

September 11, 2016

City of Gahanna Planning Commission
200 South Hamilton Road
Gahanna, OH 43230-2996

RE: Variance V-0007-2016, Additional Supporting Documentation
Public Hearing Date Wednesday, September 14, 2016

City of Gahanna Planning Commission,

The following letter will serve to respond to Gahanna staff review comments on the above referenced variance application.

Comment #1: Robert S. Priestas, P.E., City Engineer – 10'-0" Utility Easement

It is acknowledged that a 10'-0" utility easement exists on the western edge of the property. The proposed garage will not encroach into this easement.

Comment #2: Michael Blackford, AICP, Deputy Director – Move Garage to the South

The grade of the parcel increases from the northeast corner to the southwest corner by approximately nineteen feet.

Moving the garage to the south of currently proposed presents a few issues:

1. Additional "up-hill" driveway length, as the garage will be at a higher elevation relative to the street. The existing driveway is significantly sloped, and the garage as proposed requires no additional sloped driveway.
2. Places the garage directly in the backyard (directly behind the house). This would require the new overhead garage doors to be on the north side of the structure to allow vehicle access, requiring extensive new driveway square footage. This issue also results in a detached garage arrangement which does not "look right".
3. Moving the garage further to the south requires one of the two following construction options:
 - a. Building the garage floor at an elevation approximately five feet above the first floor elevation of the existing house
 - b. Hauling significant amounts of existing soil from the parcel and constructing extensive retaining and drainage structures in order to maintain a new garage floor at an elevation reasonable relative to the existing structures.

Comment #3: Michael Blackford, AICP, Deputy Director – Existing Garage Size Inadequacy

The existing 2 car attached garage has an effective depth of 20'-3". The owner's longest vehicle (2009 Chevrolet Silverado, Extended Cab, Long Bed) is 20'-9¼" long, and therefore cannot be parked inside the garage in such a way that allows closing of the overhead garage doors and walking access around the vehicle inside the garage.

Two additional vehicles are owned for a total of 3 household vehicles. Two additional vehicle storage bays are desired over the existing two storage bays for current and future household vehicle needs.

Comment #4: Michael Blackford, AICP, Deputy Director – Decrease Square Footage of Garage

The project is not economically and physically justifiable at a square footage much less than proposed.

Sincerely,

Adam Rich
Owner, 305 Olde Ridenour Road

Cc: Kayla Holbrook, Deputy Clerk of Council
Michael Blackford, AICP, Deputy Director
Bonnie Gard, Planning & Zoning Administrator
Robert S. Priestas, P.E., City Engineer