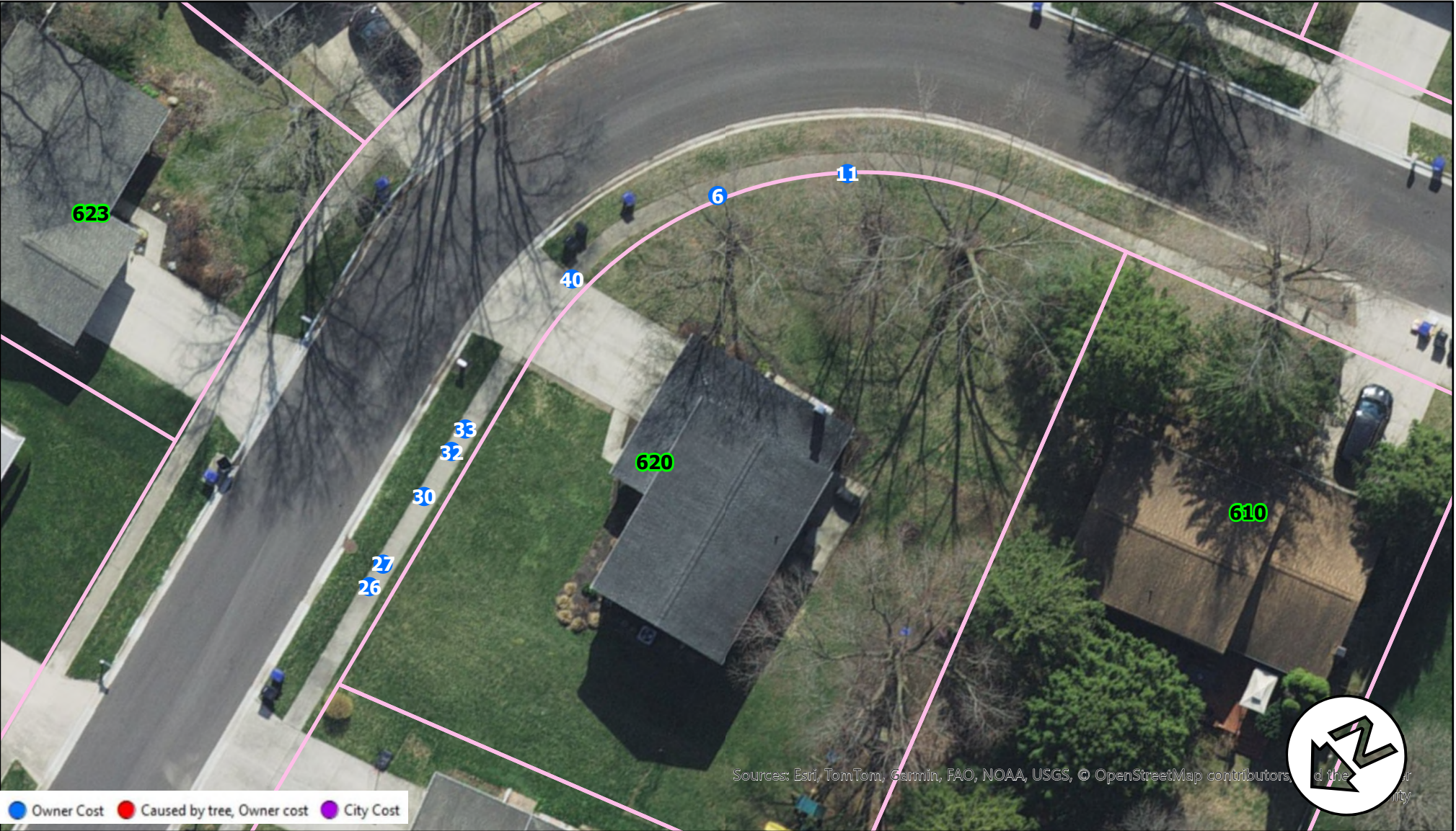


Parcel Information:

Address: 620 CODRINGTON CR | Parcel ID: 025-004687



Parcel Summary:

Quantities:

4" Concrete Replacement (SF)	6" Concrete Replacement (SF)	8" Concrete Replacement (SF)	Grinding (LF)	Patch Asphalt (SF)	Patch Concrete (SF)	Vegetation (LF)	ADA Ramp (ea)	Root Pruning (Panel)	Obstructions (ea)
100	0	0	12	0	0	0	0	0	0

Costs:

4" Concrete Replacement Cost	6" Concrete Replacement Cost	8" Concrete Replacement Cost	Grinding Cost	Patch Asphalt Cost	Patch Concrete Cost	Vegetation Cost	ADARamp Cost	Root Pruning Cost	Obstruction Cost	Owner Cost	Total Cost
\$1,600.00	\$0.00	\$0.00	\$378.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,978.00	\$1,978.00

Sidewalk Panel Detail

[A] – Excessive cracking | [B] – Concrete spalling | [C] – Gaps between joints or cracks | [D] – Other conditions causing an unsafe walking surface | [E] – Minor Vertical Offset | [F] - Major Vertical Offset (>0.75")

ParcelPanelNumber	Panel Type	Responsibility	Defect	4in Concrete Replacement (SF)	6in Concrete Replacement (SF)	8in Concrete Replacement (SF)	Grinding(LF)	Patch Asphalt (SF)	Patch Concrete (SF)	Vegetation (LF)	Root Pruning (Panel)
6	Sidewalk	Owner	D	20	0	0	0	0	0	0	0
11	Sidewalk	Owner	E	0	0	0	4	0	0	0	0
26	Sidewalk	Owner	F	20	0	0	0	0	0	0	0
27	Sidewalk	Owner	F	20	0	0	0	0	0	0	0
30	Sidewalk	Owner	E	0	0	0	4	0	0	0	0
32	Sidewalk	Owner	F	20	0	0	0	0	0	0	0
33	Sidewalk	Owner	F	20	0	0	0	0	0	0	0
40	Residential Driveway	Owner	E	0	0	0	4	0	0	0	0



Sidewalk Maintenance Guidelines

Adopted 08/31/2021

Updated 01/12/2022, 09/01/2023

The City of Gahanna places a high priority on maintenance of the City's infrastructure, including maintaining a safe sidewalk network throughout the City. Sidewalks that are in good repair promote community-wide safety and enhance connectivity and walkability for all residents. Identifying when a sidewalk requires maintenance work depends on many factors. Below is a list of factors that will be considered when determining whether a sidewalk requires maintenance under applicable City Code.

Sidewalk panels that have any of the following issues will require maintenance in accordance with the City's sidewalk code (Gah. Code §903.4):

- Surface Deterioration including but not limited to spalling, excessive cracking, vegetation, etc., typically causing an uneven or potentially slippery surface
- Vertical offsets: sections project above walk more than ¼ inch
 - Minor: Projections between ¼ inch and ¾ inch, unless caused by tree roots
 - Major: Projections greater than ¾ inch
- Horizontal offsets: gaps between joints or cracks more than ½ inch
- Vegetation
 - Minor: Vegetation has overgrown the sidewalk, limiting the full dimension or causing an uneven surface
 - Major: Vegetation has caused significant deterioration of the panel (see Surface Deterioration)
- Obstructions (such as utilities)
 - This is typically not the responsibility of the property owner
- Other conditions which, in the opinion of the Director or their designee, are causing an unsafe walking surface. Such conditions may include, but are not limited to, deteriorating patches, wedges, negative cross slope, loose or partial infill, ponding, or vegetation growing in cracks.



November 4, 2025

MICHAEL KELLER
LAUREN KELLER
620 CODRINGTON CIR
COLUMBUSOH43230

RE: Gahanna 2026 Sidewalk Maintenance Lookback Program Notice of Defects

Dear Valued Resident,

The City of Gahanna places a high priority on maintaining the City's infrastructure, which includes ensuring a safe sidewalk network. Under Ohio law, maintenance of sidewalks is the legal responsibility of the property owner. A Sidewalk Maintenance Program was adopted in 2021 to promote sidewalk maintenance and to help make maintenance repairs more affordable for residents.

Based upon feedback from residents, the City modified the Sidewalk Maintenance Program to lessen the financial burden on residents by incorporating a 50% cost sharing contribution by the City for residents who participate in the Program. (Enclosed is a brochure that outlines details of the Program).

The Department of Engineering has identified you as the owner of the property located at 620 CODRINGTON CIR(025-004687). Sidewalks for this property have been inspected and needed repairs have been identified. The sidewalk panels found to need repairs have been identified on the attached Parcel Exhibit, which includes a map, the panel defects, and *estimated* repair costs for each panel. **Please note that the 50% cost share has not yet been applied to the costs listed on the Parcel Exhibit.**

As the property owner, you have the right to appeal the findings of this Notice of Defects. Should you wish to do so, you may submit an appeal to the Property Appeals Board. Information on how to submit an appeal to the Property Appeals Board is outlined in Gahanna Code Chapter 770, which can be viewed at Library.Municode.com/OH/Gahanna, or please feel free to call the Clerk of Council Office at (614) 342-4090 with questions about the appeal process. ***Appeals must be filed on or before Friday, December 19, 2025.***

There are two repair options:

1. Participate in the City's 50% cost-sharing program and allow the City's contractor to complete the repairs and any necessary minor adjustments within the right-of-way. Taking no action will result in this option.
2. Opt out of the Sidewalk Maintenance Program and complete all repairs independently. This will require completion of a Right-of-Way Permit and associated inspections.

If you wish to remain in the Sidewalk Maintenance Program and have the City's contractor complete repairs, the work is expected to begin in Spring of 2026. This option will include removal of any prohibited street trees that are identified as the cause of sidewalk defects. Removal will occur at no additional cost to the resident.



At the conclusion of the work, the property owner will be notified of the final actual cost of construction, which will be presented at a public hearing. The property owner will have the option to pay in full within thirty (30) days of the public hearing or to have the cost assessed to your property taxes at zero (0) percent interest over five (5) years.

If you wish to opt out of the 2025 Sidewalk Maintenance Program and complete repairs on your own, you will need to:

1. Submit a Right-of-Way Construction Permit Application **no later than Friday, January 9, 2026**. Applications can be submitted online at GahannaOH.Portal.OpenGov.com;
2. Obtain an approved Right-of-Way Construction Permit (no construction and/or repairs shall begin until an approved Right-of-Way Permit has been issued by the City);
3. Complete all repairs in a fashion satisfactory to the City's Director of Engineering or their designee; and
4. Request inspections in accordance with the Right-of-Way Permit process (payment required before inspection).

Repairs not completed and approved by **Thursday, July 9, 2026**, or as consistent with the approved Right of Way Permit for your property, will result in a violation of Gahanna Code Section 903.4.

The timeline for repairs begins with this Notice.

Notice of Defect	NOVEMBER 4, 2025
Appeal Request Deadline to Property Appeals Board	DECEMBER 19, 2025
Deadline to Opt Out	JANUARY 9, 2026

For frequently asked questions and/or electronic versions of the attached forms and applications, please visit our website at Gahanna.gov/Sidewalks. You may also contact us via email at Sidewalks@Gahanna.gov or by calling (614) 342-4050.

Thank you in advance for your partnership in keeping Gahanna a safe and walkable city.

Sincerely,

A handwritten signature in black ink that reads "Paige Wright".

Paige Wright, PE
Senior Transportation & Mobility Engineer
Department of Engineering

Attachments:

Sidewalk Maintenance Program Brochure
Sidewalk Maintenance Parcel Exhibit
Sidewalk Maintenance Criteria Guidelines



The City of Gahanna places a high priority on maintenance of the City's infrastructure, including maintaining a safe sidewalk network throughout the City. Sidewalks that are in good repair promote community-wide safety and enhance connectivity and walkability.

Sidewalk Evaluation Criteria

Identifying when a sidewalk requires maintenance depends on many factors. Below is a list of factors that will be considered when determining whether a sidewalk requires maintenance in accordance with the City's sidewalk code (City of Gahanna Ordinance 903):

- Spalling (concrete has broken away from sidewalk in fragments)
- Sections projecting above walk
- Gapping between joints or cracks
- Surface deterioration
- Sloping away from street
- Excessive cracking
- Broken or has uneven grade
- Other conditions causing an unsafe walking surface. Some of those conditions may include, but are not limited to, deteriorating patches, wedges, loose or partial infill, excessive cross slope, or vegetation growing in cracks.

The current factors considered are described in more detail in the Sidewalk Maintenance Guidelines, which can be found on the City's website or by contacting the City's Department of Engineering.



Sidewalk Maintenance Program

What You Need to Know



Safe, pedestrian-friendly neighborhoods are vital to our residents and are a source of community pride. Properly maintained sidewalks contribute to the livability and aesthetic image of our City.

Questions?

Contact the City's Department of Engineering at **614-342-4050**, or email questions/comments to **sidewalks@gahanna.gov**

To learn more, visit gahanna.gov/sidewalk-maintenance-program

G Inspection Process

City of Gahanna's inspectors will review the sidewalks in the program area and mark the sections, or "panels," that must be repaired or replaced. Depending on the cause of the damage, different marks will be used:

- The panel will be marked with an "O" if the damage is the result of a street tree. Panels marked with an "O" indicate that the tree adjacent to the sidewalk might be removed as part of the program.
- The panel will be marked with an "X" if the inspectors determine that the damage is not caused by street tree roots.

If repairs are needed, the property owner will receive notice from the City. It will include a summary of repairs, an estimated cost and outline of repair options. They will also be eligible to participate in the 50% cost share program.

G Repair Options

Property owners have two options to repair sidewalks:

- **Take no action upon receipt of the notice and allow the City contractor to complete the repairs.** The City and their contractor will complete the work and provide the property owner with a notice of completion and final cost of repairs.

Once the repairs are complete, the Owner will have 2 options to pay for the cost of the repairs.

Option 1: Pay **50% of the full repair cost** in one payment to the City.

Option 2: Have **50% of the full repair cost** assessed on the owner's property taxes at 0% interest over 5 years.

- **Property owners can opt-out of the program and make their own repairs.**

Property owners may complete the work themselves or hire a contractor to complete the repairs. This requires the property owner to apply for a right-of-way permit, which details the specifications for sidewalk repairs.



G Frequently Asked Questions

Q. How is the program area determined?

A. The program areas will follow the Gahanna Street Programs, which update curb ramps and crosswalks to be ADA compliant. This approach will allow the City to create a continuous ADA compliant pedestrian route within the program area.

Q. Why do property owners have to pay for the repairs to the sidewalk?

A. Section 729.01 of the Ohio Revised Code provides for municipalities to require property owners to maintain the sidewalk that abuts their property. It is also a requirement set forth in City of Gahanna Ordinance 521.06.

The City offers a 50% cost share program for property owners who have the work completed by the City and their contractor. Property owners who opt-out are not eligible for the 50% cost share.

Q. Do property owners who opt-out of the program have to use a specific contractor?

A. No. Property owners may hire a private company or complete the repairs themselves. A right-of-way permit will be required prior to beginning any work, which details the specifications for sidewalk repairs.

Q. Will the City remove trees or prune trees and shrubs?

A. Street trees that are on the prohibited tree list within the City's Comprehensive Landscape Plan will be removed. This will include stump grinding and root bulb removal. Non-prohibited street trees identified as the cause of needed maintenance will be evaluated by the City Arborist to determine if tree removal or root pruning is necessary. Trees on private property that are the cause of needed maintenance will be root pruned by the City. No trees on private property will be removed by the City.

Q. Will the City pay for tree removal or pruning?

A. When the property owner participates in the program, the City will pay for the removal of identified street trees at no cost to the owner. Property owners who opt-out of the program will be responsible for the cost of tree removal and pruning.

Q. Will property owners be required to remove street trees?

A. Property owners who opt-out of the program will not be required to remove street trees. The City will not remove street trees for property owners who opt-out of the program.

Q. Will the City replace street trees?

A. The City will not replace street trees. However, a property owner may replace the tree on their own and at their own expense. All new or replacement trees within the right-of-way shall be approved by the City Arborist. A right-of-way permit will also be required prior to beginning any work.

