

VARIANCE APPLICATION

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

| | | | |
|---|-------------------------|--|--|
| Project/Property Address or Location: 1475 Harrison Pond Drive, 43054 | | Project Name/Business Name (if applicable): Detached Garage | |
| Parcel ID No.(s): 025-010991-00 | Current Zoning: SF-2 | Total Acreage: .89 | |
| Description of Variance Requested: | | | |
| STAFF USE ONLY – Code Section(s) & Description of Variance: 1141.08(c) - Yard Requirements - Side yard setback 1141.08(b) - Yard Requirements - Unattached accessory structure height | | | |
| APPLICANT Name (primary contact) -do <u>not</u> use a business name: Kristopher Balow | | Applicant Address: 1475 Harrison Pond Drive | |
| Applicant E-mail: krisbalow@gmail.com | | Applicant Phone No.: 614-937-7382 | |
| BUSINESS Name (if applicable): N/A | | | |
| ATTORNEY/AGENT Name: N/A | | Attorney/Agent Address: N/A | |
| Attorney/Agent E-Mail: N/A | | Attorney/Agent Phone No.: N/A | |
| ADDITIONAL CONTACTS (please list all applicable contacts) | | | |
| Name(s): Contractor Developer Architect | | Contact Information (phone no./email): | |
| PROPERTY OWNER Name: (if different from Applicant) SAME | | Property Owner Contact Information (phone no./email): | |

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED (see page 2)

I certify that the information on this application is complete and accurate to the best of my knowledge, and that the project as described, if approved, will be completed in accordance with the conditions and terms of that approval.

Applicant Signature: Kristopher Balow Date: 10/8/18

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

INTERNAL USE

Zoning File No. V-253-2018
PC Meeting Date: _____
PC File No. _____

RECEIVED: JW.
DATE: 10/8/18

PAID: 150.00
DATE: 10/8/18
CHECK#: 2018

VARIANCE APPLICATION – SUBMISSION REQUIREMENTS

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

| STAFF USE - INTAKE | TO BE COMPLETED/SUBMITTED BY THE APPLICANT: | APPLICANT | | STAFF USE | |
|--------------------|--|-------------|-----|-----------|-----|
| | | YES | N/A | YES | N/A |
| | 1. Review Gahanna Code Section 1131 (visit www.municode.com) (Sign Variances, refer to Section 1165.12; Fence Variances, 1171.05; Flood Plain Variances, 1191.18) | ✓ | | | |
| | 2. Pre-application conference with staff | ✓ | | | |
| | 3. Survey of property certified by a registered surveyor (11"x17" copy) | ✓ | | | |
| | 4. List of contiguous property owners & their mailing address | ✓ | | | |
| | 5. Pre-printed mailing labels for all contiguous property owners | ✓ | | | |
| | 6. A statement of the reason(s) for the variance request that address the following three conditions: (not applicable for Sign, Fence, or Flood Plain Variances) - Special circumstances or conditions - Necessary for preservation - Will not materially affect adversely the health or safety | ✓ ✓ ✓ | | | |
| | 7. Application fee paid (in accordance with the Building & Zoning Fee Schedule) | ✓ | | | |
| | 8. Application & all supporting documents submitted in digital format | ✓ | | | |
| | 9. Application & all supporting documents submitted in hardcopy format | ✓ | | | |
| | 10. Authorization Consent Form Complete & Notarized (see page 3) | ✓ | | | |

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

APPLICATION ACCEPTANCE

INTERNAL USE

This application has been reviewed and is considered complete and is hereby accepted by the Zoning Division of the City of Gahanna and shall be forwarded to the City of Gahanna Planning Commission for consideration.

Planning Commission must recommend to City Council for final approval

Planning & Zoning Administrator Signature: _____

Date: 10/22/18

AUTHORIZATION CONSENT FORM

(must sign in the presence of a notary)

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

AUTHORIZATION FOR OWNER'S APPLICANT OR REPRESENTATIVE(S) *If the applicant is not the property owner, this section must be completed & notarized.*

I, _____, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize _____ to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the designated representative.

Property Owner Signature: _____ Date: _____

AUTHORIZATION TO VISIT THE PROPERTY

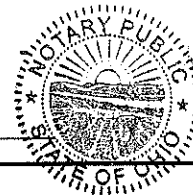
X I, KRISTOPHER BAOW, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize City representatives to visit, photograph and post notice (if applicable) on the property as described in this application.

Property Owner Signature: Kristopher Baow Date: 10/8/18

Subscribed and sworn to before me on this 8 day of October, 2018.

State of OHIO County of Franklin

Notary Public Signature: [Signature]



QUINCEY MARIE SIMS
Notary Public, State of Ohio
My Comm. Expires 01-31-2022
Recorded in the County of Licking

AGREEMENT TO COMPLY AS APPROVED

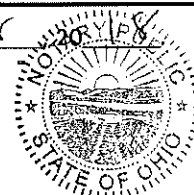
X I, KRISTOPHER BAOW, the applicant of the subject property listed on this application, hereby agree that the project will be completed as approved and any proposed changes to the approved plans shall be submitted for review and approval to the Zoning Division staff.

Applicant Signature: Kristopher Baow Date: 10/8/18

Subscribed and sworn to before me on this 8 day of October, 2018.

State of OHIO County of Franklin

Notary Public Signature: [Signature]



QUINCEY MARIE SIMS
Notary Public, State of Ohio
My Comm. Expires 01-31-2022
Recorded in the County of Licking

Kristopher Balow
1475 Harrison Pond Drive
614-937-7382

Project: Detached garage
Garage Specifications: 20'W x 32'L x 20'H

Variance Request:

Per the zoning ordinances under City of Gahanna, CHAPTER 1141 - SF-2 Residential Districts I am requesting a variance to the side yard setback and structure size (height and area) for a proposed detached garage.

The proposed garage is 20 feet wide. In an effort to provide a greater setback between the house and the proposed garage I am requesting a variance to allow the garage to be built no less than five (5) feet from the current property line on the West side of the property. This will allow for adequate space between the proposed garage and existing house for fire safety and travel between the structures. Also, the west property line is not shared with another neighboring residence and therefore would not create any undue burden on such residence.

The proposed garage's overall height and area are larger than the ordinance for an SF-2 property. In an effort for the proposed garage to mimic the house aesthetics (size, structure, style and color), as well as to blend seamlessly into the well-established Harrison Pond neighborhood I am requesting a variance to garage dimensions to meet such aesthetic requirements. For a basis of comparison, the height of my house is 26 feet and the current garage is 20 feet. It is my intention that the proposed garage will blend into the property as if it was built at the time the house was built.

Included in this request is additional information regarding the proposed garage plan as well as examples of similar detached garages in the Harrison Pond neighborhood.

Thank you for your consideration.

Kris Balow

Proposed garage location and size

Garage Specifications: 20'W x 32'L x 20'H

West garage wall will be no less than five (5) feet from the West property line.

(Please see the included Property Survey for exact property dimensions and proposed garage size and placement)



Renderings of Proposed Garage

Included are two sets of renderings that show the current house and garage and the proposed garage site and style. Please note the consistencies planned between the existing and proposed structures:

- Comparable sizes
- Same size and style siding will be used to blend the front of the house to the front of the garage. Looking left to right there will be a nice visible design view of brick-siding-brick-siding and seen below.
- Same soffit size and material; Same style and gable vents
- Same roofing, gutters and downspouts
- Same colors used throughout
- New and existing garage doors will match
- Similar landscape throughout





Examples of existing detached garages and sizes within the Harrison Pond neighborhood

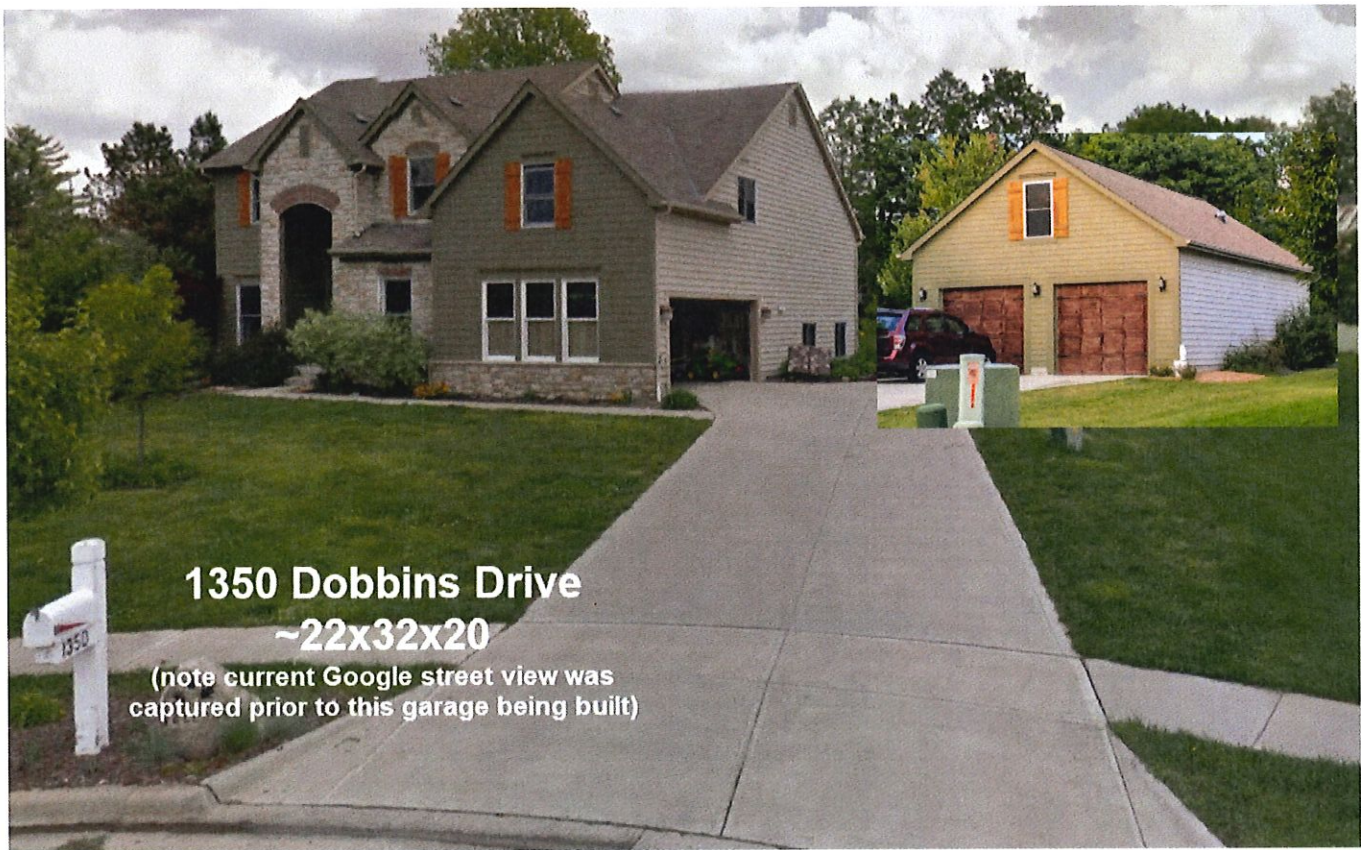




**1074 Creswell Cr
~16x30x20**



**1226 Wispering Meadow Ct
~20x26x18**



1350 Dobbins Drive
~22x32x20

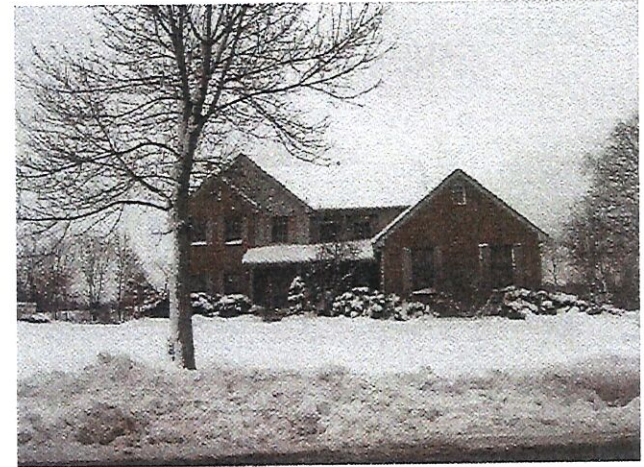
(note current Google street view was
captured prior to this garage being built)



1330 Penderson Ct
~24x22x20

MORTGAGE LOCATION SURVEY

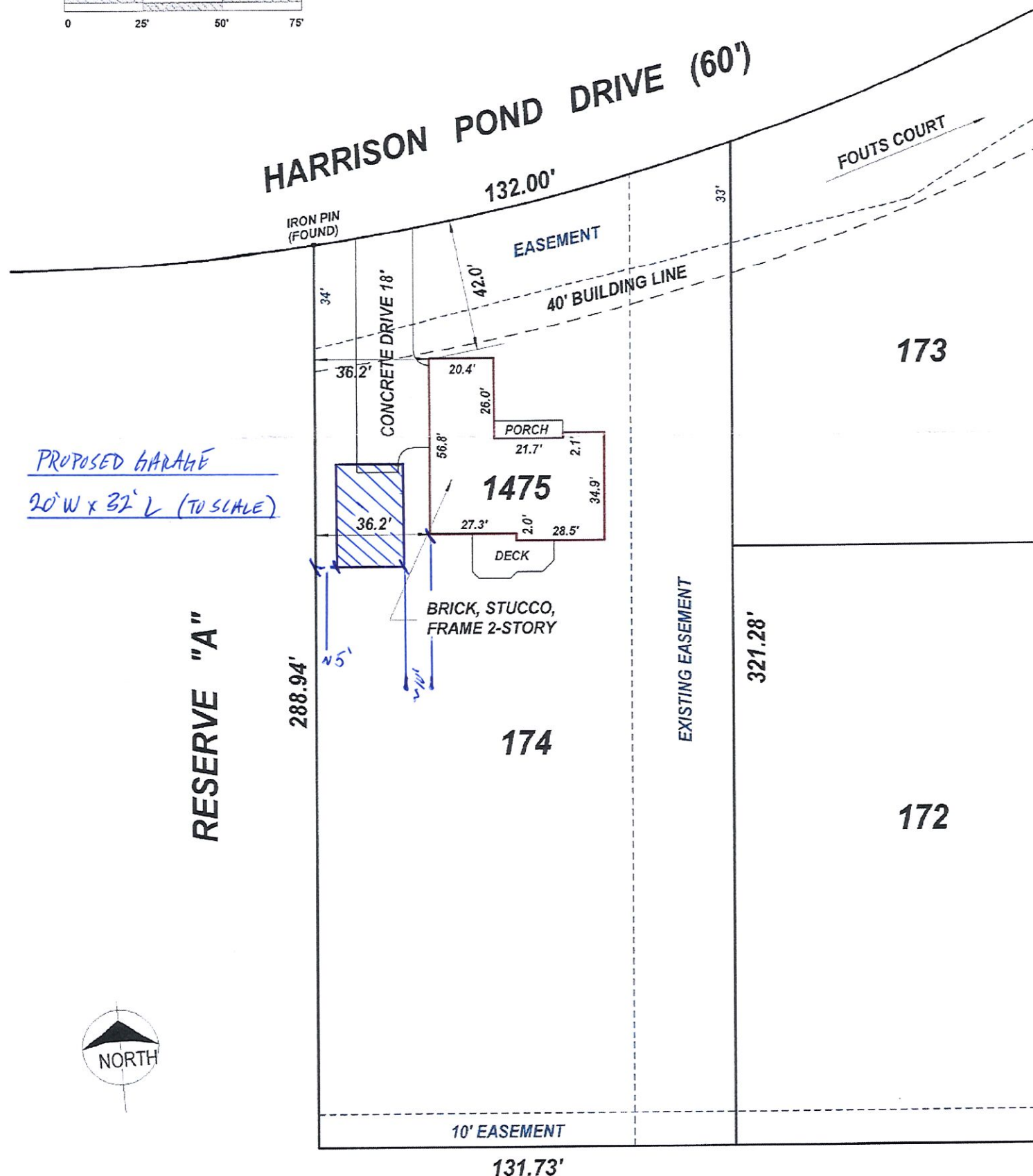
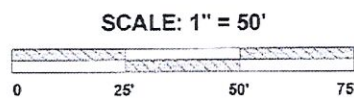
TITLE COMPANY: HENDERSON TITLE AGENCY, LTD.
LENDER: BANK OF AMERICA, N.A.
BUYER: BALOW
SELLER: NERDERMAN
DATE: 02/16/10
ORDER NO.: 012810



LEGAL DESCRIPTION: BEING LOT NO. 174 OF HARRISON POND THE VILLAGES AT ROCKY FORK SECTION 6, OF RECORD IN PLAT BOOK 82, PAGES 77 AND 78, FRANKLIN COUNTY RECORDER'S OFFICE, CITY OF GAHANNA, STATE OF OHIO.

PARCEL NO. 025-010991-00 TITLE CO. FILE NO. P-10-HT8769STW

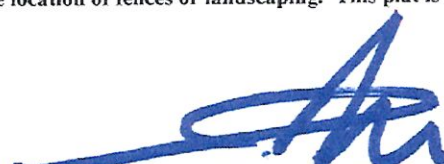
APPARENT ENCROACHMENTS: NONE.

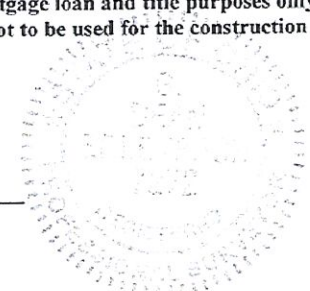


COMPASS
 SURVEYING
 SOLUTIONS

P.O. Box 1902
 Westerville, Ohio 43086-1902
 Phone: (614)378-9140
 Fax: (614)891-5889
 CompassSurveying@yahoo.com

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 does not show the location of fences or landscaping. This plat is not to be used for the construction of any improvements.

By 
 G. Dean Erlenbach
 Ohio Registered Surveyor No. 7272



From: Kris Balow <krisbalow@gmail.com>
Sent: Friday, October 19, 2018 2:20 PM
To: Kelly Wicker
Subject: Re: Garage Variance Comments
Attachments: image005.jpg

Hi Kelly,

Please find my response below addressing the additional needs per the Community Development section:

Community Development

5. Please provide additional information regarding the need for an additional garage and how there is a special circumstance regarding the property or use of property that necessitates the need for a variance.

Kris Balow response:

We desire to keep our vehicles housed in a protected garage, to keep them out of the elements and for overall security. Additionally, with a growing family we have an increased need for storage of vehicles, bicycles, sporting goods equipment and related items. Furthermore I personally maintain our large yard and house and therefore have an abundance of tools, lawn maintenance equipment and lawn chemicals that needs stored outside of the house. We desire to keep all items in a garage for protection from the elements and overall security of our belongings.

Per our HOA we are not allowed to have sheds on our property and therefore do not have other means for a suitable working place and safe storage. Our goal is to create safe areas for our children and belongings, whereas to keep dangerous tools, chemicals and lawn equipment away in areas not frequented by our children. The requested variance to the structure size is needed to facilitate this area and to provide fire protection from our primary dwelling. Furthermore it is our responsibility and goal to maintain the aesthetics and resale value of our home, and the current zoning does not permit us develop a structure that will blend into our neighborhood and current property.

Please let me know if you have additional questions, and I look forward to our next steps in this process.

Thanks,

Kris Balow
614-937-7382

On Fri, Oct 19, 2018 at 12:06 PM Kelly Wicker <Kelly.Wicker@gahanna.gov> wrote:

Kristopher,

Please see the attached comment letter from the staff review for your project at 1475 Harrison Pond Dr. Please review the letter and provide a disposition of comments, revised plans, and/or other information as requested for further review. The disposition of comments needs to include both the original comment and the appropriate response. If desired, these comments can be emailed. Please let me know if you have any further questions.

Thank you,

Kelly Wicker
Zoning Clerk
Department of Public Service & Engineering

City of Gahanna
200 S. Hamilton Rd.
Gahanna, Ohio 43230
614.342.4025
kelly.wicker@gahanna.gov
www.gahanna.gov



October 22, 2018

Kristopher J Balow
1475 Harrison Pond Dr
Gahanna, OH 43230

RE: Project 1475 Harrison Pond Dr
1475 Harrison Pond Dr

Dear Kristopher J Balow:

The following comments were generated from the review of the submitted plans and documents for the referenced project.

Building

1. Building permits will be required for the structure.

Parks

2. No Comment Per Julie Hussey

Public Safety

3. No comments or concerns from the police department.

Public Service & Engineering

4. Record plans indicate a 6" tile in the vicinity of the proposed garage. The tile shall be rerouted and maintained if encountered during construction.

Fire District

5. No Comment

Soil & Water Conservation District

6. No comment received.

If you have any comments or questions, please contact me at kelly.wicker@gahanna.gov or (614) 342-4025.

Sincerely,

Kelly Wicker
Administrative Assistant



PLANNING AND DEVELOPMENT STAFF REPORT

Request Summary

This is a request to permit an accessory structure, a two car garage, on the property located at 1475 Harrison Pond Drive. Variances are necessary in order to permit the garage at the requested height and in the proposed location. The zoning code limits the height of detached accessory structures to 15 feet. The request is for 20 feet. The zoning code also requires a side yard setback of ten feet for properties zoned Single Family 2 (SF-2). A five foot side yard setback has been requested. Approval of the variances will allow for a total of two garages allowing for a total of five vehicles.

Alternatives to a variance include the following:

- Decreasing the size of the garage so that it can meet side yard setbacks. This could be accomplished by limiting the garage to a one car garage.
- Attaching the garage to the main use structure. This would potentially eliminate the need for the side yard setback variance and it would eliminate the need for a height variance.

Variance

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

- 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.

Recommendation

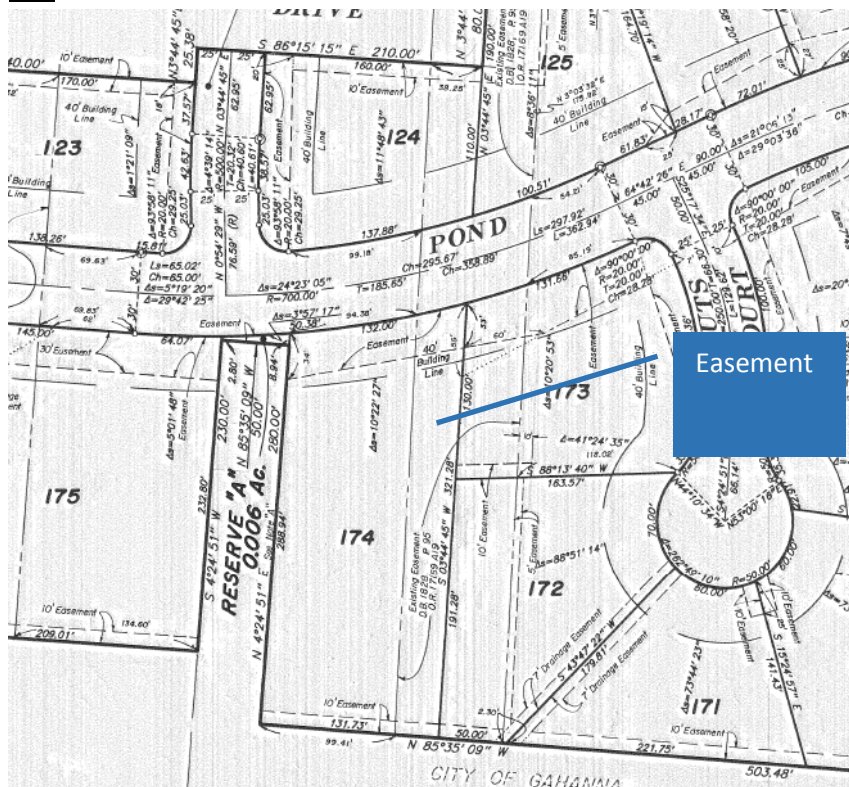
Planning and Development staff do not object the variance request, however, there appear to be possible alternatives that would eliminate or reduce the number of variances. The code has different standards for additions than accessory structures. Attaching the garage to the home would classify the request as an addition. If it were an addition then the maximum height of the structure would be the same as the home, 32 feet. This may also eliminate the need for a setback variance.

It should be noted that the lot is very large as it is just under one acre in size, however, much of the lot is not buildable as a large easement runs along the east side of the property. The plat does not dimension the easement but it appears to be approximately 40 feet in width. This does limit the buildable area of the lot and could be considered a special circumstance.

Location/Zoning Map



Plat





Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director