



VARIANCE APPLICATION SUMMARY



File Number	V-25-3
Property Address	4444 SHULL RD GAHANNA, OH 43230
Parcel ID	025-011937
Zoning District	ER - Estate Residential
Project/Business Name	Labocki Homes Inc
Applicant	Jordon Labocki Jordon@LabockiHomes.com 614-778-7346
Description of Variance Request	Variance request is a reduction of 12.44' from 150' to 137.56' of road frontage on the 2.596 acre Proposed parcel (existing house) South Parcel, both parcels rear property line widths would be 215.76'. Estate Residential Lot Split - divide single parcel of 5.504 acres into 2 parcels of 2.908 acres North Parcel and 2.596 acres (existing house) South Parcel (see plan).

Requested Variances

Code Section	Code Title
Ch 1103.06(e)	Estate 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.

Gavin Gooden

(property owner/acting agent signature)

Gavin Gooden

(printed name)

1/29/2025

(date)

Jordan Labocki

(applicant signature)

Jordan Labocki - Labocki Homes Inc

(printed name)

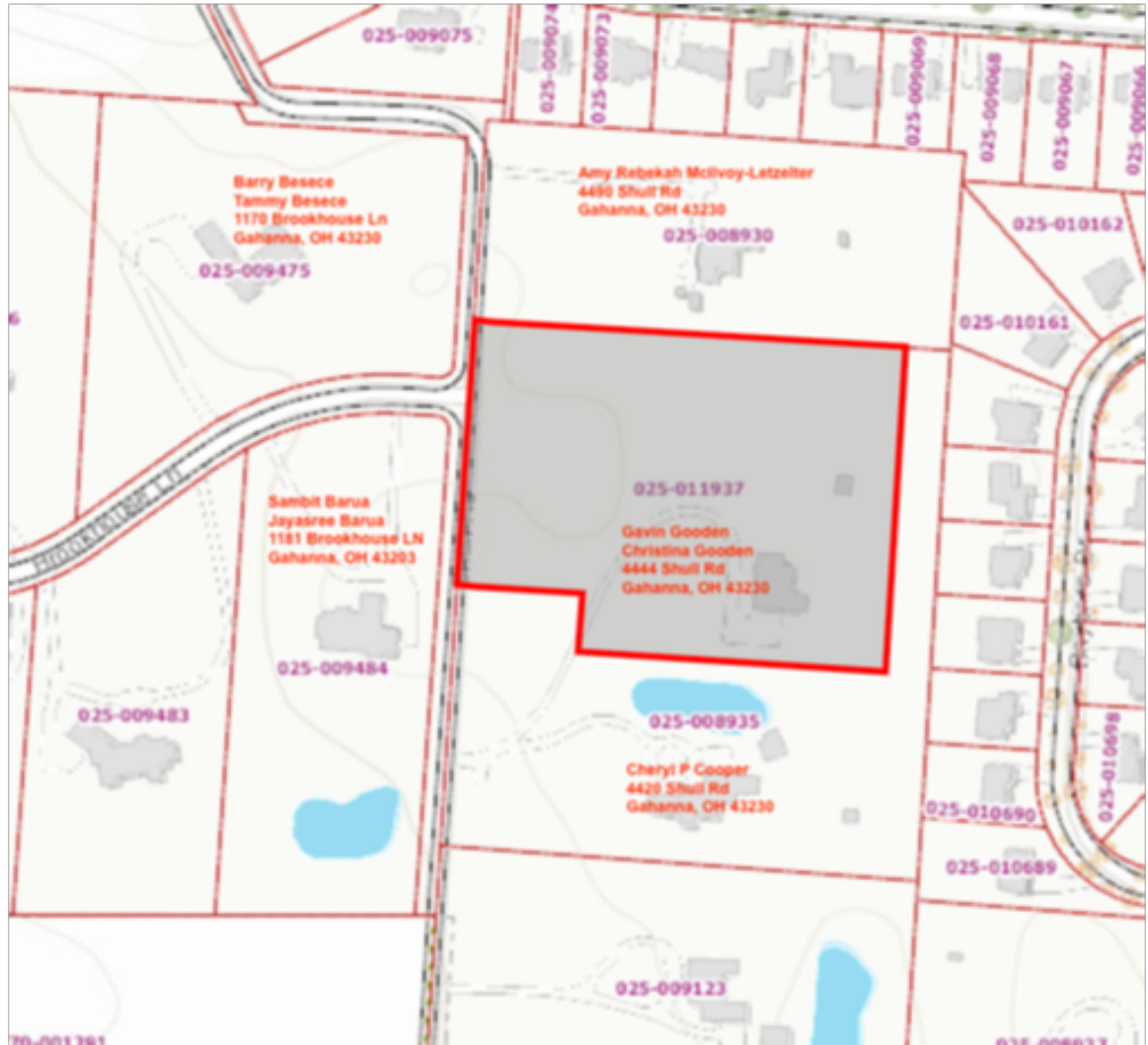
1/28/25

(date)

Variance Request Address:
Gavin J. Gooden & Christina Gooden
4444 Shull Rd
Gahanna, OH 43230

Contiguous Property Owners & Addresses

1. Amy Rebekah Mcilvoy-Letzelter
4490 Shull Rd
Gahanna, OH 43230
2. Cheryl Cooper
4420 Shull Rd
Gahanna, OH 43230
3. Barry & Tammy Besece
1170 Brookhouse Lane
Gahanna, OH 43230
4. Sambit & Jayasree Barua
1181 Brookhouse Lane
Gahanna, OH 43230



Statement of Variance
4444 Shull Rd
Gahanna, OH 43230
January 28, 2025

1) What are the special circumstances or conditions necessitating the variance?
The owner would like to keep the rear property lines of each proposed parcels identical with each at 215.76' but with the unique shape of the front property line the south proposed parcel would have a road frontage of 137.56' or 12.44' (less than 9%) less than the 150' for "Estate Residential" lots. The Existing house (proposed south parcel 2.596 ac.) meets all other set back distances, lot area and building coverage fall within the limits/requirements for "Estate Residential".

2) How is the variance necessary for preservation and enjoyment of property rights?
The requested variance is necessary to allow for equal widths of both parcels along most of the parcel (70%) of proposed south parcel. The property owners would like to construct their new home on the proposed north parcel.

3) How will the variance not adversely affect the health or safety of the surrounding area?
The variance request is not substantial given the location of existing house. There are no houses proximal to this parcel whose residents would be negatively affected if this variance were to be approved. Therefore, any detrimental effects of the lot frontage variance to the street should be unnoticeable. The granting of this variance does not seem to conflict with the spirit and intent of the zoning requirement. The continuity of the "Estate Residential" is not significantly compromised. The impacts appear to be insignificant or decidedly positive. Both proposed parcels meet most of the "Estate Residential" standards and have no negative health or safety affects to the surrounding area.

Proposed South Parcel (variance proposed parcel)

- 2.596 acres
- Front setback 399.2' existing home to remain
- Side setbacks 67.1' & 75.1'
- Rear setback 118.8'



**DESCRIPTION OF 2.784 ACRES
SPLIT FROM GOODEN TRACT**

Situated in the State of Ohio, County of Franklin, City of Gahanna, being part of the Second Quarter, Township 1, Range 16, United States Military District, and being part of the 5.506 acre tract conveyed to Gavin J. Gooden and Christina Gooden by Instrument Number 202410010102475 (Auditor's Parcel No. 025-011937-00), all references being to the Franklin County Recorder's Office, and described as follows:

Beginning, for reference, at a mag nail set marking the centerline intersection of Brookhouse Lane and Shull Road as shown on The Villages at Rocky Fork Section 2 as recorded in Plat Book 73, Page 39, said intersection being South 03 degrees 51 minutes 35 seconds West, along said centerline, 268.29 feet from FCGS1811 (Aluminum Disk in Concrete) found, also being North 03 degrees 51 minutes 35 seconds East, along said centerline, 1307.87 feet from FCGS1810 (Aluminum Disk in Concrete) found;

Thence, along the centerline of said Shull Road (45' R/W), the same being the east line of said subdivision and the west line of said Gooden tract, **North 03 degrees 51 minutes 35 seconds East, 106.84 feet** to a 1" pin found at the northwest corner of said Gooden tract, the same being the southwest corner of property conveyed to Amy Rebekah McIlvoy-Letzelter by Instrument Number 202010230166287;

Thence, along the north line of said Gooden tract, the same being the south line of said McIlvoy-Letzelter tract, **South 86 degrees 00 minutes 05 seconds East, 25.00 feet** to a Rebar Set at the **True Point of Beginning**;

Thence, continue along the north line of said Gooden tract, the same being the south line of said McIlvoy-Letzelter tract, **South 86 degrees 00 minutes 05 seconds East, 562.05 feet** to a 1" pin capped EMH&T found at the northeast corner of said Gooden tract, and a northern corner of that 5.00 acre property conveyed to Cheryl P. Cooper by Instrument Numbers 201105030057201 and 201301080003958;

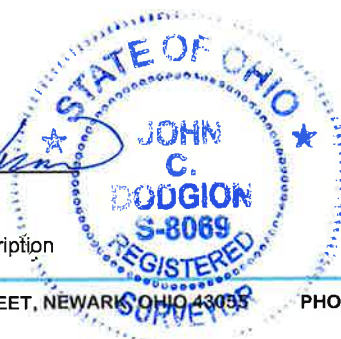
Thence, along the east line of said Gooden tract, the same being a west line of said Cooper tract, **South 03 degrees 49 minutes 15 seconds West, 215.76 feet** to a Rebar Set;

Thence, across said Gooden tract, **North 86 degrees 00 minutes 05 seconds West, 562.20 feet** to a Rebar Set;

Thence, across said Gooden tract, being 25.00 feet from said Gooden west line and centerline, **North 03 degrees 51 minutes 35 seconds East, 215.76 feet** to the **True Point of Beginning**, containing 2.784 acres, more or less.

Subject to all, legal, easements, rights-of-way, conditions, and restrictions. Bearings are based on State Plane Coordinate System, Ohio South Zone, NAD83 (2011). A bearing of North 03 degrees 51 minutes 35 seconds East was held for the centerline of Shull Road between FCGS1810 and FCGS1811. Rebar Set are 5/8" Rebar, 30" long, and capped "Smart Services". This description is based on an actual field survey performed by Smart Services, Inc. in January 2025.

03/19/2025 
John C. Dodgion, P.S. 8069



S:\2024 Projects\879701\Maps-Plans-Drawings\description



**DESCRIPTION OF 2.517 ACRES
SPLIT FROM GOODEN TRACT**

Situated in the State of Ohio, County of Franklin, City of Gahanna, being part of the Second Quarter, Township 1, Range 16, United States Military District, and being part of the 5.506 acre tract conveyed to Gavin J. Gooden & Christina Gooden by Instrument Number 202410010102475 (Auditor's Parcel No. 025-011937-00), references being of the Franklin County Recorder's Office, and described as follows:

Beginning, for reference, at a mag nail set marking the centerline intersection of Brookhouse Lane and Shull Road as shown on The Villages at Rocky Fork Section 2 as recorded in Plat Book 73, Page 39, said intersection being South 03 degrees 51 minutes 35 seconds West, along said centerline, 268.29 feet from FCGS1811 (Aluminum Disk in Concrete) found, also being North 03 degrees 51 minutes 35 seconds East, along said centerline, 1307.87 feet from FCGS1810 (Aluminum Disk in Concrete) found;

Thence, along the centerline of Shull Road (45' R/W), the same being the east line of said subdivision and the west line of said Gooden tract, **South 03 degrees 51 minutes 35 seconds West, 246.48 feet** to a mag nail set at the southwest corner of said Gooden tract, the same being the northwest corner of that 5.00 acre tract conveyed to Cheryl P. Cooper by Instrument Numbers 201105030057201 and 201301080003958;

Thence, along a south line of said Gooden tract, the same being a north line of said Cooper tract, **South 86 degrees 00 minutes 35 seconds East, 25.00 feet**, passing a 1" pin found at 20.10 feet, to a Rebar Set at the **True Place of Beginning**;

Thence, across said Gooden tract, being 25.00 feet from said Gooden west line and centerline, **North 03 degrees 51 minutes 35 seconds East, 137.56 feet** to a Rebar Set;

Thence, across said Gooden tract, **South 86 degrees 00 minutes 05 seconds East, 562.20 feet** to a Rebar Set in the east line of said Gooden tract, the same being a west line of said Cooper tract;

Thence, along the common perimeter to said Gooden and Cooper tracts, the following courses:

South 03 degrees 49 minutes 15 seconds West, 215.76 feet to a 1" pin capped EMH&T found;

North 86 degrees 01 minutes 55 seconds West, 412.38 feet to a 1" Pin found;

North 03 degrees 48 minutes 25 seconds East, 78.44 feet to a 1" Pin capped EMH&T found;

North 86 degrees 00 minutes 35 seconds West, 149.89 feet to the **True Point of Beginning**, containing 2.517 acres, more or less.

Subject to all, legal, easements, rights-of-way, conditions, and restrictions. Bearings are based on State Plane Coordinate System, Ohio South Zone, NAD83 (2011). A bearing of North 03 degrees 51 minutes 35 seconds East was held for the centerline of Shull Road between FCGS1810 and FCGS1811. Rebar Set are 5/8" Rebar, 30" long, and capped "Smart Services". This description is based on an actual field survey performed by Smart Services, Inc. in January 2025.

03/19/2025 
John C. Dodgion, P.S. 8069
S:\2024 Projects\879701\Maps-Plans-Drawings\description





DESCRIPTION OF 0.203 ACRE SPLIT FROM GOODEN TRACT

Situated in the State of Ohio, County of Franklin, City of Gahanna, being part of the Second Quarter, Township 1, Range 16, United States Military District, and being part of the 5.506 acre tract conveyed to Gavin J. Gooden and Christina Gooden by Instrument Number 202410010102475 (Auditor's Parcel No. 025-011937-00), all references being to the Franklin County Recorder's Office, and described as follows:

Beginning at a mag nail set marking the centerline intersection of Brookhouse Lane and Shull Road as shown on The Villages at Rocky Fork Section 2 as recorded in Plat Book 73, Page 39, said intersection being South 03 degrees 51 minutes 35 seconds West, along said centerline, 268.29 feet from FCGS1811 (Aluminum Disk in Concrete) found, also being North 03 degrees 51 minutes 35 seconds East, along said centerline, 1307.87 feet from FCGS1810 (Aluminum Disk in Concrete) found;

Thence, along the centerline of said Shull Road (45' R/W), the same being the east line of said subdivision and the west line of said Gooden tract, **North 03 degrees 51 minutes 35 seconds East, 106.84 feet** to a 1" pin found at the northwest corner of said Gooden tract, the same being the southwest corner of property conveyed to Amy Rebekah McIlvoy-Letzelter by Instrument Number 202010230166287;


Thence, along the north line of said Gooden tract, the same being the south line of said McIlvoy-Letzelter tract, **South 86 degrees 00 minutes 05 seconds East, 25.00 feet** to a Rebar Set;


Thence, across said Gooden tract, being 25.00 feet from said Gooden west line and centerline, **South 03 degrees 51 minutes 35 seconds West, 353.32 feet** to a Rebar Set in a south line of said Gooden tract, the same being a north line of that 5.00 acre tract conveyed to Cheryl P. Cooper by Instrument Numbers 201105030057201 and 201301080003958;

Thence, along a common line to said Gooden and Cooper tracts, **North 86 degrees 00 minutes 05 seconds West**, passing a 1" pin found at 4.90 feet, **25.00 feet** to a mag nail set at a common corner thereof, in the centerline of said Shull Road, the same being the east line of said subdivision;

Thence, along the said Shull Road centerline, the same being the east line of said subdivision, and the west line of said Gooden tract, **North 03 degrees 51 minutes 35 seconds East, 246.48 feet** to the **Point of Beginning**, containing 0.203 acre, more or less, inclusive of the existing right-of-way which occupies 0.162 acre.

Subject to all, legal, easements, rights-of-way, conditions, and restrictions. Bearings are based on State Plane Coordinate System, Ohio South Zone, NAD83 (2011). A bearing of North 03 degrees 51 minutes 35 seconds East was held for the centerline of Shull Road between FCGS1810 and FCGS1811. Rebar Set are 5/8" Rebar, 30" long, and capped "Smart Services". This description is based on an actual field survey performed by Smart Services, Inc. in January 2025.

03/19/2025 
John C. Dodgion, P.S. 8069



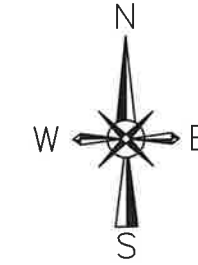
STATE OF OHIO
JOHN C. DODGION
S-8069
REGISTERED SURVEYOR

S:\2024 Projects\879701\Maps-Plans-Drawings\description

LOT SPLIT SURVEY

2ND QUARTER, TOWNSHIP 1, RANGE 16
 UNITED STATES MILITARY DISTRICT
 CITY OF GAHANNA, FRANKLIN COUNTY, OHIO

AMY REBEKAH MCILVOY-LETZELTER
 I.N. 202010230166287



PERTINENT DOCUMENTS

DEEDS TO SUBJECT PROPERTY AND ADJACENT PROPERTIES, AND SUBDIVISION PLATS. SURVEY NOS. 7968, 7988, 14014, 14036, 24-88. R/W WIDTH NOTED IS FROM PREVIOUS SURVEYS.

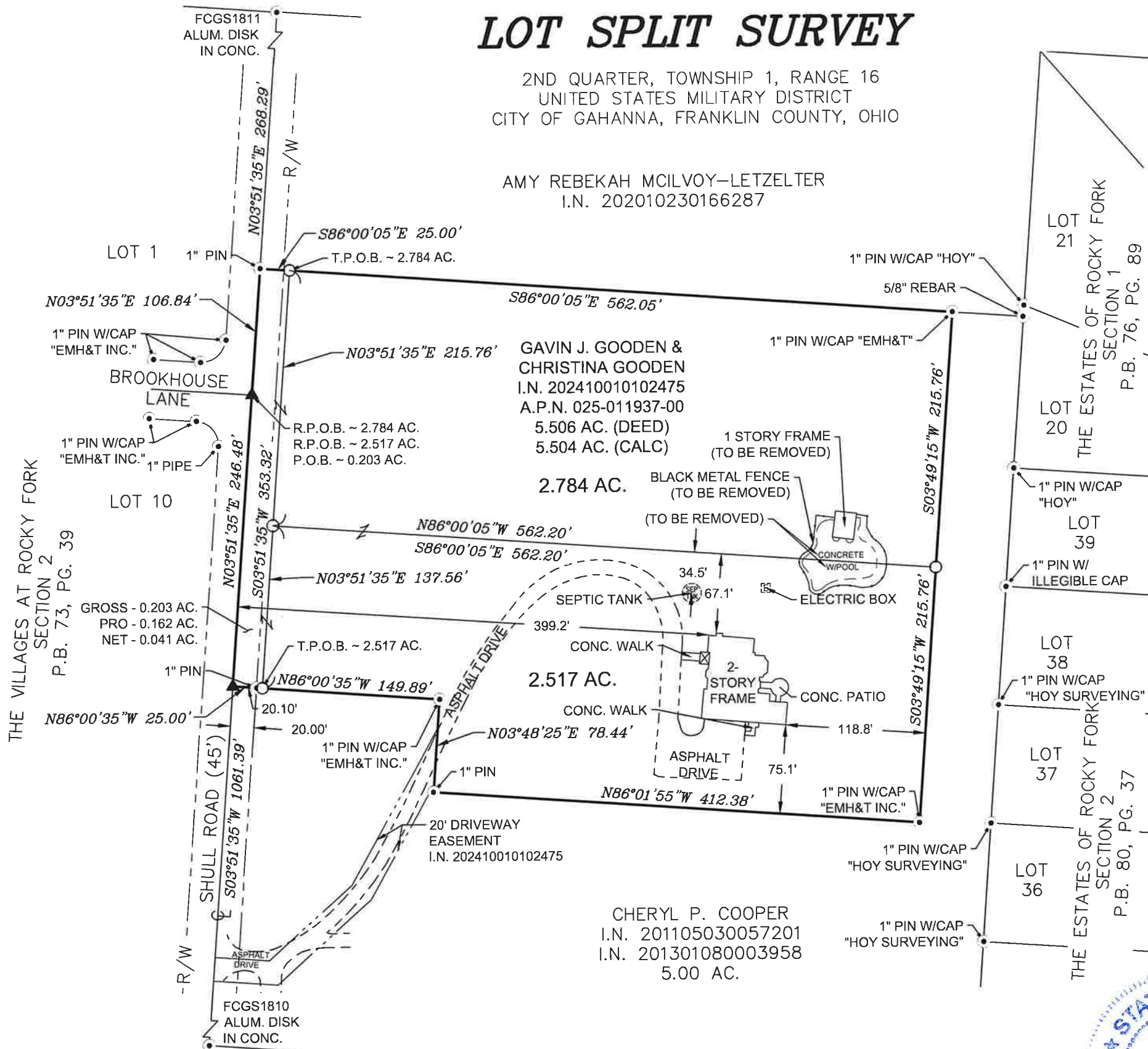
BASIS OF BEARINGS

BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011). A BEARING OF N03°51'35"E WAS HELD FOR THE CENTERLINE OF SHULL ROAD BETWEEN FCGS1810 AND FCGS1811.

THIS PLAT WAS PREPARED BY SMART SERVICES, INC. AND IS A TRUE AND ACCURATE REPRESENTATION, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, OF A SURVEY MADE BY SAME IN JANUARY 2025.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE POLICY; ALL OWNERSHIP SHOWN IS BASED UPON RECORD DATA ACQUIRED AT THE TIME OF SURVEY, NO GUARANTEE IS PLACED UPON ACTUAL OWNERSHIP OF ANY PROPERTY.

EASEMENTS MAY EXIST ON SUBJECT PROPERTY THAT WOULD BE REVEALED IN A TITLE EXAMINATION.

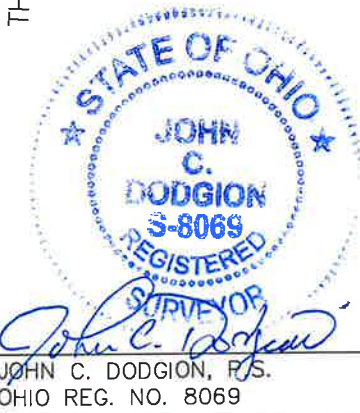
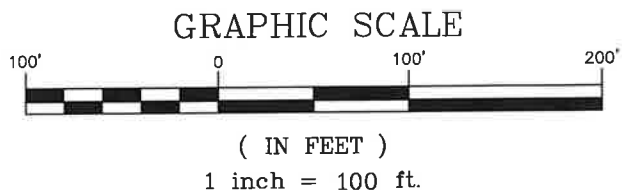


THE VILLAGES AT ROCKY FORK
 SECTION 2
 P.B. 73, PG. 39

THE ESTATES OF ROCKY FORK
 SECTION 1
 P.B. 76, PG. 89

THE ESTATES OF ROCKY FORK
 SECTION 2
 P.B. 80, PG. 37

- LEGEND**
- MONUMENT FOUND AS NOTED
 - 5/8" x 30" REBAR W/YELLOW I.D. CAP LABELED "SMART SERVICES" SET
 - ▲ MAG NAIL SET



John C. Dodgion 03/19/2025
 JOHN C. DODGION, R.S.
 OHIO REG. NO. 8069

PREPARED BY:
SMART SERVICES
 SURVEYING • ENGINEERING • ENVIRONMENTAL

88 W. CHURCH STREET, NEWARK, OHIO 43055
 PHONE: (740) 345-4700 FAX: (740) 522-4706
 www.SmartServices-Inc.com

DRAWN BY: C. SMART	DATE: MAR. 17, 2025
CHECKED BY: J. DODGION	DRAWING NO.: 879701.DWG
JOB NO.: 879701	SHEET 1 OF 1



**DESCRIPTION OF 2.784 ACRES
SPLIT FROM GOODEN TRACT**

Situated in the State of Ohio, County of Franklin, City of Gahanna, being part of the Second Quarter, Township 1, Range 16, United States Military District, and being part of the 5.506 acre tract conveyed to Gavin J. Gooden and Christina Gooden by Instrument Number 202410010102475 (Auditor's Parcel No. 025-011937-00), all references being to the Franklin County Recorder's Office, and described as follows:

Beginning, for reference, at a mag nail set marking the centerline intersection of Brookhouse Lane and Shull Road as shown on The Villages at Rocky Fork Section 2 as recorded in Plat Book 73, Page 39, said intersection being South 03 degrees 51 minutes 35 seconds West, along said centerline, 268.29 feet from FCGS1811 (Aluminum Disk in Concrete) found, also being North 03 degrees 51 minutes 35 seconds East, along said centerline, 1307.87 feet from FCGS1810 (Aluminum Disk in Concrete) found;

Thence, along the centerline of said Shull Road (45' R/W), the same being the east line of said subdivision and the west line of said Gooden tract, **North 03 degrees 51 minutes 35 seconds East, 106.84 feet** to a 1" pin found at the northwest corner of said Gooden tract, the same being the southwest corner of property conveyed to Amy Rebekah McIlvoy-Letzelter by Instrument Number 202010230166287;

Thence, along the north line of said Gooden tract, the same being the south line of said McIlvoy-Letzelter tract, **South 86 degrees 00 minutes 05 seconds East, 25.00 feet** to a Rebar Set at the **True Point of Beginning**;

Thence, continue along the north line of said Gooden tract, the same being the south line of said McIlvoy-Letzelter tract, **South 86 degrees 00 minutes 05 seconds East, 562.05 feet** to a 1" pin capped EMH&T found at the northeast corner of said Gooden tract, and a northern corner of that 5.00 acre property conveyed to Cheryl P. Cooper by Instrument Numbers 201105030057201 and 201301080003958;

Thence, along the east line of said Gooden tract, the same being a west line of said Cooper tract, **South 03 degrees 49 minutes 15 seconds West, 215.76 feet** to a Rebar Set;

Thence, across said Gooden tract, **North 86 degrees 00 minutes 05 seconds West, 562.20 feet** to a Rebar Set;

Thence, across said Gooden tract, being 25.00 feet from said Gooden west line and centerline, **North 03 degrees 51 minutes 35 seconds East, 215.76 feet** to the **True Point of Beginning**, containing 2.784 acres, more or less.

Subject to all, legal, easements, rights-of-way, conditions, and restrictions. Bearings are based on State Plane Coordinate System, Ohio South Zone, NAD83 (2011). A bearing of North 03 degrees 51 minutes 35 seconds East was held for the centerline of Shull Road between FCGS1810 and FCGS1811. Rebar Set are 5/8" Rebar, 30" long, and capped "Smart Services". This description is based on an actual field survey performed by Smart Services, Inc. in January 2025.

John C. Dodgion, P.S. 8069

S:\2024 Pojects\879701\Maps-Plans-Drawings\description

PRELIMINARY APPROVAL

ADAM W. FOWLER, P.E., P.S.

gantonini

03/19/2025 10:39:41 AM

PENDING ORIGINALS

*Submitted via digital format



Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed, and dated in blue ink.



**DESCRIPTION OF 0.203 ACRE
SPLIT FROM GOODEN TRACT**

Situated in the State of Ohio, County of Franklin, City of Gahanna, being part of the Second Quarter, Township 1, Range 16, United States Military District, and being part of the 5.506 acre tract conveyed to Gavin J. Gooden and Christina Gooden by Instrument Number 202410010102475 (Auditor's Parcel No. 025-011937-00), all references being to the Franklin County Recorder's Office, and described as follows:

Beginning at a mag nail set marking the centerline intersection of Brookhouse Lane and Shull Road as shown on The Villages at Rocky Fork Section 2 as recorded in Plat Book 73, Page 39, said intersection being South 03 degrees 51 minutes 35 seconds West, along said centerline, 268.29 feet from FCGS1811 (Aluminum Disk in Concrete) found, also being North 03 degrees 51 minutes 35 seconds East, along said centerline, 1307.87 feet from FCGS1810 (Aluminum Disk in Concrete) found;

Thence, along the centerline of said Shull Road (45' R/W), the same being the east line of said subdivision and the west line of said Gooden tract, **North 03 degrees 51 minutes 35 seconds East, 106.84 feet** to a 1" pin found at the northwest corner of said Gooden tract, the same being the southwest corner of property conveyed to Amy Rebekah McIlvoy-Letzelter by Instrument Number 202010230166287;

Thence, along the north line of said Gooden tract, the same being the south line of said McIlvoy-Letzelter tract, **South 86 degrees 00 minutes 05 seconds East, 25.00 feet** to a Rebar Set;

Thence, across said Gooden tract, being 25.00 feet from said Gooden west line and centerline, **South 03 degrees 51 minutes 35 seconds West, 353.32 feet** to a Rebar Set in a south line of said Gooden tract, the same being a north line of that 5.00 acre tract conveyed to Cheryl P. Cooper by Instrument Numbers 201105030057201 and 201301080003958;

Thence, along a common line to said Gooden and Cooper tracts, **North 86 degrees 00 minutes 05 seconds West**, passing a 1" pin found at 4.90 feet, **25.00 feet** to a mag nail set at a common corner thereof, in the centerline of said Shull Road, the same being the east line of said subdivision;

Thence, along the said Shull Road centerline, the same being the east line of said subdivision, and the west line of said Gooden tract, **North 03 degrees 51 minutes 35 seconds East, 246.48 feet** to the **Point of Beginning**, containing 0.203 acre, more or less, inclusive of the existing right-of-way which occupies 0.162 acre.

Subject to all, legal, easements, rights-of-way, conditions, and restrictions. Bearings are based on State Plane Coordinate System, Ohio South Zone, NAD83 (2011). A bearing of North 03 degrees 51 minutes 35 seconds East was held for the centerline of Shull Road between FCGS1810 and FCGS1811. Rebar Set are 5/8" Rebar, 30" long, and capped "Smart Services". This description is based on an actual field survey performed by Smart Services, Inc. in January 2025.

John C. Dodgion, P.S. 8069

S:\2024 Projects\879701\Maps-Plans-Drawings\description

PRELIMINARY APPROVAL

ADAM W. FOWLER, P.E., P.S.

gantonini

03/19/2025 10:39:04 AM

PENDING ORIGINALS

*Submitted via digital format



Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed, and dated in blue ink.



**DESCRIPTION OF 2.517 ACRES
SPLIT FROM GOODEN TRACT**

Situated in the State of Ohio, County of Franklin, City of Gahanna, being part of the Second Quarter, Township 1, Range 16, United States Military District, and being part of the 5.506 acre tract conveyed to Gavin J. Gooden & Christina Gooden by Instrument Number 202410010102475 (Auditor's Parcel No. 025-011937-00), references being of the Franklin County Recorder's Office, and described as follows:

Beginning, for reference, at a mag nail set marking the centerline intersection of Brookhouse Lane and Shull Road as shown on The Villages at Rocky Fork Section 2 as recorded in Plat Book 73, Page 39, said intersection being South 03 degrees 51 minutes 35 seconds West, along said centerline, 268.29 feet from FCGS1811 (Aluminum Disk in Concrete) found, also being North 03 degrees 51 minutes 35 seconds East, along said centerline, 1307.87 feet from FCGS1810 (Aluminum Disk in Concrete) found;

Thence, along the centerline of Shull Road (45' R/W), the same being the east line of said subdivision and the west line of said Gooden tract, **South 03 degrees 51 minutes 35 seconds West, 246.48 feet** to a mag nail set at the southwest corner of said Gooden tract, the same being the northwest corner of that 5.00 acre tract conveyed to Cheryl P. Cooper by Instrument Numbers 201105030057201 and 201301080003958;

Thence, along a south line of said Gooden tract, the same being a north line of said Cooper tract, **South 86 degrees 00 minutes 35 seconds East, 25.00 feet**, passing a 1" pin found at 20.10 feet, to a Rebar Set at the **True Place of Beginning**;

Thence, across said Gooden tract, being 25.00 feet from said Gooden west line and centerline, **North 03 degrees 51 minutes 35 seconds East, 137.56 feet** to a Rebar Set;

Thence, across said Gooden tract, **South 86 degrees 00 minutes 05 seconds East, 562.20 feet** to a Rebar Set in the east line of said Gooden tract, the same being a west line of said Cooper tract;

Thence, along the common perimeter to said Gooden and Cooper tracts, the following courses:

South 03 degrees 49 minutes 15 seconds West, 215.76 feet to a 1" pin capped EMH&T found;

North 86 degrees 01 minutes 55 seconds West, 412.38 feet to a 1" Pin found;

North 03 degrees 48 minutes 25 seconds East, 78.44 feet to a 1" Pin capped EMH&T found;

North 86 degrees 00 minutes 35 seconds West, 149.89 feet to the **True Point of Beginning**, containing 2.517 acres, more or less.

Subject to all, legal, easements, rights-of-way, conditions, and restrictions. Bearings are based on State Plane Coordinate System, Ohio South Zone, NAD83 (2011). A bearing of North 03 degrees 51 minutes 35 seconds East was held for the centerline of Shull Road between FCGS1810 and FCGS1811. Rebar Set are 5/8" Rebar, 30" long, and capped "Smart Services". This description is based on an actual field survey performed by Smart Services, Inc. in January 2025.

John C. Dodgion, P.S. 8069

S:\2024 Projects\879701\Maps-Plans-Drawings\description

PRELIMINARY APPROVAL

ADAM W. FOWLER, P.E., P.S.

gantonini

03/19/2025 10:40:12 AM

PENDING ORIGINALS

***Submitted via digital format**



Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed, and dated in blue ink.

LOT SPLIT SURVEY

2ND QUARTER, TOWNSHIP 1, RANGE 16
 UNITED STATES MILITARY DISTRICT
 CITY OF GAHANNA, FRANKLIN COUNTY, OHIO

AMY REBEKAH MCILVOY-LETZELTER
 I.N. 202010230166287

PRELIMINARY APPROVAL

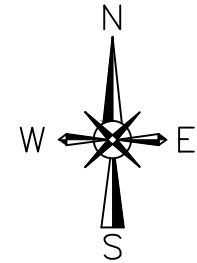
ADAM W. FOWLER, P.E., P.S.

gantonini

03/19/2025 10:40:35 AM

PENDING ORIGINALS

*Submitted via digital format



Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed, and dated in blue ink.

PERTINENT DOCUMENTS

DEEDS TO SUBJECT PROPERTY AND ADJACENT PROPERTIES, AND SUBDIVISION PLATS. SURVEY NOS. 7968, 7988, 14014, 14036, 24-88. R/W WIDTH NOTED IS FROM PREVIOUS SURVEYS.

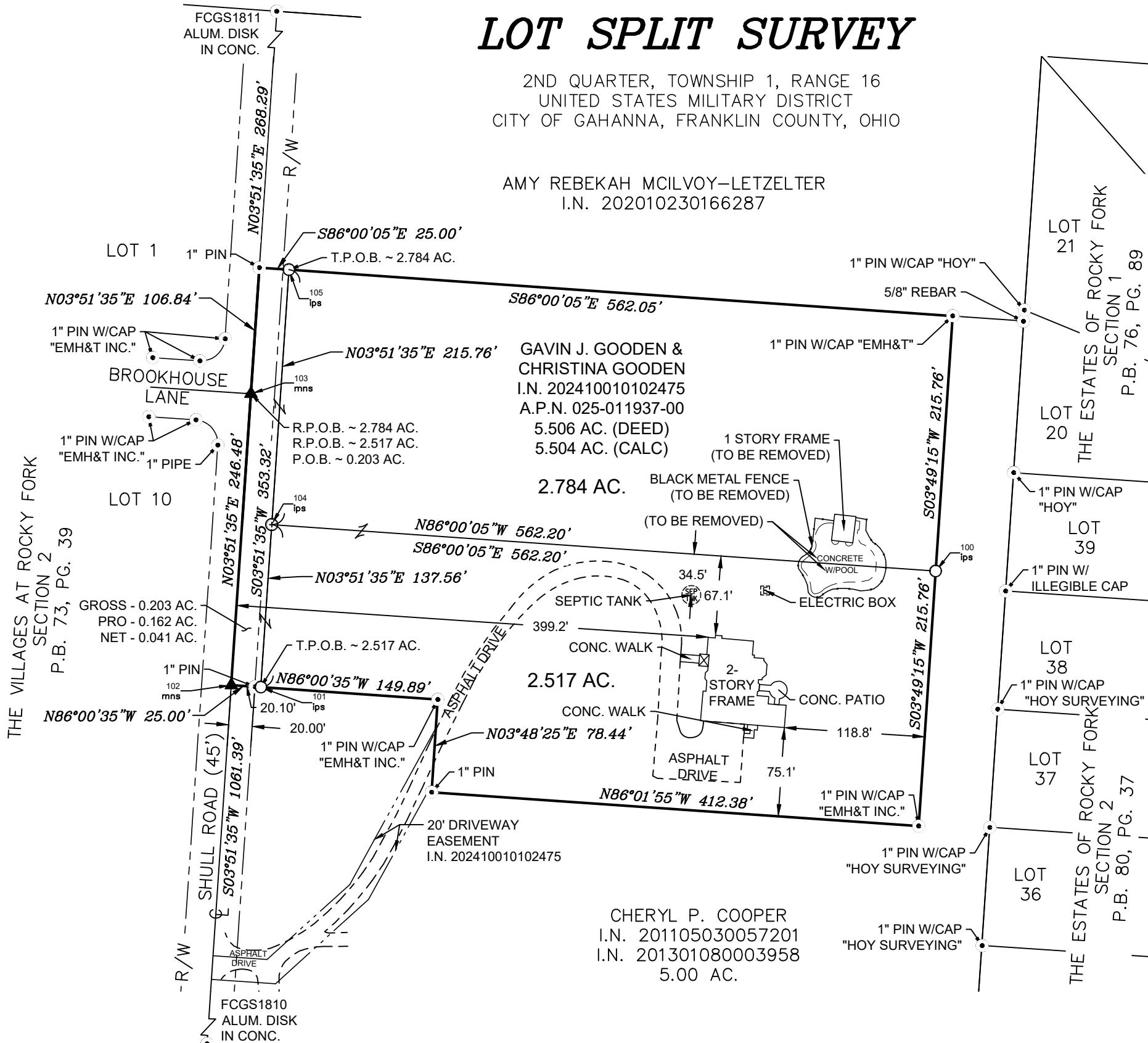
BASIS OF BEARINGS

BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011). A BEARING OF N03°51'35"E WAS HELD FOR THE CENTERLINE OF SHULL ROAD BETWEEN FCGS1810 AND FCGS1811.

THIS PLAT WAS PREPARED BY SMART SERVICES, INC. AND IS A TRUE AND ACCURATE REPRESENTATION, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, OF A SURVEY MADE BY SAME IN JANUARY 2025.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE POLICY; ALL OWNERSHIP SHOWN IS BASED UPON RECORD DATA ACQUIRED AT THE TIME OF SURVEY, NO GUARANTEE IS PLACED UPON ACTUAL OWNERSHIP OF ANY PROPERTY.

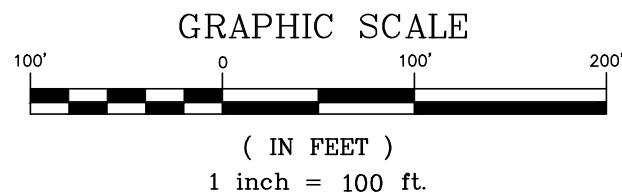
EASEMENTS MAY EXIST ON SUBJECT PROPERTY THAT WOULD BE REVEALED IN A TITLE EXAMINATION.



CHERYL P. COOPER
 I.N. 201105030057201
 I.N. 201301080003958
 5.00 AC.

LEGEND

- MONUMENT FOUND AS NOTED
- 5/8" x 30" REBAR W/YELLOW I.D. CAP LABELED "SMART SERVICES" SET
- ▲ MAG NAIL SET



JOHN C. DODGION, P.S.
 OHIO REG. NO. 8069



PREPARED BY:
SMART
 SURVEYING • ENGINEERING • ENVIRONMENTAL
 SERVICES

88 W. CHURCH STREET, NEWARK, OHIO 43055
 PHONE: (740) 345-4700 FAX: (740) 522-4706
 www.SmartServices-Inc.com

DRAWN BY: C. SMART	DATE: MAR. 17, 2025
CHECKED BY: J. DODGION	DRAWING NO.: 879701.DWG
JOB NO.: 879701	SHEET 1 OF 1

PLANNING COMMISSION STAFF REPORT

Project Summary – 4444 Shull Road

Meeting Date: April 9, 2025

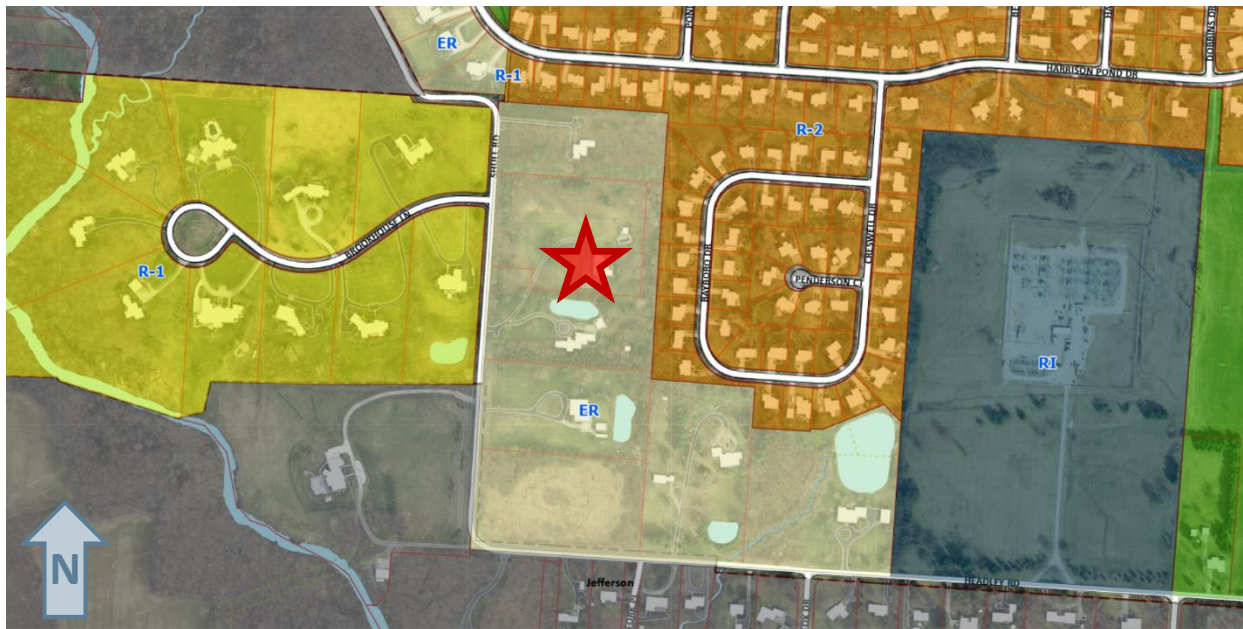
Zoning: Estate Residential (ER)

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 for an associated Subdivision Without Plat/lot split application. The applicant would like to split the existing parcel into two new parcels, one north and one south. After the lot split, the properties would be ~2.8 and ~2.5 acres respectively.

The site currently contains one single-family residence and driveway. The existing parcel is a slightly irregular shape since the front property line is shorter than the rear property line. The property will be split down the middle based on the rear property line. Since the front property line is shorter, the southern parcel is ~12.5 ft short of the required 150 ft of frontage for properties zoned Estate Residential.

There are no permits or applications submitted to develop the site, this application is only for the SWP application.

Review Criteria

Variance (V)

The following variance has been requested:

1. Ch 1103.06(e) – Estate Residential (ER)
 - a. All properties in this zoning district must have at least 150 ft of frontage.
 - b. After the lot split, the southern parcel would only have ~137.5 ft of frontage.

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;
- f) The variance is not likely to undermine the objectives of the land use plan;
- g) Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of land or structures; and,
- h) The practical difficulty could be eliminated by some other method, even if the solution is less convenient or more costly to achieve.

Recommendation

Staff recommends approval of the Variance application as submitted. The requested variance is minor and both parcels would meet the frontage requirement if the front property line was the same length as the rear one. Staff does not believe that granting this variance would have any negative effects.