



VARIANCE APPLICATION SUMMARY



File Number	V-25-4
Property Address	95 PRICE RD GAHANNA, OH 43230
Parcel ID	025-001040
Zoning District	R-1 - Large Lot Residential
Project/Business Name	Project at 95 Price Road-Variance for Home Renovation and Addition (Parcel 025- 001040-00)
Applicant	Mark Bisang mbisang71@gmail.com 847-508-9948
Description of Variance Request	We are requesting a variance to Gahanna City Zoning Code Chapter 1109, Section 1109.02 Setbacks and Structure Placements Requirements, subsection (a), No principal structure shall be located from a lot line less than the minimum setback (15 feet) as required for the zoning district in which the principal structure is located, as set forth in Chapter 1103. Proposed plan would result in a 10 foot setback.
Requested Variances	
Code Section	Code Title
Ch 1103.07(e)	Large Lot Residential

424 James Road-025-000841-00 (Sam and Julie Brosius)

75 Price Road-025-012295-00 (Resurrection Power Church of God in Christ) Mailing address is
81 Price Road, Gahanna, OH 43230.

406 James Road-025-000965-00 (Hunter Cheryl A Le)

February 7, 2025

City of Gahanna
Department of Planning
200 S. Hamilton Rd.
Gahanna, OH 43230

RE: Project at 95 Price Road-Variance for Home Renovation and Addition (Parcel 025-001040-00)

Dear Ms. Wicker:

We are requesting a variance to Gahanna City Zoning Code Chapter 1109, Section 1109.02 Setbacks and Structure Placements Requirements, subsection (a), No principal structure shall be located from a lot line less than the minimum setback (15 feet) as required for the zoning district in which the principal structure is located, as set forth in Chapter 1103.

Special circumstance or conditions:

Because this is the childhood home built by our family, we hope to maintain as much of the original integrity as possible and not relocate the kitchen. By going out an additional five feet on the west side of the home, we are able to add the space for our aging relatives to occupy the space alongside our young family.

No hindrance on neighbor's enjoyment of property rights

We have spoken to the family in parcel 025-000841-00 (Sam and Julie Brosius) and they have no issue with the addition and renovation to the home.

Will not adversely affect the health or safety

The area where the proposed variance occurs is not located where it could cause a health and safety hazard for passers-by or residents of any adjacent properties.

The variance is not likely to result in substantial change to the essential character of the neighborhood as it does not impede any viewing angles from adjacent properties or significantly alter current land usage.

The variance is not likely to result in damage to adjoining properties as it is still a significant distance away from any other structures.

The variance is not likely to adversely affect the delivery of governmental services as this variance would not interfere with any governmental service.

The variance is not likely to result in environmental impacts greater than what is typical for other lots in the neighborhood and is only necessary because the original building was built so close to the setback limit on the east side of the property.

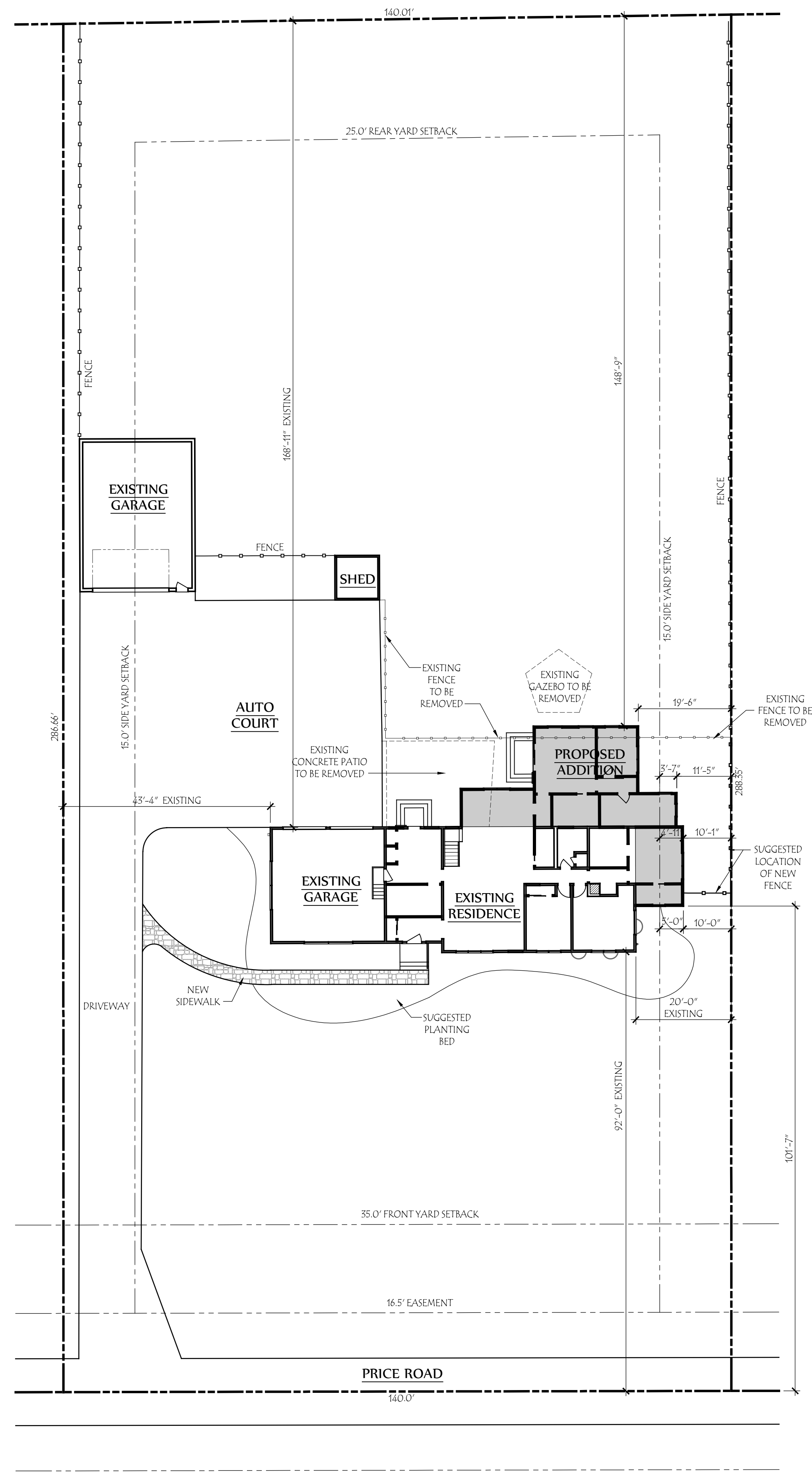
The variance is necessary for the economical use of the property, and such economical use of the property is not easily achieved through some method other than a variance. The property is going to be used to accommodate aging parents alongside a family to provide care and support. The variance allows for space to add an accessible bedroom and bathroom.

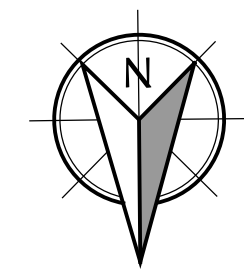
The variance is not likely to undermine the objectives of the land use plan.

Sincerely,
Mark Bisang

Attachments:
House Renovation Plan/Survey Sheet
Photos of area in question

ADDITION & RENOVATION FOR:
Niki & Eric Jaburek
95 PRICE ROAD
GAHANNA, OHIO 43230



 **Site Plan**
SCALE: 1/16" = 1'-0"

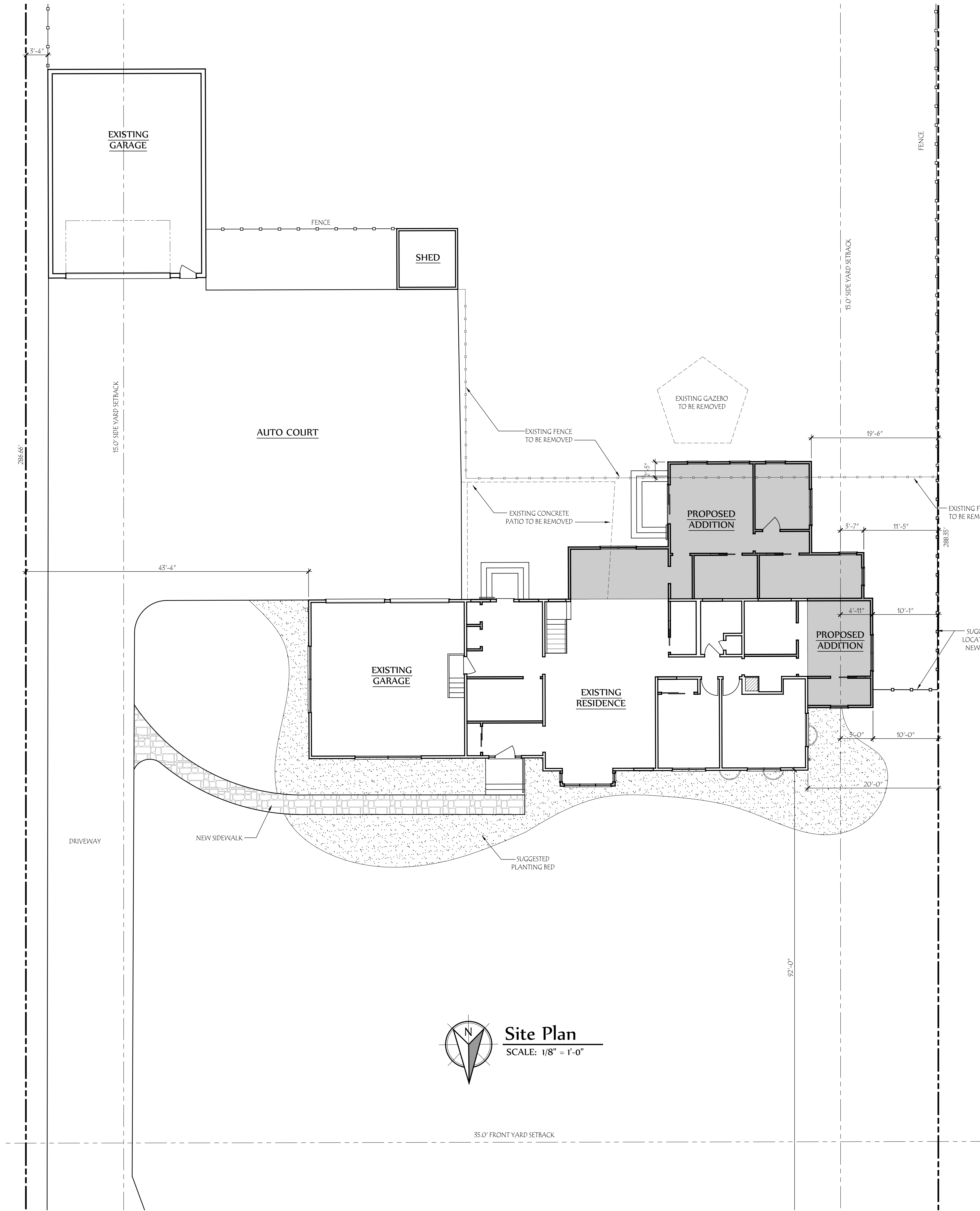
DEVELOPMENT INFORMATION	
ZONING DESIGNATION	= R-1
TOTAL LAND AREA	= 40,232 SF
MAXIMUM BUILDING COVER	30% = 12,070 SF
PROPOSED LOT COVER:	
EXISTING HOUSE & GARAGE	= 1944 SF
EXISTING SHED	= 87 SF
EXISTING DETACHED GARAGE	= 725 SF
PROPOSED ADDITION	= 807 SF
TOTAL BUILDING COVER	8.8% = 3563 SF

SQUARE FOOTAGE	
EXISTING RESIDENCE	= 1363 SF
PROPOSED FIRST FLOOR	= 807 SF
TOTAL FINISHED RESIDENCE	= 2170 SF
FUTURE BASEMENT FINISHED	= 580 SF
TOTAL GROSS SQUARE FOOTAGE	= 2650 SF



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME
753 Francis Ave. Bexley, OH 43209 614-371-3523

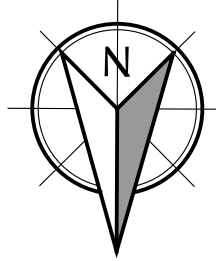
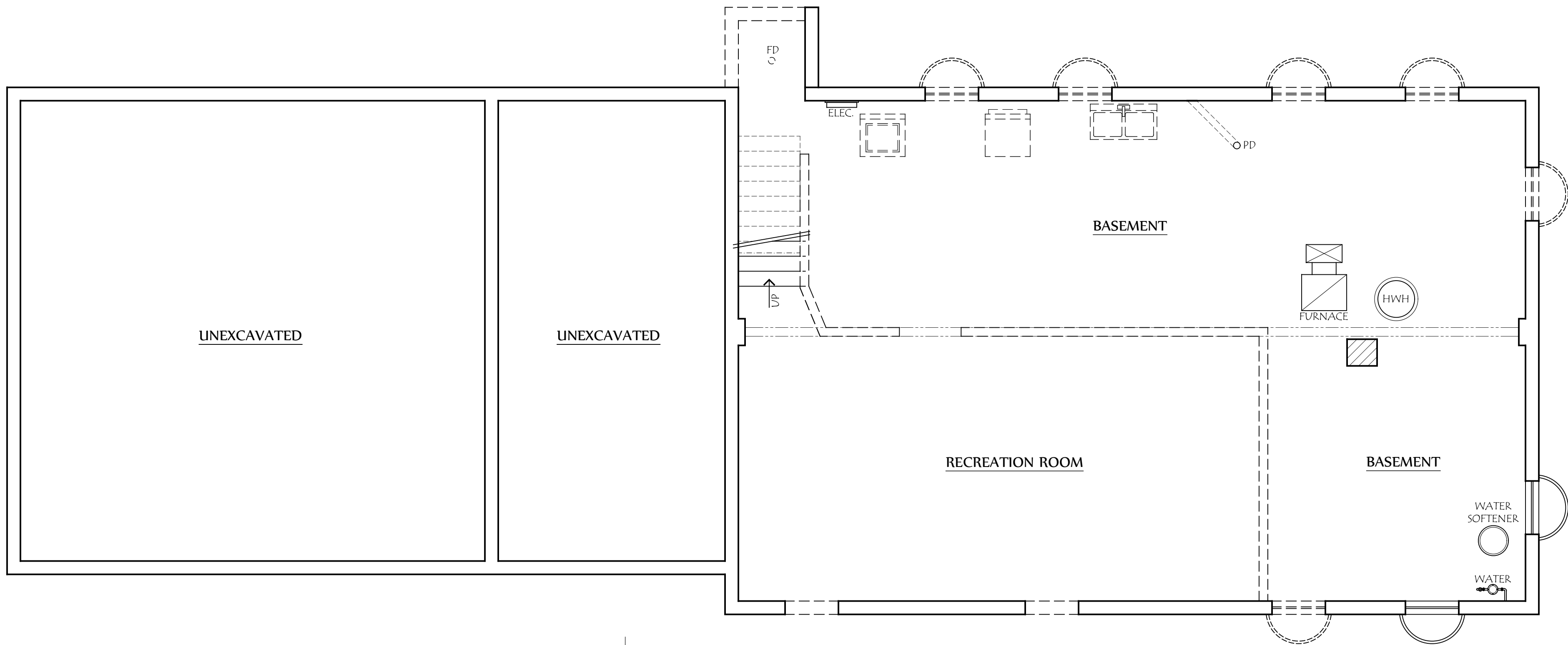
ADDITION & RENOVATION FOR:
Niki & Eric Jaburek
95 PRICE ROAD
GAHANNA, OHIO 43230



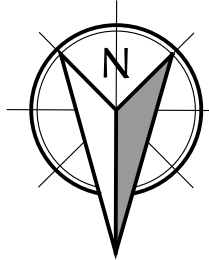
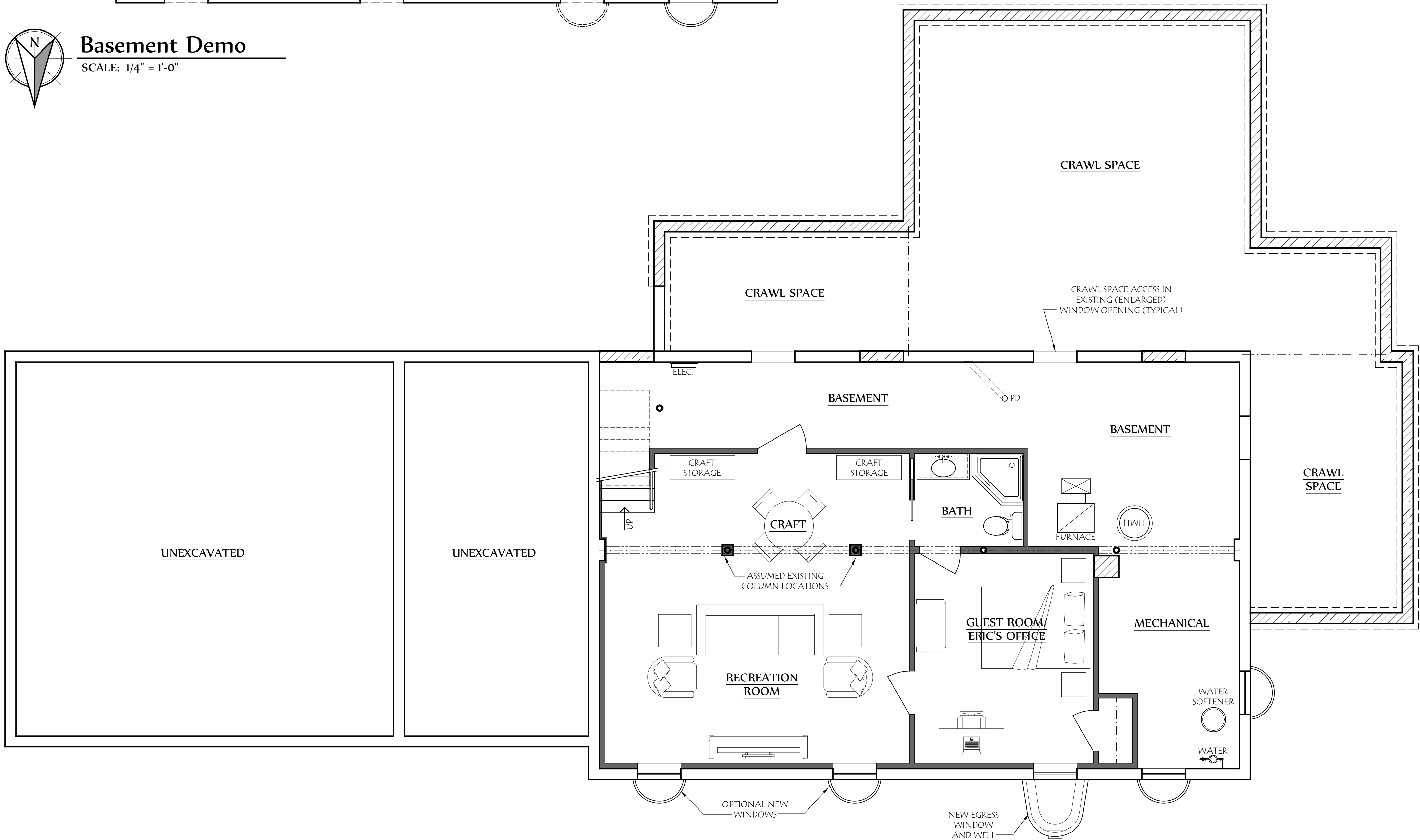
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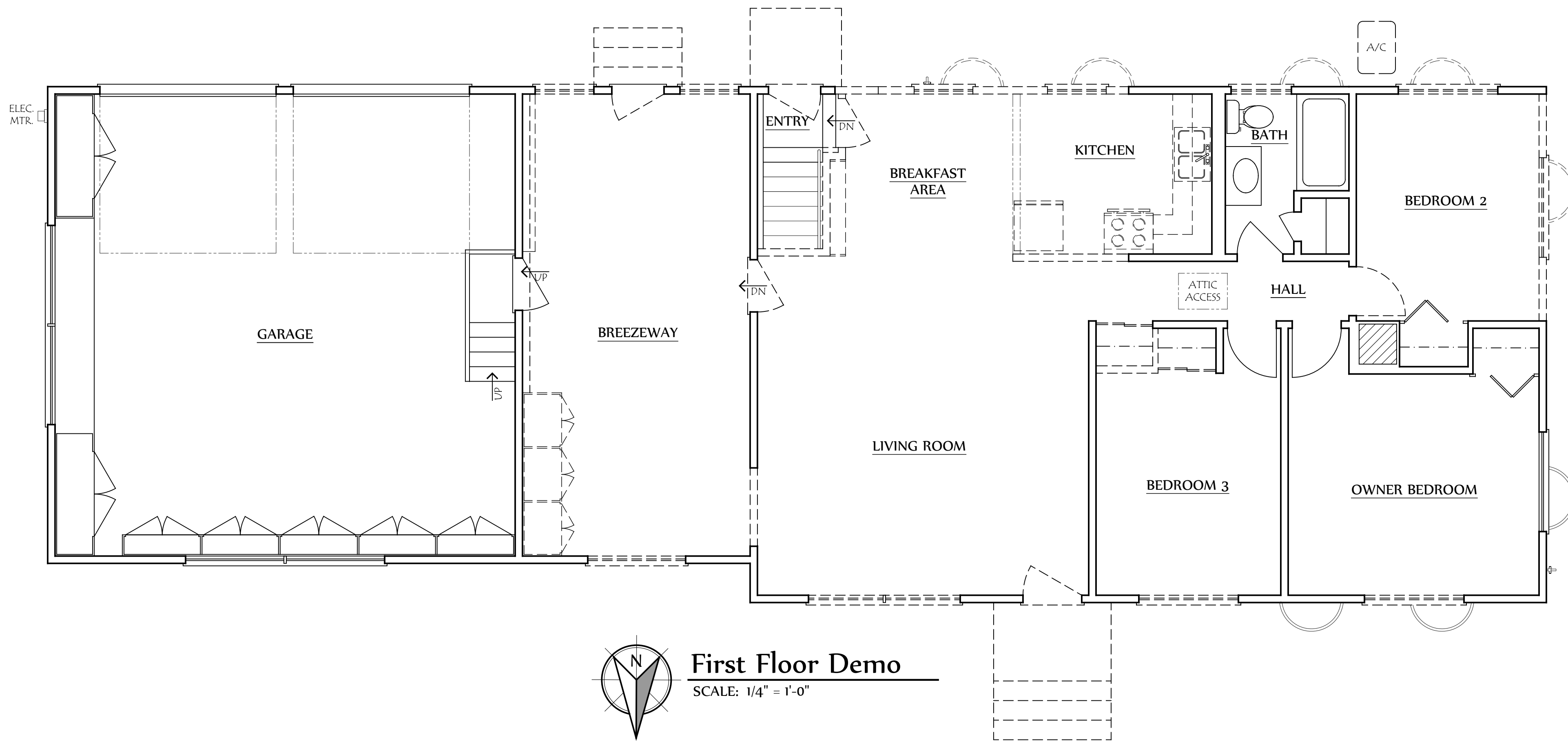


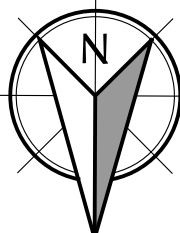


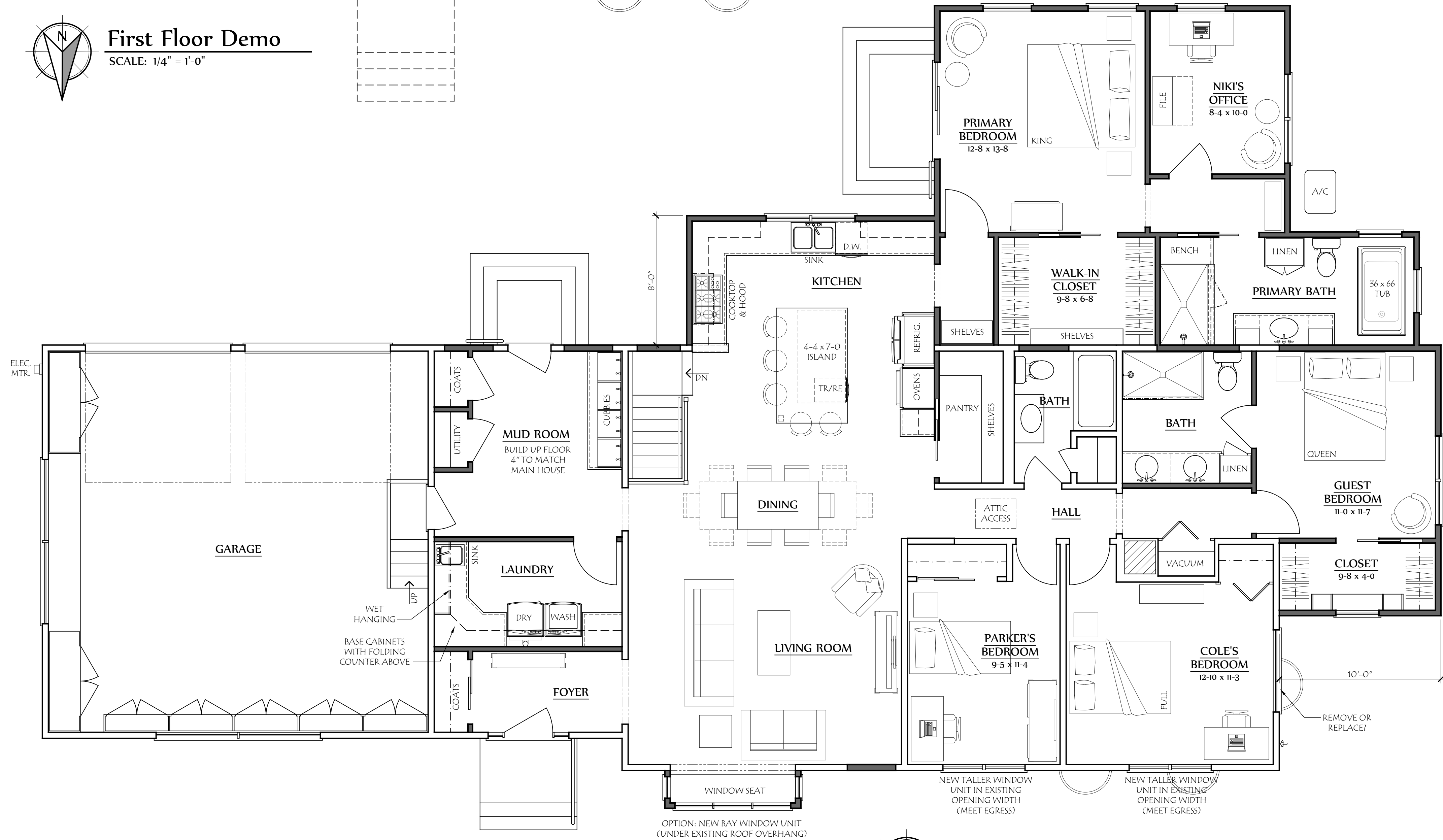
Basement Demo
SCALE: 1/4" = 1'-0"



Basement Plan
SCALE: 1/4" = 1'-0"



 **First Floor Demo**
SCALE: 1/4" = 1'-0"



 **First Floor Plan**
SCALE: 1/4" = 1'-0"



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RENOVATION & ADDITION FOR:
THE JABUREK RESIDENCE
95 PRICE ROAD
GAHANNA, OHIO 43230

Project Number:
24-070

Revisions:

Date:
5 February 2025

Drawing Title:
First Floor Plans

Sheet Number:
A-2

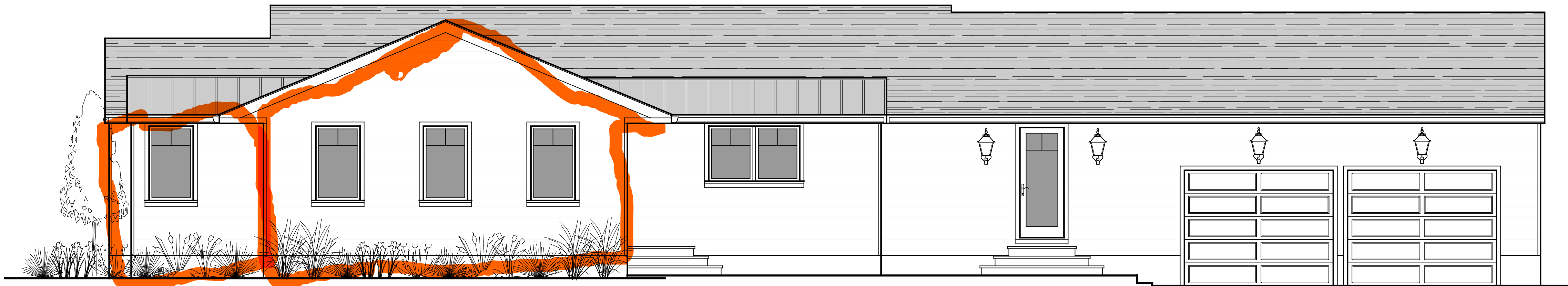
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East Elevation
SCALE: 1/4" = 1'-0"



South Elevation
SCALE: 1/4" = 1'-0"



West Elevation
SCALE: 1/4" = 1'-0"



North Elevation
SCALE: 1/4" = 1'-0"

ADDITION & RENOVATION FOR:

THE JABUREK RESIDENCE

95 PRICE ROAD
GAHANNA, OHIO 43230

Project Number:
24-070

Revisions:

Date:
5 February 2025

Drawing Title:
Exterior
Elevations

Sheet Number:
A-3



PLANNING COMMISSION STAFF REPORT

Project Summary – 95 Price Road

Meeting Date: April 23, 2025

Zoning: Large Lot Residential (R-1)

Application Type(s): Variance (V)

Staff Representative: Maddie Capka, Planner II

Recommendation: Staff recommends approval of the application.

Location Map:



Staff Review

Overview

The applicant is requesting approval of a variance to allow an 807 SF addition onto an existing home within a side yard setback. The zoning code requires a 15 ft side yard setback for all properties zoned R-1. The proposed addition is 10 ft 1 in from the west property line.

The applicant states that the location for the addition was chosen based on the layout of the existing home. To avoid relocating the existing kitchen, the addition needs to encroach 5 ft into the setback. All other setback requirements are met. Under the previous zoning code, this property was zoned SF-3, which had a side yard setback of 7.5 ft. The proposed addition would have met all setback requirements under the former code.

The variance statement includes that the neighbors to the west who are the closest to the addition, have no objections to the variance application.

Review Criteria

Variance (V)

The following variance has been requested:

1. 1103.07(e) – Large Lot Residential
 - a. The principal structure must be at least 15 ft from the side property line.
 - b. The proposed addition is 10 ft 1 in from the 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;
- 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. The closest neighbor does not object to the variance and the addition would have complied with the former zoning code. The property is on Price Rd, which dead ends and has minimal traffic.