



VARIANCE APPLICATION SUMMARY



File Number	V-24-37
Property Address	142 SPRING PARK PL GAHANNA, OH 43230
Parcel ID	025-011562
Zoning District	R-1 - Large Lot Residential
Project/Business Name	Hercenberg
Applicant	James Knox jim@suncraftdesignbuild.com
Description of Variance Request	Request to encroach approximately 5' into rear setback area with the construction of a 16'x16' screen porch

Requested Variances

Code Section	Code Title
Ch 1103.07(e)	Large Lot Residential



AUTHORIZATION CONSENT FORM

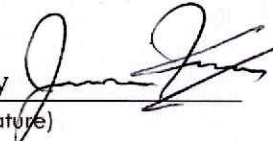
If you are filling out more than one application for the same project & address, you may submit a copy of this form with each additional application.

As the owner or acting agent for the subject property, I have reviewed the application and hereby authorize the listed applicant to make decisions that may affect my property as it pertains to this application.


(property owner/acting agent signature)

Linda Hercenberg
(printed name)

11-12-24
(date)

Suncraft Corp., Inc. by 
(applicant signature)

James Knox
(printed name)

11/15/24
(date)

**Franklin County
Auditor's Office
Auditor
Michael Stinziano**

Map Produced November 15, 2024

Planimetric Legend

Source: 2021 Aerial Photography

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

Topographic Legend

Source: OSIP - 2019 LIDAR Collection

- Spot Elevation
- Index Contour
- Intermediate Contour

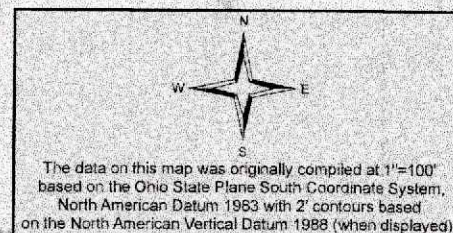
Appraisal Legend

Source: Franklin County Auditor & Engineer

- 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.

For scaled maps, please visit the parcel viewer at <https://gis.franklincountyohio.gov/parcelviewer>



NEIGHBOR LIST

+	Phil & Linda Hercenberg	142 Spring Park Place	Gahanna, OH 43230
1	Gary & Suzanne Meyers	115 Autumn Rush Court	Gahanna, OH 43230
2	Lea Maas	117 Autumn Rush Court	Gahanna, OH 43230
3	Robert & Mary White	119 Autumn Rush Court	Gahanna, OH 43230
4	Dashiell Gaillard	121 Autumn Rush Court	Gahanna, OH 43230
5	Eric Adelman	139 Spring Park Place	Gahanna, OH 43230
6	Craig & Jennifer White	145 Spring Park Place	Gahanna, OH 43230
7	William & Kathryn Robinson	146 Spring Park Place	Gahanna, OH 43230
8	Vincent & Norma Tague	1185 Meadow Cove Place	Gahanna, OH 43230
9	Michael & Ann Federer	1186 Meadow Cove Place	Gahanna, OH 43230

November 15, 2024

VARIANCE STATEMENT
142 Spring Park Place

We hereby request a variance to build a 16'x16' screen porch addition to the rear of house.

The current zoning for this neighborhood is R – 1, which has a 25' rear setback requirement. The sub-division was platted with no setback requirements listed in the text. The property is on a cul-de-sac and the front of the lot is in the corner of the property. With the positioning and orientation of the house, it is not clear which side of the property is the rear.

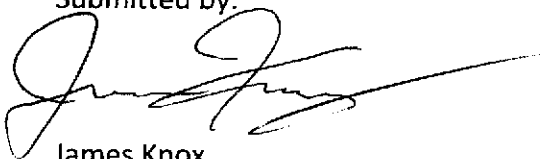
R-1 zoning states the road frontage of the property is supposed to be 100' in length. This property has a frontage of 60', which makes it a non-conforming lot. A strong argument could be made that the rear yard and rear property line lie West of the house since the majority of the open yard is on the West side of the house.

With the interpretation from the Zoning Department, we request a variance to encroach 5' into the rear setback. The existing house sits approximately 31' from the rear lot line. With the house and porch addition, the corner of the proposed porch will be 20' from the lot line.

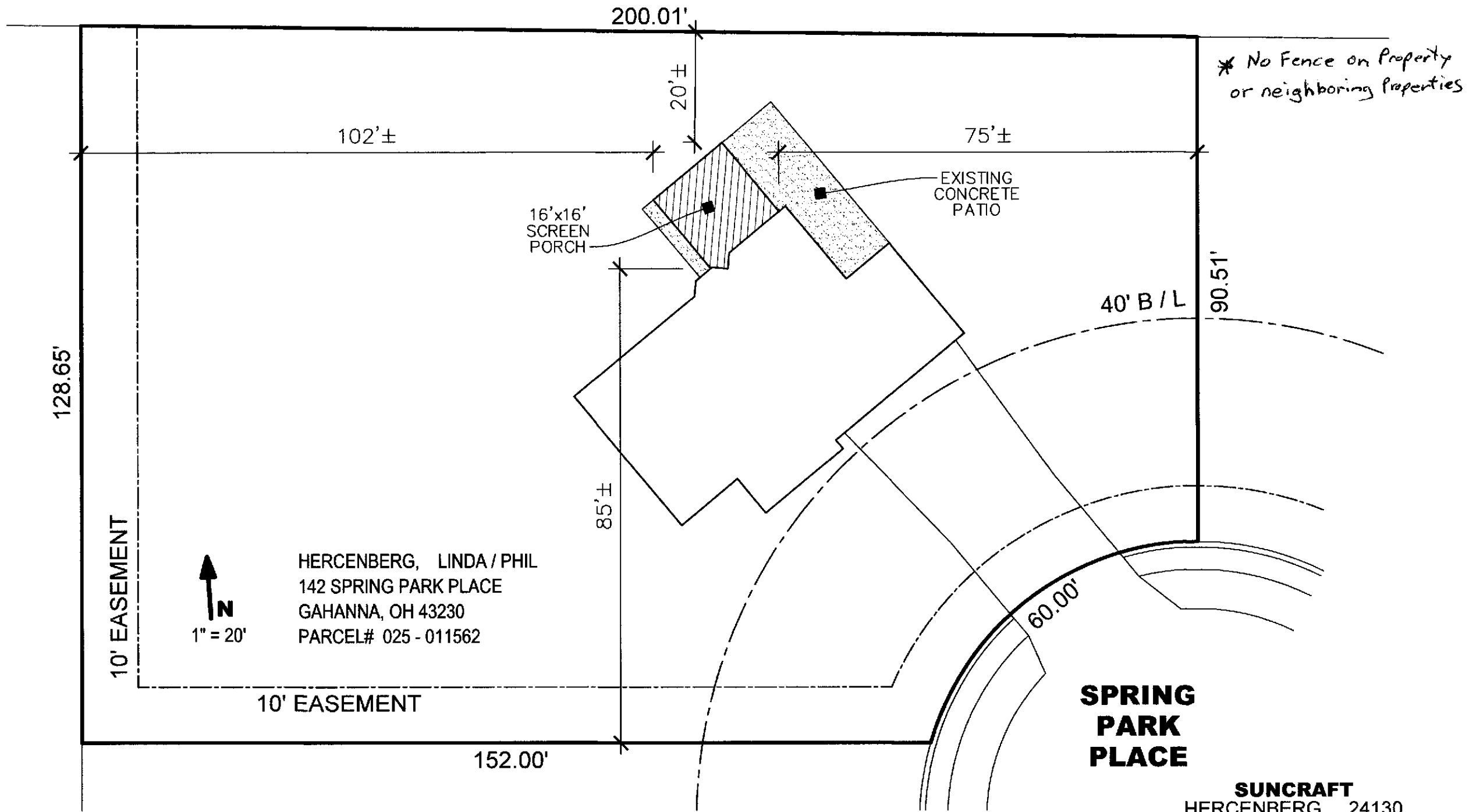
This variance is requested so that the homeowners can enjoy a covered porch on the back of their house.

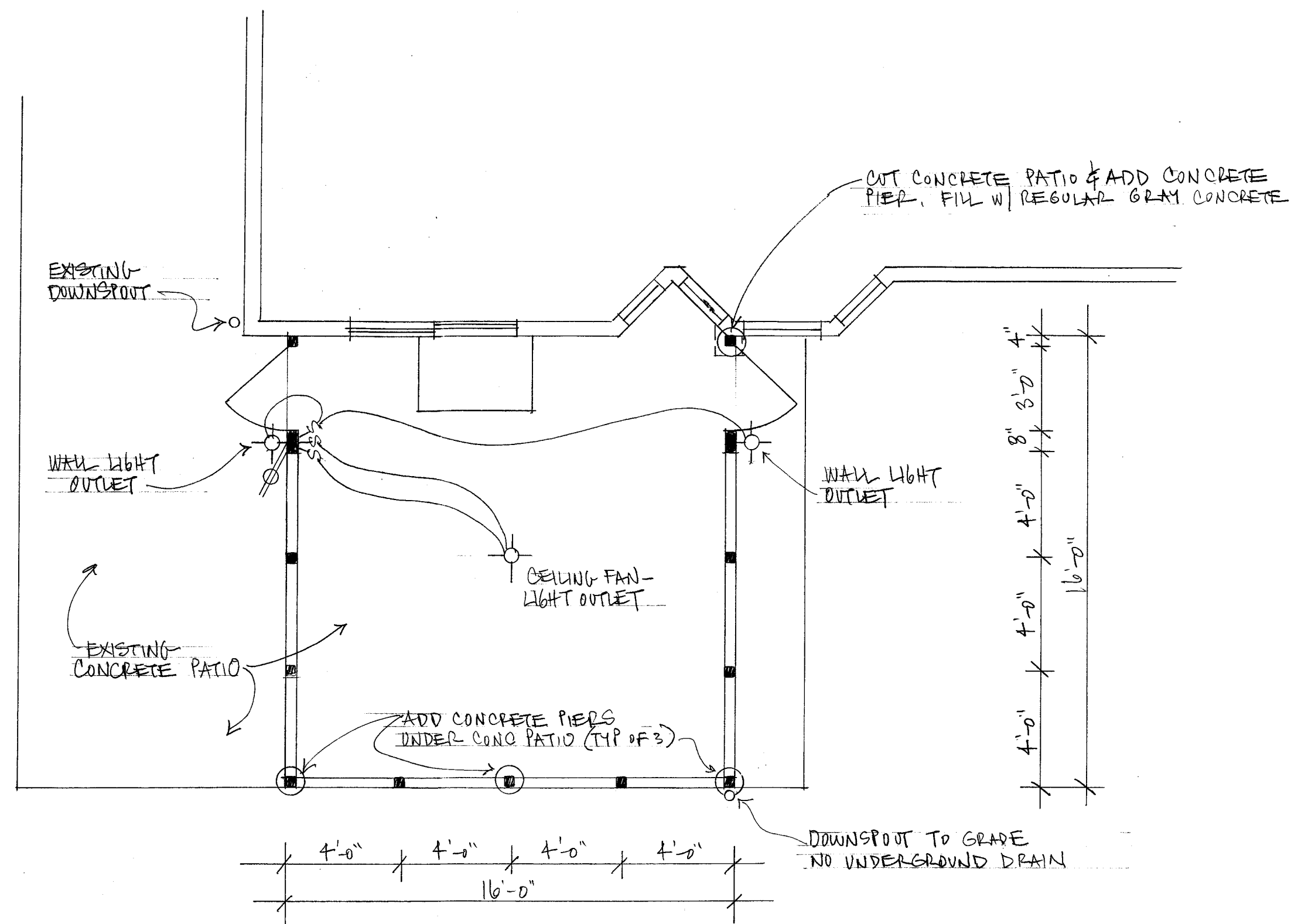
The variance request will not affect the health or safety of the neighborhood and will not affect the delivery of public services to the property.

Submitted by:

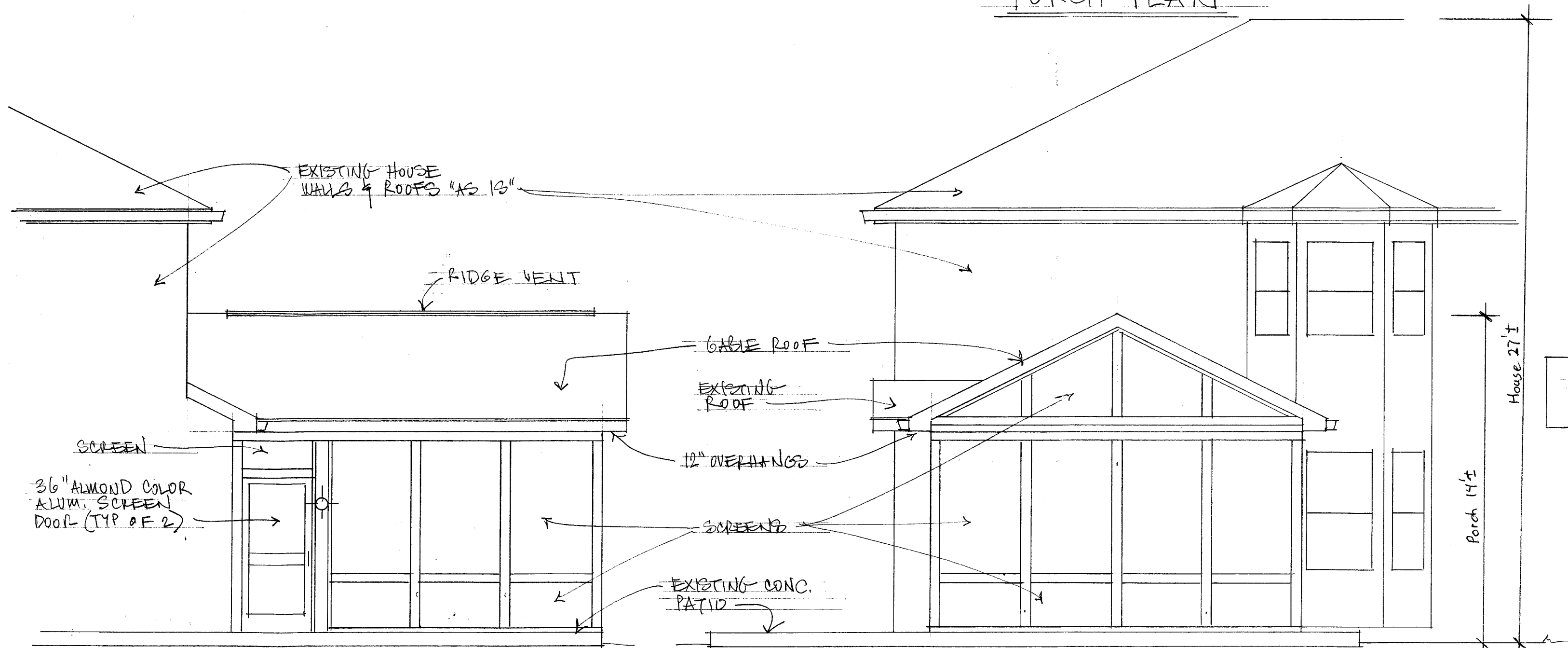
A handwritten signature in black ink, appearing to read 'James Knox', with a long, sweeping horizontal line extending to the right.

James Knox
Permit Coordinator
Suncraft Corporation, Inc.
122 W. Johnstown Road
Gahanna, OH 43230
(614)475-0000





PORCH PLAN



SIDE ELEV. TYPICAL

REAR ELEVATION

INTERIOR & EXTERIOR OF PORCH PAINTED SAME COLOR AS EXISTING HOUSE TRIM COLOR.

SUNCRAFT®
DESIGNED RIGHT. BUILT RIGHT.

HERCENBERG LINDA & PHIL
142 SPRINGDALE PLACE, COLUMBIA, MO 65201

122 West Johnston Road
Columbus, OH 43230
Phone: (614) 475-0000
Fax: (614) 475-0986

DESIGNER: PHIL
SCALE: 1/4" = 1'-0"
DATE: 2-28-84
CHECKED: []
REVISED: []

APPROVED: [] DATE: []
APPROVED: [] DATE: []

CONTRACT - PLAN # 2430 SHEET # 1

PRELIMINARY
PERMIT
CONSTRUCTION

PLANNING COMMISSION STAFF REPORT

Project Summary – 142 Spring Park Place

Meeting Date: January 8, 2025

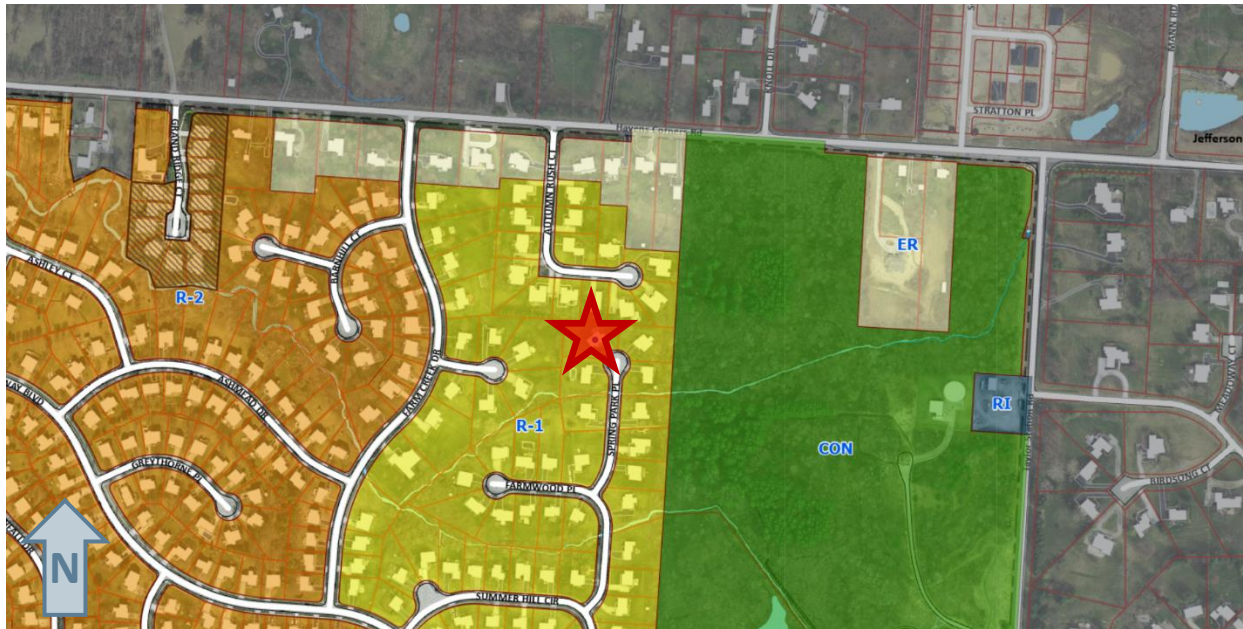
Zoning: Large Lot Residential (R-1)

Application Type(s): Variance (V)

Staff Representative: Maddie Capka, Planner II

Recommendation: Staff recommends approval of the application.

Location Map:



Staff Review

Overview

The applicant is requesting approval of a variance to allow a 256 SF screened-in porch within a rear yard setback. The Zoning Code requires a 25 ft rear yard setback for the principal structure on the lot, and the addition is 20 ft from the rear property line at the closest point.

Under the previous Zoning Code, this property was zoned SF-2, which also had a rear yard setback of 25 ft. However, “attached accessory structures” had a reduced rear setback of 15 ft. Under the new Zoning Code, attached additions or structures must comply with setbacks for the principal structure. The addition meets current side yard setback and lot coverage requirements.

Review Criteria

Variance (V)

The following variance has been requested:

1. 1103.07(e) – Large Lot Residential
 - a. The principal structure must be at least 25 ft from the rear property line.
 - b. The proposed addition is 20 ft from the rear property line.

Before granting a variance, Planning Commission shall find that:

- a) The variance is not likely to result in substantial change to the essential character of the neighborhood;
- b) The variance is not likely to result in damage to adjoining properties;
- c) The variance is not likely to affect the delivery of governmental services (e.g., water, sewer, garbage);
- d) The variance is not likely to result in environmental impacts greater than what is typical for other lots in the neighborhood.
- e) The variance is necessary for the economical use of the property, and such economical use of the property is not easily achieved through some method other than a variance; and,
- f) The variance is not likely to undermine the objectives of the land use plan.

Recommendation

Staff recommends approval of the variance as submitted. The screened-in porch is 20 ft from the north property line at its closest point, so the entire porch does not encroach into the setback. The porch is also being constructed over the exact location of the existing concrete patio. Based on the configuration of the house on the lot, the porch is not visible from the ROW. Its also partially screened from the adjacent properties to the north and west by mature foliage.