

## VARIANCE APPLICATION

PROPERTY INFORMATION		
Project/Property Address: <b>150 Regal Place</b>		Project Name/Business Name: <b>Franklin Garage Builders</b>
Parcel #: <b>025-003475</b>	Zoning: (see <a href="#">Map</a> ) <b>SF-3</b> <input type="button" value="v"/>	Acreage: <b>.23</b>

VARIANCE SPECIFICATIONS
Description of Variance Request: <b>Side yard set back. We have a permit (2306-0101-ALT) for a new attached garage for the homeowner. However our survey/plot plan was not correct. We will be 4' side yard property line, not 7.5'</b>
<b>STAFF USE ONLY:</b> Chapter 1143.08(c) - Side yard setback (Code Section):

APPLICANT INFORMATION	
Applicant Name (Primary Contact): <b>Tracey Parks</b>	Applicant Address: <b>1864 County Road 156 Ashley OH</b>
Applicant E-mail: <b>josh@franklingaragebuilders.com</b>	Applicant Phone: <b>419-768-4535</b>
Business Name (if applicable):	

ADDITIONAL CONTACTS	
*Please list all applicable contacts for correspondence*	
Name(s)	Contact Information (phone/email)
<b>Ellen Bonin , owner</b>	<b>614-428-8102</b>
Property Owner Name: (if different from Applicant)	Property Owner Contact Information (phone no./email):

**ADDITIONAL INFORMATION ON NEXT PAGE....**

INTERNAL  
USE

Zoning File No. V-0330-2023

RECEIVED: KAW  
DATE: 07-31-2023

PAID: 250.00  
DATE: 07-31-2023

**Updated  
Apr 2022**

## VARIANCE APPLICATION - SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	
1.	Review Gahanna Code <a href="#">Chapter 1131</a> (visit <a href="http://www.municode.com">www.municode.com</a> ) (Sign Variances, refer to Chapter <a href="#">1165.12</a> ; Fence Variances, <a href="#">1171.05</a> ; Flood Plain Variances, <a href="#">1191.18</a> )
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.	Renderings, drawings, and/or pictures of the proposed project
4.	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
5.	List of contiguous property owners & their mailing address
6.	One set of pre-printed mailing labels for all contiguous property owners
7.	Application fee (in accordance with the <a href="#">Building &amp; Zoning Fee Schedule</a> )
8.	Application & all supporting documents submitted in digital format
9.	Application & all supporting documents submitted in hardcopy format
10.	Authorization Consent Form Complete & Notarized (see page 3)

### APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED

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 Signature: \_\_\_\_\_



Date: \_\_\_\_\_

7/14/23

### PLEASE NOTE:

- The Public Hearing will not occur until the City of Gahanna reviews the Application for Code Consistency. Applications that are not consistent with the code will not be scheduled for hearing.
- The application expires if no action is taken 6 months from the date of the last staff comment letter.



## 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.

Ellen D. Bonin

(property owner name printed)

*Ellen D. Bonin*

(property owner signature)

(date)

Subscribed and sworn to before me on this 19<sup>th</sup> day of July, 2023.

State of Ohio County of Franklin

Notary Public Signature: *[Signature]*



Jeff Remy  
Notary Public, State of Ohio  
My Commission Expires 04-30-2028

4-30-28

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.

*[Signature]*  
(applicant/representative/property owner name printed)

Tracey Parks

(applicant/representative/property owner signature)

7/27/23  
(date)

Subscribed and sworn to before me on this 27<sup>th</sup> day of July, 2023.

State of Ohio County of Franklin

Notary Public Signature: *Kelly Wicker*



Updated  
Apr 2022

# Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio

614-235-8677

FAX: 614-235-4559

2.

A Mortgage Location Survey prepared for and certified to:

**The Talon Group and/or First Place Bank**

**Legal Description:** Situated in The State of Ohio, County of Franklin, City of Gahanna Being Lot 50 Imperial Rise Plat No. 1 Plat Book 38, Page 14

**Applicant:** Ellen Bonin 1583793

**Posted Address:** 150 Regal Place, Gahanna, Ohio

**F.E.M.A. Flood Zone Designation:** Flood Zone "X" as per F.I.R.M. 390171 0169G

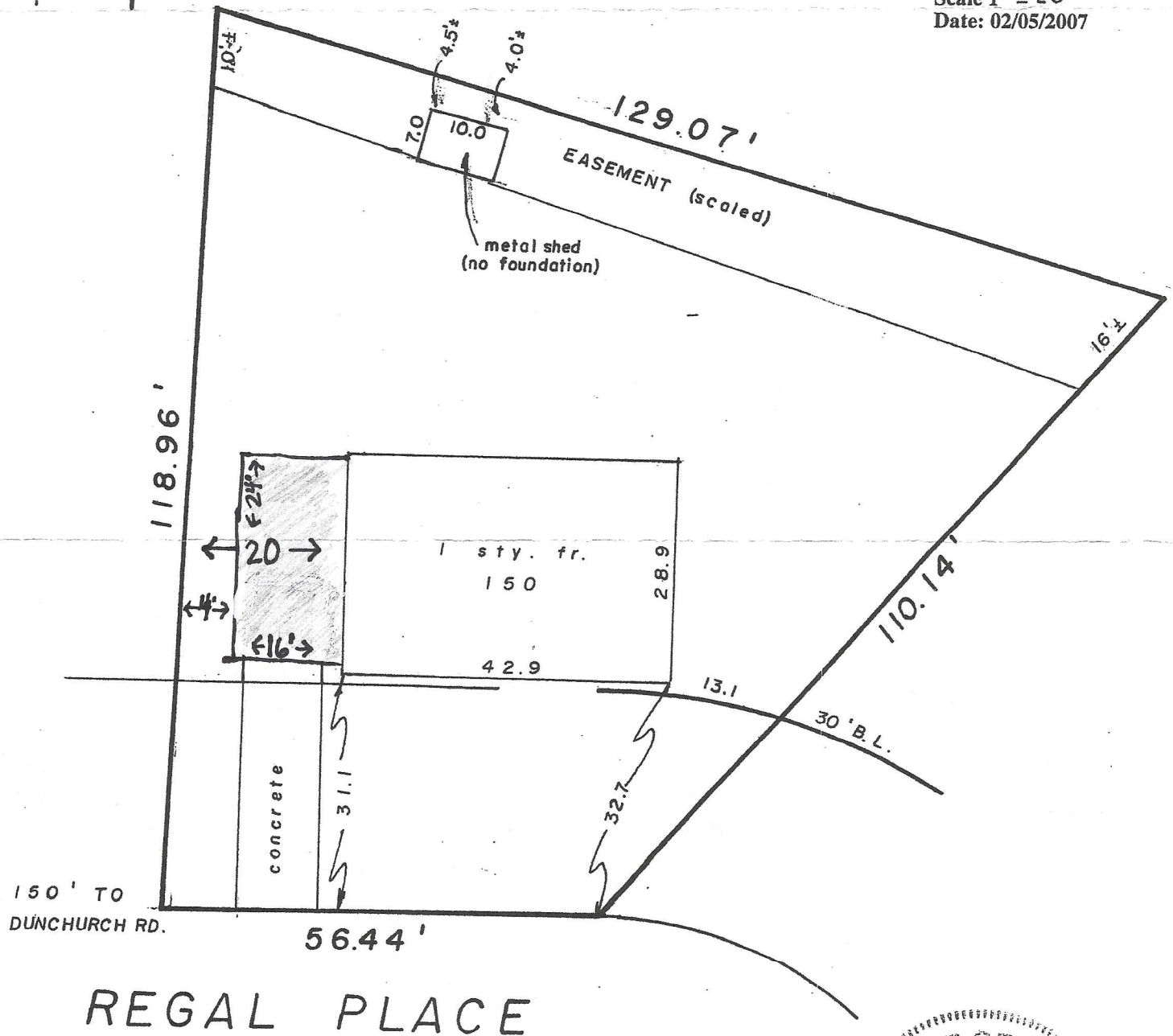
**Apparent Encroachments:** 1) Storage Shed in Easement

\* proposed



Scale 1" = 20'

Date: 02/05/2007



We have received a copy





# Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio

614-235-8677

FAX: 614-235-4559

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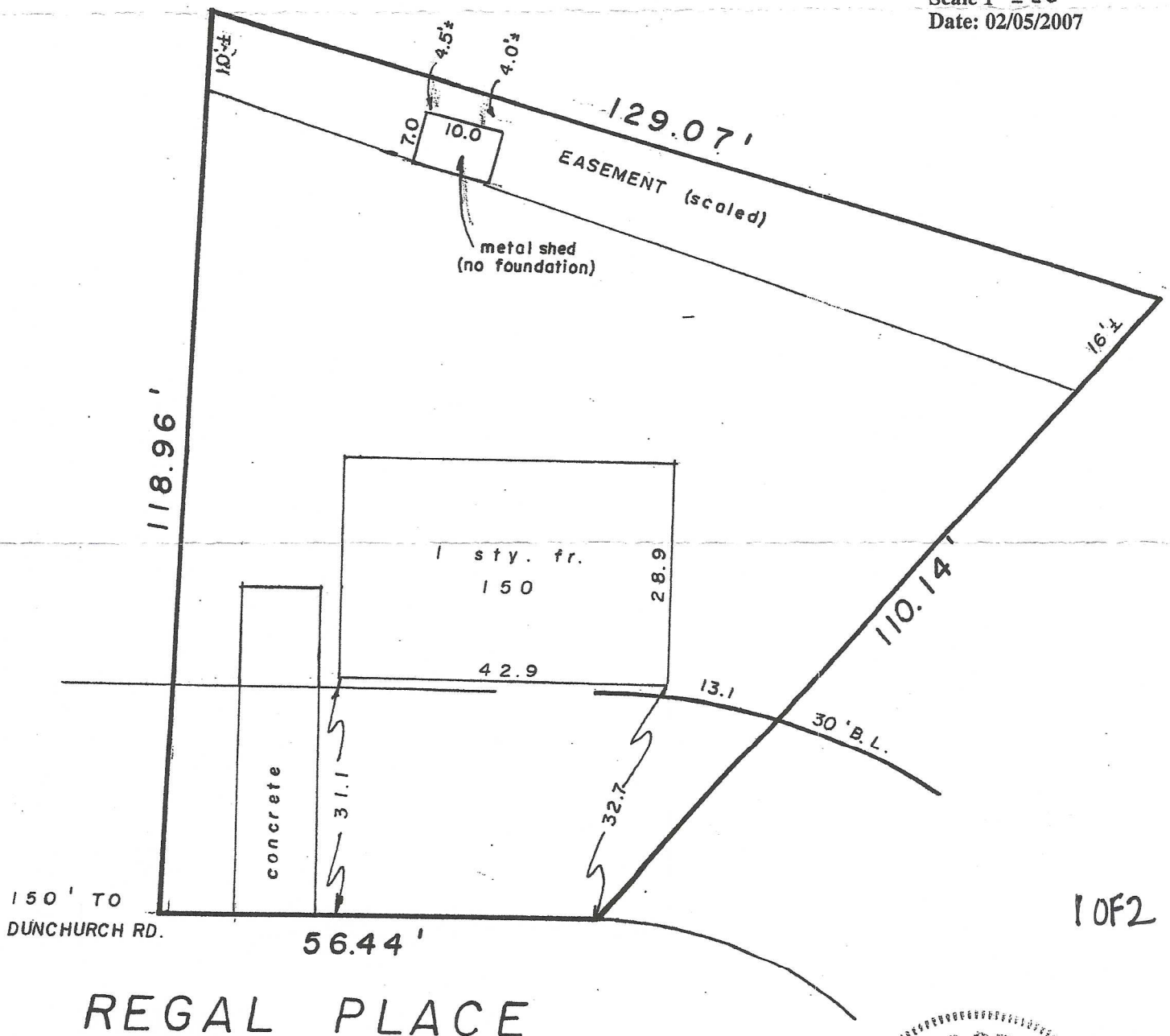
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Scale 1" = 20'

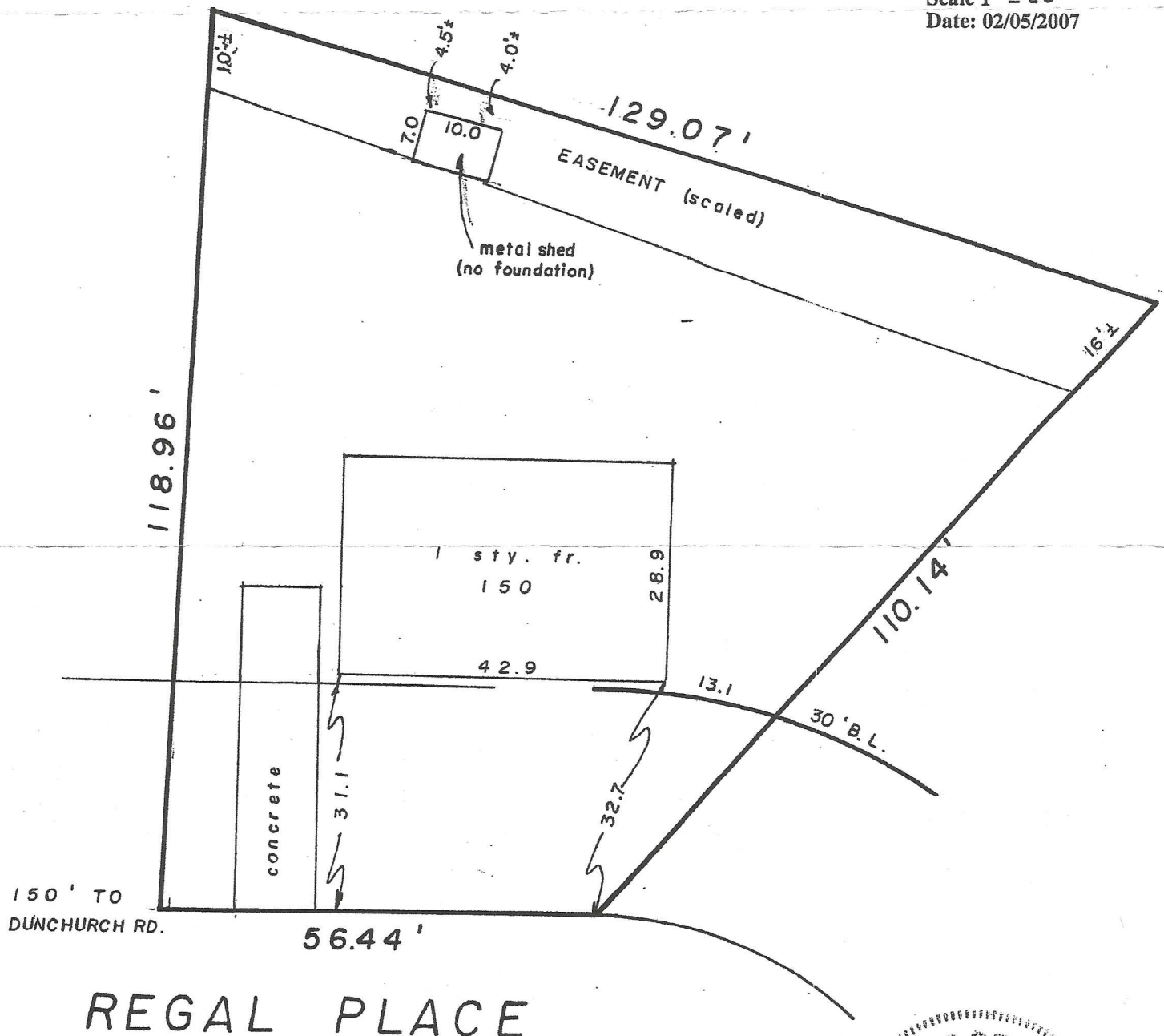
Date: 02/05/2007



We have received a copy

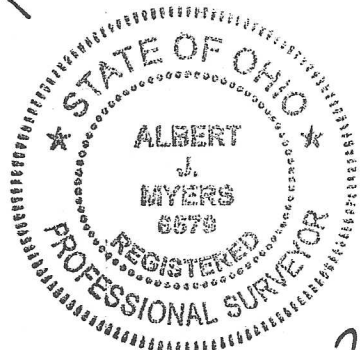


Scale 1" = 20'  
Date: 02/05/2007



REGAL PLACE

We have received a copy  
of this survey & find the  
conditions acceptable.



20F2

We hereby certify that the foregoing Mortgage Location survey was prepared from actual field measurements in accordance with Chapter 4733-38 Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37 of said code.

**THE INFORMATION SHOWN HEREON IS NOT TO BE UTILIZED FOR THE INSTALLATION OF BUILDINGS, FENCES, LANDSCAPING OR OTHER PERMANENT IMPROVEMENTS.**

Myers Surveying Co., Inc.

By Albert J. Myers  
Professional Surveyor

Myers Order No. - 17-02/01/2007



2007020117

Rec.	Field	DWG	Ltr.	Ck.
D50	JLW	D50	D50	



3,

Drawings:

See permit # 2306-0101-ALT



DEPARTMENT OF PLANNING  
200 S. HAMILTON RD.  
GAHANNA, OHIO 43230  
614.342.4010 (PHONE) 614.342.4100 (FAX)

## CERTIFICATE OF PLAN APPROVAL

**Post This Certificate of Plan Approval and Certified Street Address on the Job Site.**

Plan Approval Date	6/29/2023
Permit Type	Alteration
Permit #	2306-0101-ALT
Master Permit #	2306-0101-ALT
Project Name	SFR - Addition - Attached garage 16X24
Site Address	150 Regal Pl
Building Permit Fee	\$300.00
Construction Value	\$30.00
Applicant	Franklin Garage Builders, LLC
Applicant Address	1864 County Road 156, Ashley, OH 43003
Applicant Phone and Email	(419) 768-4535, josh@franklingaragebuilders.com
Work Area (ft <sup>2</sup> )	384.00
Details	SFR - Addition Construct a 16X24 attached garage for the homeowner. 384 Sq.Ft. We would like to use the existing concrete floor if possible.
Conditions	See Attached

**Void unless work is started within twelve months of date of issuance.**

This approval is conditional upon proceeding with construction in accordance with the approved construction documents, as reviewed for compliance with the 2019 Residential Code of Ohio (RCO). The building official shall be notified of any changes from approved construction documents. Such changes shall be submitted and approved by the Building Department prior to their implementation.

This approval is invalid if construction has not commenced within 12 months. One extension shall be granted for an additional 12-month period if requested by the owner at least 10 days in advance of the expiration of the approval. If in the course of construction, work is delayed or suspended for more than 6 months, the approval is invalid. Two extensions shall be granted for 6 months each if requested by the owner at least 10 days in advance of the expiration of the approval and upon payment of a fee for each extension.

*Michael Frey*  
Michael Frey  
Residential Building Official  
BBS Cert# 496

6.29.23  
Date

Applicant Signature/Date (Acknowledgement of Agreement)

**COPY**



# PROJECT:

Residential Garage

# SCOPE OF WORK:

New 16x24 S.F. Garage 384

# OWNER:

Ellen Bonin  
150 Regal Place  
Gahanna OH 43230

P.I.D. 025-003475

## INDEX TO DRAWINGS

- |   |                               |
|---|-------------------------------|
| 1 | PROJECT INFO, MAPS, SITE PLAN |
| 2 | PLANS                         |
| 3 | ELEVATION                     |
| 4 | ELEVATION                     |
| 5 | ELEVATION, SECTION            |
| 6 | SECTIONS                      |
| 7 | NOT USED                      |
| 8 | NOT USED                      |
| 9 | NOT USED                      |

## DESIGN CRITERIA

Exterior dimensions are from out to out of sheathing.

Interior dimensions are from face to face of framing

All interior partitions are 2X4 (31/2") unless otherwise noted.

Design loads

Footings 1,500 PSF soil bearing (assumed)

Garage floor 50 PSF, 2000/20 SQ IN

Second floor 40 PSF

Wind load 100MPH Exposure 8

Frost Depth 36"

Seismic Zone 1

Lumber grades

Unless otherwise specified all wood

Framing shall have the following

Minimum values.

SPF #2 E = 1.4

Up to 2X4 Fb = 1500 (repetitive)

SPF #2 E=1.4

2X6 Fb=1308 (repetitive)

2X8 Fb= 1208 (repetitive)

2X10 Fb = 1107 (repetitive)

2X12 Fb = 1008 (repetitive)

Microlam/Gluelam

Trus joist or equal

E = 2.0

Fb = 2800

Fc = 500

Fv = 285

Fastening to follow current ORC standards

Provide 1/2" plywood bracing full height

At inside and outside corners

4" - 0" min. first and second floor

All lumber shall be graded and marked

With the appropriate grade stamp

Roof sheathing shall be 1/2" s[am rated

APA with edge stiffeners (H Cups) shall

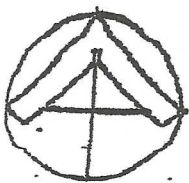
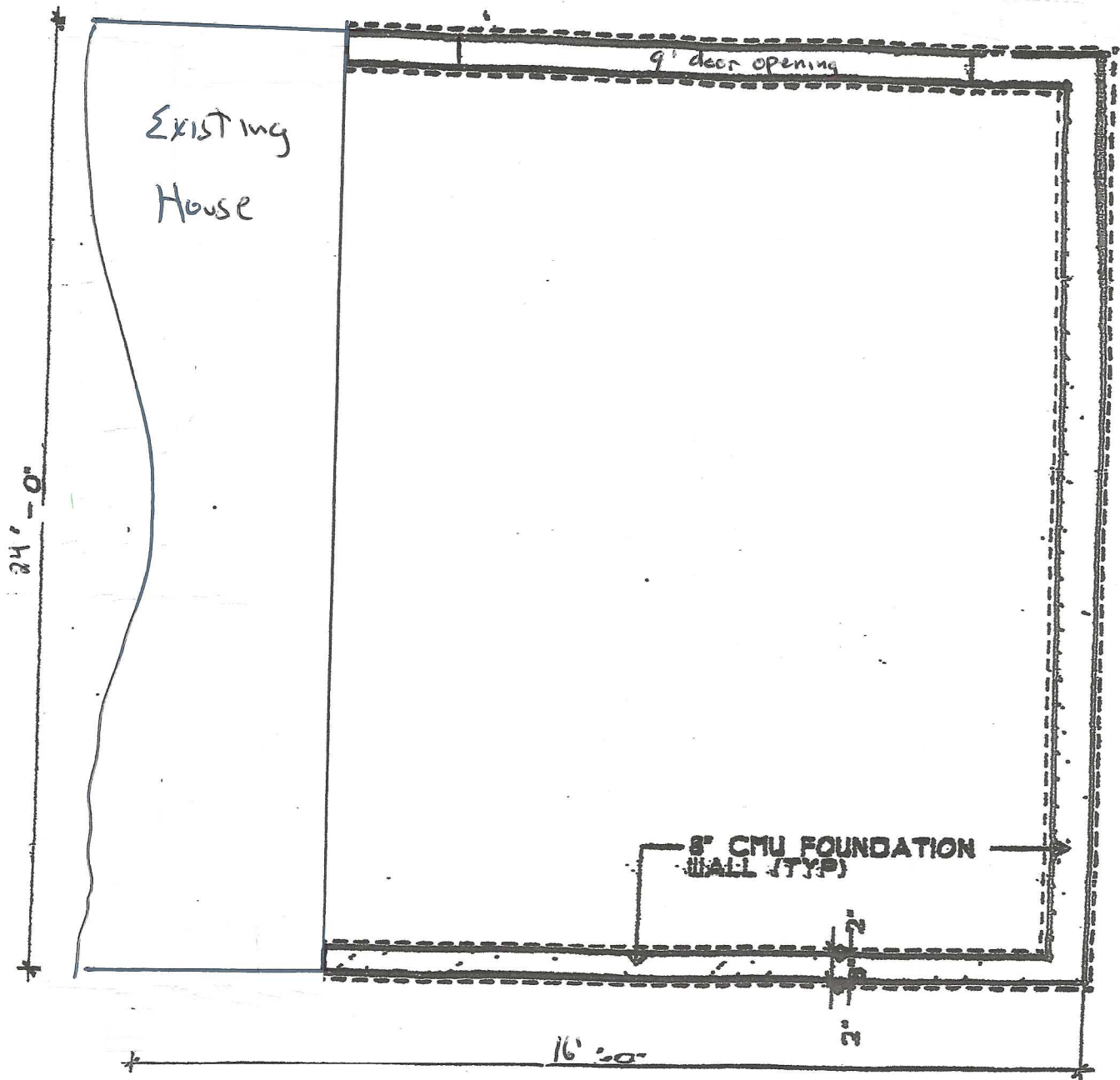
Be used on roofs framed @ 24 O.C.

Concrete slab shall be air entrained

With a vapor barrier and a min. strength

Of 2500 PSI for basement slabs and 3500 PSI

For garage slabs.

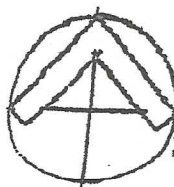
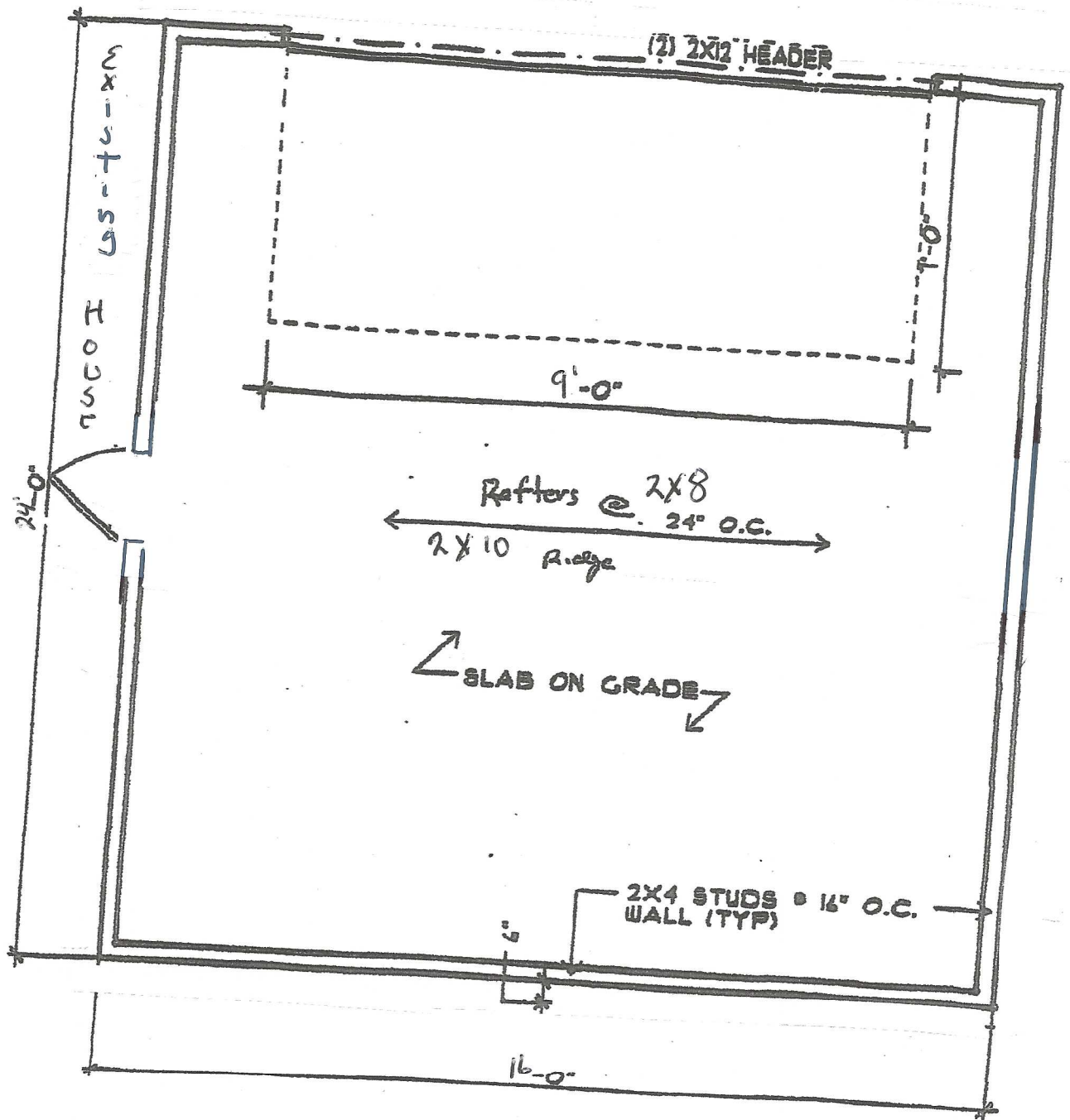


# FOOTING / FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



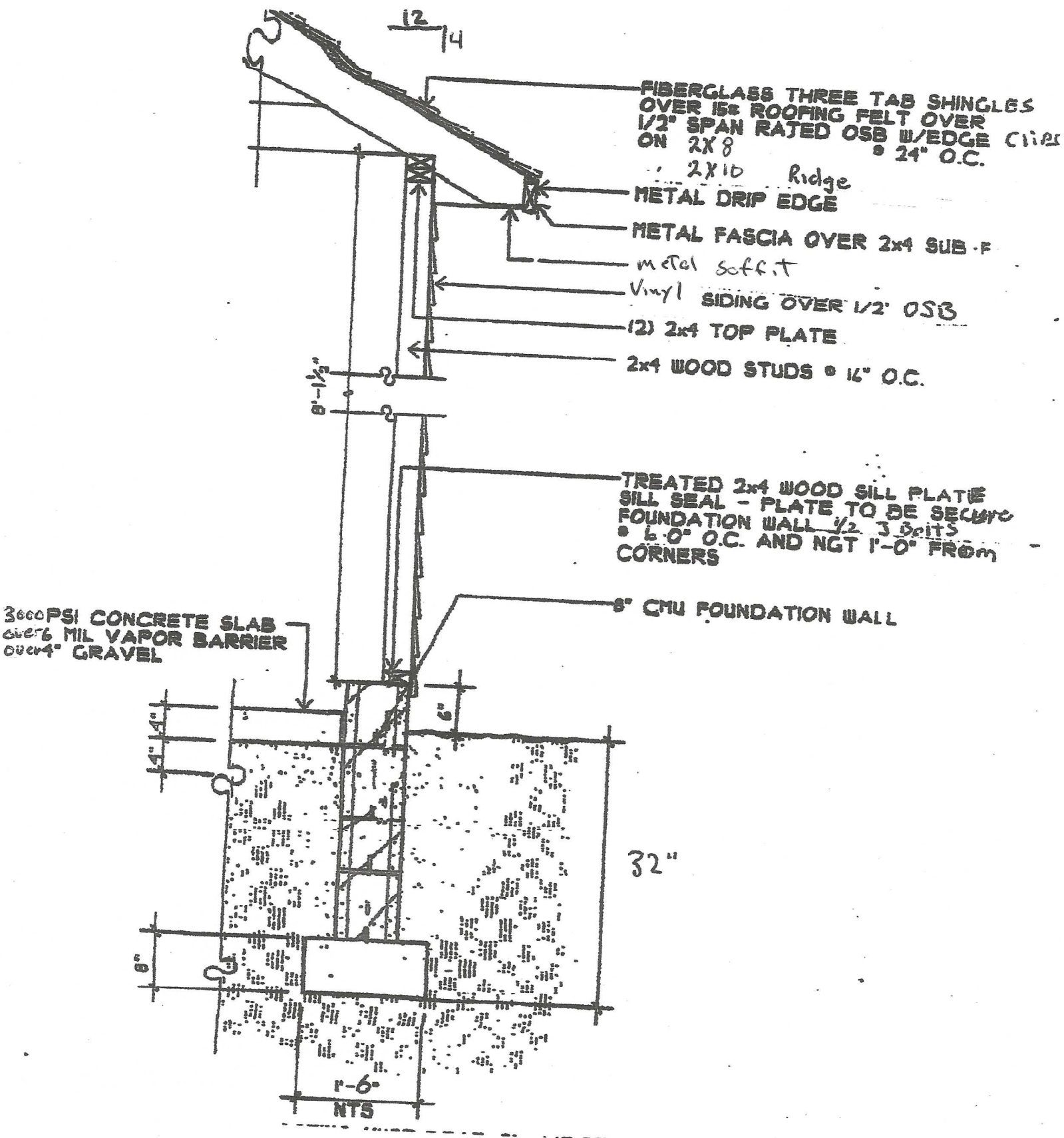




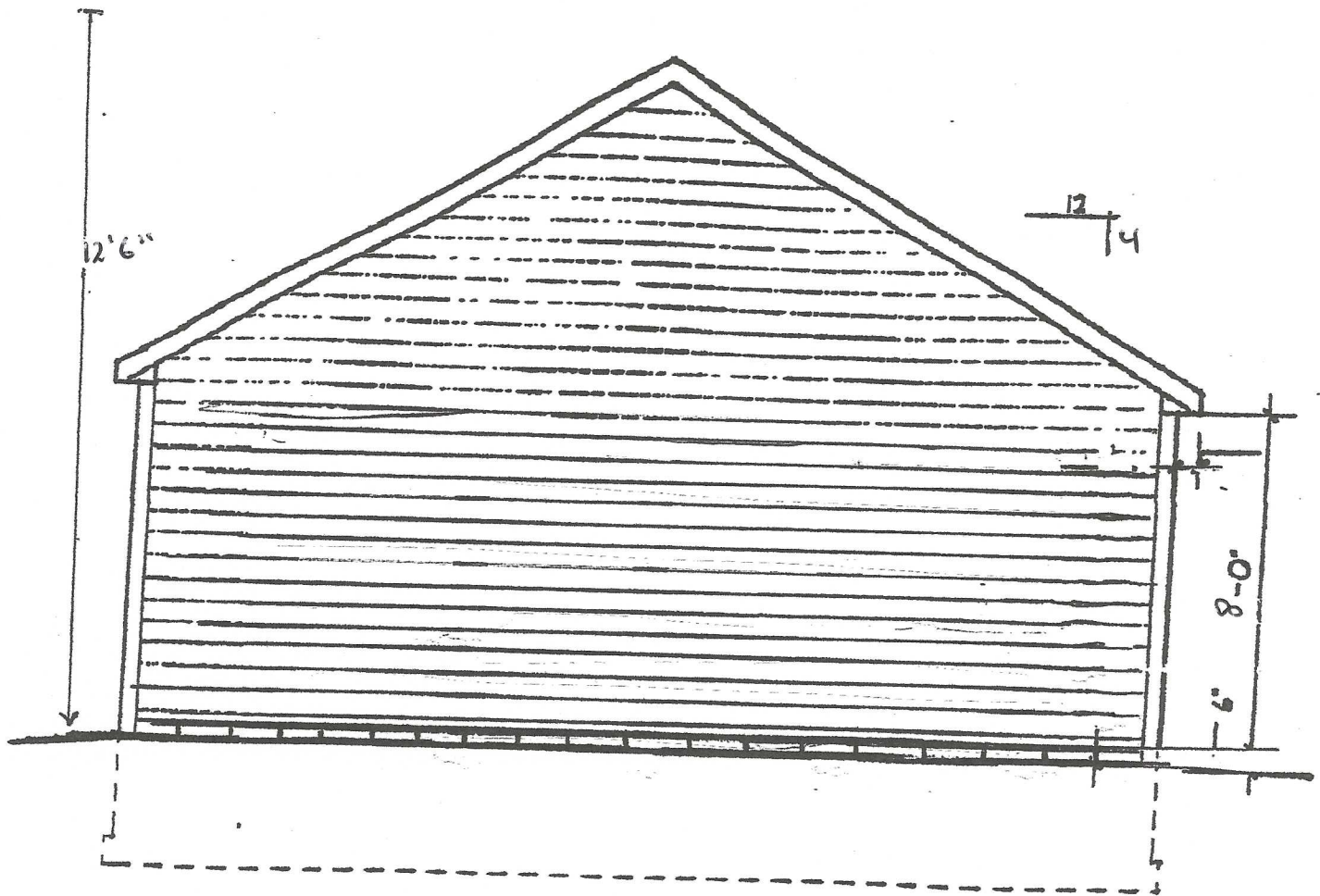
# FLOOR PLAN

SCALE: 1/4" = 1'-0"





Side



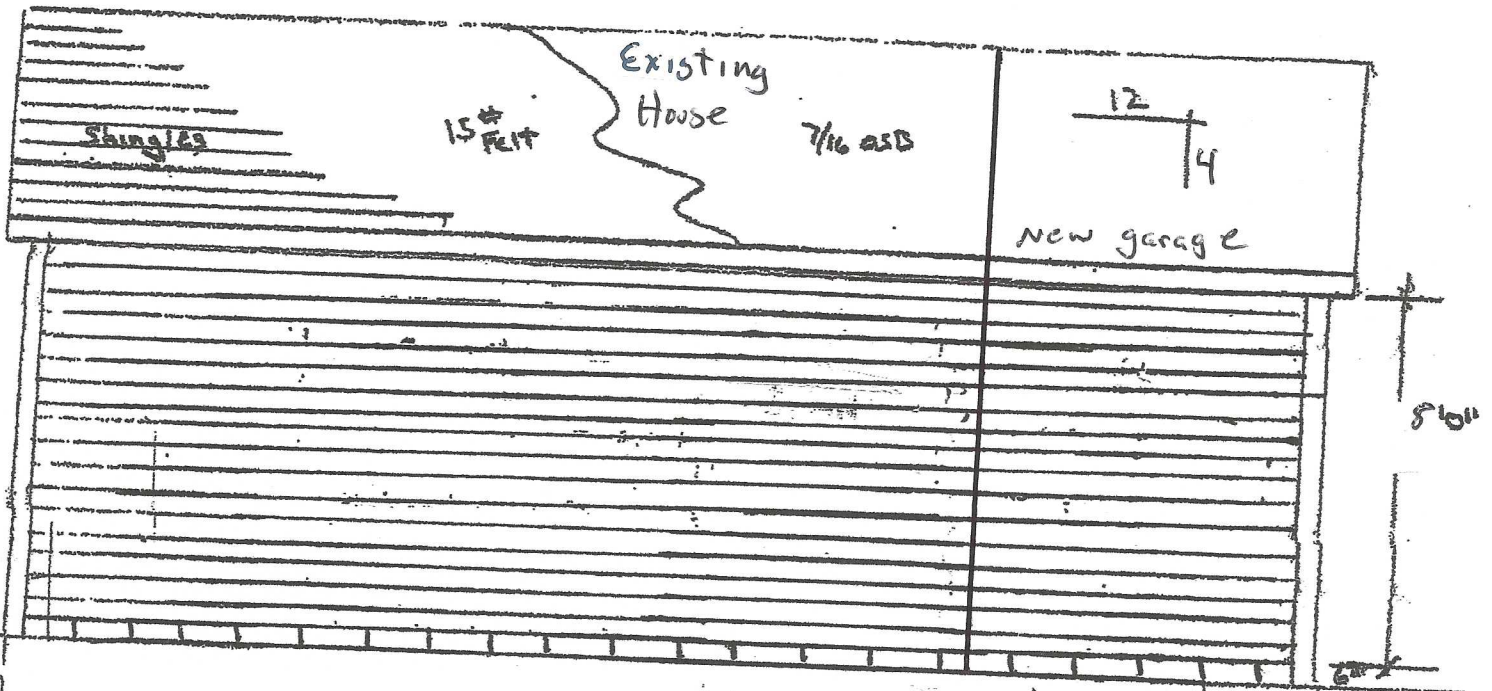
SCALE:  $1/4" = 1'-0"$



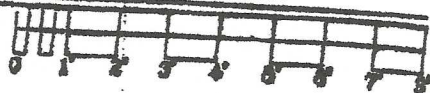
REVISIONS	ELEVATIONS



Back



SCALE: 1/4" = 1'-0"



Front

Ridge Vent ↓

New garage

30yr Shingle

15#  
Felt

Existing House

12  
16

7/16c

9'x7'  
over Head  
Door

4.

Date

7/14/23

Gahanna Building and Zoning  
200 S Hamilton Road  
Gahanna, OH 4323

We are requesting a side yard set back variance for Ellen Bonin located at

150 Regal Pl  
Gahanna 43230

Our garage permit # 2306-0101-ALT reflects a 16 X 20 attached garage for the homeowner. However, our calculations were erroneous on the side yard set back. We would need this variance to continue our project.

This will substantially increase the pleasure of living at this address, protection from the elements, security and storage for the homeowner.

This will not adversely affect the health or safety of the homeowner or neighborhood, but in fact greatly improve the property.

Thank you for your consideration for this homeowner.



Tracey Parks  
419-768-4535  
Frankin Garage Builders, LLC  
1864 County Road 156  
Ashley, OH 43003



5.

Owner [WOLF MELISSA S](#)

Owner Mailing /  
Contact Address 158 REGAL PL  
COLUMBUS OH 43230  
[Submit Mailing Address Correction Request](#)

Site (Property) Address 158 REGAL PL  
[Submit Site Address Correction Request](#)

Legal Description 158 REGAL PLACE  
IMPERIAL RISE 1 49

Neighbor to the North

---

Owner [BROWN GEORGE](#)  
[DZUGAN LAURA](#)

Owner Mailing /  
Contact Address 144 REGAL PL  
COLUMBUS OH 43230  
[Submit Mailing Address Correction Request](#)

Site (Property) Address 144 REGAL PL  
[Submit Site Address Correction Request](#)

Legal Description 144 REGAL PLACE

Neighbor to the South

6.



August 16, 2023

Franklin Garage Builders, LLC  
1864 County Road 156  
Ashley, OH 43003

RE: Project 150 Regal PI Variance

Athn Kelly Wicker  
4 pages total

Dear Franklin Garage Builders, LLC:

The following comments were generated from the review of the submitted plans and documents for the referenced project. For the next submittal, please provide a response to comments, revised plans, and/or other information as requested for further review. The response to comments needs to include both the original comment and the appropriate response. If desired, these comments can be emailed. Re-submitted plans that do not include the disposition of comments document will not be reviewed and will be returned to you.

**Engineering Project Administrator (614) 342-4056**

1. No comments.

**Transportation & Mobility Engineer (614) 342-4050**

2. No comments.

**Parks (614) 342-4261**

3. No Comment per Julie Predieri

**Fire District (welshp@mifflin-oh.gov)**

4. The fire division has no objection to the Bonin garage variance by Franklin Garage Builders.

**Building (614) 342-4010**

5. Since the distance to the property line would be less than 5 feet, the exterior wall would be required to have a one hour fire resistance rating as per the Residential Code of Ohio.

**Planning (614) 342-4025**

6. The variance statement states that the garage addition is 16x20 ft, but the site plan shows it as 16x24 ft. Please clarify the correct measurements and revise whichever is incorrect.
7. Please sign and notarize the bottom portion of the authorization consent form since the applicant is not the property owner.

If you have general comments or questions, please contact me at [kelly.wicker@gahanna.gov](mailto:kelly.wicker@gahanna.gov) or (614) 342-4025. If your questions are specific to a certain department's comments, please reach out to that department using the contact information provided with their comments above.

Sincerely,  
Kelly Wicker  
Planning and Zoning Coordinator

Comment

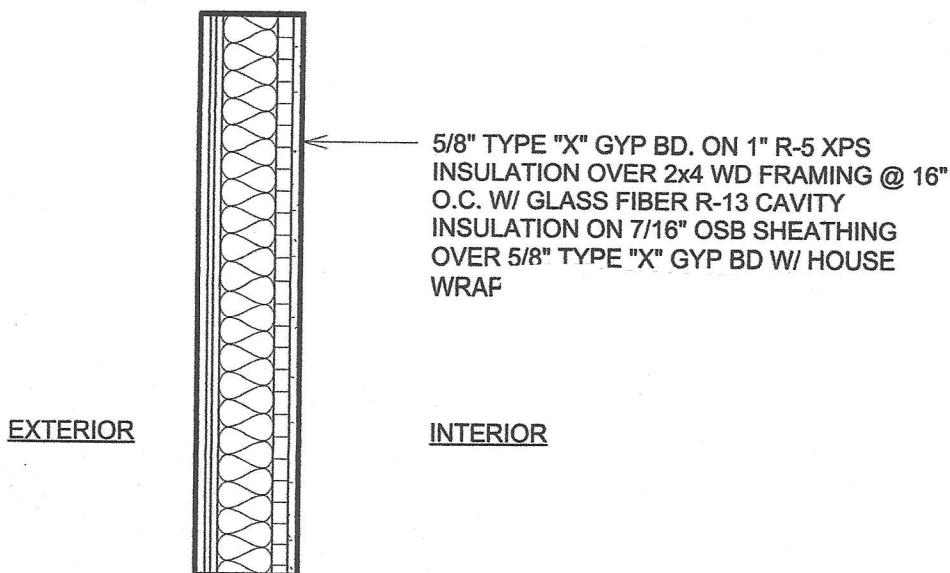
Building (614) 342-4010 5. Since the distance to the property line would be less than 5 feet, the exterior wall would be required to have a one hour fire resistance rating as per the Residential Code of Ohio.

Reply

Adding 1 hr. fire rating

Mary Parker





1-HR RATED WALL ACCORDING TO ASTM E119  
Non-Symmetrical, 1 Hour Load-Bearing Wall Assembly

Note: Refer to the enclosed wall installation specifications for details.

① Exterior Wall Type Detail  
1" = 1'-0"

- Fire rating on 24' wall - North end -  
along property line -



Anne Mans, license #  
1015066, exp 12/31/2023

4.

Date 7/14/23

Gahanna Building and Zoning  
200 S Hamilton Road  
Gahanna, OH 4323

We are requesting a side yard set back variance for Ellen Bonin located at

150 Regal Pl  
Gahanna 43230

Our garage permit # 2306-0101-ALT reflects a 16 X <sup>24</sup>~~20~~ attached garage for the homeowner. However, our calculations were erroneous on the side yard set back. We would need this variance to continue our project.

This will substantially increase the pleasure of living at this address, protection from the elements, security and storage for the homeowner.

This will not adversely affect the health or safety of the homeowner or neighborhood, but in fact greatly improve the property.

Thank you for your consideration for this homeowner.



Tracey Parks  
419-768-4535  
Frankin Garage Builders, LLC  
1864 County Road 156  
Ashley, OH 43003

16 X 20 typed in error  
updated to reflect 16 X 24





August 28, 2023

Franklin Garage Builders, LLC  
1864 County Road 156  
Ashley, OH 43003

RE: Project 150 Regal PI Variance

Dear Franklin Garage Builders, LLC:

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

**Engineering Project Administrator (614) 342-4056**

1. No comments.

**Transportation & Mobility Engineer (614) 342-4050**

2. No comments.

**Parks (614) 342-4261**

3. No Comment per Julie Predieri

**Fire District (welshp@mifflin-oh.gov)**

4. The fire division has no objection to the Bonin garage variance by Franklin Garage Builders.

**Planning (614) 342-4025**

5. Informational Comment: All necessary materials have been submitted.

**Building (614) 342-4010**

6. The documents will need to be submitted as revised plans for the building permit - and comply with the requirements of the Residential Code of Ohio.

If you have general comments or questions, please contact me at [kelly.wicker@gahanna.gov](mailto:kelly.wicker@gahanna.gov) or (614) 342-4025. If your questions are specific to a certain department's comments, please reach out to that department using the contact information provided with their comments above.

Sincerely,

Kelly Wicker  
Planning and Zoning Coordinator





## STAFF REPORT

### Request Summary

The applicant is requesting a variance to allow for a garage addition within a side yard setback at 150 Regal Place. The property is zoned SF-3 – Single Family Residential. The proposal is to add an attached garage to the northern side of the existing house.

The house does not currently have a garage or carport and the proposed garage is 16x20 ft and will be constructed at the end of the existing driveway. This is slightly smaller than a standard two car garage, which is typically 20x20 ft. The applicant applied for a building permit for the addition in June with a site plan showing that it would be located entirely outside of all setbacks and was therefore compliant with the Zoning Code. However, the applicant states that their initial calculations were incorrect, and the addition will be 3.5 ft closer to the property line and now requires approval of a variance.

The proposed addition meets both front and rear yard setbacks but encroaches into the northern side yard setback by 3.5 feet. All other properties located on Regal Place have either attached garages or carports, so the proposed garage is consistent with the character of the neighborhood.

### Variance

The following variances has been requested:

1. 1143.08(c) – Yard Requirements
  - a. Code requires a minimum side yard setback of 7.5 ft.
  - b. The proposed garage addition will encroach 3.5 ft into the northern side yard setback.

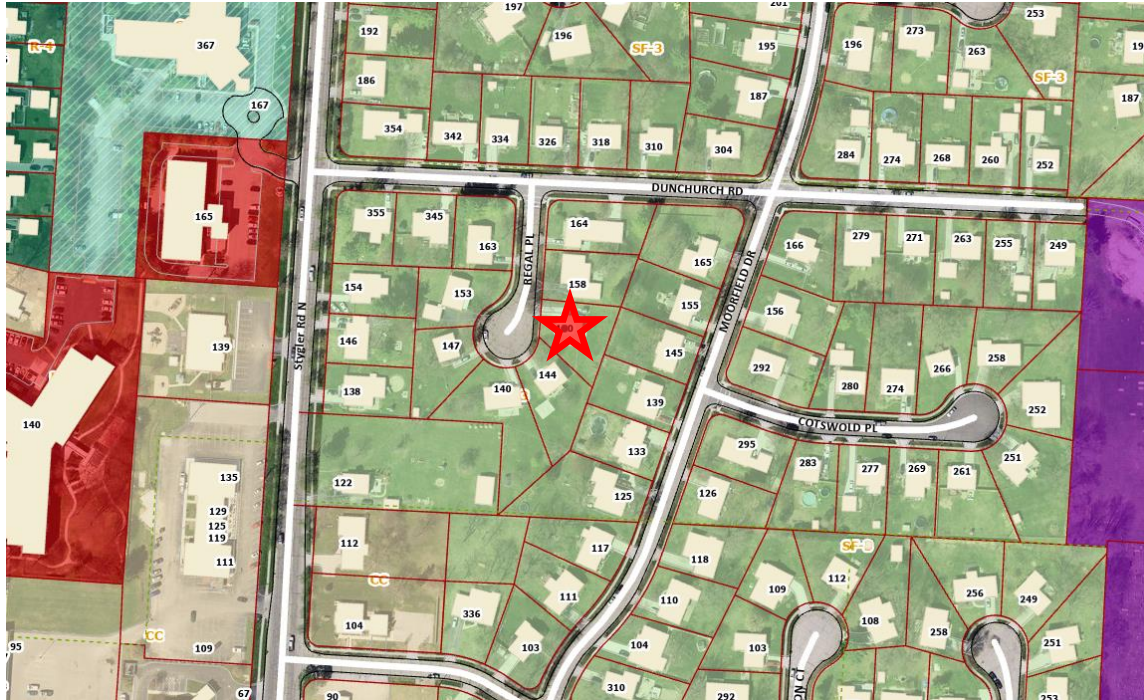
Planning Commission shall not grant a variance unless it finds that all of the following conditions apply:

- 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.

### Staff Comments

Staff has no objections to the variance request as submitted. The addition of a garage at this site will make it more uniform with other properties in the surrounding area. Additionally, the applicant states that the location and dimensions for the garage were chosen so it could be constructed on top of the existing concrete driveway. It is Staff's opinion that the addition will not have any detrimental effects on the neighborhood.

Location/Zoning Map



Submitted Site Plan



Respectfully Submitted By:  
 Maddie Capka  
 Planner