



DEPARTMENT OF PLANNING

ZONING DIVISION
200 S. Hamilton Road
Gahanna, Ohio 43230
614-342-4025
zoning@gahanna.gov
www.gahanna.gov

VARIANCE APPLICATION

PROPERTY INFORMATION
Project/Property Address: 861 Ridenour Rd., Gahanna, OH
Project Name/Business Name: Delaware Sheds and Barns
Parcel #: 025-005710-00
Zoning: (see Map) Select One PUD
Acreage:

VARIANCE SPECIFICATIONS
Description of Variance Request: (Please see attachment on the back)
STAFF USE ONLY: (Code Section): 1151.15 (g)(4) Reduction in rear yard setback

APPLICANT INFORMATION
Applicant Name (Primary Contact): Ryan & Lorraine Sapp
Applicant Address: 861 Ridenour Rd., Gahanna, OH
Applicant E-mail: Raingahanna@gmail.com
Applicant Phone: .1972
Business Name (if applicable): Delaware Sheds and Barns (Ask for Tony)

ADDITIONAL CONTACTS
Please list all applicable contacts for correspondence
Table with columns: Name(s), Contact Information (phone/email)
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-0294-2022

RECEIVED: KAW
DATE: 7-12-22

PAID: 250.00
DATE: 7-12-22

Updated Jan 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 * see attached map
6.	One set of pre-printed mailing labels for all contiguous property owners
7.	Application fee (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)

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: Ryan Sapp & Lorraine Sapp Date: 6/24/22

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.

(applicant/representative/property owner name printed)

(applicant/representative/property owner signature) _____ (date)

Subscribed and sworn to before me on this 24th day of June, 2022.

State of Ohio County of Franklin

Notary Public Signature: Fredena L. Williams



Cont'd (Variance Application on 861 Ridenour Rd., Gahanna, OH)

- The shed is not going to adversely affect the neighbors' yards or their safety and will still allow them access to their fences. The neighbors are all in agreement with where we want to set the shed.
- We have an elevated deck so putting the shed in the middle of the yard would give us a view of the roof of the shed.
- We are on a corner lot so a lot less area to have a shed.

Martin & Wendy Ferguson

271 Rimbey Ave

Gahanna OH 43230

Mat Ferguson
Wendy Ferguson

Donnie & Michelle Coleman

845 McDonnell drive

Gahanna, OH 43230

Michelle Coleman
Donald Coleman

Paul/Jean Redmon

853 Ridenour rd

Columbus 43230



22.5 ft

19 ft

4 ft

5 ft

4 ft

5 ft



August 8, 2022

Lorraine D & Ryan K Sapp
861 Ridenour Rd
Gahanna, OH 43230

RE: Project 861 Ridenour Rd Variance

Dear Lorraine D & Ryan K Sapp:

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

Parks

1. No Comment Per Julie Predieri

Fire District

2. The fire division has no objection to the variance for the Sapp shed at 861 Ridenour Road. 861 Ridenour Rd/ Sapp Shed V22.

Development Engineer

3. A 5-foot-wide easement for construction, operation, and maintenance of public utilities, quasi public utilities, service connections to adjacent lots, and stormwater drainage is located along the southern property line. If the shed prevents the construction, operation, or maintenance of public utilities, service connections to adjacent lots, and/or stormwater drainage, it will be removed and without replacement.
4. The City's GIS records show no known conflict of any utilities with the proposed shed as depicted in this application.
5. Call 8-1-1 to coordinate with the Ohio Utility Protection Service on the location of utilities prior to beginning construction.

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

Sincerely,

Kelly Wicker
Planning and Zoning Coordinator



STAFF REPORT

Request Summary

A variance has been requested to allow a shed to be located in the required rear yard setback on a corner lot at 861 Ridenour Road. The property is zoned PUD – Planned Unit Development which requires a minimum rear yard setback of 10 feet for detached accessory structures per Section 1151.15(q)(4) of the zoning code. The applicant proposes to install a 120sqft (12'x10') shed in the rear yard at 4 feet from the south and west rear property lines.

Variance

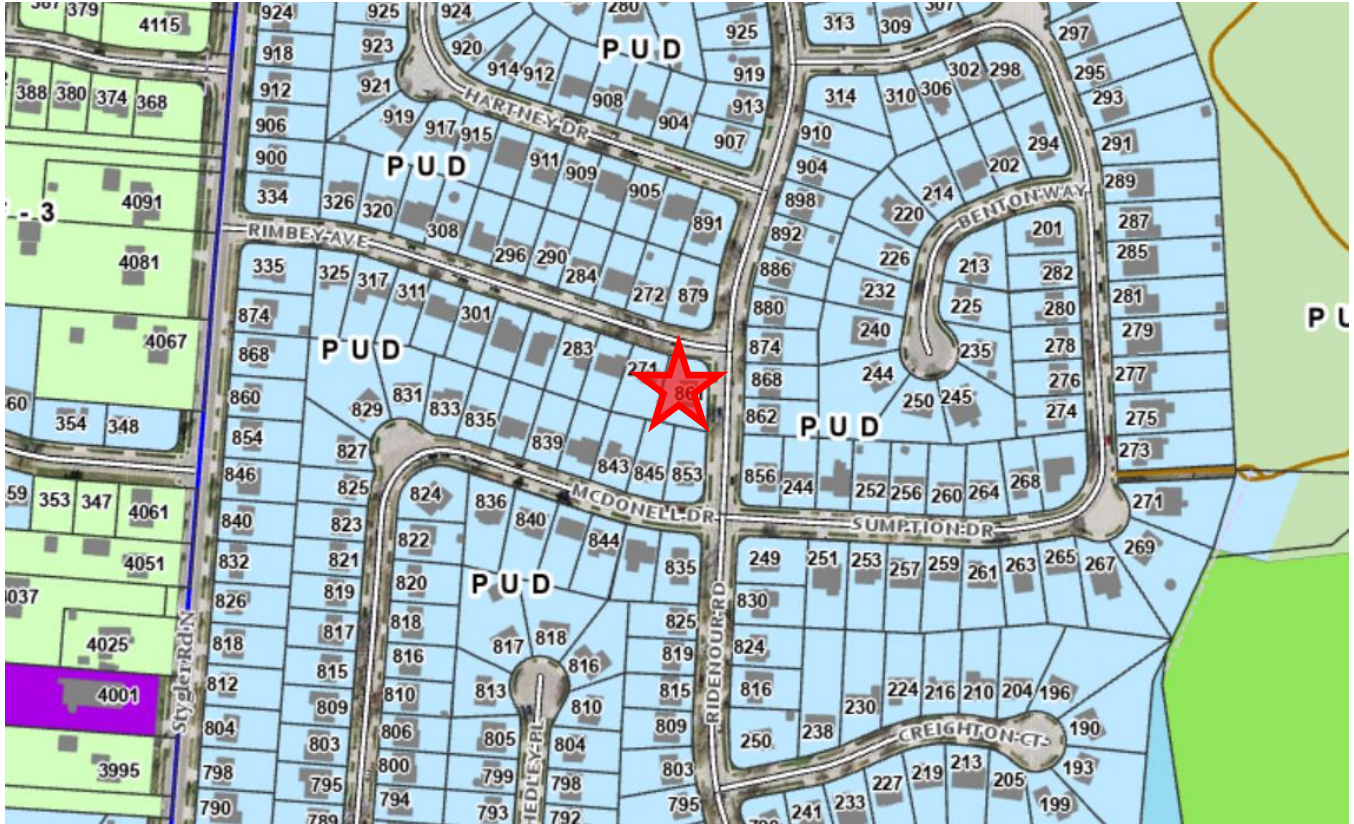
Planning Commission shall not grant a variance unless it finds that all of the following conditions apply:

- 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.

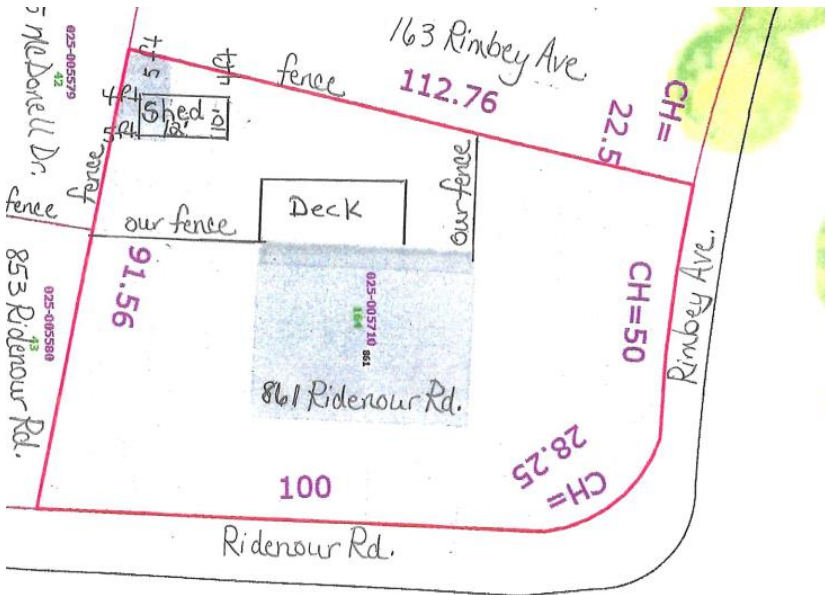
Staff Comments

Staff recommends approval of the variance as requested. The shed is thoroughly screened from public view by an existing fence and will be partially screened from view from abutting properties by the fence. In addition, it is staff's opinion that the shed will not negatively affect neighboring properties.

Location/Zoning Map:



Site Plan:



Respectfully Submitted By:

Zack Cowan, AICP