



# VARIANCE APPLICATION SUMMARY



<b>File Number</b>	V-24-36
<b>Property Address</b>	70 HIGHMEADOW DR GAHANNA, OH 43230
<b>Parcel ID</b>	025-008120
<b>Zoning District</b>	R-3 - Small Lot Residential
<b>Project/Business Name</b>	Shed Variance Request
<b>Applicant</b>	Andrew Wahlenmaier ajwahlenmaier@yahoo.com
<b>Description of Variance Request</b>	Due to our backyard slope and that most of the backyard rests within a 500 year floodplain, we are limited on the options of where to safely erect a new shed structure. We are asking to be allowed to place the structure next to the dwelling.

## Requested Variances

Code Section	Code Title
Ch 1103.08(e)	Medium Lot Residential
Ch 1103.08(e)	Medium Lot Residential

Mr. & Mrs. Mark Bonaventura  
78 Highmeadow Drive  
Gahanna, Ohio 43230

Ms. Dawn Thompson  
62 Highmeadow Drive  
Gahanna, Ohio 43230

The Residence at Christopher Wren Apartments  
1390 Christopher Wren Dr  
Gahanna, OH 43230  
[christopherwren@berkshireresi.com](mailto:christopherwren@berkshireresi.com)

To The Gahanna Planning Commission,

We are submitting this variance request to obtain permission to build a new shed structure next to our dwelling rather than behind. There are several concerns and conditions which have led us to make this request, primarily the fact that our backyard has a 45° slope which does level out at the bottom but falls within a 500 year floodplain (fig. 1 on pg. 2).

We have lived at 70 Highmeadow Dr. since 2009, and on numerous occasions, we have witnessed flash flooding through this area which, on more than one occurrence, has resulted in damage to our and our neighbors' personal property (fig. 2, 3, 4, 5, 6, 7, 8 & 9 on pg. 3-7). Because this area is a floodplain, any personal property erected in this area is not covered by homeowners insurance and therefore poses a potentially significant financial loss in the event the structure and/or items within are damaged due to flooding.

These conditions minimize our options for safe placement of and access to a shed. The most efficient, safest and accessible location is next to the garage on an existing concrete pad which is set back 10' from the front of the garage. Because the existing concrete pad is set away from the front of the dwelling, this location will not result in any unwanted/undesired disruption of curb appeal for the home or neighborhood and does not pose health or safety issues. I have included images of the backyard slope as well as the desired location for the shed on an existing 13' x 8' concrete pad (fig. 10, 11, & 12 on pg. 8-9).

**NOTE:** The side yard setback for our property is 5' and we are intending to build a 12'x6' shed, which will result in the shed being located 4' from the property line resulting in the shed not complying with the current setback requirement. We are asking for permission to also place the shed 1' within the 5' setback.

Additionally, being able to add a shed to our property provides us the ability to declutter and better organize necessary yard and home maintenance tools as well as recreational items that would otherwise be piled within and/or next to the garage.

We appreciate the Planning Commission taking the time to review our application, and we are available to provide answers or clarification to any questions/concerns you may have.

Thank you for your consideration,

Andrew Wahlenmaier & Abigail Voigt  
740-973-8263

# Property Report

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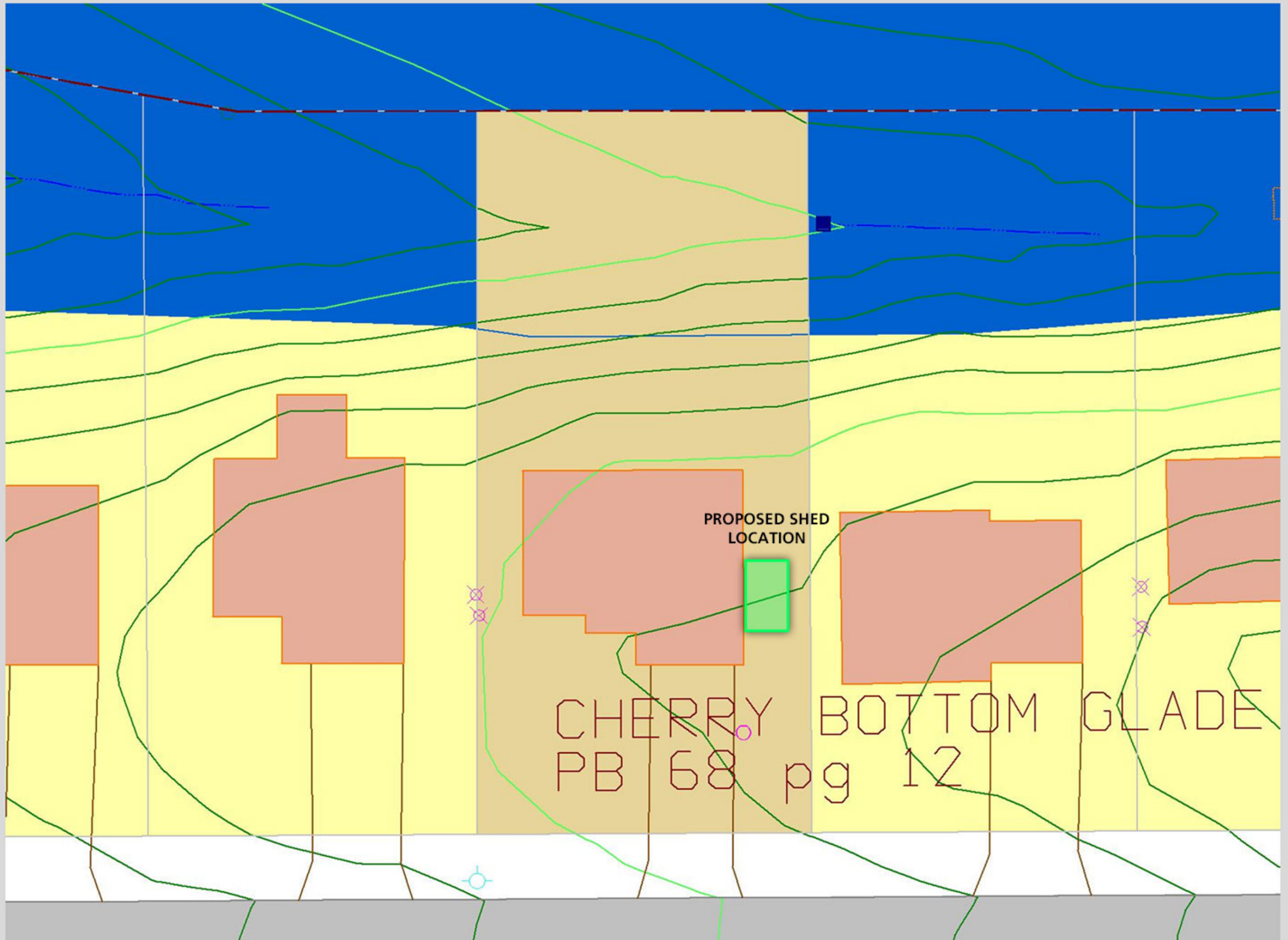
Parcel ID  
**025-008120-00**

Map Routing No  
**025-N134FA -135-00**

Card No  
**1**

Location  
**70 HIGHMEADOW DR**

GIS



## Disclaimer

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

# DRAFT 1



Fig. 2 | July 12, 2015 | Looking northwest from the dwelling.



Fig. 3 | July 12, 2015 | Looking northeast from the dwelling.

# DRAFT 1



<https://youtu.be/6jWyfeZ3eM4>

Fig. 4 | June 19, 2019 | Neighbor's footage of a severe storm (Kacy Bonaventura) which caused the damage to at least four properties, including ours, as seen below in fig. 5, 6 & 7.



Fig. 5 | June 19, 2019 | Debris left from a storm resulting in property damage. Picture shows a bridge structure and several of the four concrete blocks which supported the bridge. This was moved roughly 50 feet from my neighbors property. There is also debris from another neighbor's fence which was displaced over 150 feet as well as bricks, sticks and branches.



Fig. 6 | June 19, 2019 | Debris collected against the fence on the northwest side of the property. Debris field spanned roughly 30 feet along the fence. The rushing water also damaged the fence by eroding the ground by several of the posts resulting in a weakened fence which tilted  $>15\%$  downward. Picture includes one of the other four concrete blocks which supported the bridge. This was moved over 70 feet from my neighbors property. There are also sections of another neighbor's fence which was ripped down and displaced over 150 feet.

# DRAFT 1



Fig. 7 | June 19, 2019 | Damage to our playset in the backyard as well as the debris field around it. Picture shows side of playset punctured and knocked inward from section of neighbors fence which was displaced over 130 feet.



Fig. 7 | June 30, 2019 | A more direct look at the playset showing the damage to the support bar and damaged climbing wall. The support leg was dislodged and bent. **Total repair costs exceeded \$600.**



Fig. 8 | April 2, 2024 | Looking northwest from the dwelling. Picture shows in front of the playset, a bridge structure which was displaced roughly 60 feet from my neighbors property.



Fig. 9 | April 2, 2024 | Looking northeast from the dwelling. Picture shows where the bridge in the previous picture should be as well as damage to another neighbor's fence.



Fig. 10 | View highlighting the backyard slope, looking east to west from property line shared with neighbor, Mark and Kacy Bonaventura.



Fig. 11 | View of desired location for shed on an existing 13' x 8' concrete pad located on the east side of the dwelling/garage. Looking from the front/side yard next to the dwelling towards the backyard.



Fig. 12 | Additional view of desired location for shed on an existing 13' x 8' concrete pad located on the east side of the dwelling/garage. Looking from the backyard next to the dwelling toward the street.

Sundance Lean-To - 6' wide by 12' long



SELECT A ROOF TYPE



Ranch



Barn



Lean-To

SELECT A STYLE



Sundance  
Lean-To

MINIMUM SIZE 4' x 8' by  
Width (ft)

6

MAXIMUM SIZE 12' x 36'  
Length (ft)

12

VISUAL SIZE SELECTION HELP

Insert Storage Components ▼

Clear Interior Items



## RESPONSE TO COMMENTS

### Planning (614-342-4025):

Open: Please label the distance from the shed to the front and side property lines.

Open: Please label the shed dimensions on the site plan.

The shed dimensions are 12' x 6' and will sit on an existing 13'x8' concrete pad.

The distance from the shed to the side property line will be 4'

The distance from the shed to the front property line will be 45.66' (to the road will be 58.66')

### Property Report

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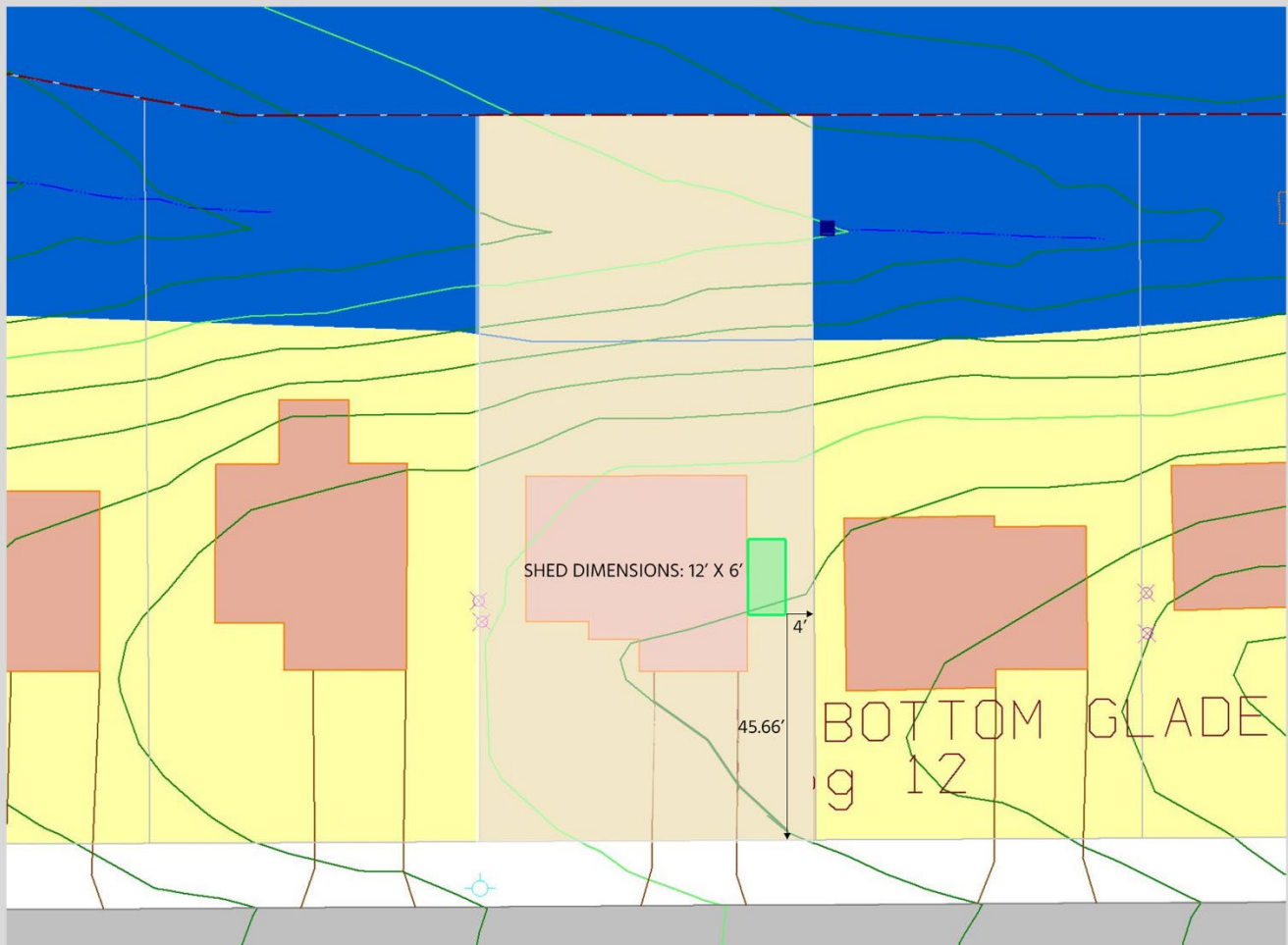
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## PLANNING COMMISSION STAFF REPORT

### Project Summary – 70 Highmeadow Drive

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**Meeting Date:** January 8, 2025

**Zoning:** Medium Lot Residential (R-2)

**Application Type(s):** Variance (V)

**Staff Representative:** Maddie Capka, Planner II

**Recommendation:** Staff recommends approval of the application.

**Location Map:**



## Staff Review

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### Overview

The applicant is requesting approval of a variance to allow a 72 SF shed to the side of an existing house and within a side yard setback. The Zoning Code requires that all accessory structures, including sheds, be located to the rear of the principal structure on a lot. Code also requires a 5 ft side yard setback for all properties zoned R-2.

The proposed shed would be to the east side of the home, ~45 ft from the front property line and 4 ft from the side property line. The shed would be installed on top of an existing 13 x 8 ft concrete pad.

The applicant states that the shed cannot be placed anywhere in the rear yard due to constant flooding and the yard's slope. There is a 500-year floodplain on the site, which does not require flood insurance but is still subject to possible flooding. The applicant submitted several images showing significant flooding in 2015, 2019, and April 2024. Many of these images show damage to accessory structures and fences in the rear yard of this property and adjacent properties.

## Review Criteria

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### Variance (V)

The following variances have been requested:

1. 1103.08(e) – Medium Lot Residential
  - a. Accessory structures must be placed to the rear of the principal structure.
  - b. The proposed shed is to the side of the principal structure.
2. 1103.08(e) – Medium Lot Residential
  - a. Accessory structures must be at least 5 ft from the side property line.
  - b. The proposed shed is 4 ft from the east 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

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Staff recommends approval of the variance as submitted. The history of flooding on the site restricts where accessory structures can be safely placed, in addition to the steep slope of the yard. The Commission may add a condition for screening from the ROW if desired.

Planning Commission last approved a variance for a shed to the side of a house at 1036 Arcaro Drive on 12/6/2023. This property also had significant sloping that limited where accessory structures could be placed.