

**David and Cheryl Cooper
4420 Shull Road
Gahanna, OH 43230**

Ms. Sophia McGuire
Deputy Clerk of Council
City of Gahanna
200 S. Hamilton Road
Gahanna, OH 43230
Via email: Sophia.mcguire@gahanna.gov

Re: Variance Application for 4444 Shull Road

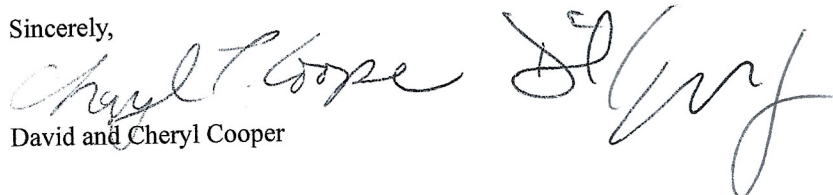
Dear Ms. McGuire

We are the adjoining property owners at 4420 Shull Road. The house at 4444 Shull Road is accessed through an easement across the front of our property. We appreciate the opportunity to comment on the proposed variance. We request that you table action on the proposed variance until further information is available. We have just learned of this request and have concerns that we believe will directly and possibly diminish the value of our property. We also believe that the proposed variance may create safety issues on Shull Road. Our concerns are as follows:

1. It does not appear that the variance is necessary. The lots in this area are irregular, and there is adequate frontage to split the property without a variance. The frontage could easily be adjusted such that both resulting lots comply with the zoning code.
2. The proposed frontage for 4444 Shull Road after the split is not useable frontage. It runs along a steep hill with no visibility. Traffic is not monitored on Shull Road. Although the speed limit is 25 mph, vehicular traffic frequently exceeds 40 mph. There is no way that 4444 Shull Road would ever have direct street access after the lot split.
3. Because of the hill, there is a lack of visibility for access to both of the proposed parcels. Cars frequently go off the road on Shull due to the hills, the turns, and unsafe speeds. The fence of the house across the street from 4444 Shull is down now due to a car going off the road and through it. This has happened several times. At least 3 times over the past 4 months, cars have gone off of the road on the hill across from 4444 Shull. Topography should be taken into account in deciding where to split the lots.
4. It is unclear how the new north parcel would be accessed. There is an existing easement across our property to 4444 Shull Road. This easement would not be available to the new north parcel, nor would it be safe to add further traffic in and out of our driveway. Access should be addressed before a variance is granted.
5. 4444 Shull Road is on a septic system. Will this remain? Will the north parcel use a septic system? An additional septic system in the area raises environmental concerns.
6. There is currently a pool and pool house on the 4444 Shull Road parcel. If the split is allowed, it appears that the pool and pool house would violate the zoning setbacks. The variance submission indicates that these improvements will be removed. Shouldn't they be removed prior to approving the variance? What happens if the variance is granted and the improvements are not removed?

It appears that the parcel can be easily split without a variance and that re-configuring the proposed post-split lots would address at least some of our concerns, particularly our access concern. Thank you for your consideration.

Sincerely,


David and Cheryl Cooper