



VARIANCE APPLICATION SUMMARY



File Number	V-25-32
Property Address	4171 CLOTTS RD GAHANNA, OH 43230
Parcel ID	025-001983
Zoning District	R-2 - Medium Lot Residential
Project/Business Name	Meyer Fence
Applicant	Megan Workman [REDACTED]
Description of Variance Request	To be able to build in front yard

Requested Variances

Code Section	Code Title
Ch 1109.05(e)(1)(A)/(D)	Fences



AUTHORIZATION CONSENT FORM

If you are filing 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.

 _____ <small>(property owner/acting agent signature)</small>	 _____ <small>(printed name)</small>	<u>11/4/25</u> _____ <small>(date)</small>
 _____ <small>(applicant signature)</small>	 _____ <small>(printed name)</small>	<u>11/4/25</u> _____ <small>(date)</small>

Neighbor:

Owner DEMIS BENJAMIN

GIBSON ADAM

Owner Mailing / 4183 CLOTTS RD

Contact Address COLUMBUS OH 43230

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

Answer- This fence is see through, and most of the property is covered in trees. The house is sitting at an angle and to get to fence on the property we need to go in the front yard. Too far back we would hit the pond.

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

Answer: The way the property is shaped- it is best to fence in that way to maximize the property.

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

Answer: This fence will be see through and only 4' tall in the front yard. So you can see over and through it still.





PLANNING COMMISSION STAFF REPORT

Project Summary – 4171 Clotts Road

Meeting Date: January 14, 2026

Zoning: Estate Residential (ER)

Application Type(s): Variance (V)

Staff Representative: Maddie Capka, Planner II

Recommendation: Staff recommends approval as submitted.

Location Map:



Staff Review

Overview

The applicant is requesting approval of a variance to allow a new fence to be located past the front elevation of an existing house. The house is located on a lot that is partially secluded, heavily wooded along the right-of-way, and adjacent to other large properties.

There is a pond and creek in the rear yard, along with a floodplain, which makes it more challenging to construct the fence in that area. The applicant would like to install a 4 ft tall split-rail fence to the front of the house, creating a fenced in area. A 6 ft tall privacy fence would connect to the split-rail and span along the west side property line. A portion of the privacy fence is also to the front of the house.

The zoning code states that all fencing in the front yard must be decorative, open, and 42 in or shorter. In this case, most of the fencing (split-rail) in the front yard is decorative and open but is 6 in above the maximum height. The privacy fence is 30 in above the maximum height. Due to this, a variance application is required.

Review Criteria

Variance (V)

The following variances have been requested:

1. 1109.05(e)(1)(A)/(D) – Fences
 - a. A fence cannot extend past the front elevation of the principal structure and privacy fences are prohibited in front yards. Fences in the front yard must be decorative, open, and 42 in or less.
 - b. The fencing is located past the front elevation of the house and within a front yard. The fencing exceeds 42 in.

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 recommends approval of the variance as submitted as staff believes the variance criteria has been met. The split-rail, 4 ft tall fencing would be partially visible from the ROW but mostly screened due to existing foliage. The 6 ft tall privacy fence would not be visible from the ROW. As mentioned, there is a floodplain in the rear yard, which limits fence placement. A floodplain use permit is required for all fencing in a floodplain. The pond in the rear yard leaves very little space for any fencing in that area.