



DEPARTMENT OF PLANNING

ZONING DIVISION
200 S. Hamilton Road
Gahanna, Ohio 43230
614-342-4025
zoning@gahanna.gov
www.gahanna.gov

VARIANCE APPLICATION

PROPERTY INFORMATION
Project/Property Address: 709 Parkedge Dr.
Project Name/Business Name: Johnson Residence
Parcel #: 025-007589-00
Zoning: SF-2
Acreage: 2.48

VARIANCE SPECIFICATIONS
Description of Variance Request:
Requesting a variance from the 40ft front setback to 35ft setback. The 35ft setback aligns with the Subdivision original setback and allow the home to remain wholly in the 500 year flood plain.
STAFF USE ONLY: 1141.08 (a)
(Code Section):

APPLICANT INFORMATION
Applicant Name (Primary Contact): Jessica Johnson
Applicant Address: 90 Southwind Dr. Gahanna, OH 43230
Applicant E-mail: jessica@kingsrowe.com
Applicant Phone: 513-404-7533
Business Name (if applicable):

ADDITIONAL CONTACTS
Please list all applicable contacts for correspondence
Name(s) Contact Information (phone/email)
Aaron Hoffmans 360-975-0067 aaron@hoffmansarchitecture.com
Property Owner Name: (if different from Applicant) Same
Property Owner Contact Information (phone no./email):

ADDITIONAL INFORMATION ON NEXT PAGE...

INTERNAL USE

Zoning File No. V-0176-2023

RECEIVED: KAW
DATE: 05-02-2023

PAID: 250.00
DATE: 05-02-2023

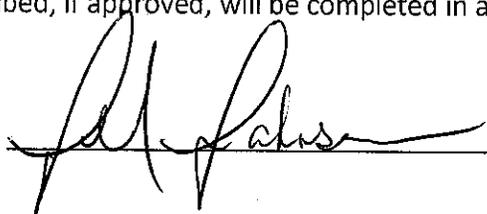
Updated Jan 2022

VARIANCE APPLICATION - SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	
1.	Review Gahanna Code Chapter <u>1131</u> (visit www.municode.com) <i>(Sign Variances, refer to Chapter <u>1165.12</u>; Fence Variances, <u>1171.05</u>; Flood Plain Variances, <u>1191.18</u>)</i>
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: <i>(not applicable for Sign, Fence, or Flood Plain Variances; see code referenced in #1 above for applicable criteria)</i> - 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 <i>(in accordance with the <u>Building & Zoning Fee Schedule</u>)</i>
8.	Application & all supporting documents submitted in digital format
9.	Application & all supporting documents submitted in hardcopy format
10.	Authorization Consent Form Complete & Notarized <i>(see page 3)</i>

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: 4/26/23

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.

(property owner name printed)

(property owner signature) (date)

Subscribed and sworn to before me on this ____ day of _____, 20__.

State of _____ County of _____

Stamp or Seal

Notary Public Signature: _____

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.

Jessica M. Johnson

(applicant/representative/property owner name printed)

(applicant/representative/property owner signature) 04/26/2023
(date)

Subscribed and sworn to before me on this 26 day of April, 2023.

State of OH County of Franklin

Notary Public Signature: _____



MONICA E. HAWKINS, ATTORNEY AT LAW
Notary Public, State of Ohio
My commission has no expiration date.
Section 147.03 R.C.

709 Parkedge Dr.

label size 1" x 2 5/8" compatible with Avery®5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160

Varianci

STAPLES

Jonathan Lucas
710 Ridenour Rd
Gahanna, OH 43230

Jeffrey Christensen
695 Parkedge Dr.
Gahanna, OH 43230

James Campbell
728 Parkedge Dr.
Gahanna, OH 43230

STAPLES

label size 1" x 2 5/8" compatible with Avery®5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160

Jessica Johnson

Gahanna Department of Planning
Zoning Division

May 4, 2023

To Whom it May Concern:

We are submitting a variance application requesting a variance from the 40ft setback to 35ft setback. The 35ft setback aligns with the original Subdivision setback and would allow the home, in its entirety, to be in the 500 year flood plain. This variance will not adversely affect the health or safety of the area. The variance is necessary for the enjoyment of property rights as it allows us to strategically place our home within the 500 year flood plain. The floodplain creates a special circumstance because of the risk and additional costs of building in a 100 year floodplain.

I am happy to submit any additional requests needed.

Thank you for your consideration.



Jessica M. Johnson

513-404-7533

Property Owner of 709 Parkedge Dr.



E3
A002 Kitchen Vignette



C3
A002 View from Entry



E1
A002 Covered Deck Vignette



C1
A002 View from Kitchen Island

HA

HOFFMANS
ARCHITECTURE

844.637.0633

Contact: Aaron Hoffmans, AIA, NCARB
aaron@hoffmansarchitecture.com

709 Parkedge
Residence

709 Parkedge Drive
Gahanna OH 43230

The Johnsons
Gahanna OH 43230

ISSUANCE HISTORY

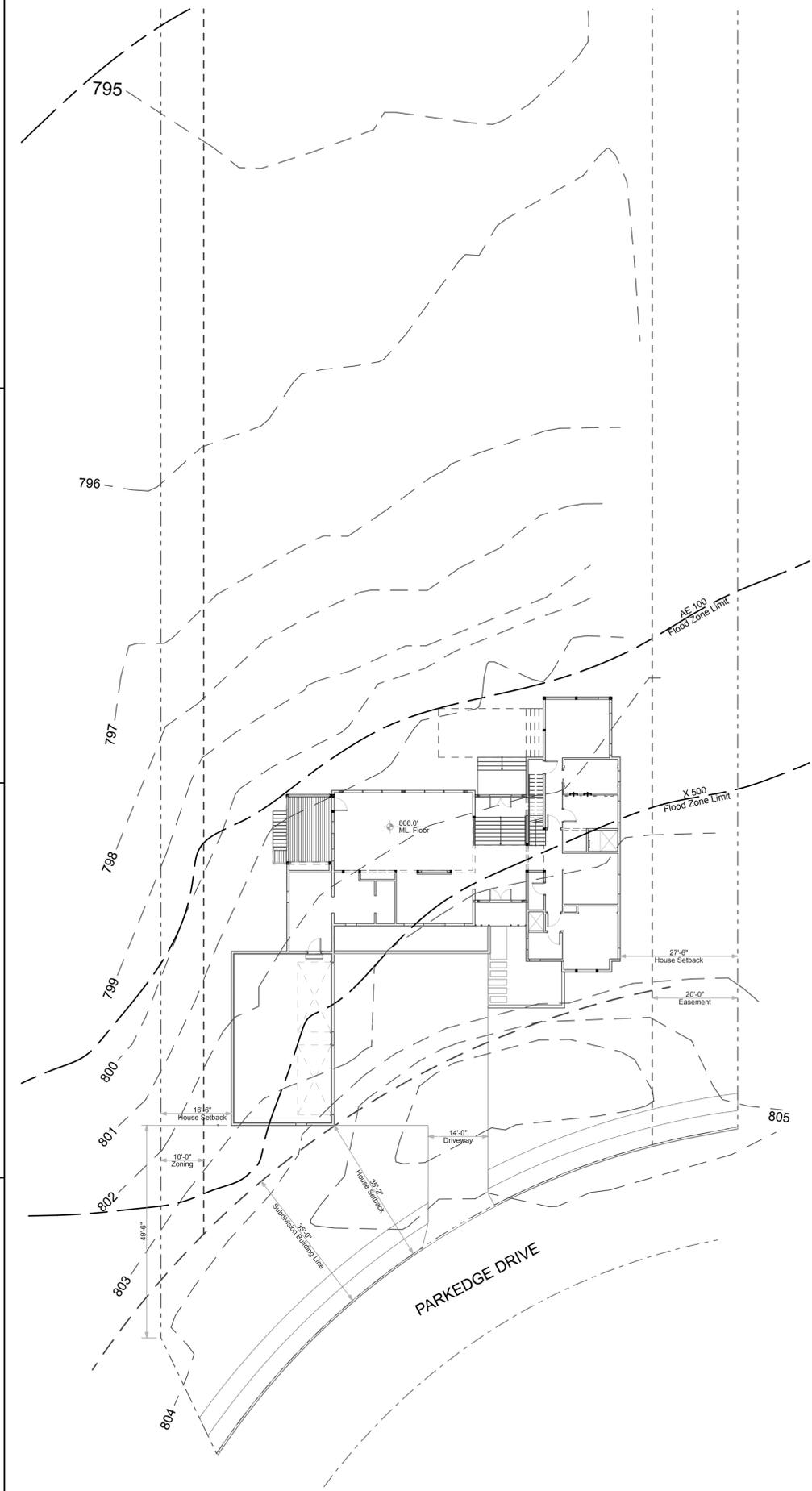
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		DD Pricing Set - Design R1	11/15/22
		Pricing Set	12/12/22

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SHEET TITLE

Interior
Perspectives

A002



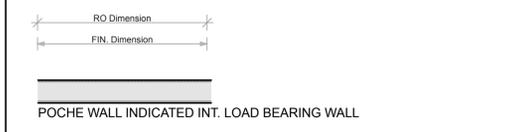
C1 Site Plan
 A100 SCALE: 1/16" = 1'-0"

0 8' 16' 32'

DRAWING INDEX

- A100 COVER & SITE PLAN
- A200 FLOOR PLAN - BASEMENT
- A201 FLOOR PLAN - MAIN LEVEL
- A202 FLOOR PLAN - UPPER LEVEL
- A203 ROOF PLAN
- A300 EXTERIOR ELEVATIONS
- A301 EXTERIOR ELEVATIONS
- A400 BUILDING SECTIONS
- A401 BUILDING SECTIONS
- A700 INTERIOR ELEVATIONS - KITCHEN
- A701 INTERIOR ELEVATIONS - M. BATH
- A800 BUILDING ASSEMBLY DETAILS
- S100 FOUNDATION AXON DRAWINGS
- S200 FOUNDATION PLAN
- S201 FLOOR FRAMING PLAN - MAIN LEVEL
- S202 FLOOR FRAMING - UPPER LEVEL W/ ML ROOF FRAMING
- S203 ROOF FRAMING PLAN
- S800 STRUCTURAL DETAILS
- S801 STRUCTURAL DETAILS

- RO Rough Opening
- T.O.W. Top of Wall - concrete
- B.O.W. Bottom of Wall - concrete
- T.O.F. Top of Footer
- T.O.S. Top of Slab
- T.O.Sub. Fl. Top of plywood Sub-Floor
- FIN. FL. Finished Floor Elevation
- PT. HT. Wall Plate Height



A1 GENERAL NOTES
 A100

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SHEET TITLE
 Site Plan &
 Project Note

A100



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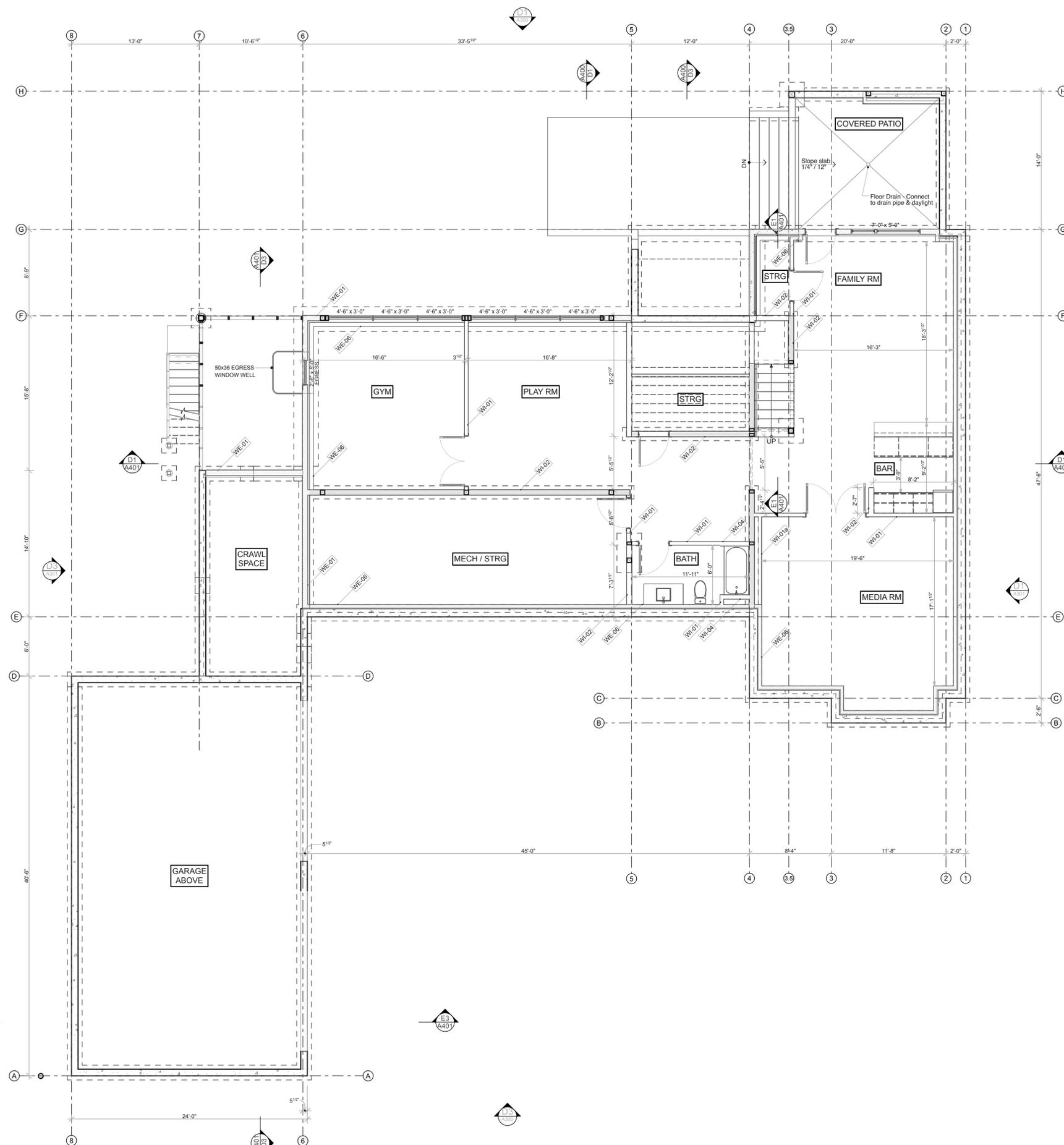
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SHEET TITLE

Basement
Level

A200



D1 Floor Plan
A200 SCALE: 3/16" = 1'-0"





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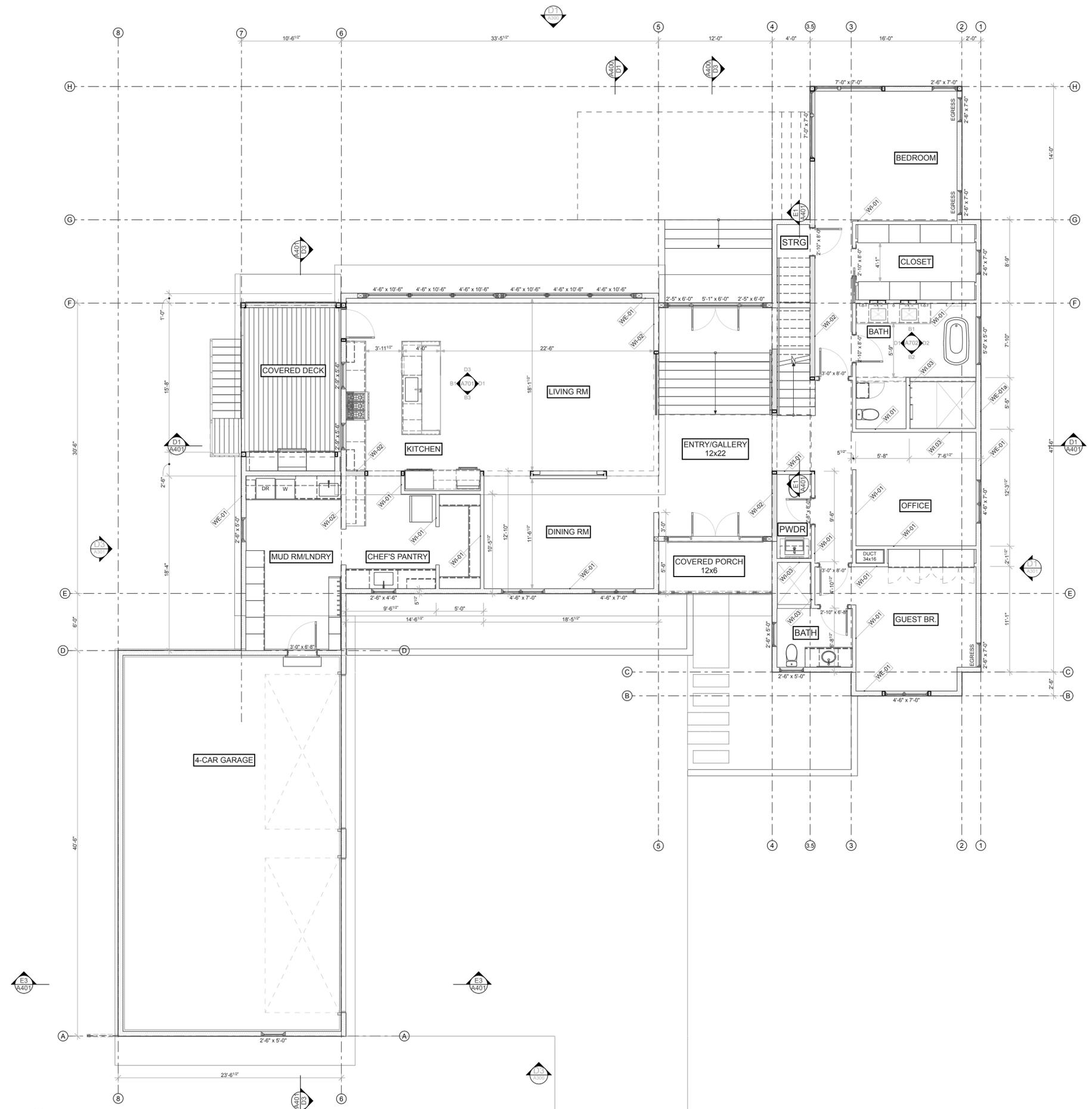
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SHEET TITLE

Main Level

A201



D1 A201 Floor Plan SCALE: 3/16" = 1'-0"





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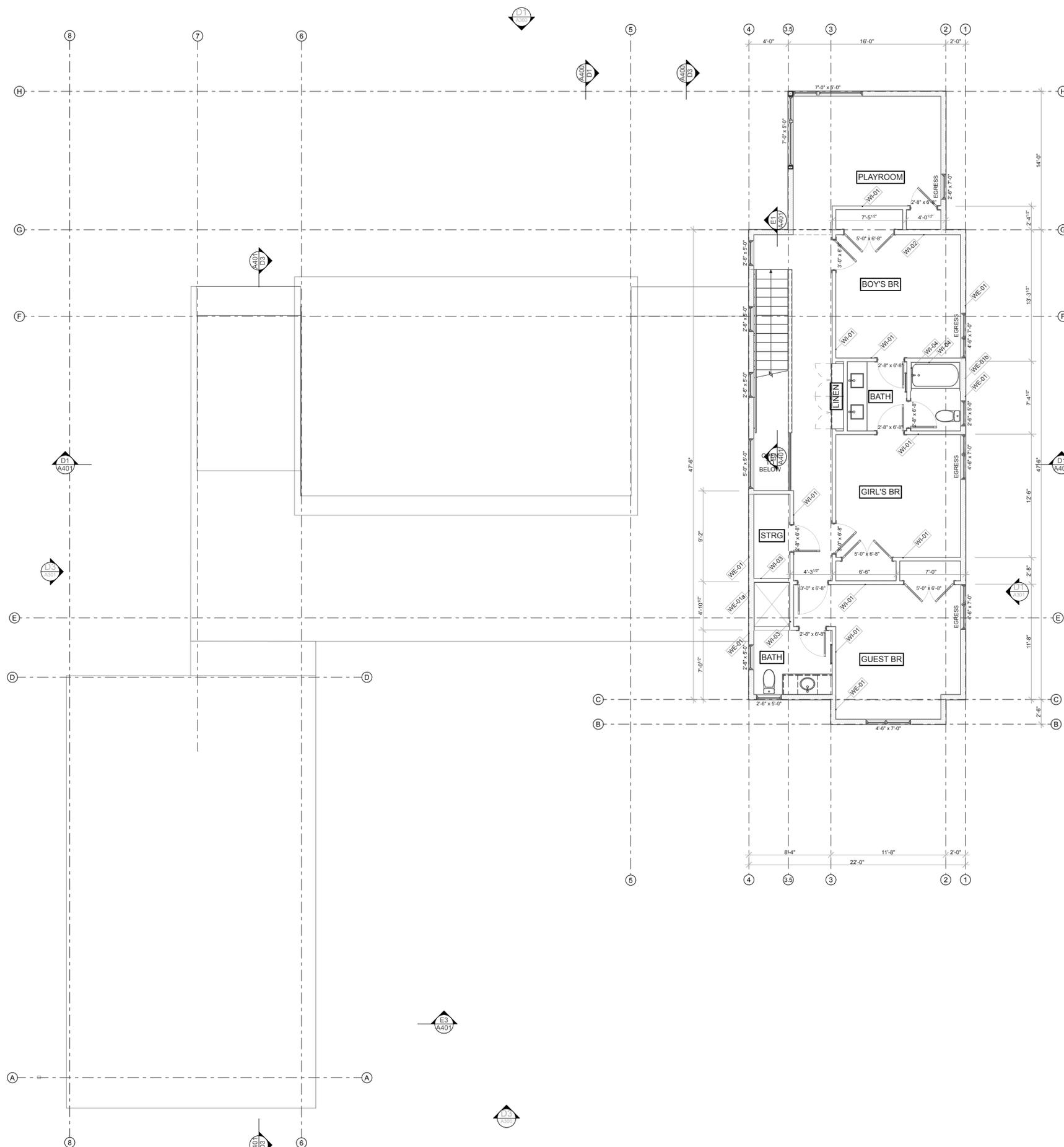
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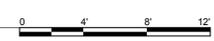
SHEET TITLE

Upper Level

A202



D1 A202 Floor Plan
SCALE: 3/16" = 1'-0"





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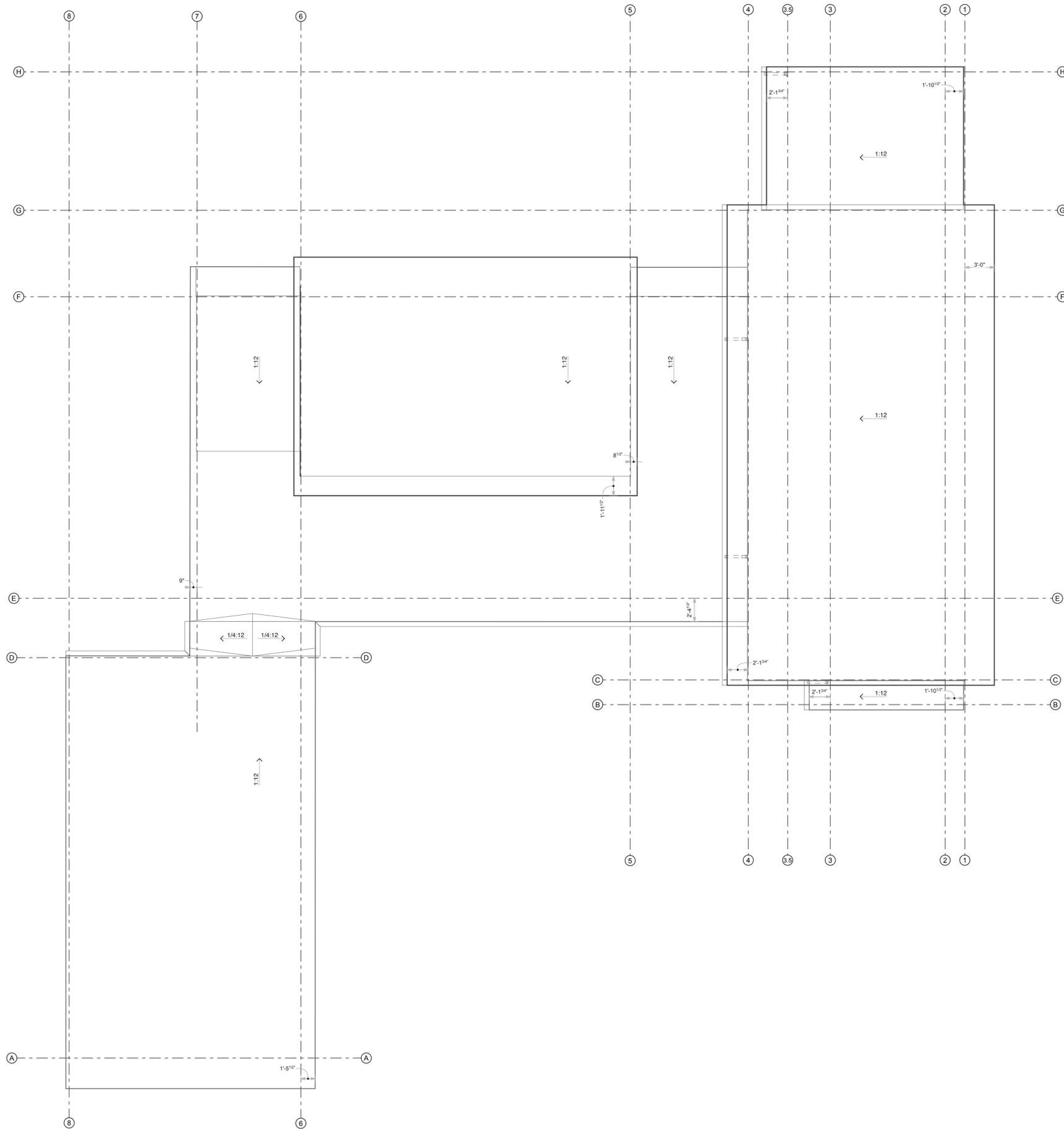
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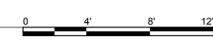
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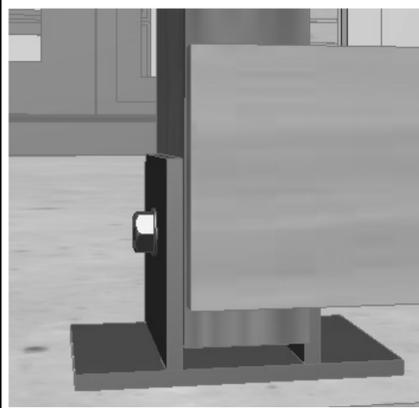
Roof Plan

A203

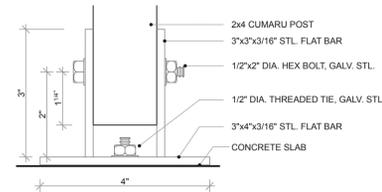


D1 Window Wall Framing Detail
A203 SCALE: 3/16" = 1'-0"

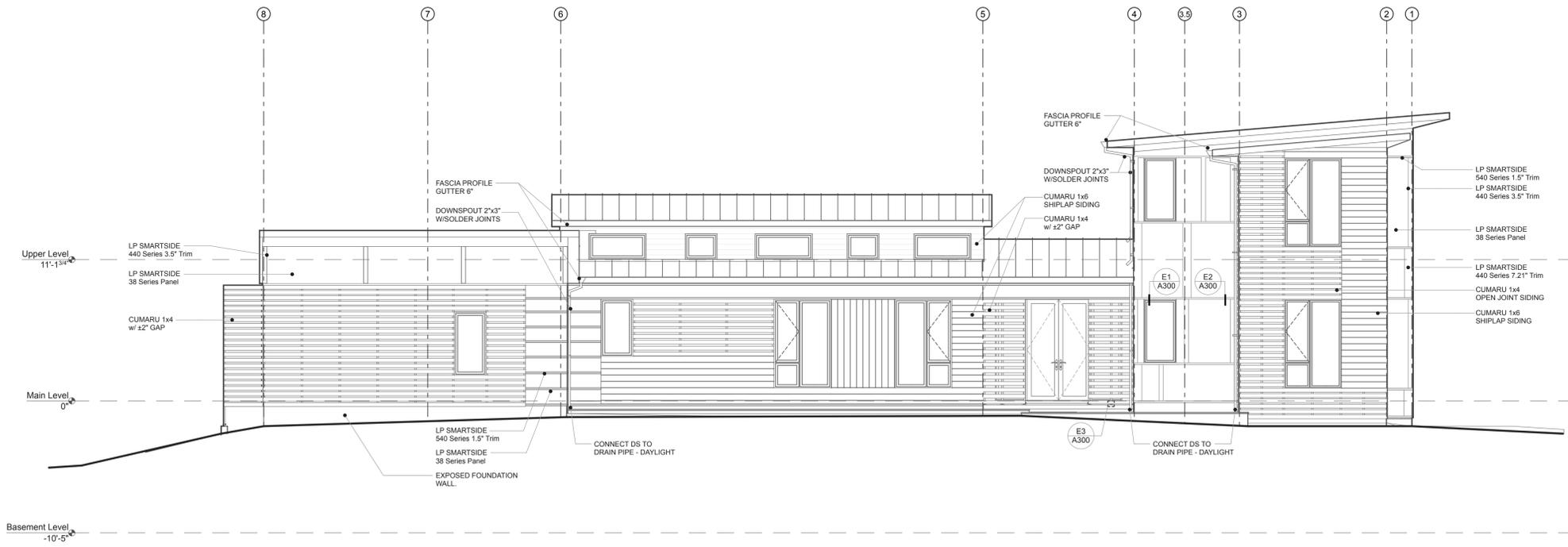




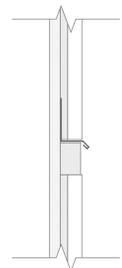
E4
A300 Column Base - Model View



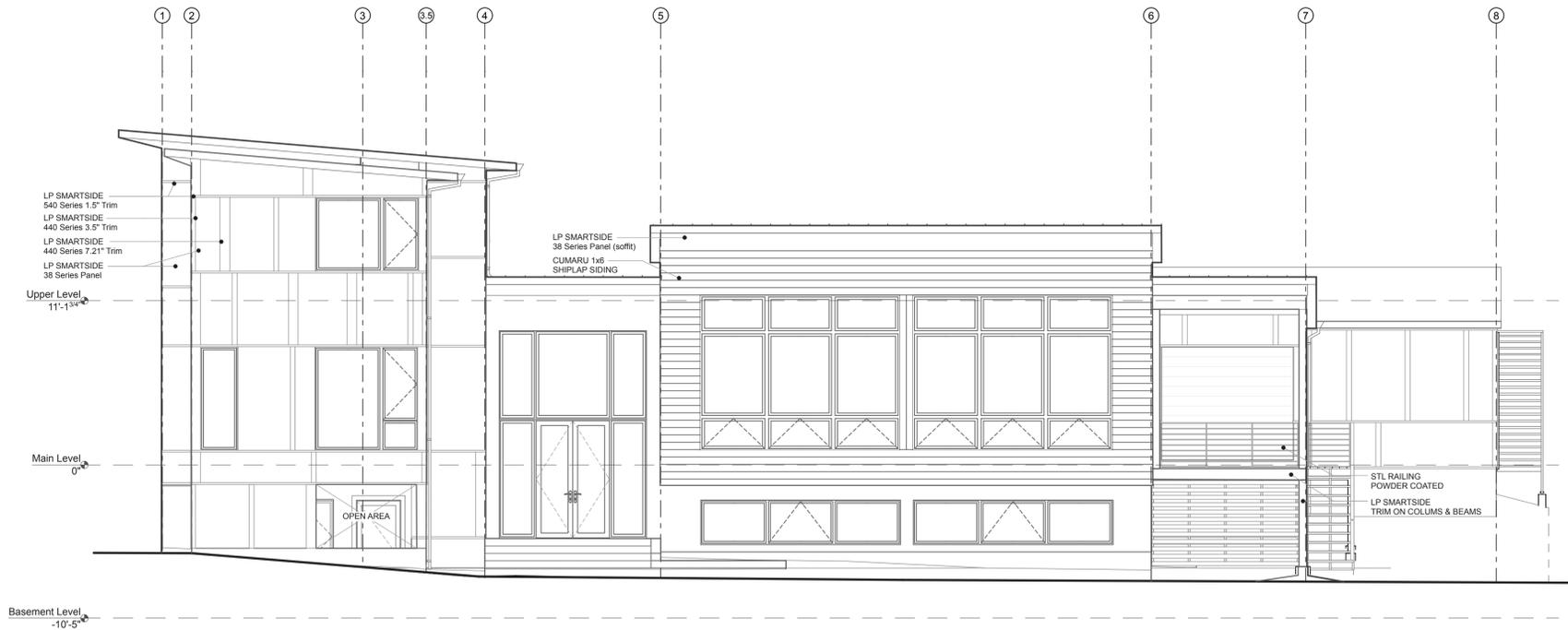
E3
A300 Front Porch - Column Base Detail
SCALE: 3" = 1'-0"



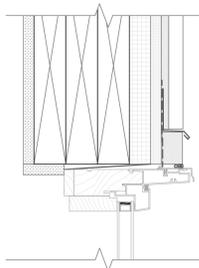
D3
A300 Front (East) Elevation
SCALE: 3/16" = 1'-0"



E2
A300 Siding Detail
SCALE: 3" = 1'-0"



D1
A300 Back (West) Elevation
SCALE: 3/16" = 1'-0"



E1
A300 Window Head & Siding Detail
SCALE: 3" = 1'-0"

HA

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SHEET TITLE

Exterior
Elevations

A300



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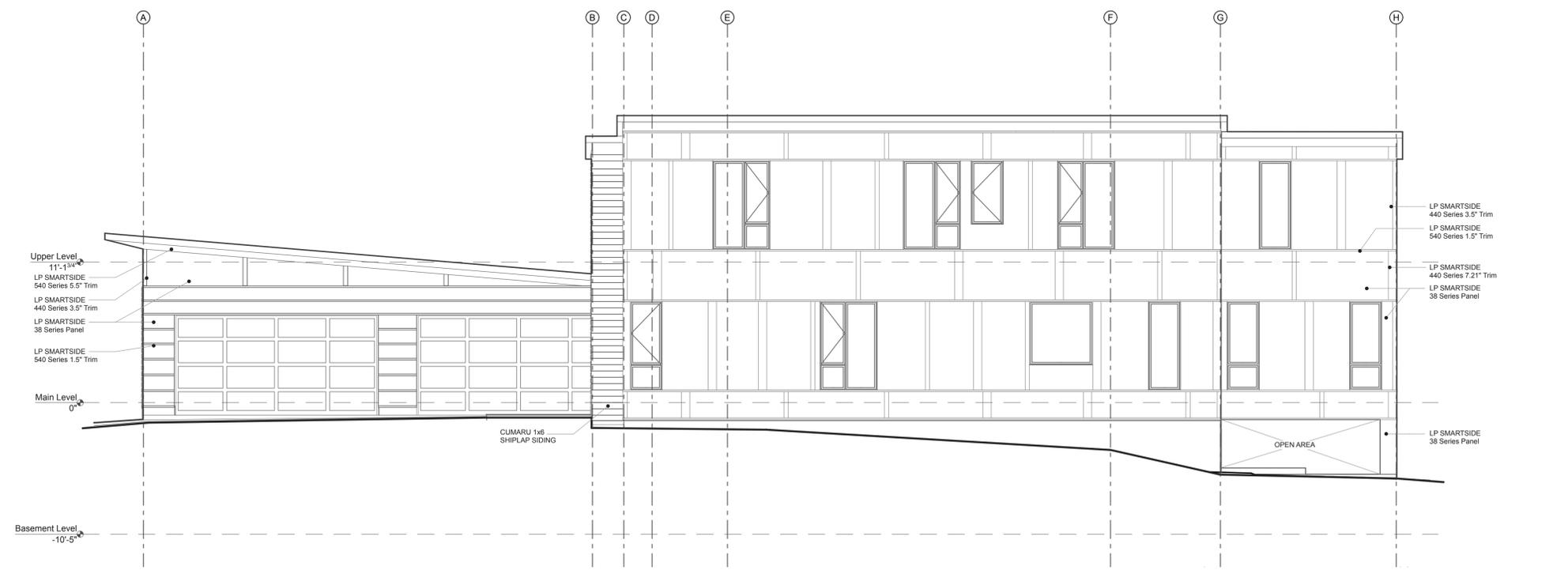
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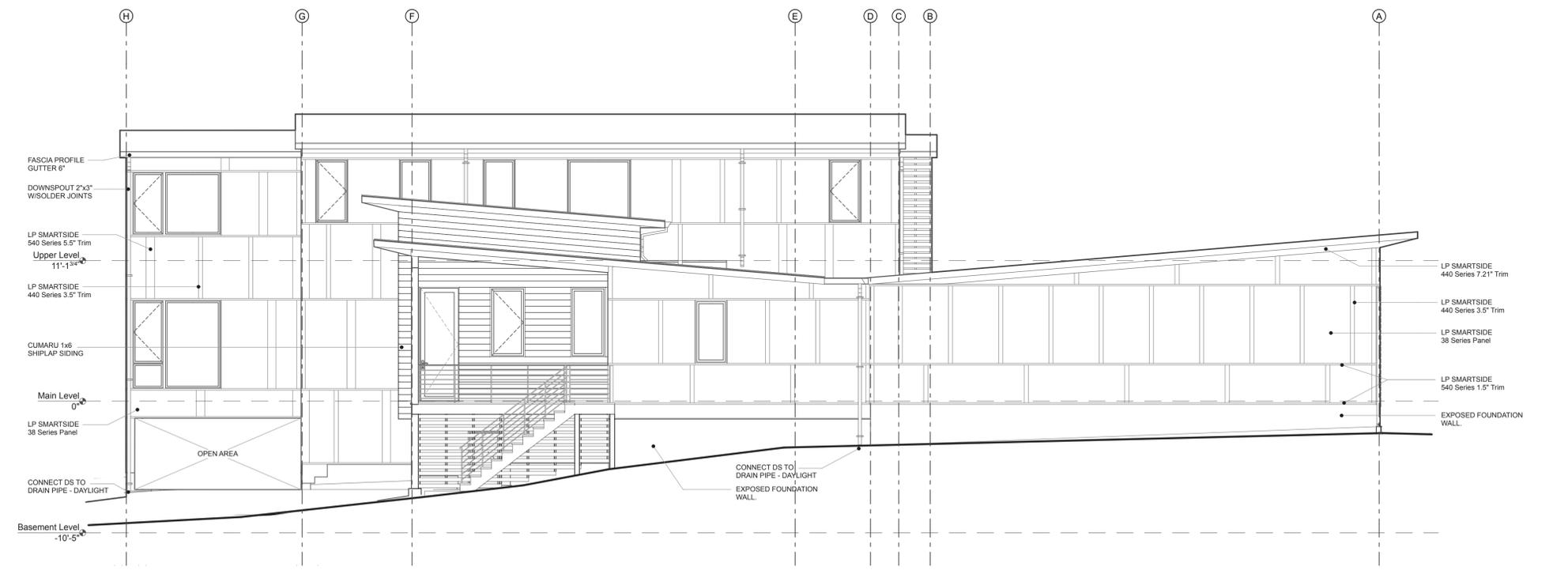
SHEET TITLE

Exterior
Elevations

A301



D3
A301 Right (North) Elevation
SCALE: 3/16" = 1'-0"



D1
A301 Left (South) Elevation
SCALE: 3/16" = 1'-0"

709 Parkedge Residence

709 Parkedge Drive
Gahanna OH 43230

The Johnsons
Gahanna OH 43230

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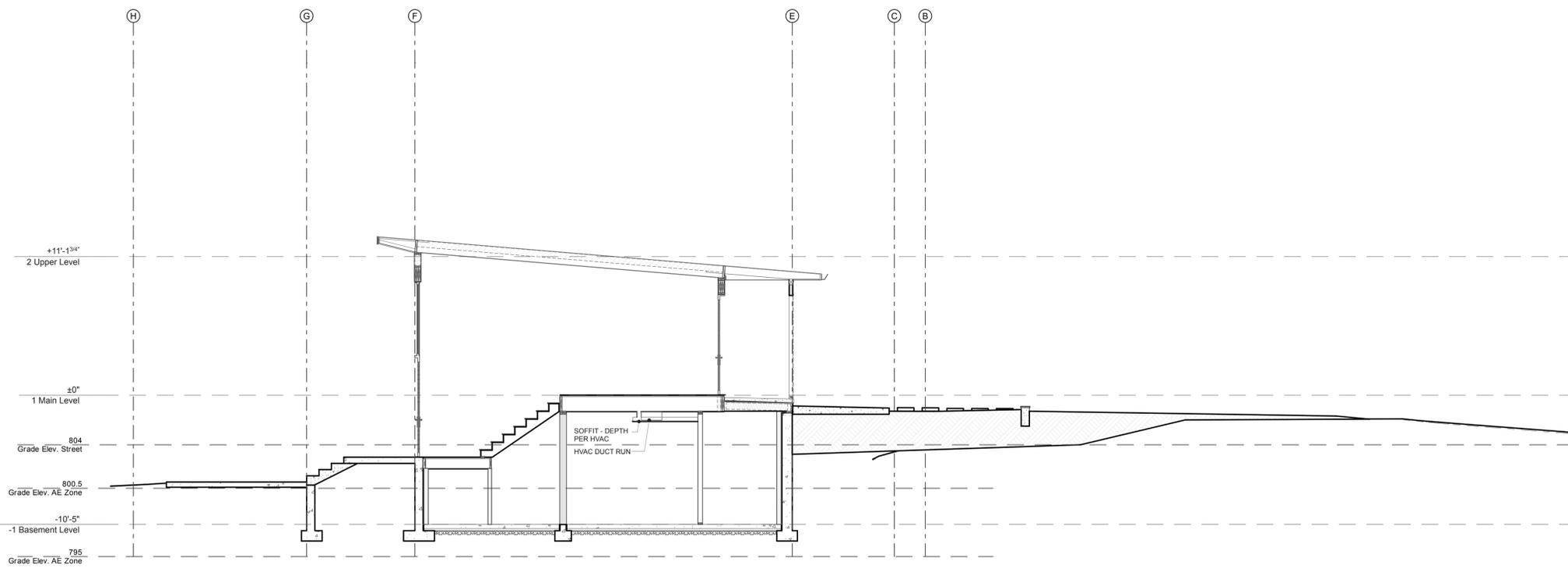
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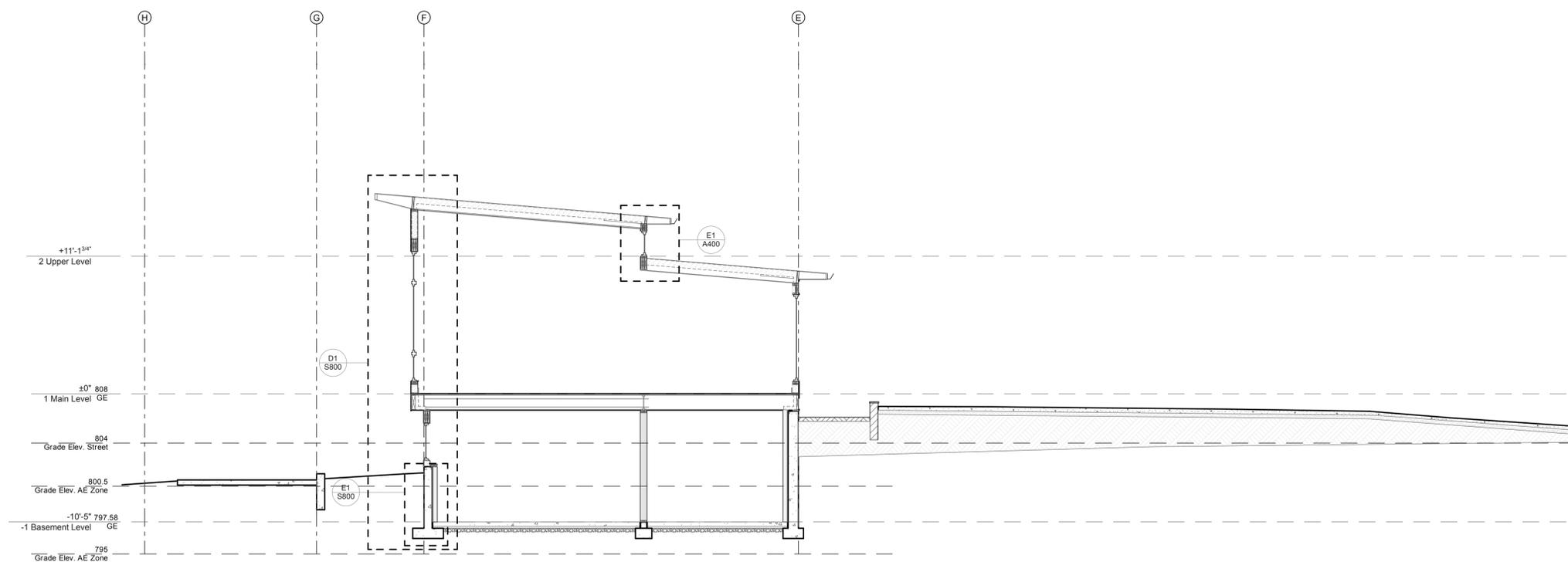
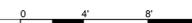
SHEET TITLE

Building
Sections

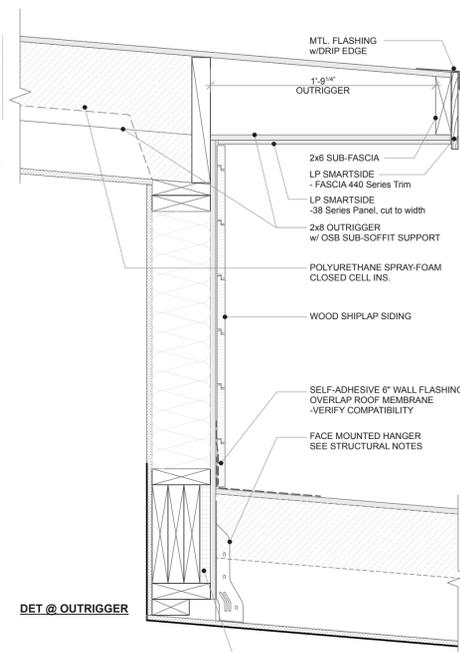
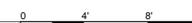
A400



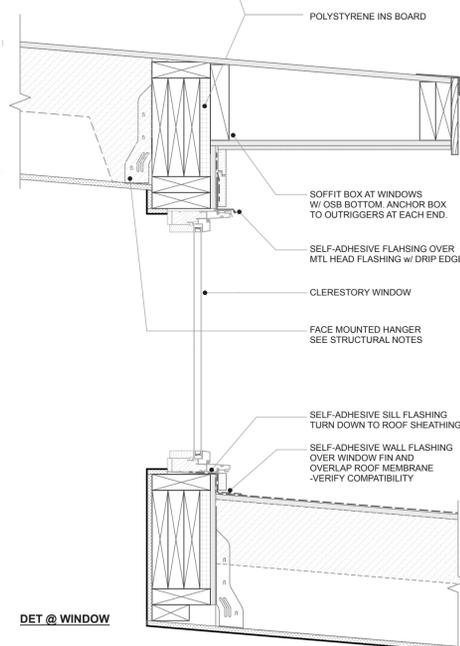
D3
A400 Entry
SCALE: 3/16" = 1'-0"



D1
A400 Living Room
SCALE: 3/16" = 1'-0"



DET @ OUTRIGGER



DET @ WINDOW

E1
A400 Living Rm. Clerestory Detail
SCALE: 1 1/2" = 1'-0"



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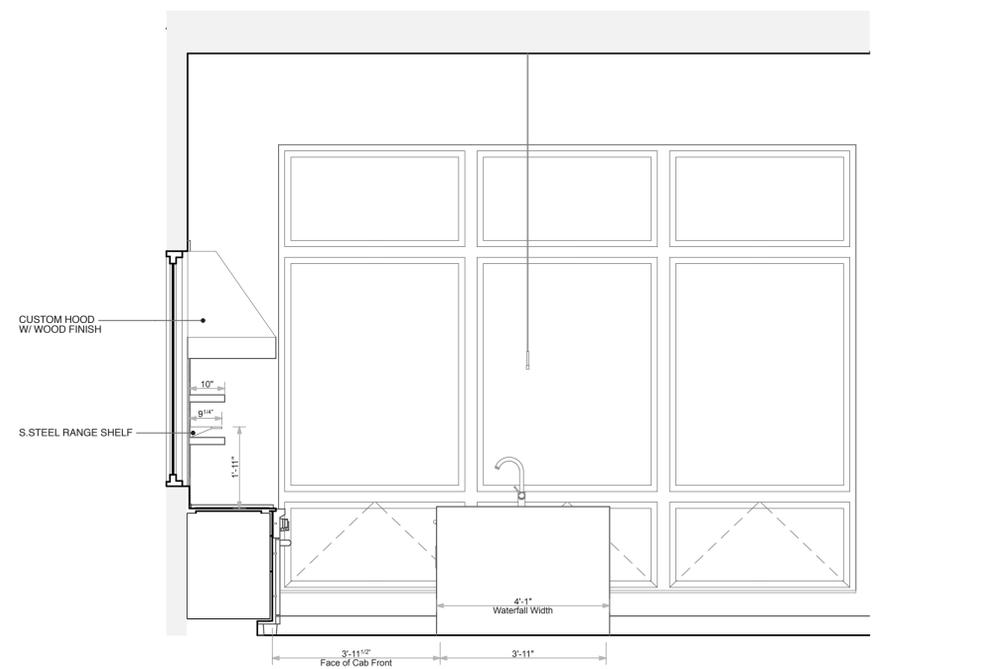
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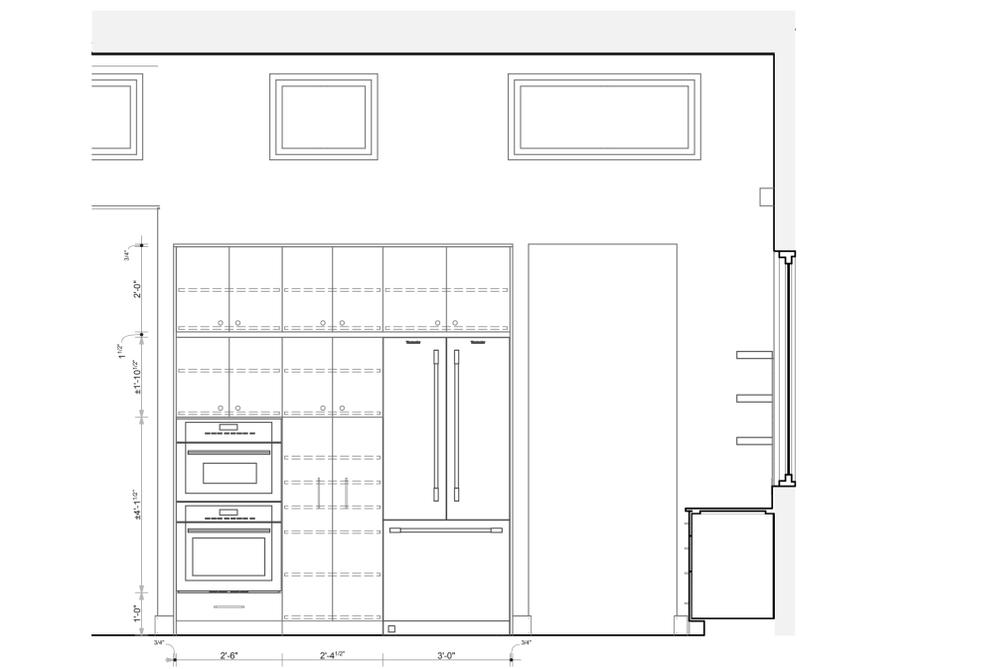
SHEET TITLE

Interior
Elevations

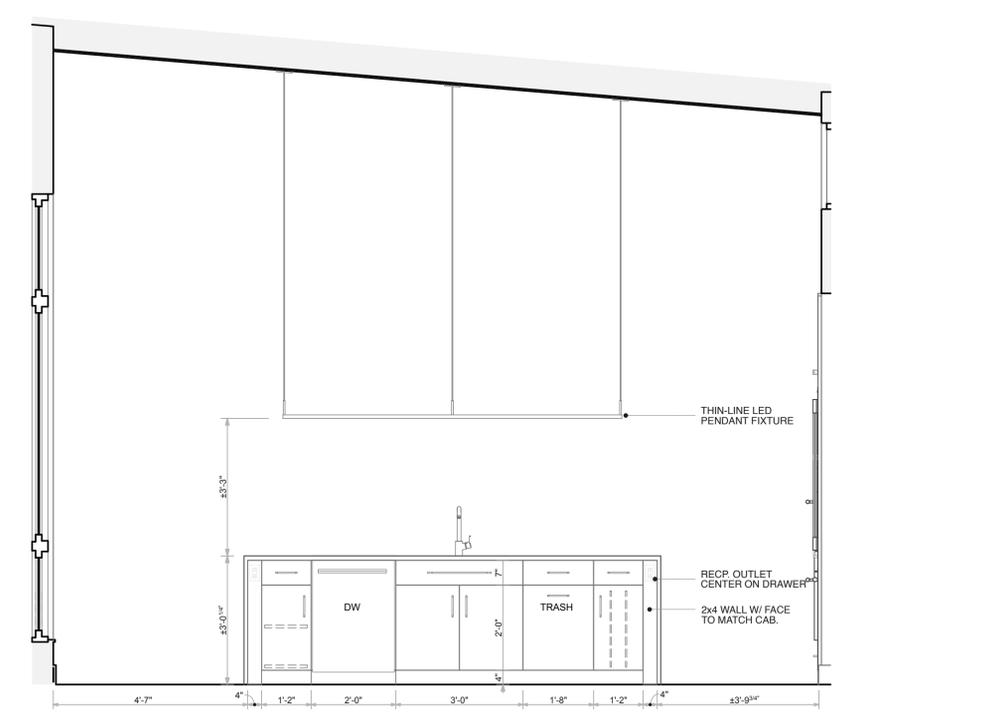
A701



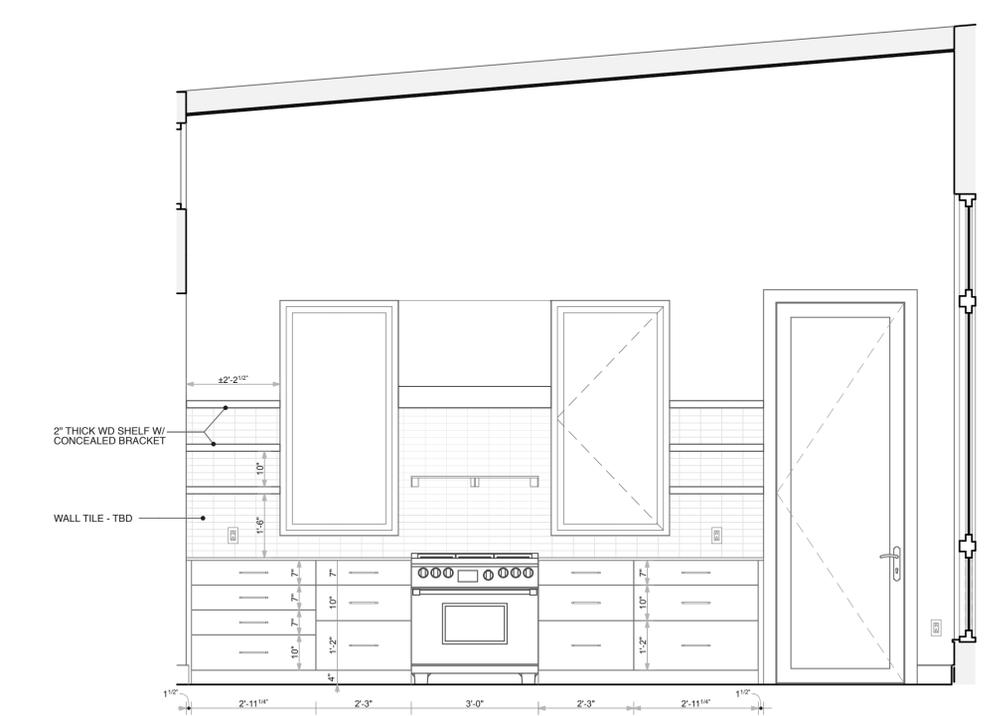
D3
A701 Kitchen - West (Island) Elevation
SCALE: 1/2" = 1'-0"



B3
A701 Kitchen - East Elevation
SCALE: 1/2" = 1'-0"



D1
A701 Kitchen - North (Island) Elevation
SCALE: 1/2" = 1'-0"



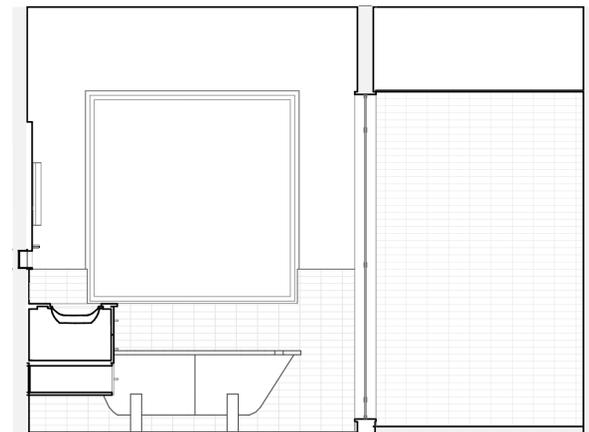
B1
A701 Kitchen -South Elevation
SCALE: 1/2" = 1'-0"



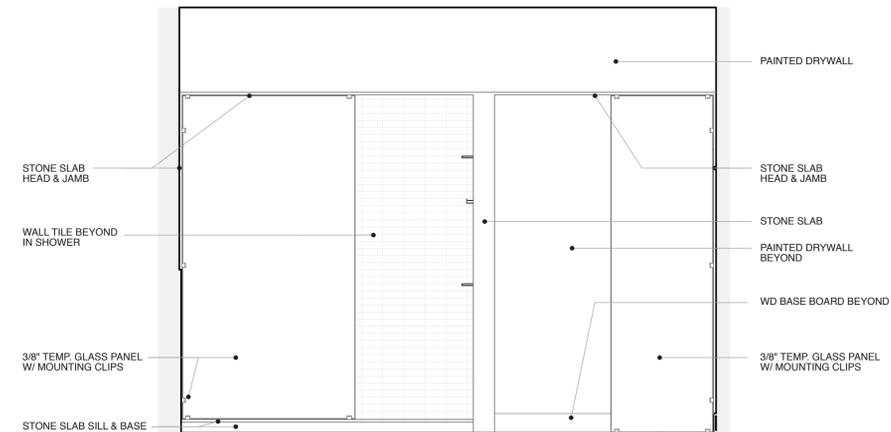
D3
A702 Model View - East (shower) Wall



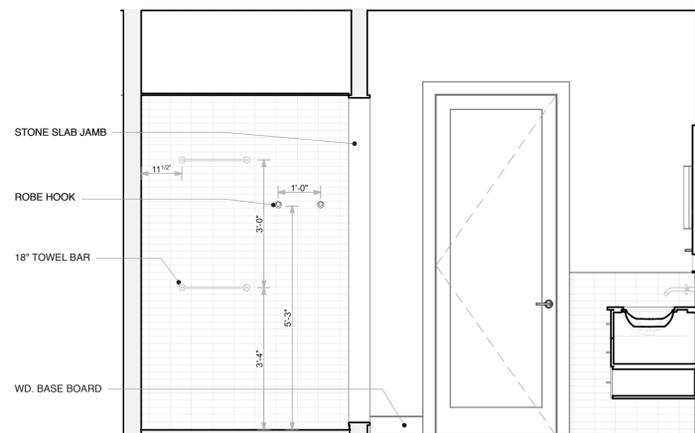
B3
A702 Model View - West (vanity) Wall



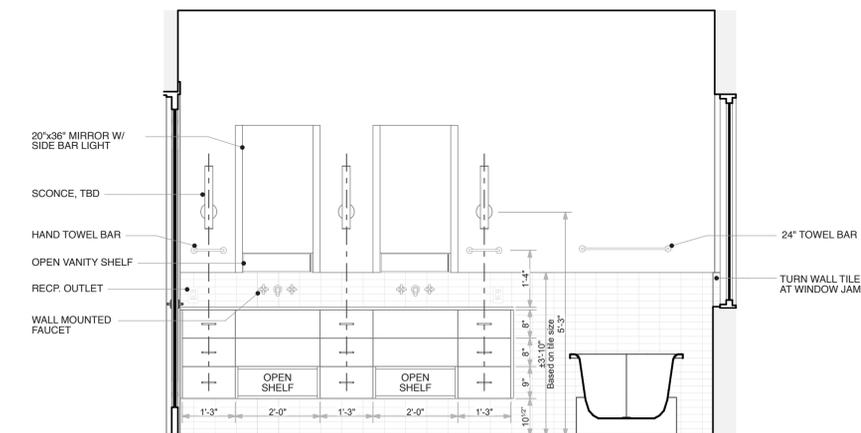
D2
A702 MBR Bath - North Elevation w/ shower
SCALE: 1/2" = 1'-0"



B2
A702 MBR Bath - East Elevation
SCALE: 1/2" = 1'-0"



D1
A702 MBR Bath - South Elevation w/ shower
SCALE: 1/2" = 1'-0"



B1
A702 MBR Bath - West (vanity) Elevation
SCALE: 1/2" = 1'-0"



HA

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SHEET TITLE

**Interior
Elevations**

A702



**HOFFMANS
ARCHITECTURE**
844.637.0633

Contact: Aaron Hoffmans, AIA, NCARB
aaron@hoffmansarchitecture.com

**709 Parkedge
Residence**
709 Parkedge Drive
Gahanna OH 43230

The Johnsons
Gahanna OH 43230

ISSUANCE HISTORY

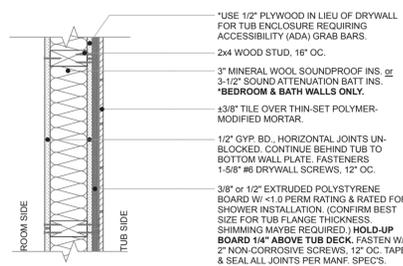
ID	REV	DISCRIPTION	Revision ID
		DD Pricing Set	08/26/22
		DD Pricing Set - Design R	11/15/22
		Pricing Set	12/12/22

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SHEET TITLE

**Assembly
Details**

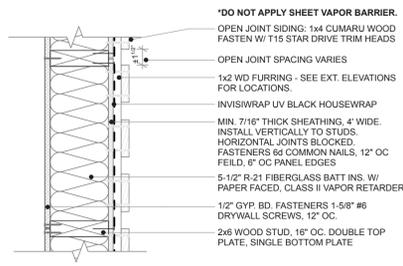
A800



NON-RATED

ASSEMBLY WALL INT - Non-Rated-tub

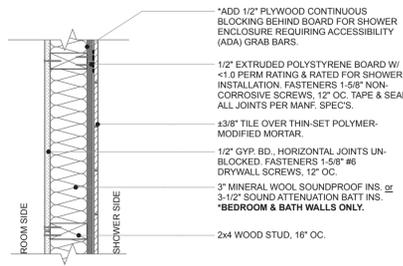
WI.04



NON-RATED

ASSEMBLY WALL EXT - Non-Rated-open joint siding

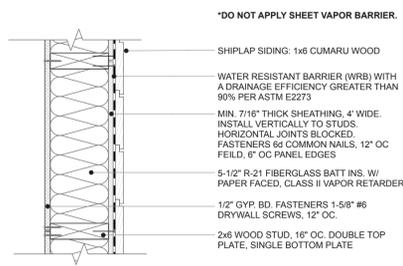
WE.02



NON-RATED

ASSEMBLY WALL INT - Non-Rated-shower

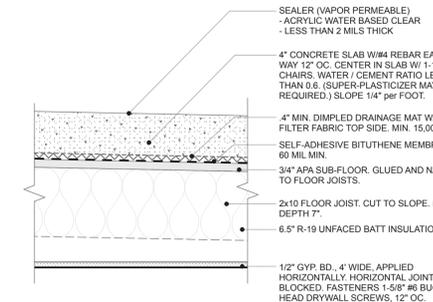
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NON-RATED

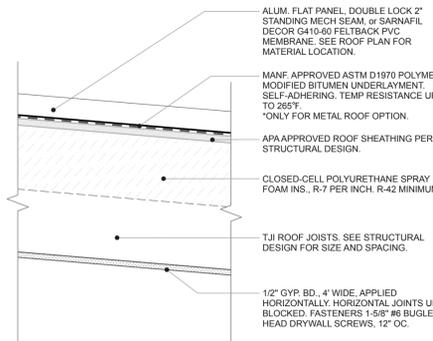
ASSEMBLY WALL EXT - Non-Rated-siding

WE.02



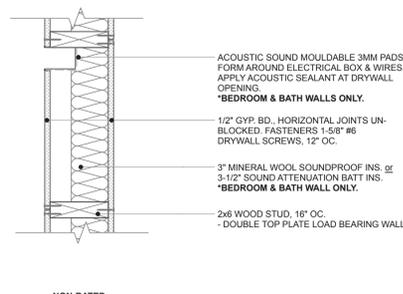
ASSEMBLY FLOOR - Framed-wood

FL.03



ASSEMBLY ROOF - TJI Non-vented

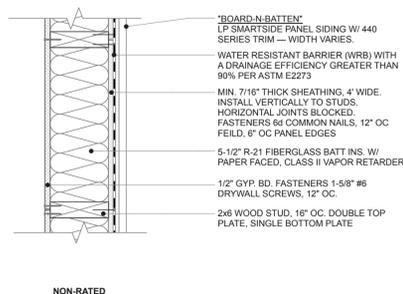
RF.05



NON-RATED

ASSEMBLY WALL INT - Non-Rated-2x6

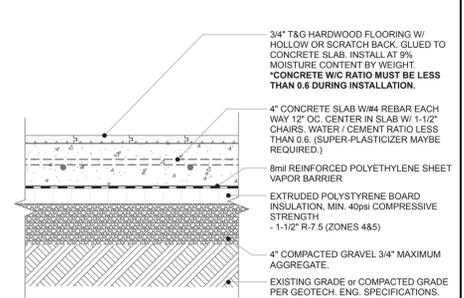
WI.02



NON-RATED

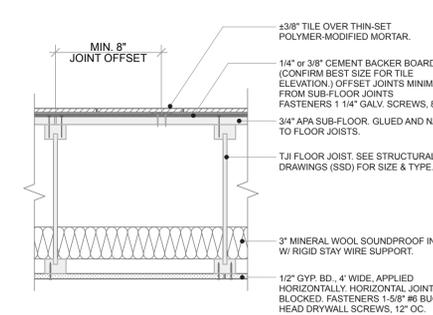
ASSEMBLY WALL EXT - Non-Rated-siding

WE.01



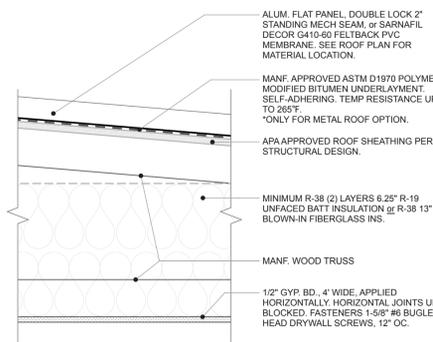
ASSEMBLY FLOOR - Slab on grade-wood

FL.08



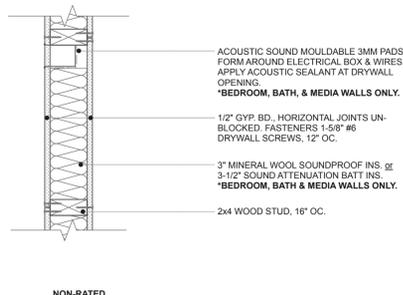
ASSEMBLY FLOOR - Framed-tile

FL.02



ASSEMBLY ROOF - Truss vented-asphalt

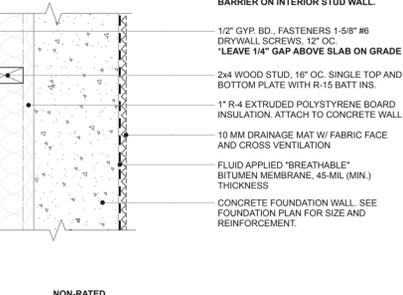
RF.06



NON-RATED

ASSEMBLY WALL INT - Non-Rated-2x4

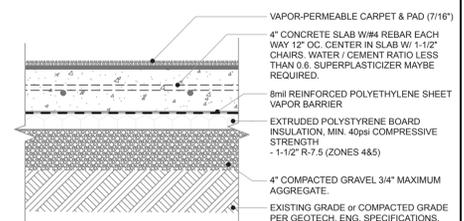
WI.01



NON-RATED

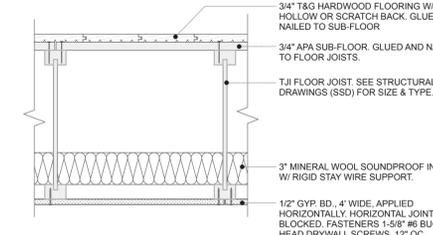
ASSEMBLY WALL EXT - Foundation 2x4 fur

WE.06



ASSEMBLY FLOOR - Slab on grade-carpet

FL.07



ASSEMBLY FLOOR - Framed-wood

FL.01



HOFFMANS
ARCHITECTURE

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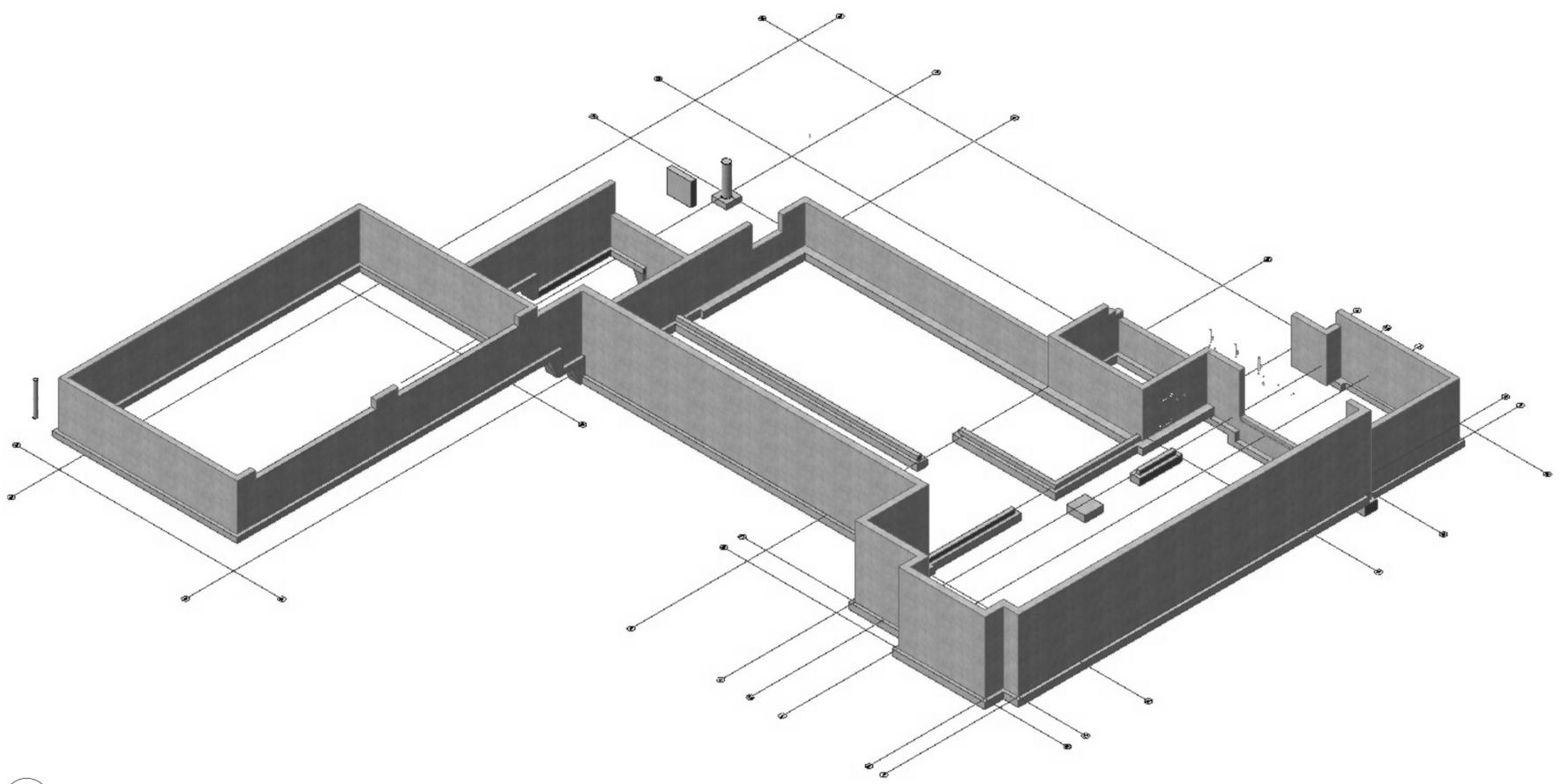
ID	REV	DISCRIPTION	Revision ID
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		DD Pricing Set - Design R1	11/15/22
		Pricing Set	12/12/22

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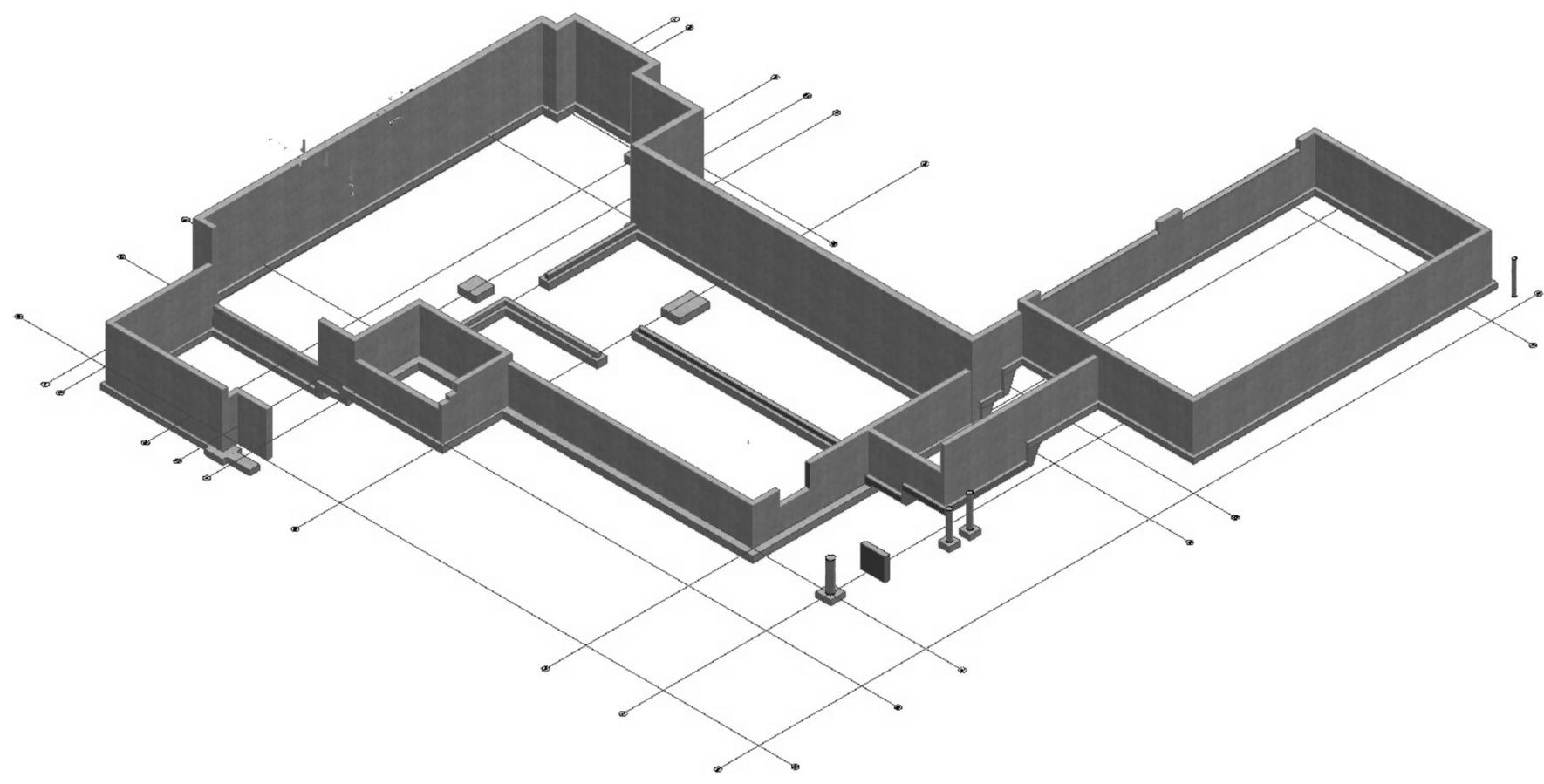
SHEET TITLE

Foundation
Axon Views

S100



E3 Window Wall Framing Detail
S100 SCALE: 1/4" = 1'-0"



D1 Window Wall Framing Detail
S100 SCALE: 1/4" = 1'-0"





May 11, 2023

Dionte & Jessica Johnson
709 Parkedge Dr
Columbus, OH 43230

RE: Project 709 Parkedge Variance

Dear Dionte & Jessica Johnson:

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.

Fire District (welshp@mifflin-oh.gov)

3. The fire division has no objection to the Johnson front yard setback variance at 709 Parkedge Drive.

Parks (614) 342-4261

4. No Comments Per Julie Predieri

Planning (614) 342-4025

5. Informational Comment: All required materials have been submitted. It is Staff's opinion that all variance criteria has been met; more info in the upcoming report.

If you have general comments or questions, please contact me at 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 reduced front yard setback from 40 feet to 35 feet for the construction of a new house at 709 Parkedge Drive. The property is zoned SF-2 – Single Family Residential. The site is approximately 2.5 acres and is undeveloped but located within a developed residential neighborhood. The property is along Big Walnut Creek and is therefore located within a floodplain.

The site remains undeveloped due to a 100-year floodplain covering most of the lot. Within this type of floodplain, there is a 1% yearly chance that flooding will occur, which creates risk for the homeowner. The eastern portion of the lot, near the street frontage, is covered by only a 500-year floodplain. This means that there is only a 0.2% yearly chance of flooding, which is a much lower risk. This Variance would allow for the home to be constructed only within the 500-year floodplain, avoiding higher risk.

The original front yard setback for this subdivision was 35 feet, which applied to all homes that were constructed prior to 2007, when Chapter 1141.08 was amended to change the front setback to 40 feet for all properties zoned SF-2, including this lot. Reducing it to the previous setback would allow the building to be more consistent with the surrounding properties.

Variance

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 recommends approval of the variance request as submitted. Special circumstances exist due to the house being located within two different kinds of floodplains. There are additional costs associated with constructing a building within a 100-year floodplain that can be avoided by granting this Variance. The request is also minor in nature and the front setbacks for the site and the surrounding sites were previously 35 feet. It is Staff's opinion that the addition will not negatively affect any contiguous properties.

