



Application for Variance

City of Gahanna, Ohio ■ Planning Commission
200 S. Hamilton Road, Gahanna, OH 43230 ■ Phone: (614) 342-4025 ■ Fax: (614) 342-4117

***REQUIRED INFORMATION:** All correspondence will be addressed to the applicant. Planning Commission members or City staff may conduct a site visit prior to a Planning Commission Public Hearing.

*Applicant Name: Adam Rich *Phone: 614-218-0686
*Applicant Address: 305 Olde Ridenour Road *Fax: _____
*Applicant Email: adampaulrich@gmail.com

*Applicant's Relationship to Project: Land Owner: Option Holder: Cont. Purchaser: Agent:

*Property Owner Name: Adam Rich *Phone: 614-218-0686
*Property Owner Address: 305 Olde Ridenour Road *Fax: _____
*Contact Name: Adam Rich *Email: adampaulrich@gmail.com

*Address for Requested Variance: 305 Olde Ridenour Road
*Parcel ID#: 025-007460-00 *Current Zoning: SF-3

*Description of Variance Requested: 1143.08 Yard Requirements (a) - Building setback on Chapelfield Rd. will be less than 35'
1143.09 Off Street Parking - Garage facilities will be greater than 800 square feet.

*Applicant's Signature: Adam Rich *Date: 1/24/2016

***SUBMISSION REQUIREMENTS:** Applications are not complete until all submission requirements are received and accepted by the Planning and Zoning Administrator.

- Two (2) 11" x 17" copies of a survey and legal description of the property certified by a registered surveyor.
- One (1) digital copy of completed application and associated documents.
- A list of contiguous property owners and their mailing addresses.
- Pre-printed mailing labels for all contiguous property owners.
- A statement of the reason(s) for the Variance request. The statement must address the three (3) conditions listed on page 2 of this application in order for Planning Commission to grant approval for the Variance.
- Application Fee of \$150 for Single-Family Residential Districts and \$300 for all other Zoning Districts.

***PLANNING AND ZONING ADMINISTRATOR REVIEW AND APPROVAL:**

Code Sections to be varied: (a) 1143.08(a) (b) 1143.09

Description of the governing code and the requested variance (a) front setback varied from 35' to 29' and = 28' (b) 1143.09 to allow a garage facility to exceed 800 sq ft in addition to existing garage facility of 528 sq ft

In accordance with Section 1131 of the Codified Ordinances of the City of Gahanna, Ohio, I hereby certify that this project, as stated above, was for approved by the City of Gahanna Planning Commission on _____. The applicant shall comply with any conditions approved by the Planning Commission and shall comply with all building, zoning and landscaping regulations now in place.

Planning & Zoning Administrator's Signature: _____ Date: _____

For Internal Use:

SunGard File No. 16090001
PC File No. V-7-2016
Public Hearing Date: _____

RECEIVED PAID
AUG 04 2016 AUG 04 2016
BY: (Received) SW BY: (Paid) OK/251 (Accepted by PZA)

July 31, 2016

RE: 305 Olde Ridenour Road Statement

Reasons for the variance request:

It is desired to build a detached garage facility on this parcel in size and arrangement as shown on the attached sketch. The garage is desired to provide additional enclosed vehicle storage to the parcel. The existing attached garage space is insufficient in depth to store many vehicles common today. The conditions which apply to this requested variance requests are as follows:

- A.
 - a. The significant grade change of approximately nineteen feet from the northeast to southwest corner of the parcel limits the locations to build the proposed garage facility.
 - b. The parcel is located at the southwest corner of the Olde Ridenour and Chapelfield roadway intersection limiting the buildable land due to 35' building setbacks.
- B. The garage facilities built in homes constructed in 2016 are of larger size than those built in 1989 when the home on the parcel was constructed. Larger vehicles and higher household vehicle use result in the demand for and building of these larger garage facilities. The current zoning of SF-3 is outdated with respect to garage facility square footage.
- C. Approval of this variance will not materially affect adversely the health and safety of persons residing or working in the neighborhood and will not be materially detrimental to the public welfare or injurious to property of improvements in such neighborhood. The building of this garage facility will add value to the parcel under consideration. The garage facility will be partially hidden by trees and bushes located at the north end of the parcel.

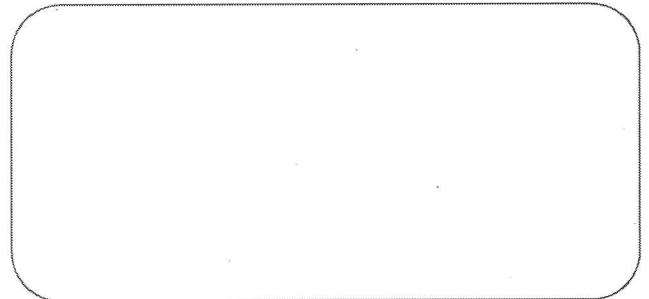
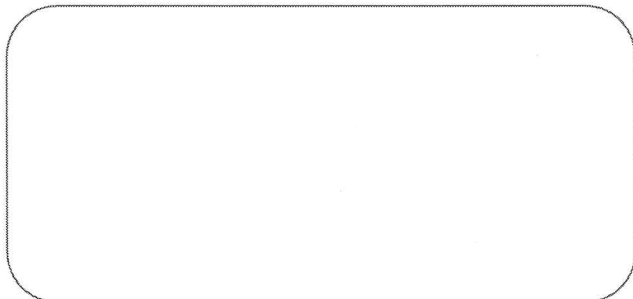
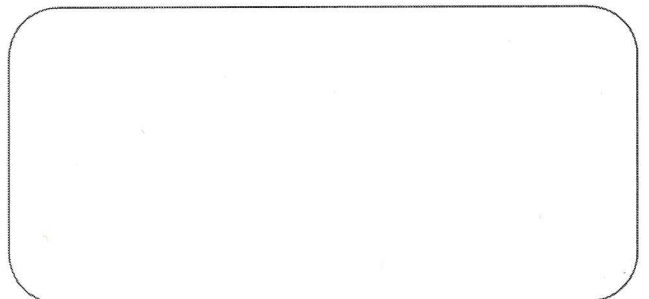
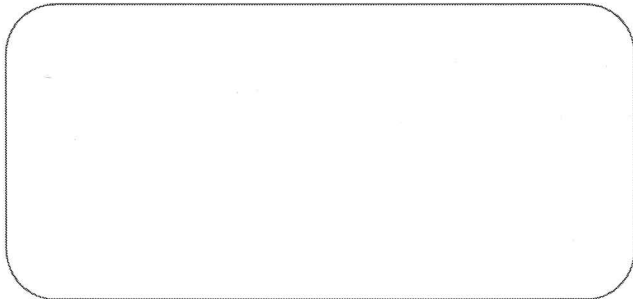
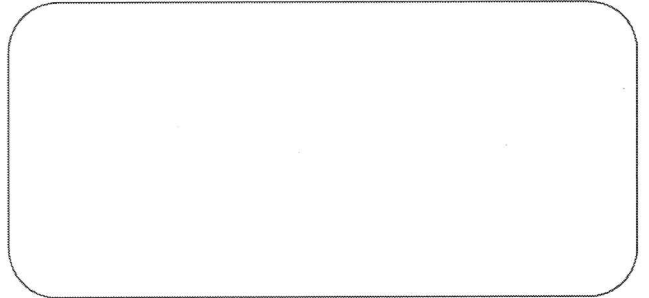
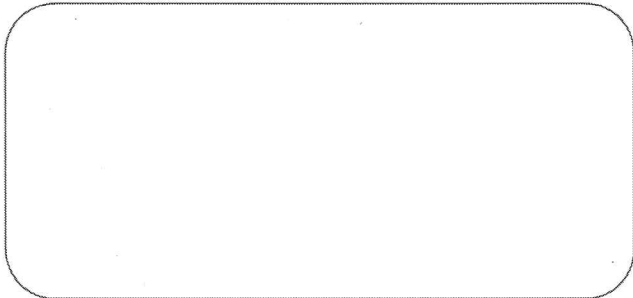
Contiguous property owners to 305 Olde Ridenour Road:

Baseman Barbara A TR
Shuck Cheri TR
139 Chapelfield Road
Gahanna, OH 43230

Kyle E Kraning
Michele M Pawluk
295 Olde Ridenour Road
Gahanna, OH 43230

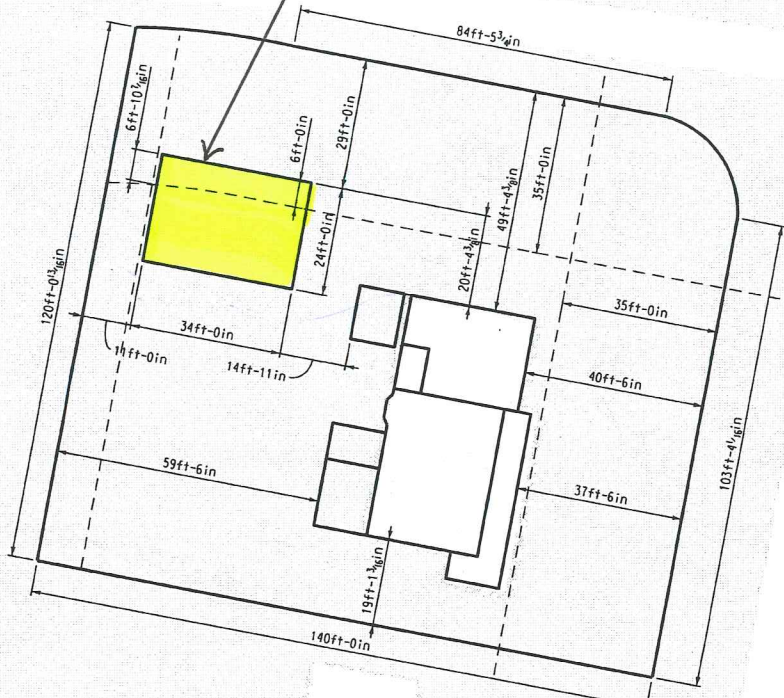
City of Gahanna
ATTN: Zoning Variance Notice
200 S Hamilton Road
Gahanna, OH 43230

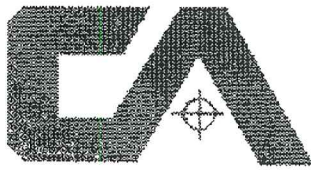
Drawdy Jeffrey A TR
Drawdy Susan TR
15310 Amberly Drive, Suite #300
Tampa, FL, 33547



305 olde Rideour

New Proposed Garage

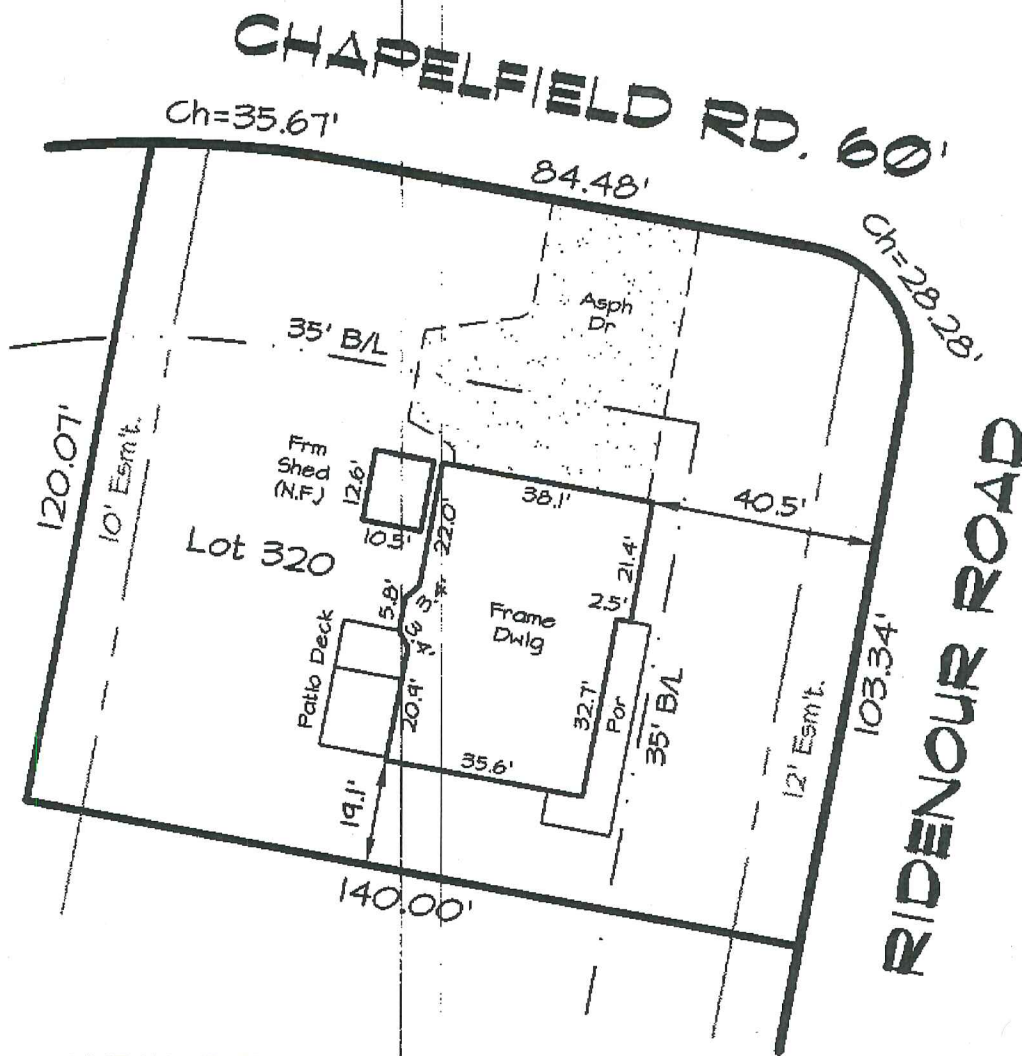




**CAMPBELL &
ASSOCIATES, INC.**
Surveying • Engineering

614.785.9340
Fax: 614.785.9342
77 E Wilson Bridge Road
Suite 205
Worthington, OH 43085
<http://www.campbellsurvey.com>

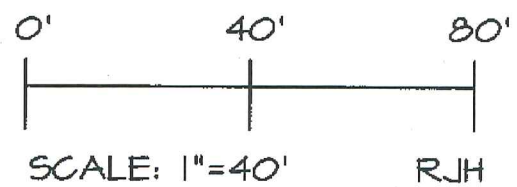
MORTGAGE LOCATION SURVEY



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

Adam Rich

BUYER/OWNER



Address 305 Olde Ridenour Road

State of Ohio, County of Franklin

City of Columbus

New Owner Adam and Jacquie Rich

Allotment: Imperial Rise No 5

Plat Book: 65 Page 68

Client Order No. 1858198

Date June 8, 2012

Present Owner Leon and Ruth Bilderbeck

C & A Order No.
CO117666

This is to certify to **PNC Mortgage Corporation and/or First American Title**

that a visual inspection of the property and buildings shown (if any) has been made and there are no apparent encroachments or visible easements unless otherwise shown. This service was not performed for the purpose of establishing boundary lines, and is not to be used for that purpose.

This Mortgage Location Survey has been prepared in accordance with Chapter 4733-38, Ohio Administrative code, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code

James P. Yurkschatt

James P. Yurkschatt - Reg. Surveyor No. 7809









CITY OF GAHANNA

STAFF COMMENTS

Project Name: 305 Olde Ridenour Rd
Project Address: Adam Rich - Garage

Planning and Development

The applicant requests a variance to allow for a detached garage totaling 816 square feet to encroach within the required front yard. The Code requires a 35' front yard, the proposed garage is proposed to encroach 6' into the setback. An additional variance is required for the size of the garage as the Code limits garage facilities to be no greater than 800 square feet or 1/3 the total floor area.

As can be seen from the image below, the house has an existing two car garage. The existing and proposed garage combined exceeds 1,300 square feet.

Variance Criteria

Planning Commission shall not grant a variance unless it finds that all of the following conditions apply to the case in questions:

- a) There are special circumstances or conditions applying to the land, building or use referred to in the application.

The applicant states that there are significant grade changes that limit the location of the proposed garage. Review of a contour map confirms this, the area in which the garage is proposed appears to be relatively flat compared to eastern portion of the property. With that said, it appears that there is additional room to move the garage out of the front yard setback as the western portion of the property is flat. (Please see contour map)

- b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.

The applicant has provided that vehicle sizes have increased since the home was built in 1989. Planning and Development staff conducted some research, and although not exhaustive, have confirmed that the average vehicle by class is heavier, longer, and wider today than twenty years ago, and that truck and SUV sales comprise a larger percentage of the overall passenger vehicle sales. Research from Edmunds.com in 2007 states that the average vehicle has increased in length and width by two inches.

Despite this data, the applicant has not provided data to support the need for a larger garage due to the size of vehicles. Staff recommends that more specific data be provided such as the



"HERB CAPITAL OF OHIO"



CITY OF GAHANNA

length of the existing garage and the make, model, size of vehicles owned by the property owner(s). This information is necessary to determine the true need of the variance.

- c) The granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use and will not be detrimental to the public welfare or injurious to property or improvements in such neighborhood.

If granted, it does not appear that the requested variances would detrimentally affect the health, safety and welfare of people residing or working in the area.

It is Planning and Development staff's opinion that the request, as submitted, does not meet the variance criteria. It appears that the variance to the front yard setback could be avoided by shifting the garage to the south or by reducing the size. Reducing the size of the proposed garage would also reduce the deviation from the Code related to garage size. The applicant has not provided any specific information as to why the proposed garage is necessary. Staff recommends additional information be provided that demonstrates the inadequacy of the existing garage to accommodate modern vehicles.

Aerial Map



"HERB CAPITAL OF OHIO"

200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230
614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV



CITY OF GAHANNA

Street View



"HERB CAPITAL OF OHIO"

200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230
614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV



CITY OF GAHANNA

Contour Map



Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director





CITY OF GAHANNA
STAFF COMMENTS

Project Name: 305 Olde Ridenour Rd
Project Address: Adam Rich - Garage

The applicant requests approval of two variances at the abovementioned address. The first is to allow an unattached structure to encroach into the front setback a distance of 6 feet. The second is to allow an unattached garage structure to exceed the total allowance for existing and proposed floor area combined. The existing garage structure is 598 sq ft and the proposed structure is 816 sq ft, for a total of 1,414 sq ft.

• **1131.04 - PUBLIC HEARING.**

At such hearing the applicant shall present a statement and adequate evidence, in such form as the Planning Commission may require and the Planning Commission shall not grant a variance unless it finds that all of the following conditions apply to the case in question:

- (a) There are special circumstances or conditions applying to the land, building or use referred to in the application.
- (b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.
- (c) The granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

Respectfully Submitted By:

BONNIE GARD
Planning & Zoning Administrator
Department of Public Service & Engineering
Division of Building & Zoning





CITY OF GAHANNA

STAFF COMMENTS

Project Name: Variance for 305 Olde Ridenour Road

Project Address: 305 Olde Ridenour Road

Comments

- A 10' utility easement exists along the western property line. The proposed structure may not encroach into this easement

Respectfully Submitted By: Robert S. Priestas, P.E.



"HERB CAPITAL OF OHIO"

200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230
614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV