

Subject: RE: Variance Application V-0024-2025
Sent: 9/30/2025, 11:44:11 AM
From: Greg.Gorospe@icemiller.com<Greg.Gorospe@icemiller.com>
To: Sophia McGuire; CouncilStaff

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Sophia – thank you very much! My wife, Kelley Griesmer, and I own 667 Parkedge Drive, immediately south of the subject property. We have reviewed Mr. Champlin's application, and we support the variance request. The plans for the proposed variance would create an addition that is more aesthetically pleasing than the angled alternative that would be required if the variance is not approved. Additionally, bumping out the garage toward the road would not be possible, given the front setback, and bumping out the garage toward the south would create problems with moving the driveway, blocking the front door, and creating a bad looking exterior.

Additionally, the purpose of the addition is to accommodate both the family's vehicles as well as Mr. Champlin's woodworking hobby. Mr. Champlin is very giving and often uses his time, skills and tools to help his neighbors. It seems like this small request has very low downside and would be positive for Mr. Champlin and the neighborhood.

Regarding the Duncan factors:

- a. The variance is not likely to result in substantial change to the essential character of the neighborhood;
 - **The change is very minor as 90% of the addition will satisfy the new setback requirement.**
- b. The variance is not likely to result in damage to adjoining properties;
 - **The change is entirely on the subject property and will not physically affect the neighboring property to the north. The change will not affect drainage in any material way. The addition will be attractive and will not reduce the neighborhood aesthetics nor cause a problem with the neighbors' views. The neighbors to the immediate north (adjacent to the proposed addition) have provided a letter of support for the project that is part of the application.**
- c. The variance is not likely to affect the delivery of governmental services (e.g., water, sewer, garbage);
 - **The variance will have no effect on water or sewer lines, nor drainage (drainage runs to the other side of the property), and will not affect the delivery of other governmental services.**
- d. The variance is not likely to result in environmental impacts greater than what is typical for other lots in the neighborhood;
 - **The variance is small; even including the entire addition (90% of which will be inside the recently revised setback), the addition will not change the environmental impact of the home in any material way. Additionally, the home is typical of the neighborhood and currently does not have any environmental impacts greater than 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;
 - **Although the use of the property as a home does not require this addition, given Mr. Champlin's woodworking hobby, the minimal variance and the small addition do add value to the home. As noted above, the effects of the proposed addition are not easily achieved in other implementations, so this is the most economical execution of Mr. Champlin's proposal.**
- f. The variance is not likely to undermine the objectives of the land use plan;
 - **The variance is a non-event within the scope of the Gahanna land use plan. For a low-density residential site, the addition is within the development character of the neighborhood and does not adversely affect environmentally sensitive areas, walkability, or green spaces.**
- g. Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of land or structures; and,
 - **The variance is minimal as 90% of the proposed addition satisfies the existing setback requirement. Notably, the entire addition would have satisfied the prior setback requirement, which was in effect when this addition was first planned. Mr. Champlin has verified in his application that the proposed addition is the minimal addition necessary in order to add the additional space he needs for his equipment. I have seen Mr. Champlin's garage and can verify that the current space is cramped.**
- h. The practical difficulty could be eliminated by some other method, even if the solution is less convenient or more costly to achieve.
 - **As noted above, there are other possible configurations that would not require a variance but that would be less convenient and, particularly with respect to an expansion of the garage to the south would be much more costly to achieve. But these other solutions would create more problems - aesthetic issues, among others.**

FYI, Kelley and I had verbally authorized Mr. Champlin and his spouse, Lisa Sadler, to provide a statement of support on our behalf, which appears in the application. But we were unable to directly sign the prior letter of support, and because we are unable to attend the Planning Commission meeting, we thought it prudent to provide this email of support. Please provide this email to the Planning Commission members.

Please feel free to contact me with any questions at 614-578-9145.

Thank you,
Greg

Gregory Gorospe | Partner

IceMiller

P 614-462-1042 C 614-578-9145 F 614-462-5135

250 West Street Suite 700 Columbus, OH 43215

Greg.Gorospe@icemiller.com | icemiller.com

From: Sophia McGuire <sophia.mcguire@gahanna.gov>

Sent: Tuesday, September 30, 2025 8:23 AM

To: Gorospe, Gregory <Greg.Gorospe@icemiller.com>; CouncilStaff <councilstaff@gahanna.gov>

Subject: RE: Variance Application V-0024-2025

You don't often get email from sophia.mcguire@gahanna.gov. [Learn why this is important](#)

Hello Mr. Gorospe,

Thank you for bringing this to our attention. You are correct, the numbers were transposed, and the code section is 1103.07(e) – Large Lot Residential. I have posted the application [online](#) as well as attached it to this email, and am in the process of updating the language for our public postings. There is a staff report beginning on page 14. Please let me know if you have any questions or need any additional information.

Thank you,
Sophia

Sophia McGuire, MLIS, CRA

Deputy Clerk of Council

Council Office

she/her/hers



Gahanna

City of Gahanna

200 S. Hamilton Rd.

Gahanna, Ohio 43230

614.342.4092 (Desk)

sophia.mcguire@gahanna.gov

www.gahanna.gov

From: Greg.Gorospe@icemiller.com <Greg.Gorospe@icemiller.com>

Sent: Monday, September 29, 2025 5:13 PM

To: CouncilStaff <councilstaff@gahanna.gov>

Subject: Variance Application V-0024-2025

I received a notice from the City of Gahanna regarding the referenced Variance Application for 675 Parkedge Drive, regarding the variance requested by Larry Champlin. The notice states that an application to vary Section 1107.03(e) has been requested, but does not state the nature of the variance. The version of 1107.03 available online (https://library.municode.com/oh/gahanna/codes/code_of_ordinances?nodeId=PTELEVENZOCO_CH1107DEGU) does not contain a subsection (e), so is the request to add that subsection? Or has that subsection previously been added to the code and is not available online at municode?

Do you have a copy of the variance application that you can email to me? Also, has staff issued a staff report, and if so, can you email that to me as well? If you are not able to forward these documents, please let me know how I can find out more about the requested variance.

If you would like to reach me by phone, my number is 614-578-9145.

Thank you,
Greg

Gregory Gorospe | Partner



P 614-462-1042 **C** 614-578-9145 **F** 614-462-5135

250 West Street Suite 700 Columbus, OH 43215

Greg.Gorospe@icemiller.com | icemiller.com

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Thank you.
ICE MILLER LLP

