



VARIANCE APPLICATION SUMMARY



File Number	V-26-10
Property Address	718 MISTLETOE ST GAHANNA, OH 43230
Parcel ID	025-006272
Zoning District	R-3 - Small Lot Residential
Project/Business Name	718 Mistletoe garage addition
Applicant	Eddie Jewell [REDACTED]
Description of Variance Request	requesting that the setback from the east boundary allow for a 12' setback instead of 25'. It is a corner lot, so that is the rear yard for Mistletoe and the side yard for Spirea.

Requested Variances



Code Section	Code Title
Ch 1103.09	Small Lot Residential



AUTHORIZATION CONSENT FORM

If you are filling out more than one application for the same project & address, you may submit a copy of this form with each additional application.

As the owner or acting agent for the subject property, I have reviewed the application and hereby authorize the listed applicant to make decisions that may affect my property as it pertains to this application.

 _____ (property owner/acting agent signature)	<u>Ben Armstrong</u> _____ (printed name)	<u>05/19/26</u> _____ (date)
 _____ (applicant signature)	<u>EDDIE JEWELL</u> _____ (printed name)	<u>5/19/2024</u> _____ (date)

List of Contiguous Property Owners & Their Mailing Addresses

Noah Daron
650 Spirea Ave.
Gahanna OH 43230

Taylor Oberst
724 Mistletoe
Gahanna, OH 43230

718 Mistletoe St. Statement of Variance

The Homeowners desperately need a garage for at least one car and secure storage. At some point, previous owners turned the attached garage into living space leaving no garage. In a slightly larger footprint than the existing pad from a carport, we are able to build an attached 12' x 26' garage. The rooflines will be offset giving the layout some additional dimension and will look great.

1. The special conditions necessitating the variance are: as a corner lot, side yard setbacks limit our rear yard. The existing house is 19' from the east boundary (according to the mortgage survey). The setback is now 25'.
2. We are requesting a variance to reduce the east boundary setback to 12'.
3. Without this variance, the homeowners are unable to add a garage.
4. The variance will allow the garage to extend 6' beyond the rear of the existing house. With the rear patio that has a cover, the garage addition will barely be noticeable to the 4 residents that live on Spirea Ave. Spirea is a dead end st.

HOY LAND SURVEYING
 1767 McCorkle Blvd #1767
 Westerville, Ohio 43086
 Phone: 614-679-1186



JOB NUMBER #: 1739-2022 S DATE OF DRAWING 3-25-22

CERTIFIED TO CHICAGO TITLE COMPANY

LENDER RUOFF HOME MORTGAGE

BUYER ARMSTRONG

LEGAL DESC. LOT 92 ~ PIPER'S GLEN

P.B. 45 PG. 54

CITY/TWP. COLUMBUS

COUNTY FRANKLIN

DRN. SAS

CK. SJH

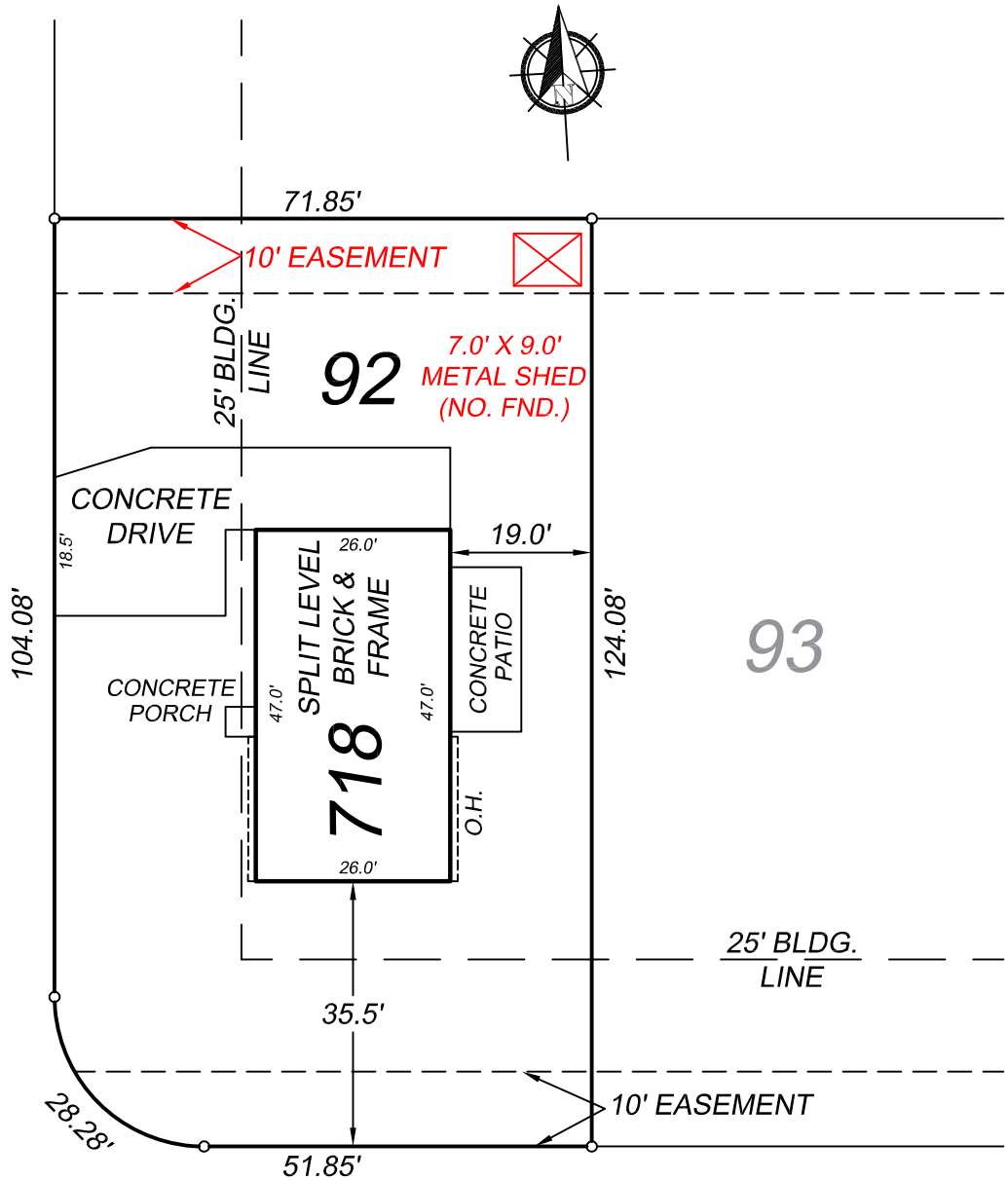
DRAWING SCALE 1" = 25'

FEMA INFORMATION: FLOOD ZONE X

MAP PANEL INFO 39049C 0192K

MAP DATE 06-17-08

MISTLETOE STREET 50'



SPIREA AVENUE 50'

ENCROACHMENT INFORMATION
METAL SHED IN EASEMENT

I / WE HAVE RECEIVED A COPY OF THIS SURVEY AND FIND THE CONDITIONS ACCEPTABLE.

BUYER / OWNER

BUYER / OWNER

We hereby certify that the foregoing MORTGAGE LOCATION SURVEY was prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a Boundary Survey pursuant to Chapter 4733-37, Ohio Administrative Code. This plat is prepared for mortgage loan and title purposes only and is not to be construed as having been prepared for the owner and is not to be used to erect fences or other structures. Easements shown on this plat were taken from the subdivision plat of record. Additional easements affecting this property may exist.

By



GENERAL INFO

Address: 718 Mistletoe Street, Gahanna, Ohio 43230
 Franklin County Parcel: 025-06272-00

Scope of Project: The project consists of the construction of a new attached garage.

Garage Addition SF: 312 sf

Architect:
 Brenda Parker
 614-586-5514
 brendaparker@bp-architect.com

Zoning: Gahanna R-3 Small Lot Residential

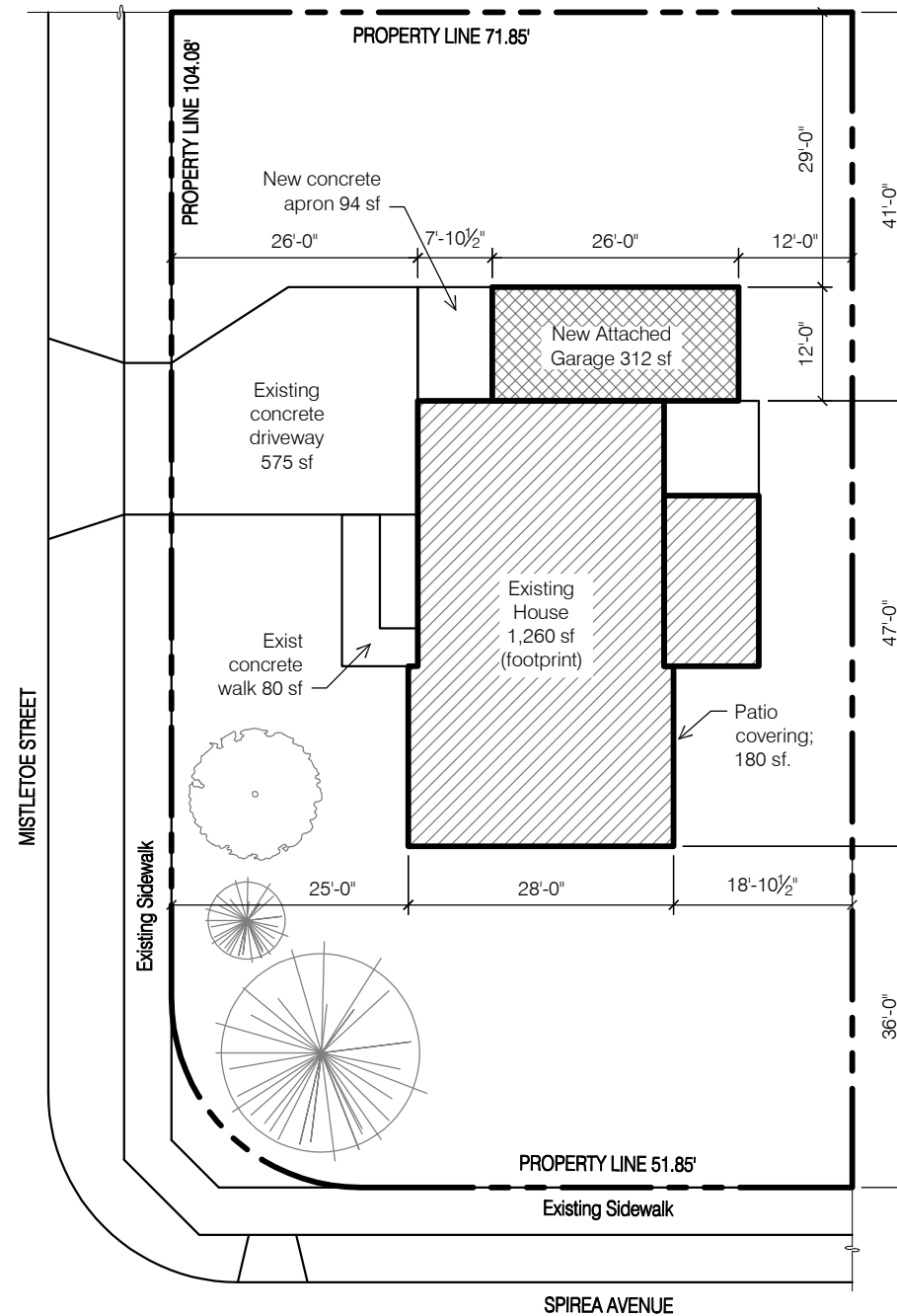
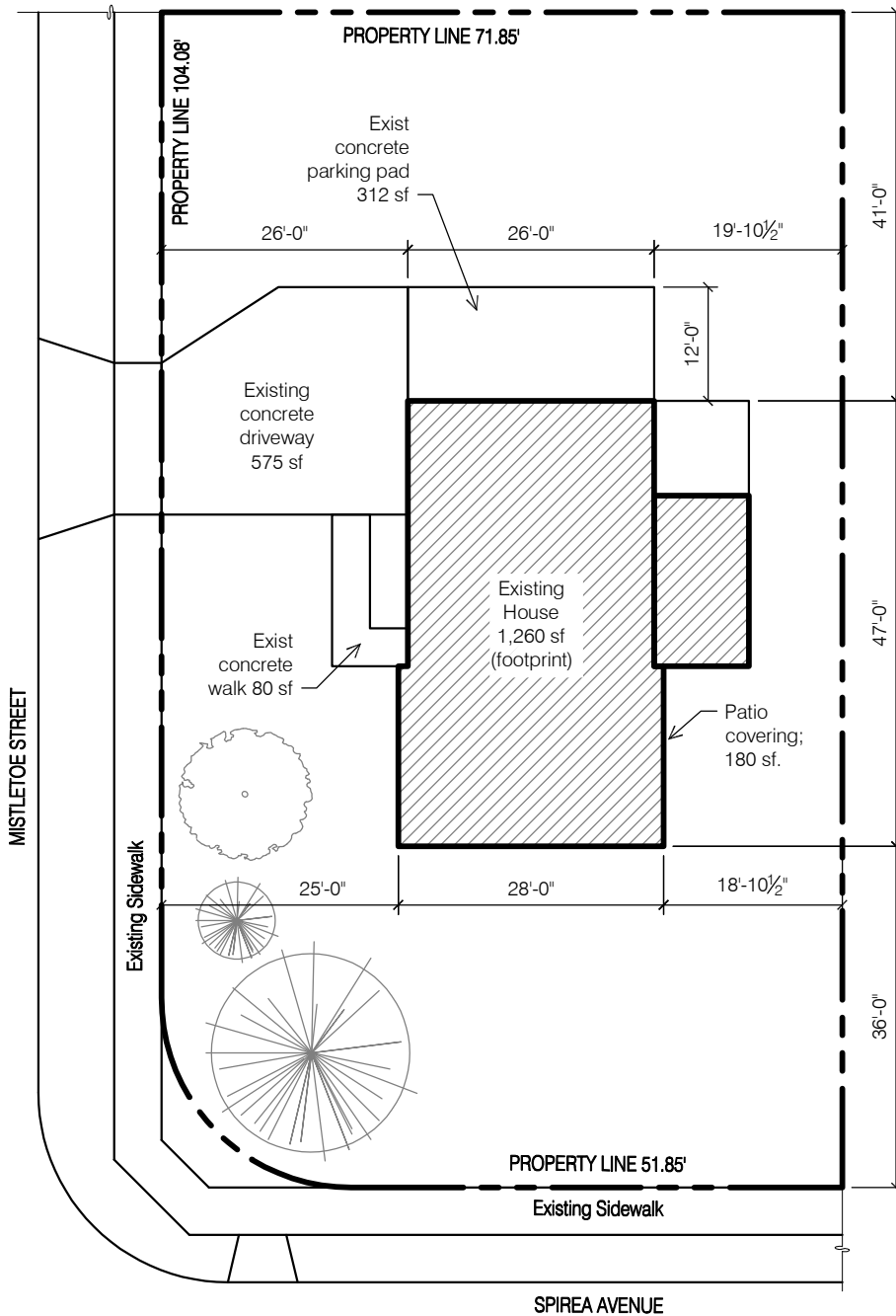
Lot Area & Lot Width	Actual	Zoning Req't
Lot Area:	8,823 sf	6,000 sf
Lot Width:	71'	50'
Max Building Height	Actual	Zoning Req't
Garage Addition Height	14'-4"	35'-0"
Setbacks	Actual	Zoning Req't
Front (Spirea)	36'-0"	25'-0"
Front (Mistletoe)	26'-0"	25'-0"
Rear Yard (Spirea)	29'-0"	25'-0"
Rear Yard (Mistletoe)	12'-0"	25'-0" REQ VARIANCE
Building Coverage	Actual	Zoning Req't
Building Coverage:	1,572 sf (18%)	3,529 sf (40%)

SHEET INDEX

A1.0	Site Plan & General Info	A3.2	Overall Sections
A2.1	First Floor Plans	A3.3	Wall Sections
A2.2	Found, Roof, Elec Plans	A3.4	Bracing Wall Detail
A3.1	Exterior Elevations		

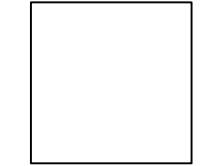
DESIGN CRITERIA

2019 Residential Code of Ohio
 Design Criteria:
 Wind Speed = 115 mph
 Seismic Category = A
 Weathering = Severe
 Frost Line Depth = 36"
 Termite = Moderate to Heavy
 Ice Barrier Underlayment = Yes.
 Floor Live Load = 40 psf
 Snow Load Roof = 20 psf
 Foundation Concrete Compressive Strength = 2,500
 Slab Concrete Compressive Strength = 3,000; air-entrained 5%-7%



1 SITE PLAN - EXISTING
 SCALE: 1/16" = 1'-0"

2 SITE PLAN - NEW WORK
 SCALE: 1/16" = 1'-0"



ATTACHED GARAGE ADDITION
 718 MISTLETOE STREET
 GAHANNA, OHIO 43230

Permit Set

SCALE:
 As Noted

PROJECT NO.:





DATE:
 June 1, 2026

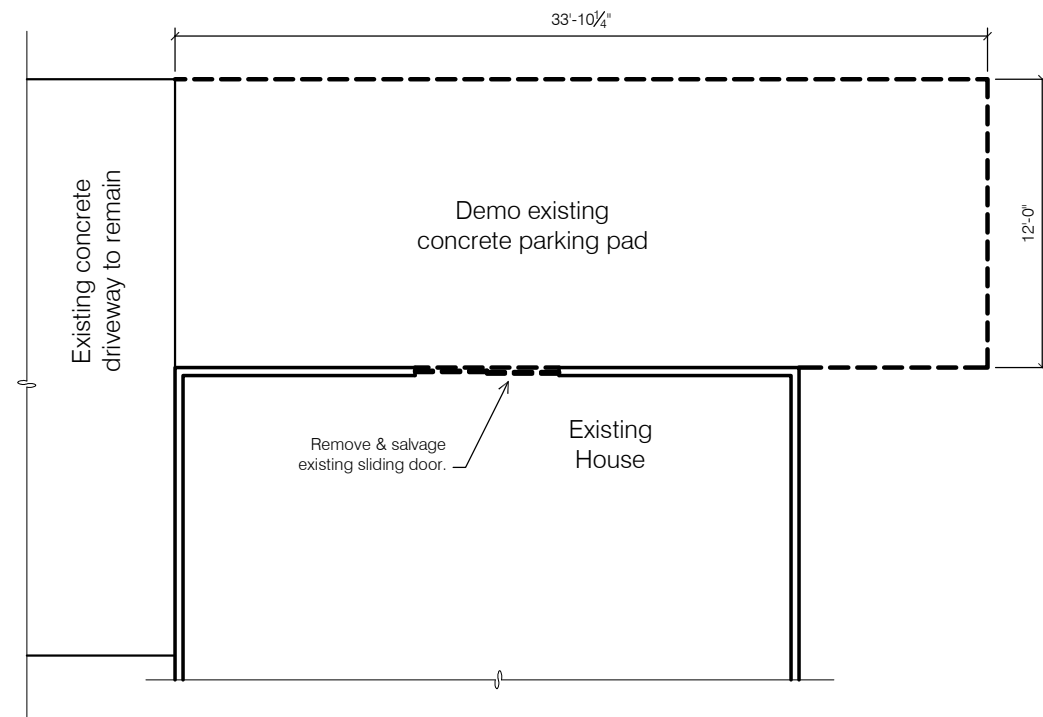
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A1.0

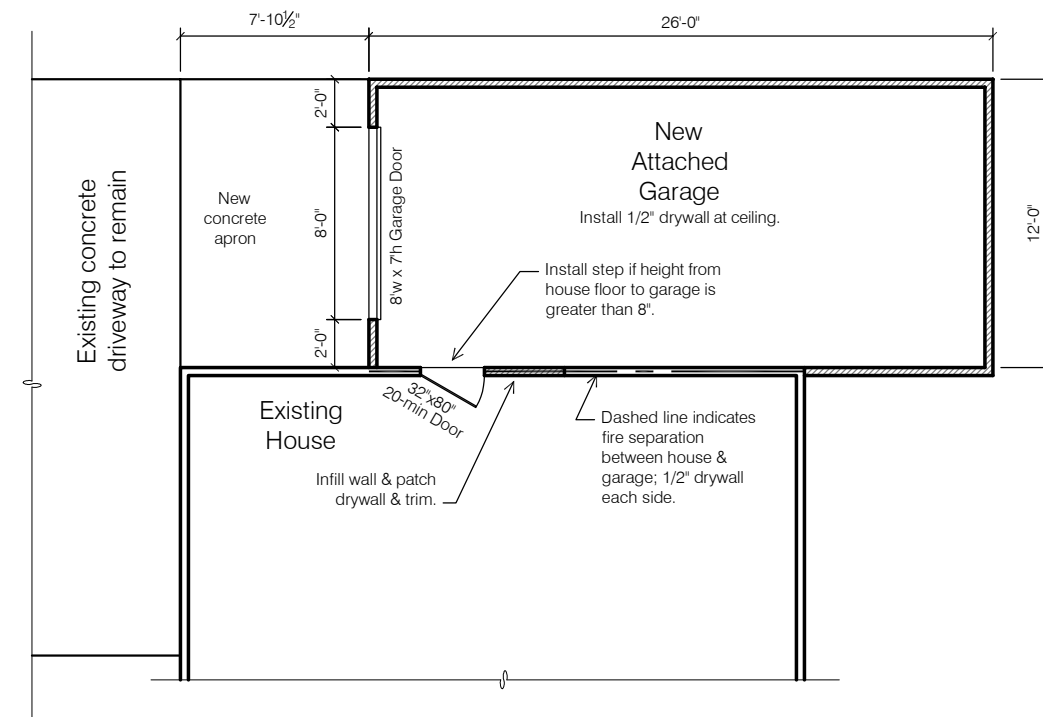
SITE PLAN & GENERAL INFO

WALL LEGEND:

-  Demo existing wall or component as noted.
-  Existing masonry wall.
-  New 8" concrete block foundation wall.
-  New 2x4 @ 16"o.c. wall studs w/ treated sill plate.



1 FIRST FLOOR PLAN - DEMO
 SCALE: 1/8" = 1'-0"
 0 2 4 8 16



2 FIRST FLOOR PLAN - NEW WORK
 SCALE: 1/8" = 1'-0"
 0 2 4 8 16



ATTACHED GARAGE ADDITION
 718 MISTLETOE STREET
 GAHANNA, OHIO 43230

Permit Set

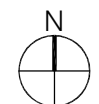
SCALE:
 As Noted

PROJECT NO.:

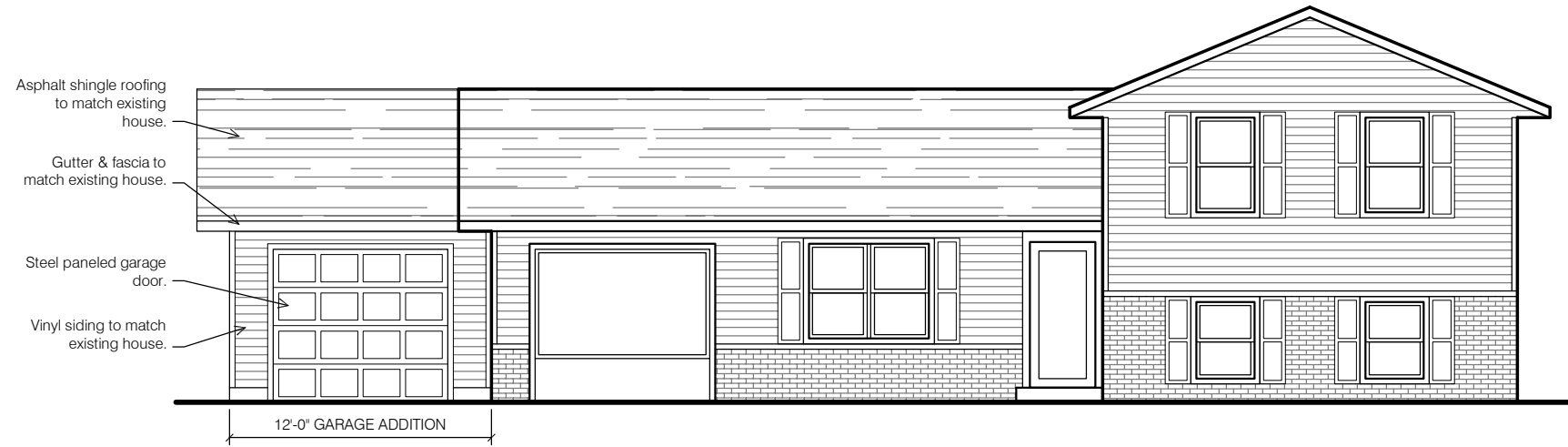
DATE:
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SHEET NO.

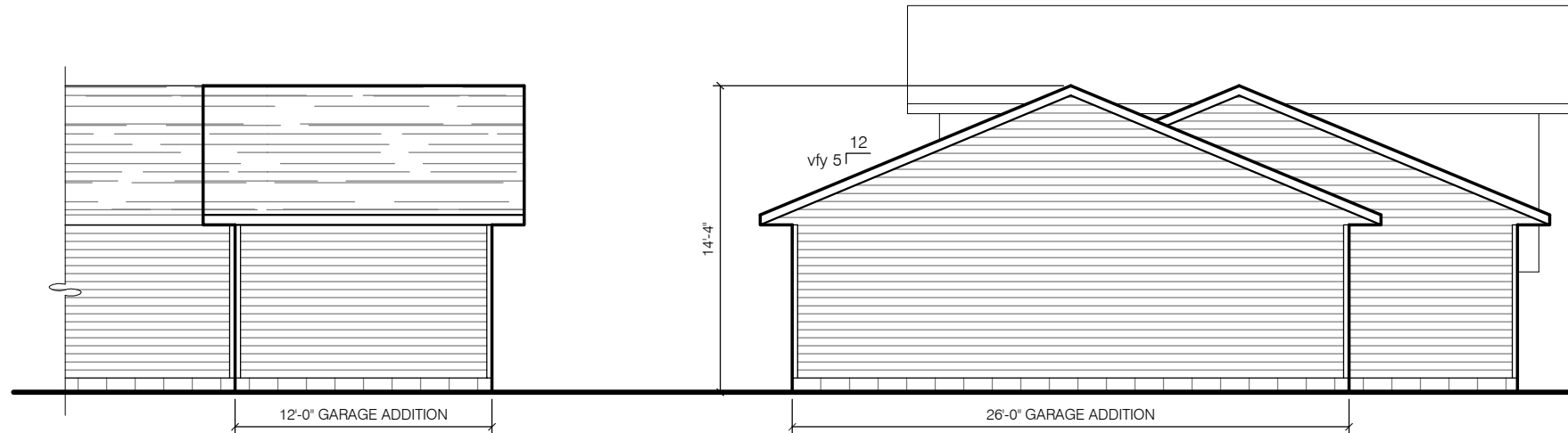
A2.1



FIRST FLOOR PLANS



1 WEST ELEVATION
 SCALE: 1/8" = 1'-0"
 0 2 4 8 16



2 EAST ELEVATION
 SCALE: 1/8" = 1'-0"
 0 2 4 8 16

3 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"
 0 2 4 8 16

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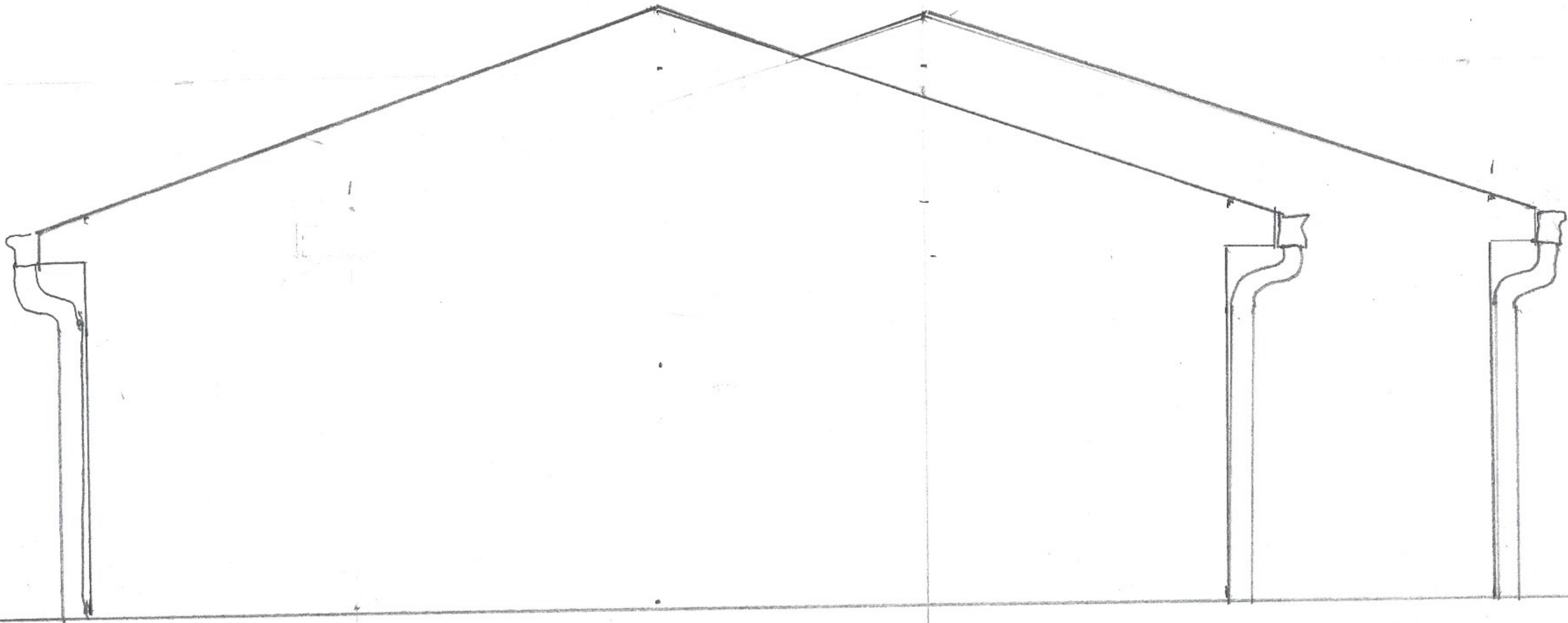
DATE:
 June 1, 2026
 SHEET NO.

A3.1

EXTERIOR ELEVATIONS

NORTH ELEVATION

$\frac{1}{4}'' = 1'$



718 MISTLETOE ST.
025-006272

PLANNING COMMISSION STAFF REPORT

Project Summary – 718 Mistletoe Street

Meeting Date: July 8, 2026

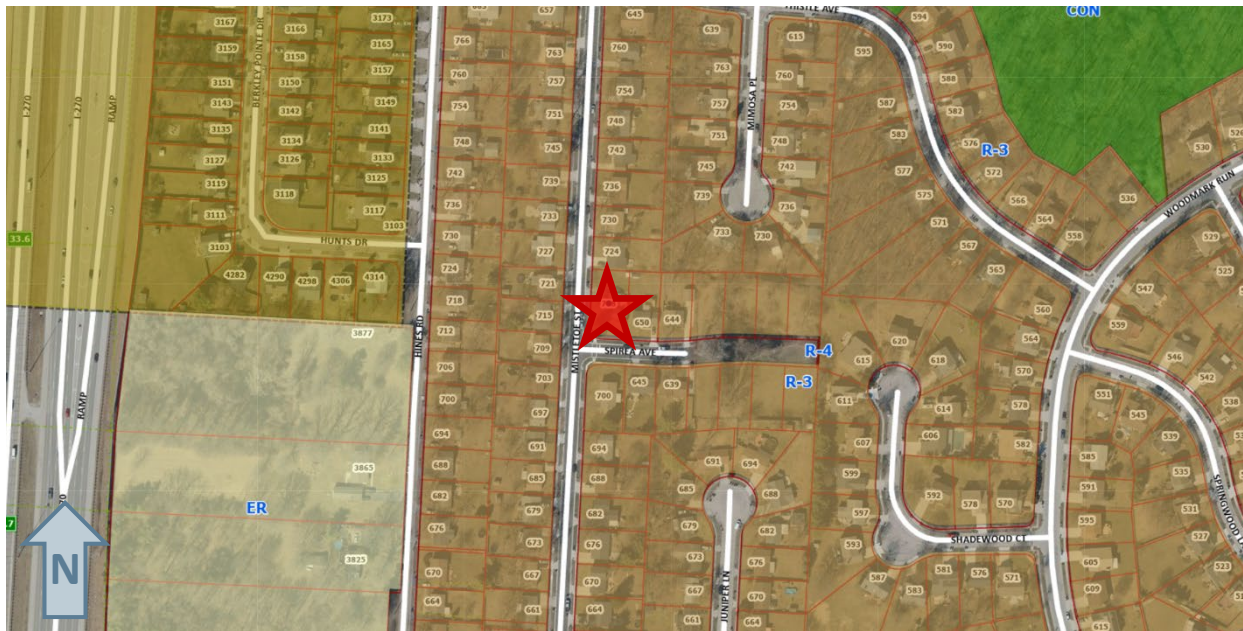
Zoning: Small Lot Residential (R-3)

Application Type(s): Variance (V)

Staff Representative: Maddie Capka, Planner II

Recommendation: Staff has no objection to the application.

Location Map:



Staff Review

Overview

The applicant is requesting approval of a variance to allow an attached garage within a rear yard setback. The site is a corner lot, meaning it has two front yards, two rear yards, and no side yards. Therefore, the garage must meet the rear yard setback requirement for the east and north property lines. The required rear yard setback is 25 ft.

The proposed single-car garage would be attached to the north of the house, at the end of the existing driveway. It is 312 SF and the same height as the existing house at 14 ft 4 in. The roofing and siding on the garage will match the existing house. There is not currently a garage on the site.

The existing house is around 19 ft from the east property line, with a patio and awning even closer to the property line. The proposed garage would be 12 ft from the east property line and meet all other setbacks.

The applicant states they need to construct a garage to hold one car and for storage. There was previously an attached garage on the site, but it was converted to living space by the former homeowners. They are unable to shift the garage forward to meet the rear setback without encroaching into the front setback, which is also 25 ft. The only way to fit an attached garage on the site is through a variance application.

Review Criteria

Variance (V)

The following variance has been requested:

1. 1103.09 – Small Lot Residential
 - a. The rear yard setback is 25 ft.
 - b. The proposed addition is 12 ft from the eastern rear 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.
- g) The variance is not substantial and is the minimum necessary to make possible the reasonable use of land or structures; and,

- h) The practical difficulty cannot be eliminated by some other method, even if the solution is less convenient or more costly to achieve.

Recommendation

Staff has no objection to the variance application. As mentioned, there is no way to fit an attached garage with enough room for a vehicle on the site without a variance application. The proposed garage would match the materials of the existing house. However, a detached garage could potentially be constructed on the site without a variance, since the rear yard setback for accessory structures is only 5 ft.

The overwhelming majority of houses in close vicinity to the site have attached garages, except for one site on Mistletoe St with a carport and one site on Spirea Ave with a detached garage.