



VARIANCE APPLICATION SUMMARY



File Number	V-24-26
Property Address	406 E JOHNSTOWN RD GAHANNA, OH 43230
Parcel ID	025-001973
Zoning District	R-1 - Large Lot Residential
Project/Business Name	Solar Carport
Applicant	Dan Plucinski semihemi66@hotmail.com
Description of Variance Request	We requested this variance based on available daily sunlight in this particular area of the property and proximity to the principal structure. Placing solar panels on the roof are not compatible, large trees to the South of the property block most daily sunlight. Placing ground mount solar arrays to the back of our property might not be considered aesthetically pleasing. An open-air carport due North of the existing primary structures garage would blend with existing architecture and serve as a cost effect location for required solar panel power generation.

Requested Variances

Code Section	Code Title	Code Description
1103.07(e)	Large Lot Residential	Accessory structures must be to the rear of the primary structure.

[illegible]

406 E Johnstown Rd. Gahanna, OH 43230
Parcel ID: 025-001973-00

STATEMENT OF VARIANCE

August 30, 2024

City of Gahanna

Department of Planning

200 S. Hamilton Rd.

Gahanna, OH 43230

To Whom it may Concern,

We are requesting a variance to Gahanna City Zoning Chapter 1103, Code 1103.07, LARGE LOT RESIDENTIAL (R-1) Standard "Building Placement: Accessory structures must be placed to the rear of the principal structure.". We would like to place an accessory structure "Open air solar carport" directly across from the main dwellings garage.

1. Special circumstance or conditions:

Requesting this variance based on available daily sunlight in this particular area of the property and proximity to the principal structure. Placing solar panels on the roof are not compatible, large trees to the South of the property block most daily sunlight. Placing ground mount solar arrays to the back of our property might not be considered aesthetically pleasing.

2. Necessary for preservation and enjoyment of property rights:

An open-air carport due North of the existing primary structures garage would blend with existing architecture and serve as a cost effective location for required solar panel power generation. Solar energy production is good for the environment as well as energy cost saving initiative for the owner.

3. Will not adversely affect the health or safety:

Will not compromise the health and safety of the surrounding area.

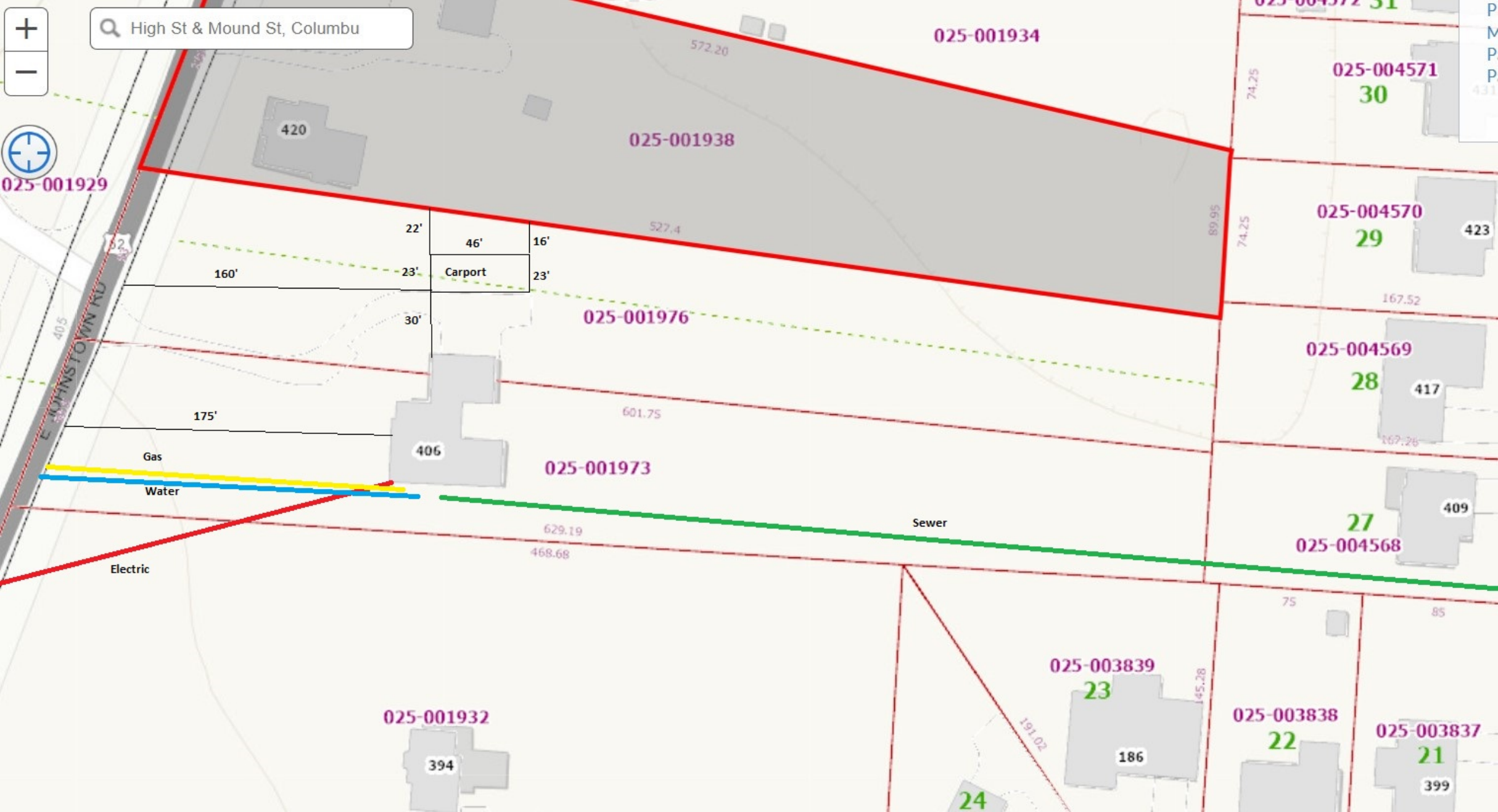
406 E Johnstown Rd. Gahanna, OH 43230
Parcel ID: 025-001973-00

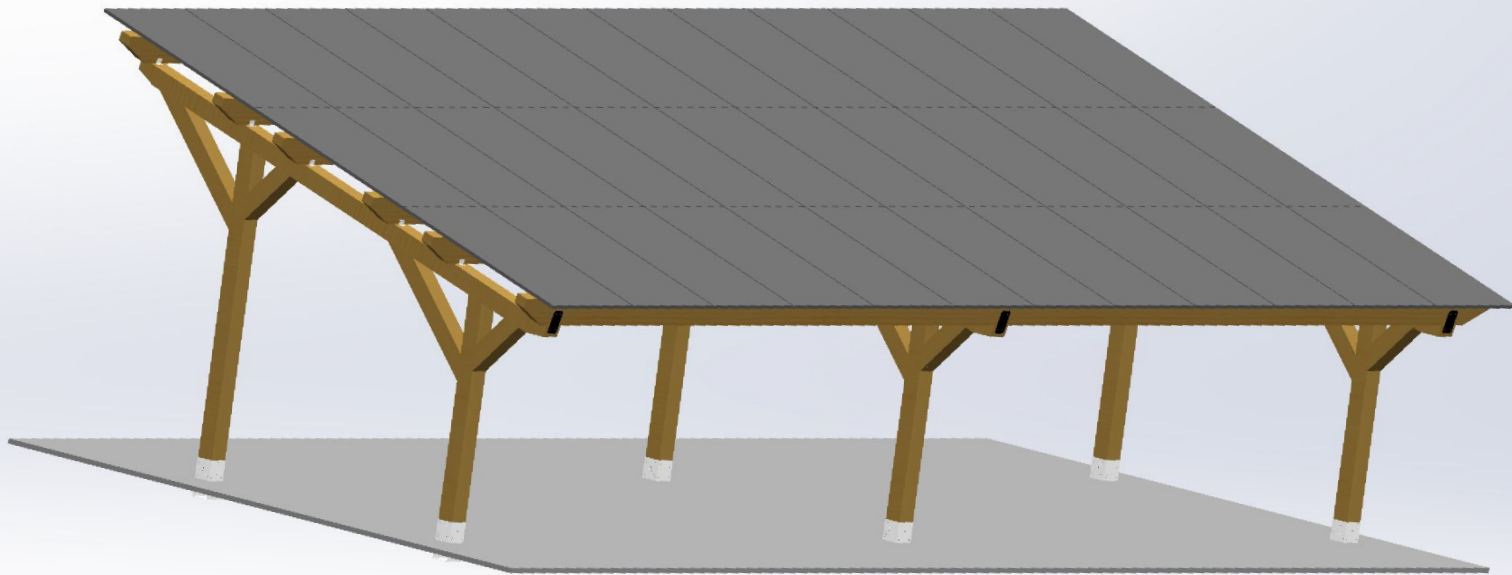
Thank you for your time and consideration.

Dan/Monica Plucinski

406 E Johnstown Rd.

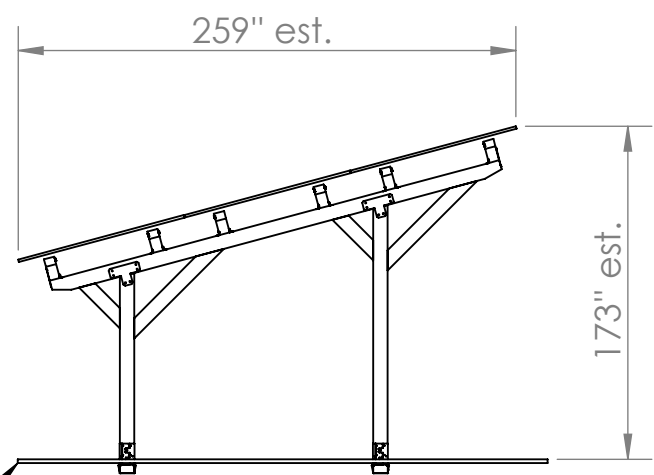
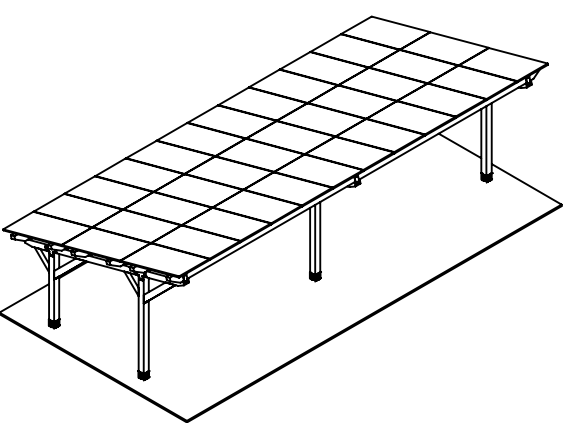
Gahanna, Ohio 43230



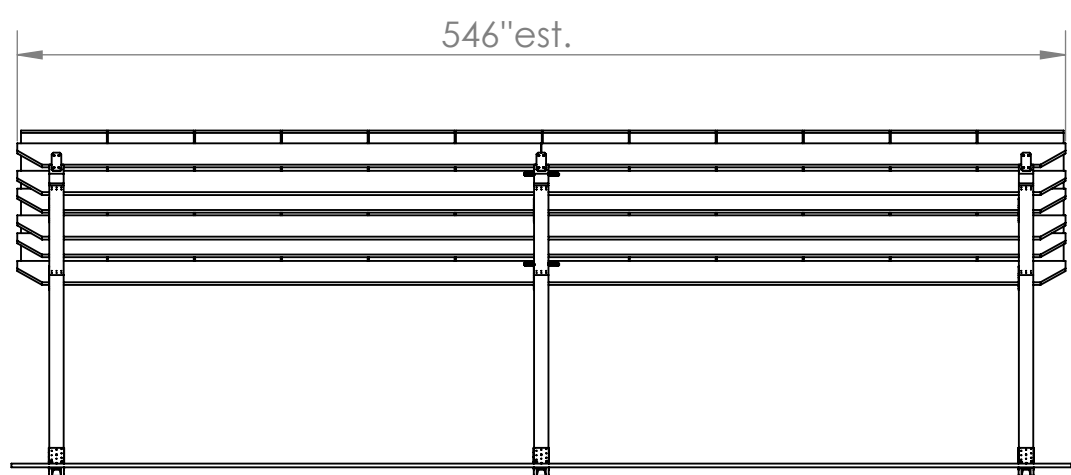


OPEN-AIR SOLAR CARPORT RENDERING

Open air solar carport meeting state or local specifications



Asphalt



PROPRIETARY AND CONFIDENTIAL
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		UNLESS OTHERWISE SPECIFIED:		NAME	DATE	TITLE: <div>Carport Concept</div>		
		DIMENSIONS ARE IN INCHES	DRAWN	DAP	8-22-2024			
		TOLERANCES:	CHECKED					
		FRACTIONAL ±	ENG APPR.					
		ANGULAR: MACH ± BEND ±	MFG APPR.					
		TWO PLACE DECIMAL ±	Q.A.			Property of Dimensiontek		
		THREE PLACE DECIMAL ±	COMMENTS:					
		INTERPRET GEOMETRIC TOLERANCING PER:						
		MATERIAL				SIZE B	DWG. NO. Carport_Concept	REV -
		FINISH				SCALE: None	WEIGHT:	SHEET 1 OF 1
NEXT ASSY	USED ON	APPLICATION	DO NOT SCALE DRAWING					







PLANNING COMMISSION STAFF REPORT

Project Summary – 406 East Johnstown Road

Meeting Date: November 20, 2024

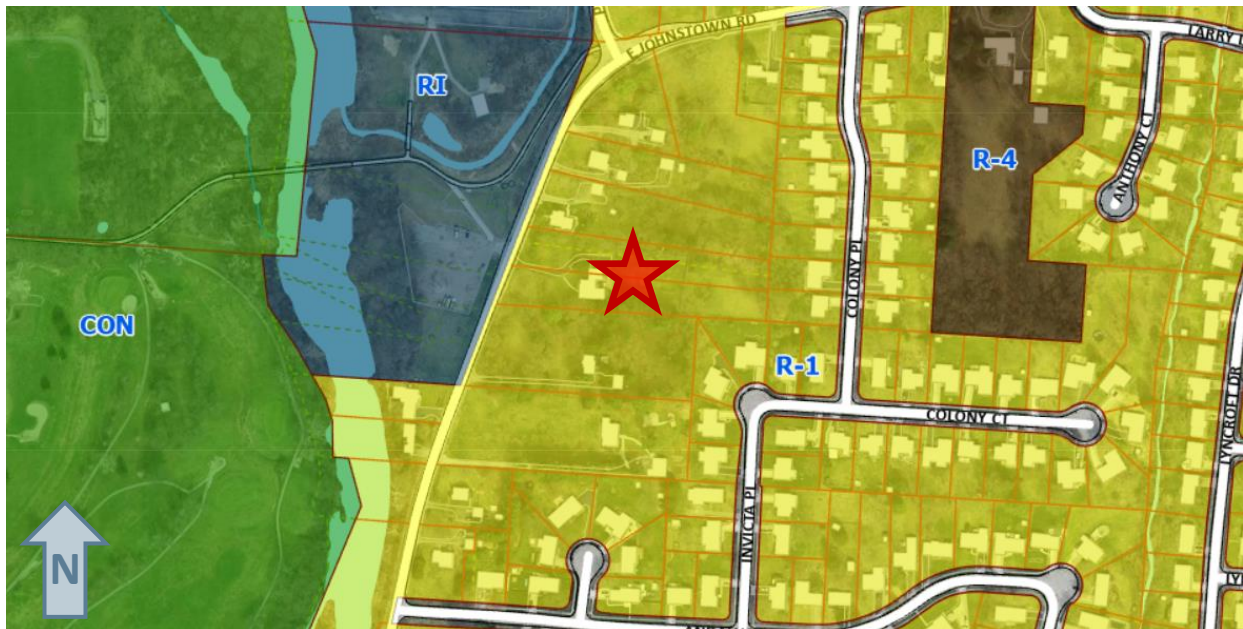
Zoning: Large Lot Residential (R-1)

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 carport to the side of the primary structure instead of to the rear. The carport is around 1,000 SF and 14 ft tall at its highest point. There are solar panels on its roof, so the applicant states it must be placed in a location that receives enough sun. They also state that it is not feasible to install solar panels on the roof of the existing house, due to mature trees blocking the house from most of the sunlight.

The carport meets all side, front, and rear setbacks. It is 16 ft from the north property line, meeting the 15 ft side yard setback requirement. It is also 160 ft from the ROW, greatly reducing visibility from the road. The proposed location is adjacent to the existing driveway and does not extend past the front elevation of the house.

Review Criteria

Variance (V)

The following variance has been requested:

1. 1103.07(e) – Large Lot Residential
 - a. Accessory structures must be located to the rear of the primary structure.
 - b. The proposed structure is to the side of the primary structure.

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 property is ~2.5 acres and the carport would be 160 ft from the ROW. There are also many mature trees at the front of the property to partially screen the carport.