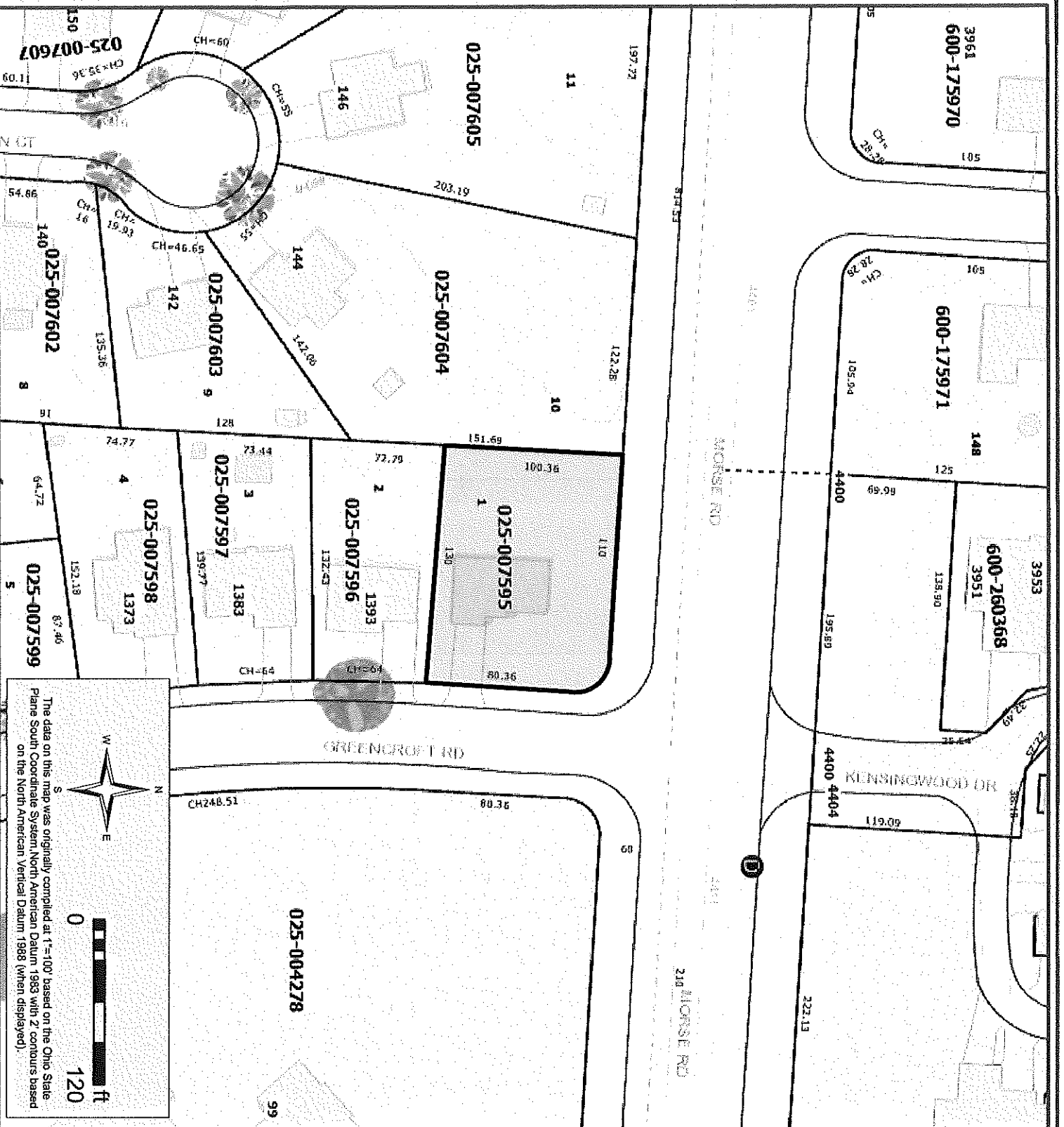
Appraisal Legend

Source: Franklin County Auditor & Engineer
XXXXXXXXXX Parcel IDs

- Parcel Dimensions
- Lot Numbers
- Site Address
- Parcel Boundary
- Subdivision Boundary
- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary

This map is prepared for the real property inventory within the county. It is compiled from record deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be considered for verification of the information contained on this map. The county and the mapping companies assume no legal responsibility for the information contained on this map. Please notify the Franklin County Auditor's GIS Department of any discrepancies.

MICHAEL STINZIANO
Franklin County Auditor





June 1, 2021

Joel Arias
1403 Greencroft Rd
Gahanna, OH 43230

RE: Project 1403 Greencroft Rd
1403 Greencroft Rd

Dear Joel Arias:

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

Engineering

1. Record plans indicate there are no utility or easement conflicts with the proposed location.

Parks

2. No Comments Per Julie Predieri

Building

3. No comments.

If you have any comments or questions, please contact me at kelly.wicker@gahanna.gov or (614) 342-4025.

Sincerely,

Kelly Wicker
Administrative Assistant

STAFF REPORT

Request Summary

This is a variance request to permit an accessory use structure, a shed, in the front yard of a home. The property is a corner lot as it fronts both Greencroft Rd and Morse Rd. It therefore has two front yards. Setbacks for front yards are typically greater than setbacks for side or rear yards. Often this severely restricts where an accessory structure can be located without relief from the strict requirements of the zoning code. Setbacks are determined by the zoning of the property. This property and other properties on Greencroft are zoned single family (SF-3).

Two variances are necessary. The first is to Chapter 1143.08(a) which requires a front yard of 35 feet. This setback applies to both Greencroft and Morse Rd. The applicant is requesting 20 feet from Morse Rd. Setbacks for Greencroft Rd are met.

The second variance is to Chapter 1167.17(b) which requires accessory uses to be located to the rear of the dwelling. The requested location is in the side yard.

In 2018 a variance was approved to allow a privacy fence in the front yard of the home along Morse Rd. The proposed location of the shed is in the same area as the fence variance. As shown in the applicant's application, this area is secluded from neighbors to the south, west, north, and east by mature trees, the fence, and the home.

Variance

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.

Recommendation

Staff recommends approval of the variances as requested. The location of the shed should have no impact on any neighboring properties. Not included in the application are images of the back yard clearly indicating where the pool is. The pool is in the middle of the backyard which restricts the placement of the shed.

Location/Zoning Map



Respectfully Submitted By:
Michael Blackford, AICP
Director of Planning