

14070006

File No: V-12-2014  
Date Received: 7-1-14  
Scheduled Public Hearing Date: 7-23-14

Fee: 150.00  
Initials: CAS  
Check or Receipt Number: 1110



**PLANNING COMMISSION  
APPLICATION FOR VARIANCE**

Property Address: 801 Lindenhaven Rd. Parcel ID #: 025-007176-00

Applicant: Gary K. Dunn

Contact: Gary K. Dunn Title: \_\_\_\_\_

Address: 5863-C Zarley St. New Albany, OH 43054

Phone: 614 496-0589 Fax: \_\_\_\_\_ E-Mail: gary.dunn@maplecraftcustomhomes.com

Status:  Property Owner  Option Holder  Contractual Purchaser  Agent

Property Owner: Paul D. Barrett

Contact: Paul D. Barrett Title: \_\_\_\_\_

Address: 801 Lindenhaven Rd., Columbus, OH 43230

Phone: 614 499-2780 Fax: \_\_\_\_\_ E-Mail: carmella1208@hotmail.com

Signature of Applicant: [Handwritten Signature] Date: 7/1/14

Note: Planning Commission members and/or City staff may visit the property prior to the hearing.  
All correspondence will be to applicant above unless otherwise stated.

**Submission Requirements**

1. Submit eleven (11) copies folded (not rolled) to 11 X 17 size of a survey and legal description of the property certified by a registered surveyor. Any drawings submitted must include one copy that is no larger than 8½ x 11 inches.
2. Submit a list of all contiguous property owners and their mailing addresses.
3. Submit a statement of the reason(s) for the variance request. The statement should address the three (3) conditions listed on page two of this application that must be met in order for Planning Commission to grant the variance.
4. Application Fee: \$150 for single-family residential and \$300 for all other districts.

**APPROVAL**

Code Sections to be varied: 1151.15(g)(2) Current Zoning: PUD

Short description of the governing code and the requested variance: To allow less than

the required 2 space garage facility required by code. The  
variance request is to allow part of the existing garage to be converted to  
living space, leaving a 1 car garage.

In accordance with Section 1131 of the Codified Ordinances of the City of Gahanna, Ohio, I hereby certify that this project as stated above has been approved by the Planning Commission on \_\_\_\_\_.

A copy of the minutes is hereby attached. 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

**PAID RECEIVED**  
Date: \_\_\_\_\_  
JUL 01 2014 JUL 01 2014  
BY: CAS CLK# 1110 BY: CAS

## Paul D. Barrett Variance Request

Adjoining property owners  
801 Lindenhaven Rd  
7/1/2014

Clendon and Karyn D. Thomas  
803 Lindenhaven Rd.  
Columbus, OH 43230

John A. and Kathy L. Bishop  
797 Lindenhaven Rd.  
Columbus, OH 43230

Donald C. Coffin Trustee  
810 Lindenhaven Rd.  
Columbus, OH 43230

Amy B. Valley  
806 Lindenhaven Rd.  
Columbus, OH 43230

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

Brian L. and Pamela L Friedman  
798 Lindenhaven Rd.  
Columbus, OH 43230



## Paul D. Barrett Variance Request

801 Lindenhaven Rd  
7/1/2014

To Whom it may concern

Attached is an application for a variance at the home at 801 Lindenhaven Rd.. The variance sought is to allow a 1 car garage in an area that requires 2 car garages. The home is a two-story three bedroom Home

The owner of the home, Paul Barrett is a Disabled Veteran suffering from early stages of ALS. The debilitating effects of this disease will require specialized equipment and significant modification of the home to provide for ingress and egress and general care for Paul. In addition Paul's wife and two small children need to be able to maintain as much normalcy as possible.

The fact that the home is a two story with all of the bedrooms on the second floor presents a challenge to provide the modifications required at a reasonable cost. In addition while it would be possible to convert the Living Room and dining Room of the home into a suite for Paul's use, the changes necessary are extensive and actually diminish the functionality of the other areas of the home on the first floor. We have provided exhibits of both of these possible changes.

Your granting of this variance would allow the family to maintain as much normal space in the home, while providing Paul with a place that allows him to share the family experience as much as he wishes yet also provides private space and the required means of ingress and egress needed in the most functional way.

In the applicants opinion, the impact of this variance on the adjoining properties would have no adverse impact on any aspect of living for the neighborhood and would not in any way impact their property rights.

Respectfully,

Gary K. Dunn

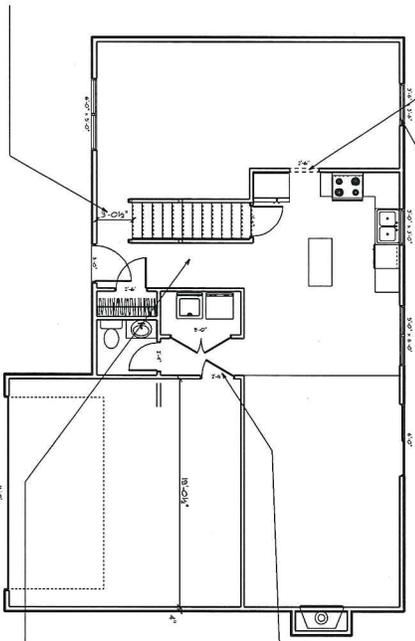


Open to Kitchen needs to be enlarged which reduces even further from a nominal amount of cabinets in current Plan

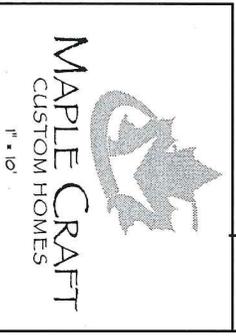
Primary Exit would come from changing window to a door. Deck and Ramp to Lift on would be more costly

Opening between stairs and front wall of home would need to be increased which would require adding on to front of home (stair can not be moved)

Hallway to Kitchen from front door would need enlarged- Major redesign



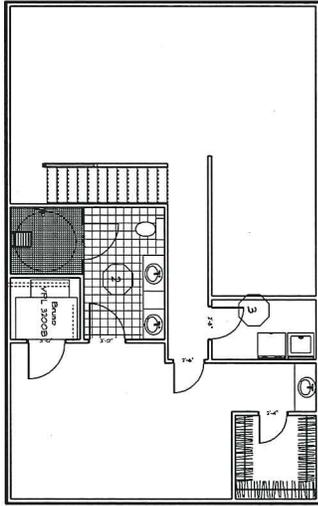
Convert current Living Room & Dining Room into 1st Floor Living Area



Barrett Residence

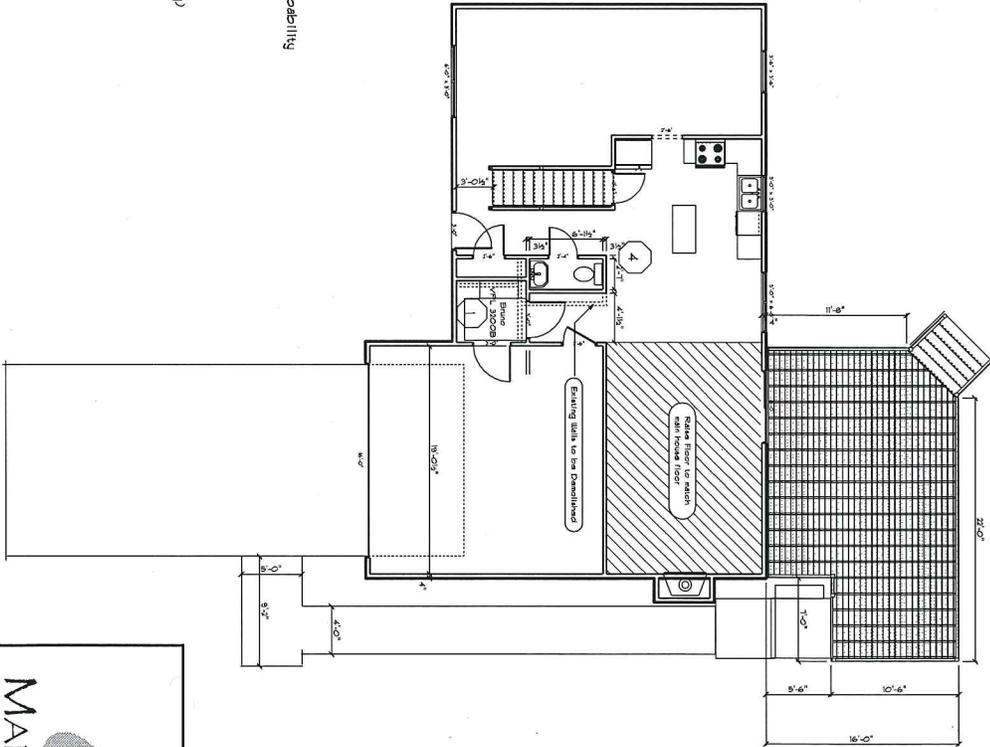
FLOOR PLAN - ALT 2  
June 30, 2014

A-2  
SHEET



**Work Required**

- 1 Provide Vertical Lift with 12' Lift Capability
- 2 Convert Bedroom to Bath/Lift Area
- 3 Relocate Laundry to 2nd Floor
- 4 Relocate Powder Room (Loose Vanity)



**Barrett  
Residence**

**FLOOR PLAN - ALT 1**  
June 30, 2014

**A-2**  
SHEET

# Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio

614-235-8677 FAX:614-235-4559

A Mortgage Location Survey prepared for and certified to:

**Talon Title Agency of Central Ohio, Inc. and/or USAA Federal Savings**

**Legal Description:** Situated in The State of Ohio, County of Franklin, City of Gahanna Being Lot 58 Woodside Green Section 4C, Plat Book 64 Page 43

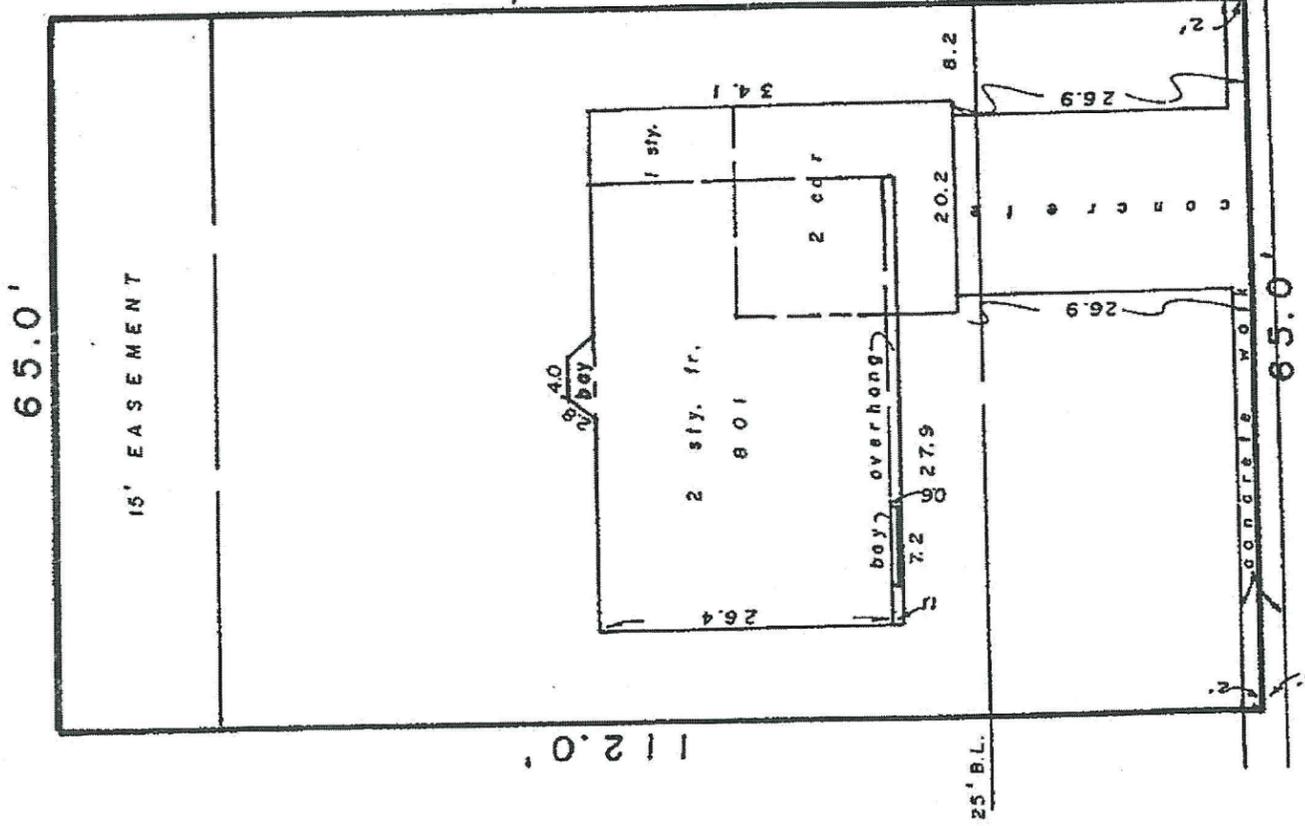
**Applicant:** Barrett 1763467NE

**Posted Address:** 801 Lindenhaven Road, Gahanna, Ohio

**Apparent Encroachments:** 1) Concrete Walk Over Property Line.



Scale 1" = 20'  
Date: 07/11/2011



We have received a copy of this survey & find the conditions acceptable.

*Paul D Barrett*

RECEIVED  
JUL 02 2014

BY: .....

204.75' To P.C. LINDENHAVEN CT.



LINDENHAVEN RD. 50'

We hereby certify that the foregoing Mortgage Location survey was prepared from actual field measurements in accordance with Chapter 4733-38 Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37 of said code.

**THE INFORMATION SHOWN HEREON IS NOT TO BE UTILIZED FOR THE INSTALLATION OF BUILDINGS, FENCES, LANDSCAPING OR OTHER PERMANENT IMPROVEMENTS.**

Myers Surveying Co., Inc.

By *Albert J. Myers*  
Professional Surveyor

Myers Order No. - 11-07/07/2011

|||||  
2011070711

Ck.

Ltr.

DWG

Field

Rec.

100

100

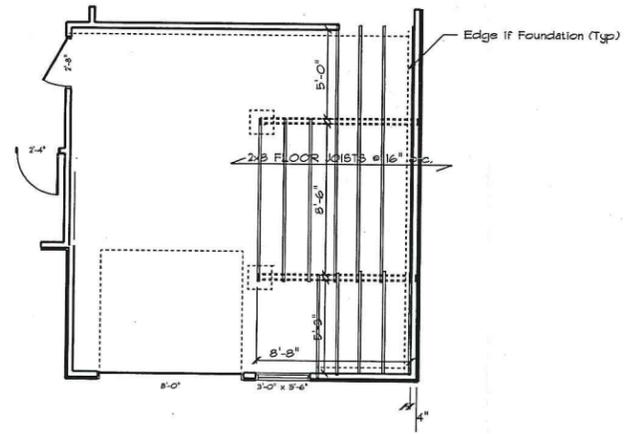
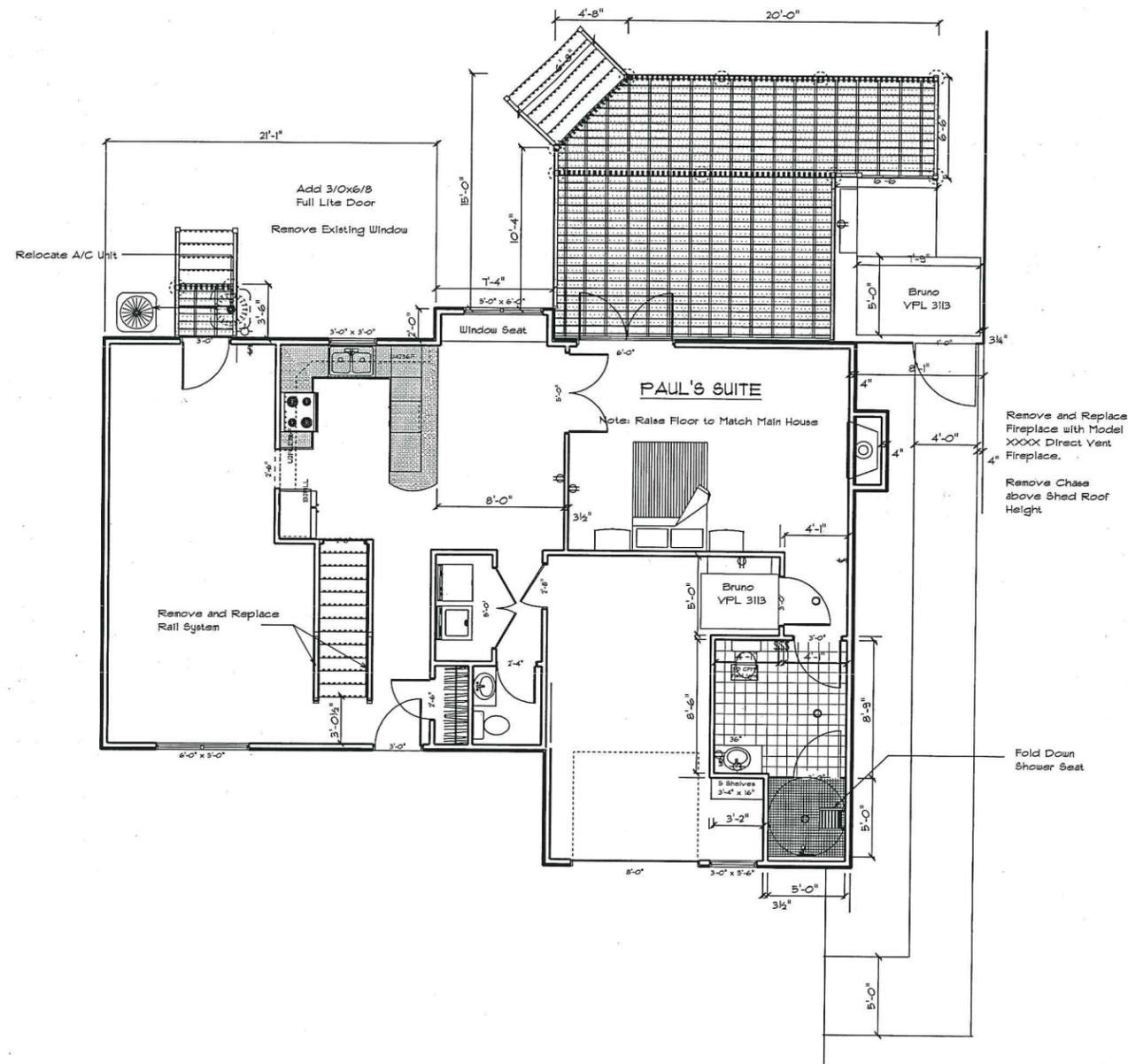
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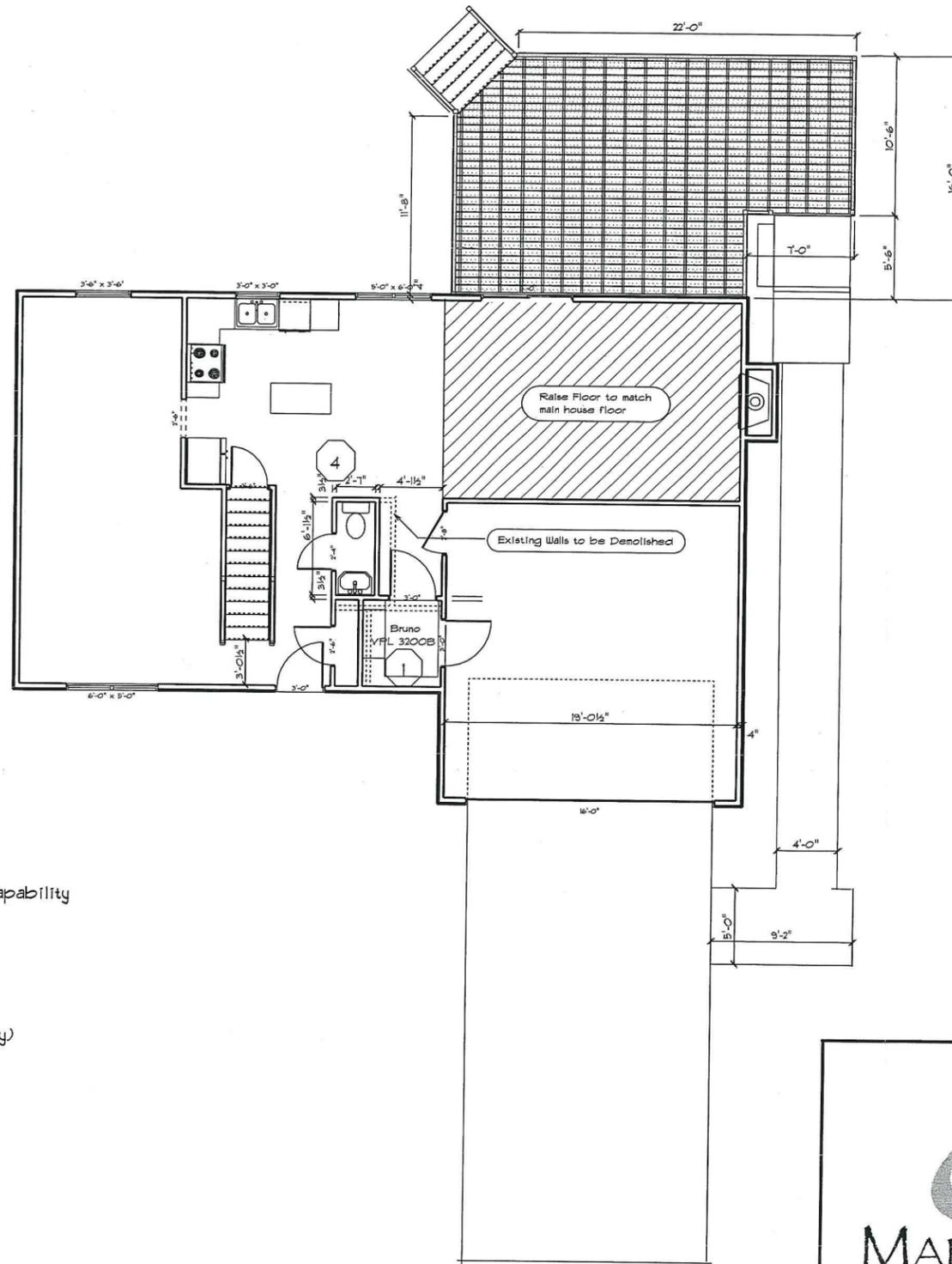
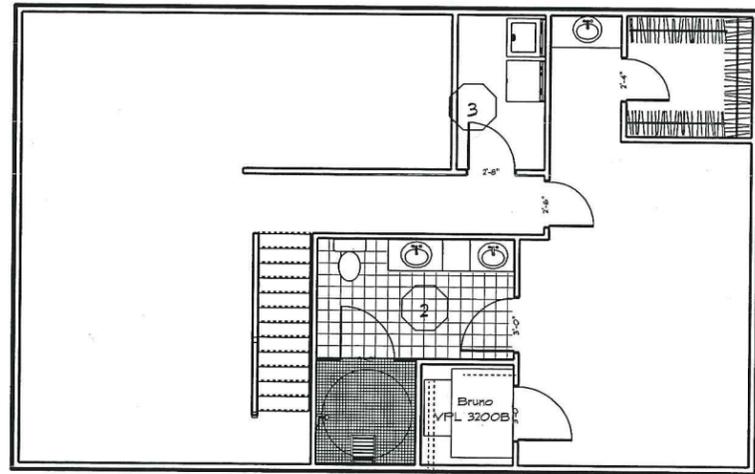
A-2  
SHEET

1ST FLOOR PLAN  
July 01, 2014

Barrett  
Residence



1" = 10'



**Work Required**

- 1 Provide Vertical Lift with 12' Lift Capability
- 2 Convert Bedroom to Bath/Lift Area
- 3 Relocate Laundry to 2nd Floor
- 4 Relocate Powder Room (Lose Vanity)

A-2  
SHEET

FLOOR PLAN - ALT 1

June 30, 2014

**Barrett  
Residence**



**MAPLE CRAFT**  
CUSTOM HOMES

1" = 10'





Proposed Elevation — 801 Lindenhaven Road



# CITY OF GAHANNA

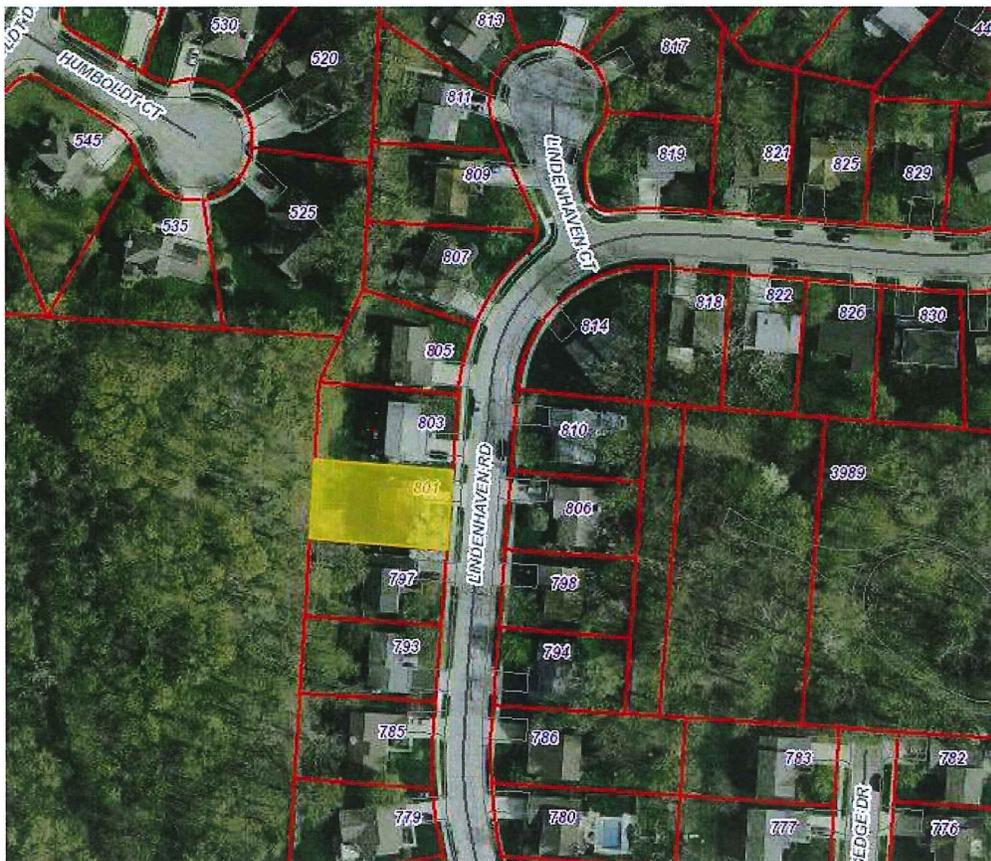
## STAFF COMMENTS

Project Name: Paul D Barrett - Variance  
Project Address: 801 Lindenhaven Road

### Planning and Development:

The applicant is requesting a variance from Section 1151.15 which requires single family dwellings within Planned Unit Developments to provide for a two car garage. The variance is necessary as the home owner suffers from a medical condition that requires the first floor living area to be modified to accommodate his medical needs. The two car garage would be altered to accommodate one vehicle, while creating a first floor owners' suite.

### Aerial Map



"HERB CAPITAL OF OHIO"

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

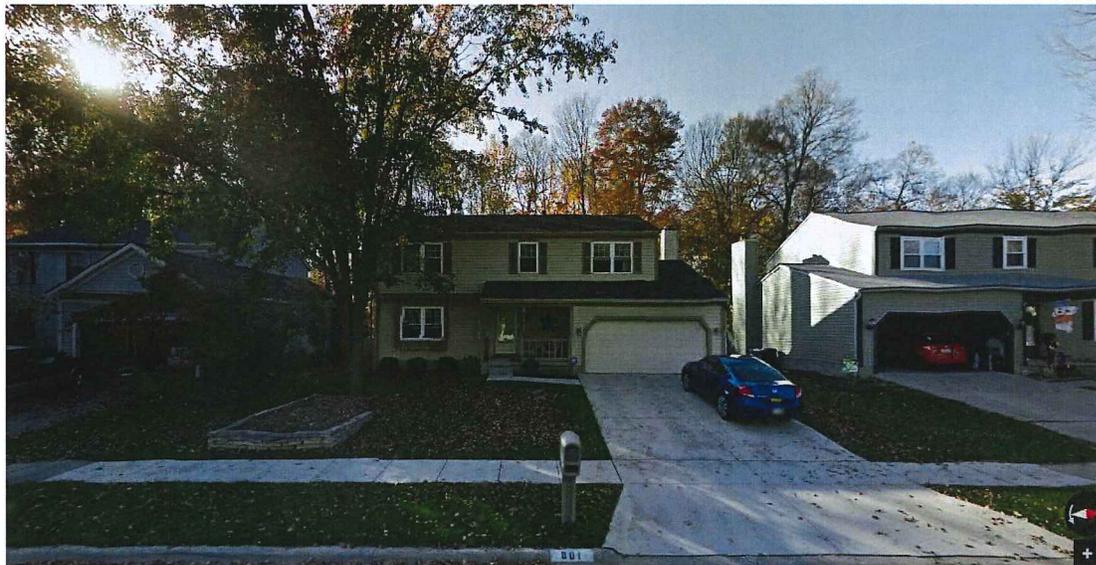


# CITY OF GAHANNA

## Zoning Map



## 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

### Variance Criteria

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.

*Staff finds that there are special circumstances applying to the building that require a variance in order to allow for the enjoyment of substantial property rights. The home owner's medical condition requires the alteration of the dwelling.*

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

*Staff finds that granting the variance is necessary in order to allow for the enjoyment of substantial property rights.*

- c) The granting of the application will not materially affect adversely the health or safety of the 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.

*Granting the variance does not appear to affect the health, safety, or welfare of persons residing or working in the neighborhood.*

Staff finds that the request meets the variance criteria of Chapter 1131.

Michael Blackford

Deputy Director of Planning and Development



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## CITY OF GAHANNA

### STAFF COMMENTS

Project Name: Paul D Barrett - Variance  
Project Address: 801 Lindenhaven Road

The applicant requests a variance to allow a portion of the existing 2 car garage to be converted to living space to accommodate the home owner's physical abilities. A two car garage is required by the PUD zoning, and the request is to reduce this requirement to a 1 car garage. While two options have been provided by the applicant, the 1<sup>st</sup> Floor Plan is the most practical and cost effective.

#### **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.



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614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV



CITY OF GAHANNA  
STAFF COMMENTS

Project Name: Paul D Barrett - Variance  
Project Address: 801 Lindenhaven Road

The Building Department has no comments other than that the proposed alterations shall comply with the Residential Code of Ohio.

Respectfully Submitted By:

Kenneth W. Fultz, P.E.  
Chief Building Official.

