

VARIANCE APPLICATION

PROPERTY INFORMATION		
Project/Property Address: <u>1036 Arcaro Dr. Gahanna Oh. 43230</u>	Project Name/Business Name: <u>Shed on side of house</u>	
Parcel #: <u>025-008669-00 Lot 35</u>	Zoning: <u>Select One</u> SF-3 <small>(see Map)</small>	Acreage: <u>0.29</u>

VARIANCE SPECIFICATIONS
Description of Variance Request: <u>I would like to install a shed on the side of my house like many of my neighbors. I do not have any space on the back side of my house because I have a deck and it faces the pond</u>
STAFF USE ONLY: (Code Section): <u>1167.17(b)</u>

APPLICANT INFORMATION	
Applicant Name (Primary Contact): <u>Jason Worman</u>	Applicant Address: <u>1036 Arcaro Dr. Gahanna Oh 43230</u>
Applicant E-mail: <u>jasow1212@gmail.com</u>	Applicant Phone: <u>614 425 1470</u>
Business Name (if applicable): <u>Gahanna Animal Hospital</u>	

ADDITIONAL CONTACTS	
Please list all applicable contacts for correspondence	
Name(s)	Contact Information (phone/email)
<u>Steve and Joyce Kiourtsis</u> <u>John and Jackie Vizcarrondo</u>	<u>614 565 8688</u> <u>1040 Arcaro Dr.</u> <u>614 286 1481</u> <u>1032 Arcaro Dr.</u>
Property Owner Name: (if different from Applicant)	Property Owner Contact Information (phone no./email):

ADDITIONAL INFORMATION ON NEXT PAGE....

INTERNAL
USE

Zoning File No. V-0412-2023

RECEIVED: KAW

DATE: 09-29-23

PAID: 250.00

DATE: 09-29-23

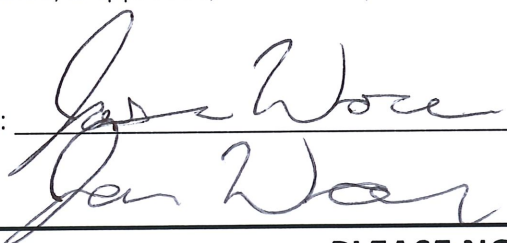
Updated
Apr 2022

VARIANCE APPLICATION - SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY THE APPLICANT:
1. Review Gahanna Code Chapter 1131 (visit www.municode.com) (<i>Sign Variances, refer to Chapter 1165.12; Fence Variances, 1171.05; Flood Plain Variances, 1191.18</i>)
2. Survey of property certified by a registered surveyor (11"x17" copy) if Applicable - Site Plan, drawings, or survey that depicts where the Variance is requested.
3. Renderings, drawings, and/or pictures of the proposed project
4. A statement of the reason(s) for the variance request that address the following three conditions: (<i>not applicable for Sign, Fence, or Flood Plain Variances; see code referenced in #1 above for applicable criteria</i>) - Special circumstances or conditions - Necessary for preservation and enjoyment of property rights - Will not adversely affect the health or safety
5. List of contiguous property owners & their mailing address
6. One set of pre-printed mailing labels for all contiguous property owners
7. Application fee (<i>in accordance with the Building & Zoning Fee Schedule</i>)
8. Application & all supporting documents submitted in digital format
9. Application & all supporting documents submitted in hardcopy format
10. Authorization Consent Form Complete & Notarized (<i>see page 3</i>)

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED

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:  Date: 9/26/23

PLEASE NOTE:

- The Public Hearing will not occur until the City of Gahanna reviews the Application for Code Consistency. Applications that are not consistent with the code will not be scheduled for hearing.
- The application expires if no action is taken 6 months from the date of the last staff comment letter.

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.

PROPERTY OWNER

IF THE PROPERTY OWNER IS THE APPLICANT, SKIP TO NEXT SECTION

As the property owner/authorized owner's representative of the subject property listed on this application, hereby authorize the applicant/representative to act 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 applicant/representative.

(property owner name printed)

(property owner signature)

(date)

Subscribed and sworn to before me on this _____ day of _____, 20____.

State of _____ County of _____

Stamp or Seal

Notary Public Signature: _____

Applicant/Property Owner/Representative

AGREEMENT TO COMPLY AS APPROVED As the applicant/representative/owner of the subject property listed on this application, I hereby agree that the project will be completed as approved with any conditions and terms of the approval, and any proposed changes to the approval shall be submitted for review and approval to City staff.

AUTHORIZATION TO VISIT THE PROPERTY I hereby authorize City representatives to visit, photograph and post notice (if applicable) on the subject property as described.

APPLICATION SUBMISSION CERTIFICATION I hereby certify that the information on this application is complete and accurate to the best of my knowledge.

Jason Worman

(applicant/representative/property owner name printed)

Joe Worman

(applicant/representative/property owner signature)

9/26/23
(date)

Subscribed and sworn to before me on this 27th day of September, 2023.

State of Ohio County of Franklin

Notary Public Signature: Kyle Whalen



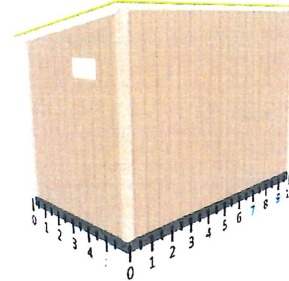
Stamp of
KYLE WHALEN
Notary Public, State of Ohio
My Commission Expires 02-20-28



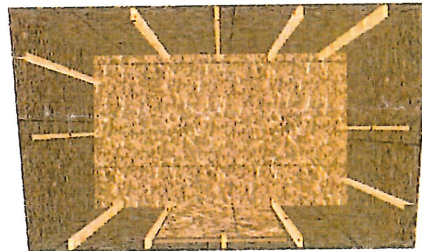
Jason Worman
1036 Arcaro Dr.
Gahanna OH 43230
Q-2336996



Wall D



Wall C



Wall B

Wall A

Base Details/Permit Details

Building Size & Style

Sundance Lean-To - 6' wide by 10' long

Door

4' x 6' Single Shed Door, Right Hinge
Placement, Security Package

Paint Selection

Base: No Paint, Trim: No Paint

Roof Selection

Customer Supplied Shingle -

Drip Edge

White

Is a permit required for this job?

Yes

Who is pulling the permit?

Tuff Shed

Optional Details

Vents

2 Ea 16"x8" Wall Vent - White

Jobsite/Installer Details

Do you plan to insulate this building after
Tuff Shed installs it?

No

Is there a power outlet within 100 feet of
installation location?

Yes

The building location must be level to
properly install the building. How level
is the install location?

Within 5"-8" of level

Will there be 18" of unobstructed
workspace around the perimeter of all
four walls?

Yes

Can the installers park their pickup truck &
trailer within approximately 200' of
your installation site?

Yes

Substrate Shed will be installed on?

Dirt/Gravel

Customer Signature: Jason Worman Date: 9/8/2023
0D661FF38AA2436...

Plot Plan

Application Number _____

Owner: Jason Worman

Address: 1036 Arcaso Dr. Gahanna, OH 43030

Please show below:

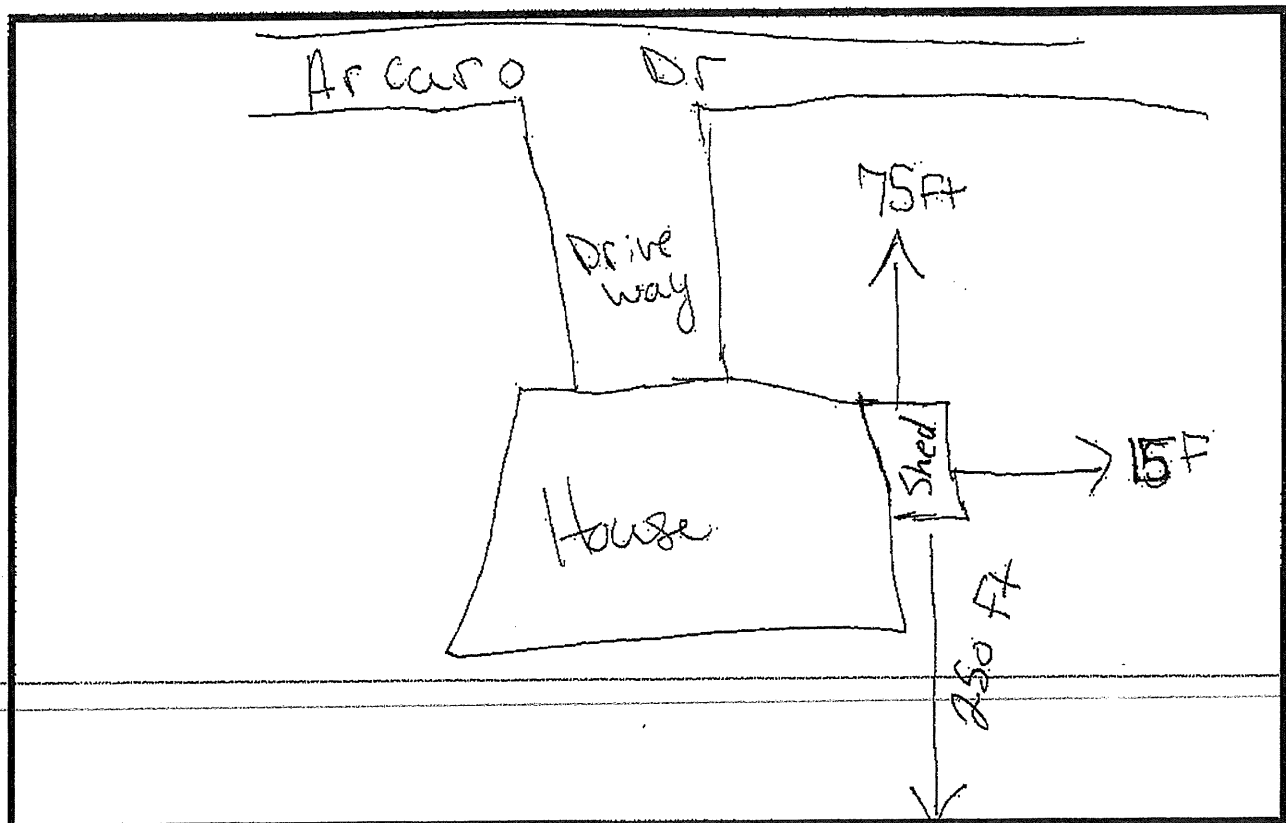
- Property line dimensions and easements
- Existing buildings
- Existing well/septic (show distance to nearest structure)
- Road names and location of alleys (if applicable)
- If your property is in a tidal or riverine flood area, indicate elevation of lowest floor of proposed work.
- The proposed work and the setback distances to the proposed work.

Front Set Back 75 ft

Left Set Back 15 ft

Rear Set Back 250 ft

Right Set Back _____



Tuff Shed, Inc. assumes no responsibility and makes no representations or warranties of any kind, express or implied about the completeness, accuracy, reliability or related drawings contained in this Plot Plan. This Plot Plan was produced and supplied by Owner named above.

Arcaro Dr

80

85

1036

025-008669

35



1040

157.34

95

025-008777

85.05

30.04



MAP(GIS)

Generated on 09/26/2023 at 05:27:51 PM

Parcel ID	Map Routing No	Owner	Location
02500866900	025M096DDD 03500	WORMAN JASON	1036 ARCARO DR

GIS



Disclaimer

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

Location for shed



Location for shed



View from sidewalk / street



Back of my house no space for shed



Back of my house facing pond (no space for shed)



18:04



Google
© 2023 Google



728 Tim Tam Ave

728 Tim Tam Ave, Columbus, OH 43230

Building · 0.3 mi



Neighbor 2 houses down w/ shed on side





November 17, 2023

Jason Worman
1036 Arcaro Dr
Gahanna, OH 43230

RE: Project 1036 Arcaro Dr Variance

Dear Jason Worman:

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

Engineering Project Administrator (614) 342-4056

1. Do not disrupt existing storm water runoff drainage patterns.

Transportation & Mobility Engineer (614) 342-4050

2. No comments.

Parks (614) 342-4261

3. No Comments per Julie.

Planning (614) 342-4025

4. Informational Comment: Staff will recommend approval of the application to Planning Commission due to the special circumstances on the lot. More information to come with the staff report.

Building (614) 342-4010

5. The shed shall be a detached structure from the house - unless the shed is re-submitted as an addition to the house and designed for compliance with the Residential Code of Ohio. The submitted documents appear to indicate the shed to be placed against the house, and won't be approved if attached.

Fire District (welshp@mifflin-oh.gov)

6. No Comment Received.

If you have general comments or questions, please contact me at kelly.wicker@gahanna.gov or (614) 342-4025. If your questions are specific to a certain department's comments, please reach out to that department using the contact information provided with their comments above.

Sincerely,

Kelly Wicker
Planning and Zoning Coordinator



STAFF REPORT

Request Summary

The applicant is requesting a variance to allow for a shed to be located to the side of a primary structure at 1036 Arcaro Drive. The property is zoned SF-3 – Single Family Residential, and all unattached accessory structures in residential districts must be located to the rear of the dwelling, per Chapter 1167.17(b) of Code.

The applicant would like to place the shed on the east side of the house, 14 feet from the side property line. The side yard setback for properties zoned SF-3 is 7.5 ft, so the proposed shed meets all setback requirements. The applicant states that the location was chosen because space in the backyard is limited due to the pond and existing deck.

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.

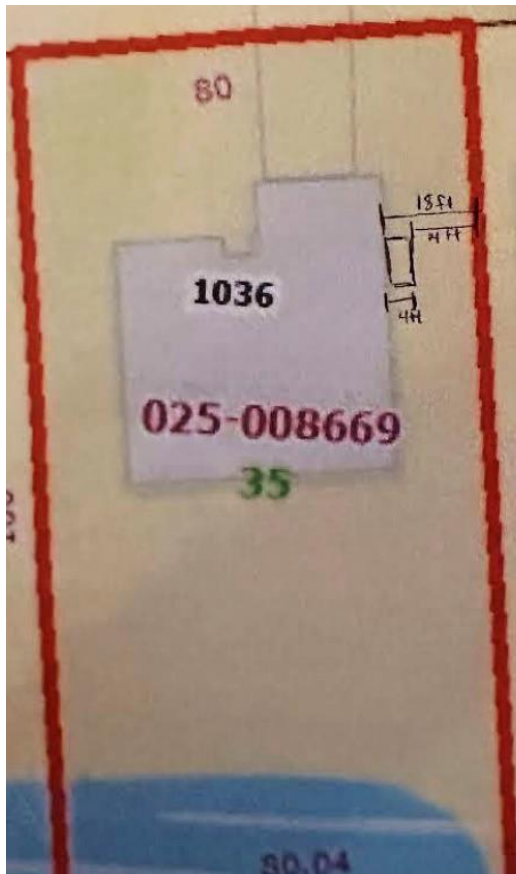
Staff Comments

Staff recommends approval of the variance request as submitted. There are special circumstances since the lot is sloped, therefore limiting where accessory structures can be placed. There is also a pond that takes up a large portion of the rear yard. Additionally, the proposed location is partially screened from the right-of-way by existing landscaping. Planning Commission may add a condition for additional screening if desired. Staff believes that granting the variance would not have any negative effects on the surrounding area.

Location/Zoning Map



Submitted Site Plan



Respectfully Submitted By:
Maddie Capka
Planner