



VARIANCE APPLICATION SUMMARY



File Number	V-26-13
Property Address	360 CARPENTER RD GAHANNA, OH 43230
Parcel ID	025-002216
Zoning District	R-1 - Large Lot Residential
Project/Business Name	G&M Realty
Applicant	mohanad zamara [REDACTED]
Description of Variance Request	splitting a large residential (2.21 acres) lot into two smaller lots (1.481 acres , 0.72 acres)

Requested Variances

Code Section	Code Title
Ch 1103.07(e)	Large Lot Residential (R-1)

Affidavit of Adjacent Property Owners

State of Ohio

County of Franklin

I Mohanad Zamara, being first duty sworn, state as follows:

I am the applicant in connection with property located at 360 Carpenter Road pursuant to applicable requirements. I have obtained the names and mailing addresses of all property owners:

-Contiguous to the subject property; and directly across the street from the subject property as listed on the current tax records of the Franklin County Auditor.

-The following is a complete and accurate list of those property owners and their mailing addresses:

Funk, Russell R. Jr 352 Carpenter Road

Martin LEE E 356 Carpenter Road

Welty Michael Patrick 350 Carpenter Road

Rumsey Larry A TR 340 Carpenter Road

VanKeuren Susan K 341 Carpenter Road

Davis Jeffrey Allen 349 Carpenter Road

Lowry MICHAEL 353 Carpenter Road

Rumsey Christopher Alan 365 Carpenter Rd

To the City of Gahanna Planning and Zoning Department,

I am submitting this request for a variance associated with the proposed lot split of the property located at 360 Carpenter RD, Gahanna, Ohio, consisting of 2.21 acres. The proposed subdivision will create two parcels measuring approximately 1.685 acres and 0.516 acres.

The proposed split is feasible with one primary variance request related to road frontage requirements. The zoning code requires 75 feet of frontage on the main road, while the existing access provides approximately 27 feet of frontage. The two proposed parcels will utilize a shared driveway connecting to the existing access point.

Additionally, the existing driveway is currently located at zero setback from the property line. where it should be at least 1 foot away from the property line . As part of this request, we seek approval to maintain driveway access at this location while improvements are made to reconstruct and upgrade the driveway to current applicable standards. The shared driveway will continue to serve both newly created parcels in a safe and functional manner.

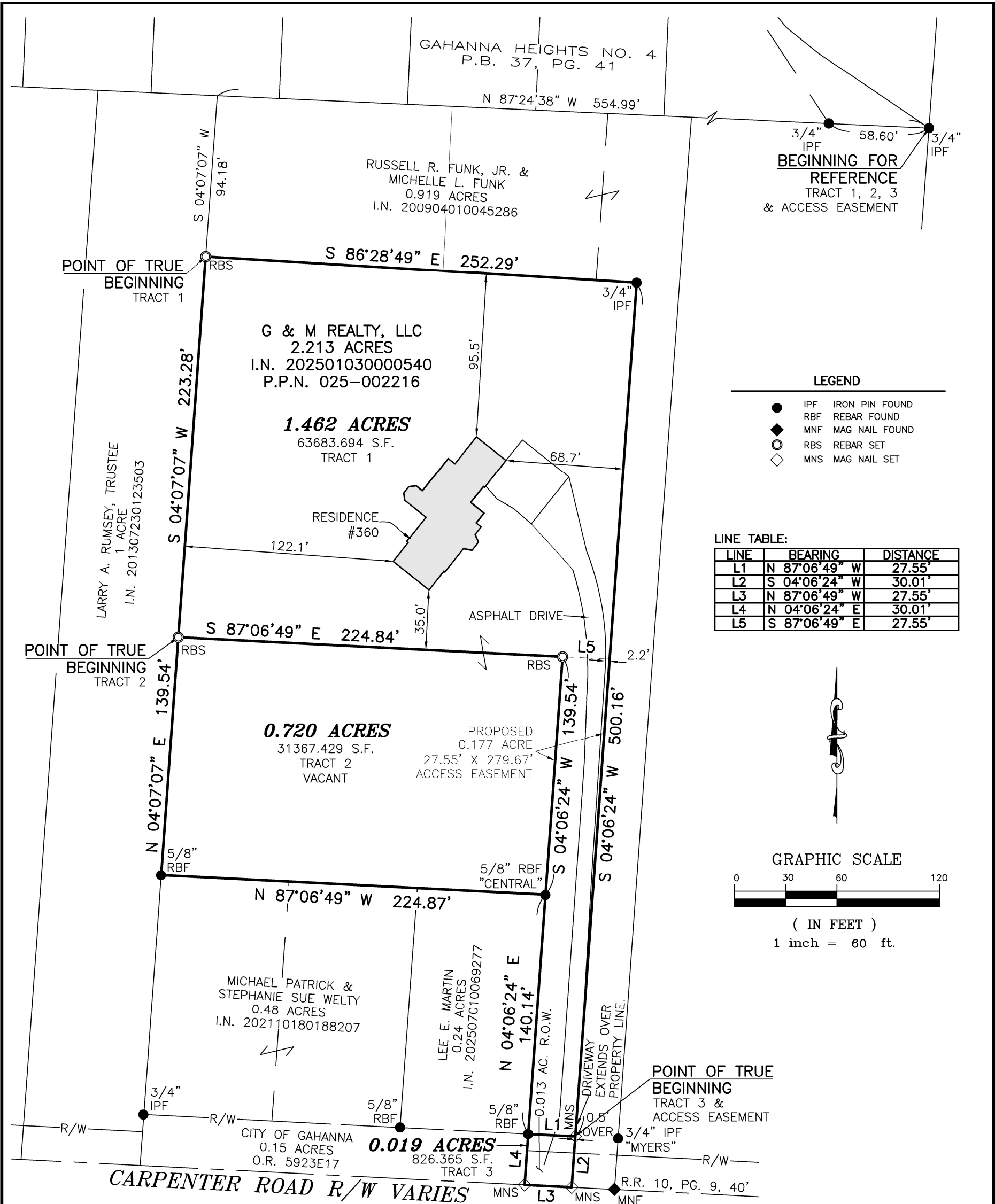
Granting this variance will allow reasonable use of the property, enable an orderly subdivision of the land, and maintain practical access for both proposed lots without negatively affecting surrounding properties or traffic conditions.

Thank you for your consideration of this request. We respectfully ask for approval of the frontage and driveway setback variances associated with the proposed lot split. Please let us know if any additional documentation, site plans, or supporting materials are required.

Sincerely,
Mohanad Zamara
360 Carpenter RD

Gahanna, Ohio 43230

[REDACTED]
[REDACTED]
[REDACTED]



BASIS OF BEARINGS:

THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011) EPOCH 2010. SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME-NETWORK. THE PORTION OF THE CENTERLINE OF CARPENTER ROAD, HAVING A BEARING OF N 87°06'49" W AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

NOTE:

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL REBAR SET ARE 5/8" DIA. 30" LONG, WITH AN ORANGE PLASTIC CAP STAMPED "P.S. 8047".

CERTIFICATION:

I HEREBY CERTIFY THAT THE HEREON BOUNDARY SURVEY WAS PREPARED FROM AND ACTUAL FIELD SURVEY PERFORMED BY OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH CHAPTER 4733-37 OHIO ADMINISTRATIVE CODE. THE SURVEY WAS PERFORMED IN DECEMBER OF 2025.

SURVEY OF
1.462 ACRES, 0.720 ACRES & 0.019 ACRES
LYING IN
QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 17
UNITED STATES MILITARY LANDS
CITY OF GAHANNA, COUNTY OF FRANKLIN
STATE OF OHIO



P: (614) 205-0721

GM@COMPASS360SURVEYING.COM

WWW.COMPASS360SURVEYING.COM

REV: 4/17/26

REV: 7/7/26

DATE: 1/8/26

JOB NO. 25-320

DRAWN BY: SG

SCOTT D. GRUNDEI, P.S.
REGISTERED SURVEYOR NO. 8047

DATE

DESCRIPTION OF 0.720 ACRES
LYING WEST OF HAMILTON ROAD
AND NORTH OF CARPENTER ROAD
TRACT 2

Situated in the State of Ohio, County of Franklin, City of Gahanna, lying in Quarter Township 1, Township 1, Range 17, United States Military Lands, being part of a 2.213 acre tract conveyed to G & M Realty, LLC, by deed of record in Instrument Number 202501030000540, Recorder's Office, Franklin County, Ohio, and being bounded and more particularly described as follows:

Beginning for reference, at a 3/4 inch found at the southeasterly corner of Gahanna Heights No. 4, of record in Plat Book 37, Page 41;

Thence North 87°24'38" West, a distance of 554.99 feet, along the southerly line of said Gahanna Heights No. 4, to a point, at the northwesterly corner of a 0.919 acre tract conveyed to Russell R. Funk, Jr., and Michelle L. Funk, by deed of record in Instrument Number 200904010045286, and the northeasterly corner of a 1 acre tract conveyed to Larry A. Rumsey, Trustee, by deed of record in Instrument Number 201307230123503;

Thence South 04°07'07" West, a distance of 317.46 feet, along the line common to said 0.919 acre tract, said 1 acre tract, and said 2.213 acre tract, to a rebar set at the **Point of True Beginning**;

Thence with the two (2) courses and distances, across said 2.213 acre tract:

- 1) South 87°06'49" East, a distance of 224.84 feet, to a rebar set;
- 2) South 04°06'24" West, a distance of 139.54 feet, to a 5/8 inch rebar found, at a interior corner of said 2.213 acre tract, and the northeasterly corner of a 0.24 acre tract conveyed to Lee E. Martin, by deed of record in Instrument Number 202507010069277;

Thence North 87°06'49" West, a distance of 224.87 feet, along the line common to said 2.213 acre tract and said 0.24 acre tract, and along the northerly line of a 0.48 acre tract conveyed to Michael Patrick and Stephanie Sue Welty, by deed of record in Instrument Number 202110180188207, to a 5/8 inch rebar found, at the westerly common corner of said 2.213 acre tract and said 0.48 acre tract, and on the easterly line of said 1 acre tract;

Thence North 04°07'07" East, a distance of 139.54 feet, along the line common to said 2.213 acre tract and said 1 acre tract, to the **Point of True Beginning**, containing 0.720 acres more or less, and being subject to all easements, restrictions and rights-of-way of record.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011) Epoch 2010. Said bearings originated from a field traverse which was referenced to said Coordinate System by GPS observations and observations of selected stations in the Ohio Department of Transportation Real-Time-Network. The portion of the centerline of Carpenter Road, having a bearing of North 87°06'49" West and monumented as shown hereon, is designated the "basis of bearing" for this description.

All rebar set are 5/8 inch DIA. 30 inches in length, with an orange plastic cap stamped "P.S. 8047".

The above description is based on an actual field survey performed in December of 2025.

Compass 360 Surveying

Scott D. Grundei, P.S. Registered Surveyor No. 8047	Date
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**DESCRIPTION OF 1.462 ACRES
LYING WEST OF HAMILTON ROAD
AND NORTH OF CARPENTER ROAD
TRACT 1**

Situated in the State of Ohio, County of Franklin, City of Gahanna, lying in Quarter Township 1, Township 1, Range 17, United States Military Lands, being part of a 2.213 acre tract conveyed to G & M Realty, LLC, by deed of record in Instrument Number 202501030000540, Recorder's Office, Franklin County, Ohio, and being bounded and more particularly described as follows:

Beginning for reference, at a 3/4 inch iron pin found at the southeasterly corner of Gahanna Heights No. 4, of record in Plat Book 37, Page 41;

Thence North 87°24'38" West, a distance of 554.99 feet, along the southerly line of said Gahanna Heights No. 4, to a point, at the northwesterly corner of a 0.919 acre tract conveyed to Russell R. Funk, Jr., and Michelle L. Funk, by deed of record in Instrument Number 200904010045286, and the northeasterly corner of a 1 acre tract conveyed to Larry A. Rumsey, Trustee, by deed of record in Instrument Number 201307230123503;

Thence South 04°07'07" West, a distance of 94.18 feet, along the line common to said 0.919 acre tract and said 1 acre tract, to a rebar set, at the northwesterly corner of said 2.213 acre tract, and the southwesterly corner of said 0.919 acre tract, and being the **Point of True Beginning**;

Thence with the following two (2) courses and distances, along the lines common to said 2.213 acre tract and said 0.919 acre tract:

- 1) South 86°28'49" East, a distance of 252.29 feet, to a 3/4 inch iron pin found;
- 2) South 04°06'24" West, a distance of 500.16 feet, to a MAG nail set;

Thence North 87°06'49" West, a distance of 27.55 feet, across said 2.213 acre tract, to a 5/8 inch rebar found, on the westerly line of said 2.213 acre tract, the northeasterly corner of a 0.15 acre tract conveyed to the City of Gahanna, by deed of record in Official Record 5923E17, and the southeasterly corner of a 0.24 acre tract conveyed to Lee E. Martin, by deed of record in Instrument Number 202507010069277;

Thence North 04°06'24" East, a distance of 140.14 feet, along the line common to said 2.213 acre tract, and said 0.24 acre tract, to a 5/8 inch rebar capped "CENTRAL" found, at the northerly common corner of said 2.213 acre tract and said 0.24 acre tract;

Thence with the following two (2) courses and distances, across said 2.213 acre tract:

- 1) North 04°06'24" East, a distance of 139.54 feet, to a rebar set;
- 2) North 87°06'49" West, a distance of 224.84 feet, to a rebar set, on the westerly line of said 2.213 acre tract, and on the easterly line of said 1 acre tract;

Thence North 04°07'07" East, a distance of 223.28 feet, along the line common to said 2.213 acre tract and said 1 acre tract, to the **Point of True Beginning**, containing 1.462 acres, more or less, and being subject to all easements, restrictions and rights-of-way of record.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011) Epoch 2010. Said bearings originated from a field traverse which was referenced to said Coordinate System by GPS observations and observations of selected stations in the Ohio Department of Transportation Real-Time-Network. The portion of the centerline of Carpenter Road, having a bearing of North 87°06'49" West and monumented as shown hereon, is designated the "basis of bearing" for this description.

All rebar set are 5/8 inch DIA. 30 inches in length, with an orange plastic cap stamped "P.S. 8047".

The above description is based on an actual field survey performed in December of 2025.

Compass 360 Surveying

Scott D. Grundei, P.S. Registered Surveyor No. 8047	Date
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**DESCRIPTION OF 0.019 ACRES
LYING WEST OF HAMILTON ROAD
AND NORTH OF CARPENTER ROAD
TRACT 3**

Situated in the State of Ohio, County of Franklin, City of Gahanna, lying in Quarter Township 1, Township 1, Range 17, United States Military Lands, being part of a 2.213 acre tract conveyed to G & M Realty, LLC, by deed of record in Instrument Number 202501030000540, Recorder's Office, Franklin County, Ohio, and being bounded and more particularly described as follows:

Beginning for reference, at a 3/4 inch iron pin found at the southeasterly corner of Gahanna Heights No. 4, of record in Plat Book 37, Page 41;

Thence North 87°24'38" West, a distance of 554.99 feet, along the southerly line of said Gahanna Heights No. 4, to a point, at the northwesterly corner of a 0.919 acre tract conveyed to Russell R. Funk, Jr., and Michelle L. Funk, by deed of record in Instrument Number 200904010045286, and the northeasterly corner of a 1 acre tract conveyed to Larry A. Rumsey, Trustee, by deed of record in Instrument Number 201307230123503;

Thence South 04°07'07" West, a distance of 94.18 feet, along the line common to said 0.919 acre tract and said 1 acre tract, to a rebar set, at the northwesterly corner of said 2.213 acre tract, and the southwesterly corner of said 0.919 acre tract;

Thence with the following two (2) courses and distances, along the lines common to said 2.213 acre tract and said 0.919 acre tract:

- 1) South 86°28'49" East, a distance of 252.29 feet, to a 3/4 inch iron pin found;
- 2) South 04°06'24" West, a distance of 500.16 feet, to a MAG nail set, and the **Point of True Beginning**;

Thence South 04°06'24" West, a distance of 30.01 feet, along the line common to said 2.213 acre tract and said 0.919 acre tract, to a MAG nail set, at the southerly common corner of said 2.213 acre tract and said 0.919 acre tract, and in the centerline of Carpenter Road (width varies, 40 feet established by R.R. 10, Pg. 9);

Thence North 87°06'49" West, a distance of 27.55 feet, along the southerly line of said 2.213 acre tract, and the centerline of said Carpenter Road, to a MAG nail set, at the southwesterly corner of said 2.213 acre tract, and the southeasterly corner of a 0.15 acre tract conveyed to the City of Gahanna, by deed of record in Official Record 5923E17;

Thence North 04°06'24" East, a distance of 30.01 feet, along the line common to said 2.213 acre tract and said 0.15 acre tract, to a 5/8 inch rebar found, at the northeasterly corner of said 0.15 acre tract, and the southeasterly corner of a 0.24 acre tract conveyed to Lee E. Martin, by deed of record in Instrument Number 202507010069277;

Thence South 87°06'49" East, a distance of 27.55 feet, across said 2.213 acre tract, to the **Point of True Beginning**, containing 0.019 acres, of which 0.013 acres lies within the right-of-way of Carpenter Road, more or less, and being subject to all easements, restrictions and rights-of-way of record.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011) Epoch 2010. Said bearings originated from a field traverse which was referenced to said Coordinate System by GPS observations and observations of selected stations in the Ohio Department of Transportation Real-Time-Network. The portion of the centerline of Carpenter Road, having a bearing of North 87°06'49" West and monumented as shown hereon, is designated the "basis of bearing" for this description.

All rebar set are 5/8 inch DIA. 30 inches in length, with an orange plastic cap stamped "P.S. 8047".

The above description is based on an actual field survey performed in December of 2025.

Compass 360 Surveying

Scott D. Grundei, P.S. Registered Surveyor No. 8047	Date
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**DESCRIPTION OF 0.177 ACRE
ACCESS EASEMENT
LYING WEST OF HAMILTON ROAD
AND NORTH OF CARPENTER ROAD**

Situated in the State of Ohio, County of Franklin, City of Gahanna, lying in Quarter Township 1, Township 1, Range 17, United States Military Lands, lying on, over and across a 2.213 acre tract conveyed to G & M Realty, LLC, by deed of record in Instrument Number 202501030000540, Recorder's Office, Franklin County, Ohio, and being bounded and more particularly described as follows:

Beginning for reference, at a point, at the southeasterly corner of Gahanna Heights No. 4, of record in Plat Book 37, Page 41;

Thence North 87°24'38" West, a distance of 554.99 feet, along the southerly line of said Gahanna Heights No. 4, to a point, at the northwesterly corner of a 0.919 acre tract conveyed to Russell R. Funk, Jr., and Michelle L. Funk, by deed of record in Instrument Number 200904010045286, and the northeasterly corner of a 1 acre tract conveyed to Larry A. Rumsey, Trustee, by deed of record in Instrument Number 201307230123503;

Thence South 04°07'07" West, a distance of 94.18 feet, along the line common to said 0.919 acre tract and said 1 acre tract, to a point, at the northwesterly corner of said 2.213 acre tract, and the southwesterly corner of said 0.919 acre tract;

Thence with the following two (2) courses and distances, along the lines common to said 2.213 acre tract and said 0.919 acre tract:

- 1) South 86°28'49" East, a distance of 252.29 feet, to a point;
- 2) South 04°06'24" West, a distance of 500.16 feet, to the **Point of True Beginning**;

Thence North 87°06'49" West, a distance of 27.55 feet, across said 2.213 acre tract, to a point, on the westerly line of said 2.213 acre tract, the northeasterly corner of a 0.15 acre tract conveyed to the City of Gahanna, by deed of record in Official Record 5923E17, and the southeasterly corner of a 0.24 acre tract conveyed to Lee E. Martin, by deed of record in Instrument Number 202507010069277;

Thence North 04°06'24" East, a distance of 140.14 feet, along the line common to said 2.213 acre tract, and said 0.24 acre tract, to a point, at the northerly common corner of said 2.213 acre tract and said 0.24 acre tract;

Thence with the following two (2) courses and distances, across said 2.213 acre tract:

- 1) North 04°06'24" East, a distance of 139.54 feet, to a point;
- 2) South 87°06'49" East, a distance of 27.55 feet, to a point, on the line common to said 2.213 acre tract and said 0.919 acre tract;

Thence South 04°06'24" West, a distance of 279.67 feet, along the line common to said 2.213 acre tract and said 0.919 acre tract, to the **Point of True Beginning**, containing 0.177 acres, more or less.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011) Epoch 2010. Said bearings originated from a field traverse which was referenced to said Coordinate System by GPS observations and observations of selected stations in the Ohio Department of Transportation Real-Time-Network. The portion of the centerline of Carpenter Road, having a bearing of North 87°06'49" West and monumented as shown hereon, is designated the "basis of bearing" for this description.

Compass 360 Surveying

Scott D. Grundei, P.S. Registered Surveyor No. 8047	Date
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PLANNING COMMISSION STAFF REPORT

Project Summary – 360 Carpenter Road

Meeting Date: August 12, 2026

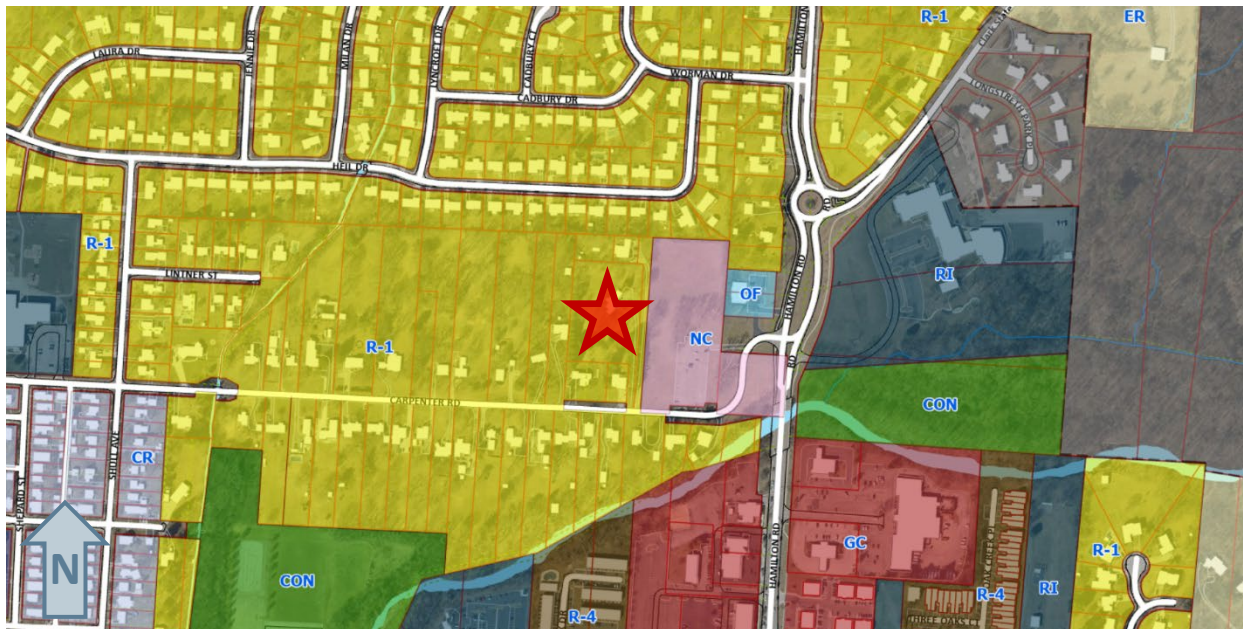
Zoning: Large Lot Residential (R-1)

Application Type(s): Variance (V)

Staff Representative: Maddie Capka, Planner II

Recommendation: Staff recommends approval of the application.

Location Map:



Staff Review

History

In March 2026, Planning Commission denied a variance request for a new site with zero frontage on a ROW. This application was also for a future lot split. The application was denied due to concerns from neighbors and commission members that a future house constructed on the lot would be too close to adjoining properties. Staff recommended approval of this application.

Overview

The applicant is requesting approval of a new, revised variance for a future Subdivision Without Plat/lot split application. The applicant would like to split the existing parcel into two new parcels, one north and one south. After the lot split, the properties would be ~1.46 and ~0.72 acres respectively. Both lots meet the minimum size requirement for R-1.

The previous variance request from March had the lot sizes at ~1.69 and ~0.52 acres. The applicant increased the size of the new proposed lot to help alleviate concerns from the Commission and neighbors on a future house being too close to the adjacent properties. There is now more room on the proposed site for a house. The standard setbacks for R-1 are 35 ft from the front property line, 15 ft from the side property lines, and 25 ft from the rear property line. These setbacks exist to ensure new houses are not too close to adjacent sites.

The existing site at this address is a flag lot with only 27.5 ft of frontage along Carpenter Rd. The future lot split would create a separate parcel with no frontage on a ROW and access from a shared driveway on the larger lot. The Engineering Department does not have an objection to this configuration, but they require a shared access agreement and a new driveway.

A variance is required because the new lot does not have frontage and therefore does not meet the minimum frontage of 100 ft that's required for R-1. The existing parcel does not need a frontage variance since its legal non-conforming. Since the driveway will be shared by both parcels, a variance is also not required for the 1 ft residential driveway setback.

The site currently contains one single-family residence and a driveway. After the future lot split, the house on the site will still meet all setback requirements. There are currently no permits or applications submitted to develop the site, this application is only for the future SWP application.

Review Criteria

Variance (V)

The following variance has been requested:

1. Ch 1103.07(e) – Large Lot Residential (R-1)
 - a. All properties in this zoning district must have at least 100 ft of frontage on a ROW.
 - b. After the lot split, the south parcel will not have any frontage on a ROW.

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;
- f) The variance is not likely to undermine the objectives of the land use plan;
- g) Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of land or structures; and,
- h) The practical difficulty could be eliminated by some other method, even if the solution is less convenient or more costly to achieve.

Recommendation

Staff recommends approval of the Variance application as submitted. Both new parcels meet the minimum lot size requirements, and the existing house will still meet setback requirements after the lot split. The applicant has provided a shared access agreement that was reviewed by Engineering and plans to install a new driveway.

The applicant also revised the variance request to address concerns from Planning Commission and adjacent property owners.

This variance request only relates to lot frontage, and not lot size or any future construction on the site. All future houses on the site must meet the setback requirements for R-1.