



VARIANCE APPLICATION SUMMARY



File Number	V-25-19
Property Address	559 WICKHAM WAY GAHANNA, OH 43230
Parcel ID	025-004606
Zoning District	R-1 - Large Lot Residential
Project/Business Name	Move shed from middle of yard to NE corner
Applicant	Angela & Thomas Austin 419-704-4481 AngelaAustin1@icloud.com
Description of Variance Request	Please approve the variance to allow our shed to remain in its recently relocated position that is 5' from the side of the property line and 3.5' from the rear property line in the NE corner of the property.

Requested Variances

Code Section	Code Title
Ch 1103.07(e)	Large Lot Residential

Contiguous Property Owners to 559 Wickham Way, Columbus OH 43230



Todd & Lynn Talarico
561 Wickham Way

Angela & Tom Austin
559 Wickham Way
(property in question)

Derrick Dillard
557 Wickham Way

Karen Woodward
449 Clotts Rd

Jason & Tiffany Lichtenberger
443 Clotts Rd

1. What are the special circumstances or conditions necessitating the variance?

Our property is uniquely impacted by zoning requirements due to its size and dimensions. Although our lot is only 10,125 square feet and 75 feet wide, it is zoned R-1, which typically applies to much larger lots of at least 20,000 square feet. The R-1 zoning requires 10-foot setbacks on all sides, which significantly restricts our usable yard space. This zoning designation creates a hardship by imposing standards that do not reasonably fit the scale of our lot. A shed that complies with these setbacks would have to be placed in the middle of our yard, negatively impacting our outdoor space and enjoyment of the property. These constraints, combined with the existing shed's modest size and limited placement options, create a special circumstance that justifies a variance.

2. How is the variance necessary for preservation and enjoyment of property rights?

The requested variance allows us to use our yard in a functional and reasonable way, consistent with how similar-sized properties are typically used. Our 10x8 shed is essential for secure outdoor storage and is placed in a corner of the yard where it is visually unobtrusive and does not interfere with recreational space or neighborhood aesthetics. Enforcing a 10-foot setback from both the rear and side would move the shed approximately 20 feet into our yard, significantly diminishing our ability to enjoy and use the space. This variance helps preserve the intended residential enjoyment and practical use of our backyard, which is a core aspect of property rights. Enforcing the R-1 setbacks would require us to tear down the shed and find other storage options for our lawn equipment and games.

3. How will the variance not adversely affect the health or safety of the surrounding area?

The existing shed is located approximately 5 feet from the side and 3.5 feet from the rear property lines, in a corner of the lot that is well-buffered by mature trees and vegetation. It is also visually shielded from the rear neighbor's view by their own shed and landscaping. The structure poses no health or safety risk—it is a standard, pre-fabricated shed used for common household storage and is securely anchored. The variance will not affect traffic visibility, drainage, emergency access, or any other public safety concerns. Its presence is in harmony with the neighborhood character and does not negatively impact neighboring properties.

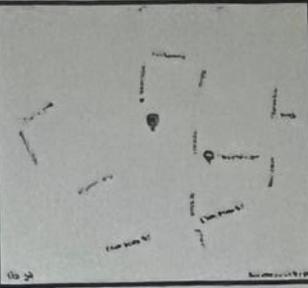
Variance Statement for 559 Wickham Way, Columbus, OH 43230

After Discussions with Robert, I am uploading a revised plan that includes his requested 10' easement from our east property line so it is not on top of the sewer line.

We continue to seek a 5' variance from our north property line. The neighbors have agreed to having our shed 5' from the property line. Approval of this variance (5' North and 10' East) would allow us to preserve and continue using the shed as intended. Without it, we would unfortunately have to destroy the shed, resulting in unnecessary expense and loss of a valuable outdoor tool structure.



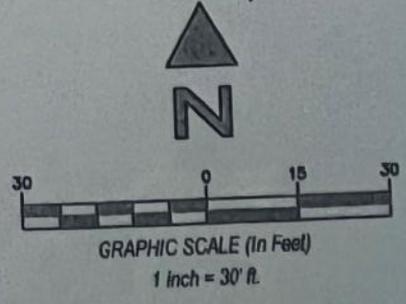
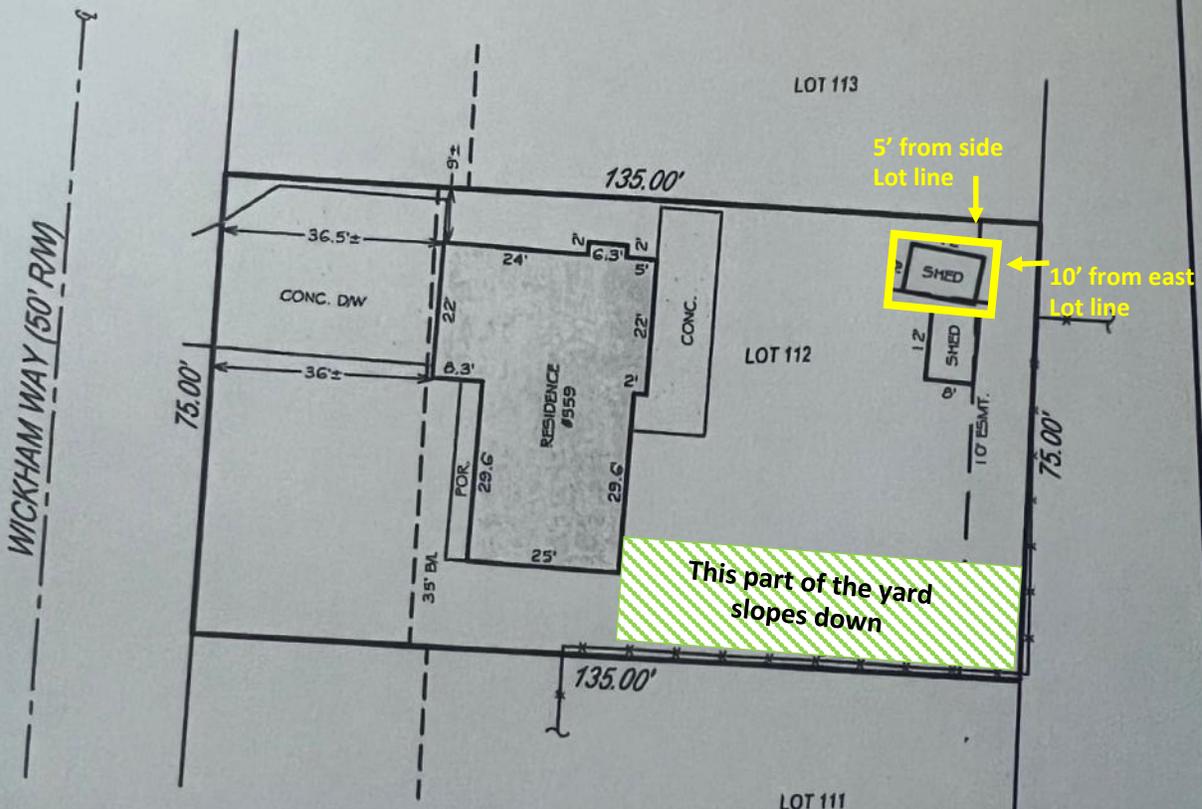
WCT
WORLD CLASS TITLE



ADDRESS: 559 WICKHAM WAY, COLUMBUS, OHIO 43230

SURVEY NUMBER: 2406.2656

2656
MORTGAGE LOCATION SURVEY
THIS IS NOT A BOUNDARY SURVEY
BLANKIN COUNTY, OHIO



We paid for Benchmark Land Surveyors to locate and mark the pins and lot lines.

The properties behind us both have fences at least a foot into our yard.

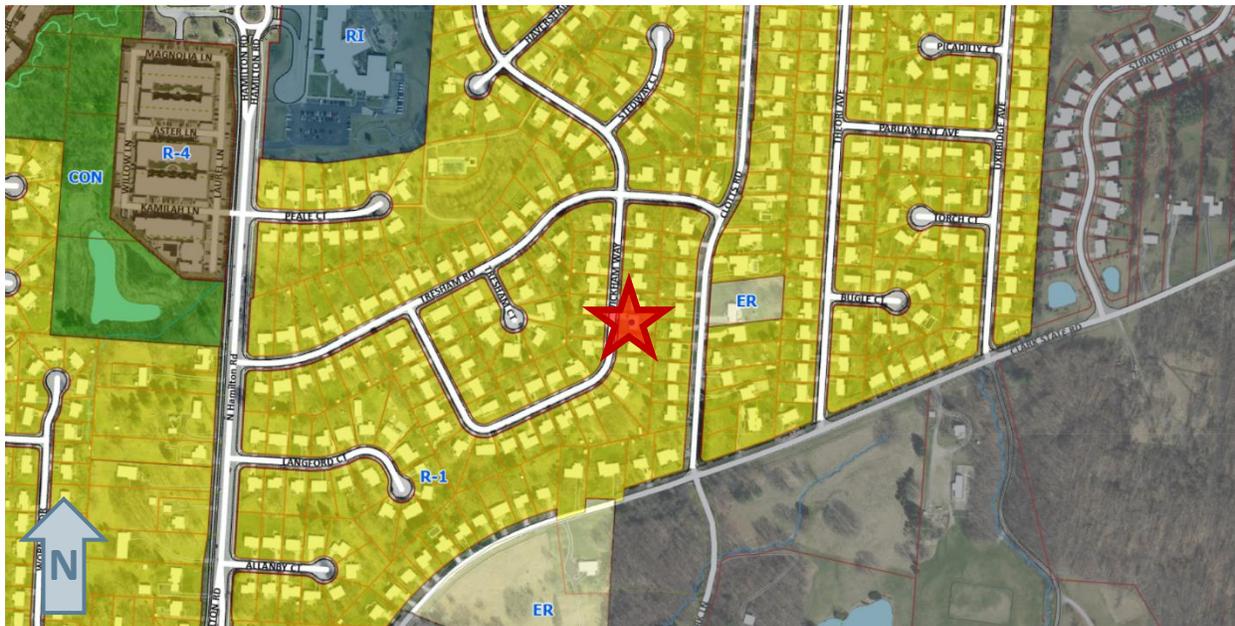


PLANNING COMMISSION STAFF REPORT

Project Summary – 559 Wickham Way

- Meeting Date:** October 22, 2025
- Zoning:** Large Lot Residential (R-1)
- 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 a shed to be placed within a side yard setback. For all properties zoned R-1, the required side and rear setbacks for accessory structures is 10 feet. In this case, the shed is only 5 ft from the northern side property line.

The site had an existing shed that was located south of the new shed location. This shed location met both the 10 ft side and rear setback requirements. The applicant moved the existing shed to its current location, and now it encroaches into the side yard setback.

The new shed location is 5 ft from the north property line and 10 ft from the east property line. There is a 10 ft sanitary easement along the east property line, and the applicant has agreed to place the shed fully out of that easement.

The shed was moved prior to receiving approval from the City, and this application is the result of Code Enforcement action. The applicant states that the shed was moved to create more space in the rear yard.

Review Criteria

Variance (V)

The following variances have been requested:

1. 1103.07 – Large Lot Residential
 - a. The side yard setback for accessory structures is 10 ft.
 - b. The shed is located only 5 ft from the northern side 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) 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 has no objection to the variance request. The shed is fully outside of the sanitary sewer easement on the site and is still 5 ft from the northern property line. A variance would not be required under the former code. The site is half the size of the recommended lot size for the R-1 zoning district (10,125 SF vs 20,000 SF), which limits where the shed can be placed. The shed is mostly screened from the ROW since it is entirely behind the house.