

VARIANCE APPLICATION

PROPERTY INFORMATION			
Project/Property Address: <i>60 SAVERN PLACE</i>		Project Name/Business Name: <i>SHED</i>	
Parcel #: <i>025003993</i>	Zoning: <i>(see Map)</i> SF-3	Acreage: <i>.2537</i>	

VARIANCE SPECIFICATIONS
Description of Variance Request: <i>I have a water issue where the shed was previously located and the shed with previous owners was placed in a swell area that needs to be repaired. I would like to have the shed next to my garage on the backside of the concrete driveway. I will have the area landscaped to keep this area's appearance looking good. → ON BACK</i>
STAFF USE ONLY: <i>CH 1143.08(a) - yard requirements and CH 1167.17(b) - accessory use structure permitted</i>

APPLICANT INFORMATION	
Applicant Name <i>Bradley Rhoads</i> <small>(Primary Contact):</small>	Applicant Address: <i>60 Savern Place</i>
Applicant E-mail: <i>brad.rhoads@yahoo.com</i>	Applicant Phone: <i>(614) 929-4017</i>
Business Name <small>(if applicable):</small>	

ADDITIONAL CONTACTS	
Please list all applicable contacts for correspondence	
Name(s)	Contact Information (phone/email)
Property Owner Name: <small>(if different from Applicant)</small>	Property Owner Contact Information (phone no./email):

ADDITIONAL INFORMATION ON NEXT PAGE....

INTERNAL USE

Zoning File No. *V-0439-2022*

RECEIVED: *JRW.*
DATE: *11/2/22*

PAID: *250.00 MKC 6195*
DATE: *11/2/22*

Updated Jan 2022

VARIANCE Description Continued.....

THE WATER ISSUE IS BEING INVESTIGATED BY CITY ENGINEERING AND THE PREVIOUS AREA MAY NEED 35-40 TONS OF SOIL TO POSSIBLY HOLD THE AREA FROM DEGRADATING FURTHER.

I AM ON A CORNER LOT AND DO NOT HAVE SUFFICIENT ROAD PROPERTY OF MY DWELLING.

THE NORTH SIDE OF MY DWELLING WOULD BE THE MOST APPROPRIATE AREA SINCE IT IS BEHIND MY SIDE DRIVEWAY AND BESIDE MY GARAGE.

Thank you!

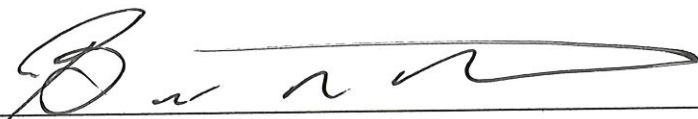
Bradley FROST

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: 10/31/2022

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.

_____ *DRAO RHOAS* (applicant/representative/property owner name printed)
 _____ *[Signature]* (applicant/representative/property owner signature) _____ *11/2/2022* (date)

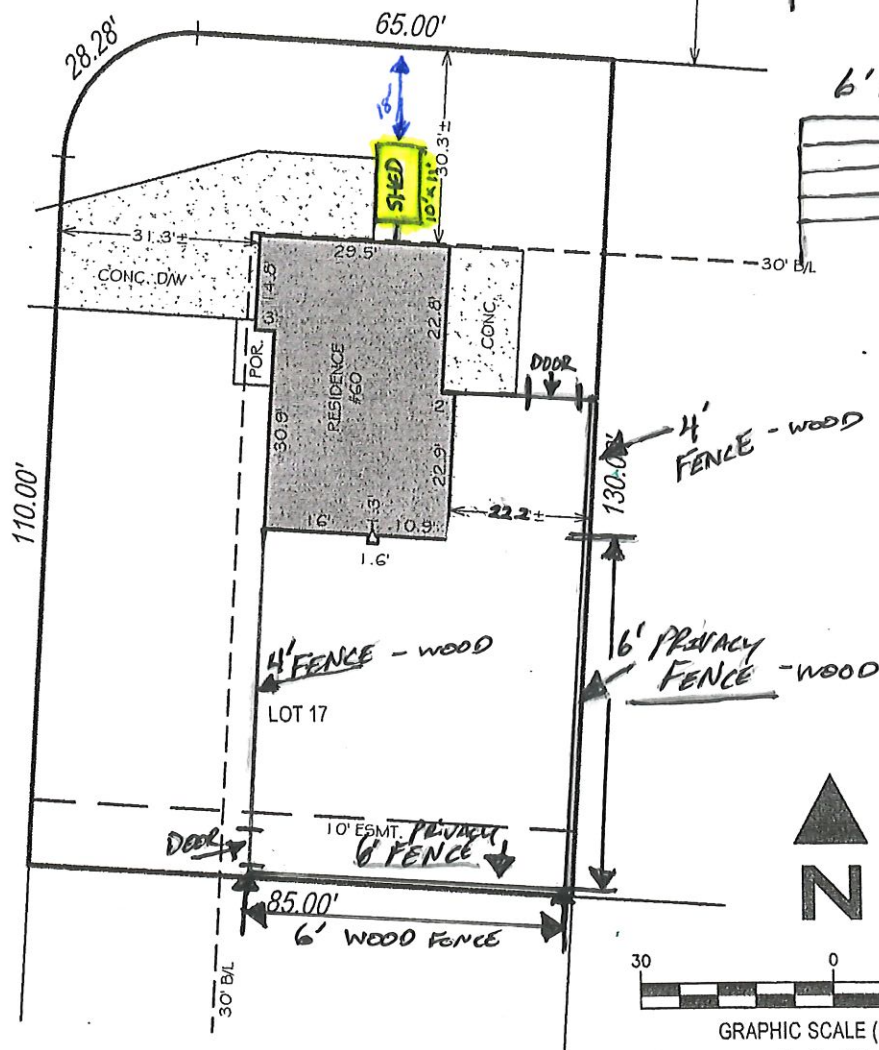
Subscribed and sworn to before me on this 2nd day of November, 2022.

State of Ohio County of Franklin

Notary Public Signature: Fredena L Williams



SAVERN PLACE (50' R/W)



POINTS OF INTEREST:
NONE VISIBLE

CLIENT NUMBER: 163879

BUYER: RHOADS

SELLER: SRIBANDIMONGKOL

LOT: 17

BLOCK:

PLAT: 32

PG: 90

SUBDIVISION: CLARMAN HEIGHTS SUBDIVISION

COUNTY: FRANKLIN

CERTIFIED TO:
QUALITY CHOICE TITLE -DUBLIN

THIS MORTGAGE LOCATION SURVEY IS PERFORMED IN ACCORDANCE WITH 4733-38 OF THE OHIO ADMINISTRATIVE CODE AND IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37 OF THE ADMINISTRATIVE CODE AND IS ONLY FOR THE USE OF THE MORTGAGE LENDER AND TITLE INSURER. DO NOT USE THIS MORTGAGE LOCATION SURVEY FOR FUTURE CONSTRUCTION OF FENCES, SHEDS, GARAGES, ADDITIONS OR ANY OTHER STRUCTURE(S). THIS DOCUMENT MAY NOT SHOW ALL EASEMENTS AFFECTING THE SUBJECT PROPERTY.



FIELD DATE: 3/31/2022

DATE SIGNED: 04/01/22

REVISION HISTORY: (REVO 4/1/2022)

SURVEY COORDINATED BY:



P 866-772-8813 F 215-359-1733
www.truelinetech.com



690 Lakeview Plaza Blvd | Suite A
Worthington, OH 43085
Phone: 614-485-9000
www.landmarksurvey.com

Kelly Wicker

From: Brad M. Rhoads <brad.rhoads@yahoo.com>
Sent: Friday, December 23, 2022 9:33 PM
To: Kelly Wicker
Subject: Comment Letter
Attachments: IMG_4456 (1).mov; Screen Shot 2022-12-23 at 9.22.46 PM.png

CAUTION: This email originated from outside the City of Gahanna. Do not click links or open attachments unless you recognize the sender and know the content is safe.

1) Photograph of shed.

2) Video of water issues. My property needs 15-20 yards of new soil to correct drainage issues. Also, my neighbors directly behind my property (east side) has two points of water sources that drain onto my property. One is a downspout that floods my back patio sunroom and basement every time we get rain and the second is another downspout that flows directly down into where the shed was on the (south side) and has sunk and deteriorated the base holding the shed up. This drainage is also causing major damage and issues to the south side of my yard as well as damaging my magnolia tree and causing major damage to the sidewalks and my property.

3) I have already submitted the two neighbors names and address on mailing labels that i brought in and gave to one of your staff members and he placed them on your desk with a note and was going to make sure you received them.

Have a great day!
Brad M. Rhoads USA, Ret.
(614) 929-4017

You can fool all the people some of the time, and some of the people all the time, but you cannot fool all the people all the time.

-Abraham Lincoln





January 11, 2023

Brad M Rhoads
60 Savern Pl
Columbus, OH 43230

RE: Project 60 Savern Pl Variance

Dear Brad M Rhoads:

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

Parks

1. No Comments per Julie Predieri

Assistant City Engineer

2. Contact OUPS before digging. 800-362-2764 <https://www.oups.org/>

Planning

3. Informational Comment: All required materials have been submitted. Due to the special conditions on the site, Staff has no objection to the variance. The staff report will contain more information.

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.

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 within the front yard setback at 60 Savern Place. The property is zoned SF-3 – Single Family Residential, which requires a 35-foot setback from the right-of-way, per Chapter 1143.08(a) of Code. Due to the property being a corner lot, this setback applies to both the northern and western property lines. Additionally, all accessory structures, including sheds, must be located to the rear of the primary structure, per Chapter 1167.17(b). The applicant has placed the shed 18 feet from the northern property line, therefore within the setback and to the front of the primary structure.

The applicant states that due to flooding and drainage issues on the southern portion of the lot, the shed is unable to be placed to the rear of the house. The shed was previously located in the rear yard but has been moved to its current location due to damage caused by the drainage issues.

Variance

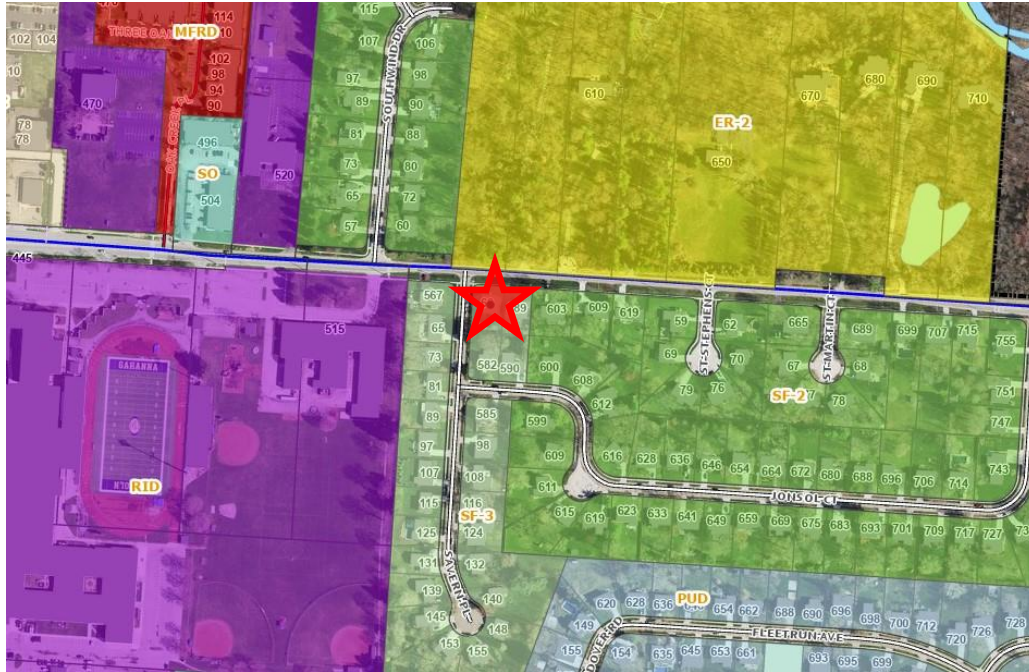
Planning Commission shall not grant a variance unless it finds that all of the following conditions apply:

- 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.

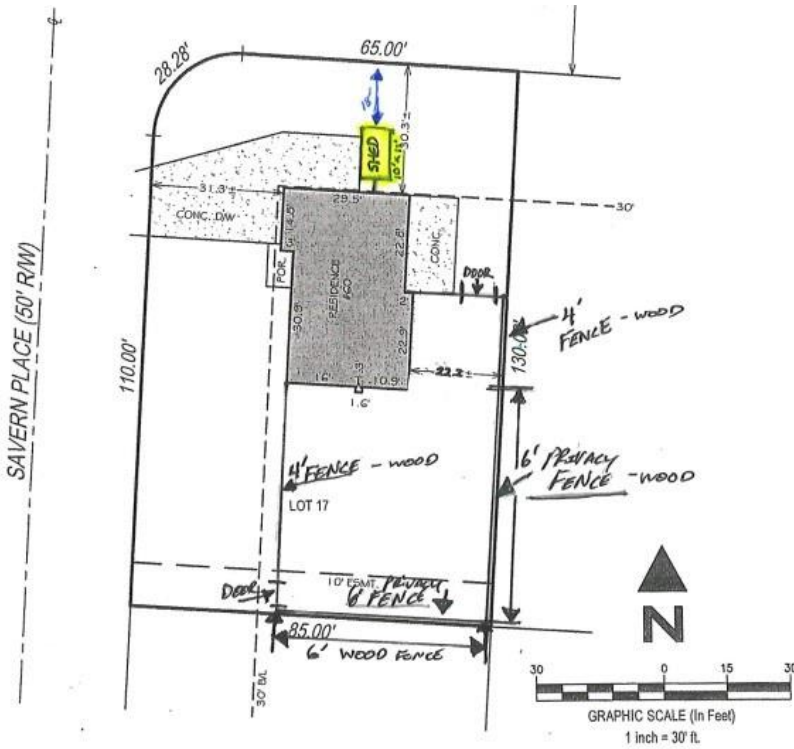
Staff Comments

Staff recommends approval of the variance request as submitted with one condition. Due to the house being located on a corner lot and therefore having greater setbacks, special circumstances exist that make it more difficult to build on the site. Additionally, the existing drainage issues on the site prevent the shed from being located in the permitted area. The applicant has also stated that the area around the shed will be landscaped in order to provide partial screening, which is recommended to be a condition of approval.

Location/Zoning Map



Submitted Site Plan



Respectfully Submitted By:
 Maddie Capka
 Planner