



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

VARIANCE APPLICATION

Project/Property Address or Location: 782 Tim Tam Ave Columbus OH 43230		Project Name/Business Name: Panda Shed	
Parcel ID No.(s): 025-008353-00	Zoning Designation: Residential SF-3	MB 5/2/21	Total Acreage: 0.35
Description of Variance Requested: See attachment 1.			
STAFF USE ONLY – Code Section(s): 1143.08(c) - Yard Requirements 1167.17(b) - Accessory use			
APPLICANT Name-do <u>not</u> use a business name: Alex Panda	Applicant Address: 782 Tim Tam Ave Columbus OH 43230		
Applicant E-mail: panda 9193@gmail.com	Applicant Phone No.: 614-530-9248		
BUSINESS Name (if applicable): N/A			
ADDITIONAL CONTACTS Please List Primary Contact for Correspondence (please list all applicable contacts)			
Name(s): Shannon Panda	Contact Information (phone no./email): 614-657-0594		
PROPERTY OWNER Name: (if different from Applicant) N/A	Property Owner Contact Information (phone no./email):		

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED (see page 2)

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/Primary Contact Signature: APd Date: 4/18/21

INTERNAL USE

Zoning File No. V-0251-2021

RECEIVED: KAW
DATE: 5-5-21

PAID: 250.00
DATE: 5-5-21



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.

Alex Panda

(applicant/representative/property owner name printed)

APR
(applicant/representative/property owner signature)



4/19/21
(date)

Subscribed and sworn to before me on this 19 day of April, 2021.

State of Ohio County of Franklin

Stamp or Seal

Notary Public Signature: Matthew W. Panda

April 18, 2021

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

RE: Permit 2006-0093-SHE (SHE-SFRD)
782 Tim Tam Ave

To whom it may concern:

I would like to start off by apologizing for not completing the permit process I started in 2020. I let my frustration and impatience drive me to complete my project ahead of receiving the final permit. I had already ordered my shed and discussed building the shed with my neighbors, who had no issue.

I would like to resubmit my application with the shed being on the right side of my house next to the garage (see drawing). Due to the number of easements on my property it was extremely difficult finding a location for the shed that would comply with these rules. I have attached pictures of my shed for review, see Appendix A. For what it's worth I have received multiple compliments on the look of the shed from my neighbors and noticed another shed on Tim Tam that is in the front of their property that also looks great.

This shed has allowed me to store additional lawn equipment to take care of my yard that would otherwise not fit in my garage with my cars. Having the shed has allowed me to store this equipment in a safe lockable area instead of under a tarp somewhere on my property. I look forward to finalizing a resolution to my permit as quickly as possible. Thank you for your time and consideration.

Have a great day.

Sincerely,

Alex Panda

Appendix A









McSteen

LAND SURVEYORS

1415 E. 286th Street
Wickliffe, Ohio 44092
W mcssteen.com
P 800.260.3451 F 800.897.9722



PREPARED FOR: LANDSEL TITLE AGENCY, INC.

PRESENT OWNER: MATTHEW WEICK (TRUST)

NEW OWNER: ALEX & SHANNON PANDA

OCCUPIED BY: Vacant

WORK: None Observed

STREET IMPROVEMENTS: None Apparent

TITLE CO. FILE #:

PROPERTY ADDRESS: 782 TIM TAM AVENUE,
GAHANNA, OH 43230

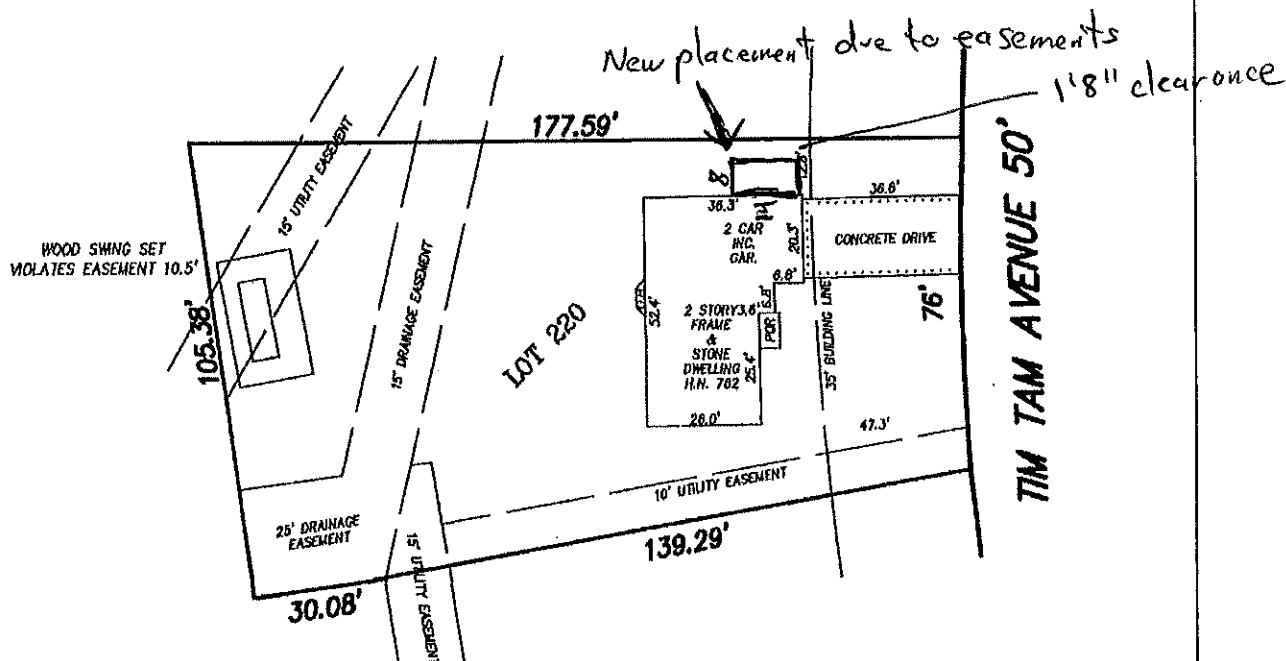
DATE: 11/17/17 **TIME:** 1:40 PM **FILE #:** 494898

NO ENCROACHMENTS
SEE VIOLATION BELOW
CITY OF GAHANNA, FRANKLIN COUNTY
BRYN MAWR SECTION 2
PLAT BOOK 6B, PAGES 17, 18 & 19

I have windows along
the back of my house
so I cannot put there

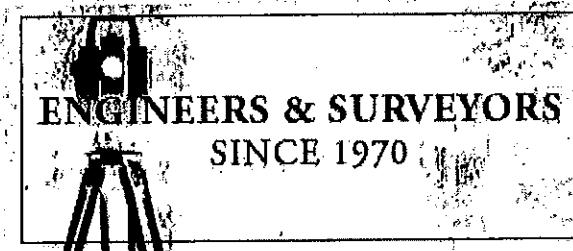
0 20 40
1 Inch = 40 ft.
Linear error $\pm 1/2$ ft.

N E S W



JHU
© 2017 McSteen

McSteen
Proudly Surveying all 88 Ohio
Counties



THIS SURVEY IS A MORTGAGE LOCATION SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4733-38, OHIO ADMINISTRATIVE CODE AND IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE. A MORTGAGE LOCATION SURVEY DOES NOT LOCATE OR DETERMINE BOUNDARY LINES AND IS INTENDED FOR LENDING AND UNDERWRITING PURPOSES ONLY. ANY OTHER USE OF THIS SURVEY IS UNAUTHORIZED, AND THE USER ASSUMES ALL RISK. LIABILITY FOR THIS SURVEY IS LIMITED TO FEES CHARGED IN PREPARATION.

List of Contiguous Property Owners

- Joshua A Evans 778 Tim Tam Ave Columbus Ohio 43230
- James A Starrett 786 Tim Tam Ave Columbus Ohio 43230
- Nicole Burmeister 775 Hardtack CT Columbus Ohio 43230
- Scott B & Lori G Baker 909 Taurus Ave Columbus Ohio 43230
- Freddie Moyer JR V 901 Taurus Ave Columbus Ohio 43230

Joshua Evans
778 Tim Tam Ave
Columbus Ohio 43230

James Starrett
786 Tim Tam Ave
Columbus Ohio 43230

Nicole Burmeister
775 Hardtack CT
Columbus Ohio 43230

Scott & Lori Baker
909 Taurus Ave
Columbus Ohio 43230

Freddie Moyer
901 Taurus Ave
Columbus Ohio 43230

STAFF REPORT

Request Summary

The applicant is requesting variance approval to allow a shed in the side yard setback and to allow a shed to be located to the side of the home. The code requires accessory structures such as sheds to be located to the rear of the dwelling. Side yard setback requirements are determined by the zoning of the property. The property and neighboring properties are zoned Single Family (SF-3). SF-3 requires a 7.5 foot side yard setback. The site plan indicates a setback of 1'8".

A building permit was applied for in June of 2020. The original permit documents are attached. The location could not be approved as there are easements in various locations on the property. A revised site plan was submitted shortly after the original request that could not be approved as it showed the location of the shed in the side yard. The applicant did not move forward with the building permit.

Code enforcement noticed the shed as part of their routine patrols and a notice of violation was issued. The applicant has requested a variance in order to allow.

Variance

Two variances are requested:

1. Chapter 1143.08(c) – Side yard building setback of 7.5' required
 - a. Site plan indicates 1'8"
2. Chapter 1167.17(b) – Accessory use structures in residential districts are required to be in the rear yard
 - a. Requested location side yard

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.

Recommendation

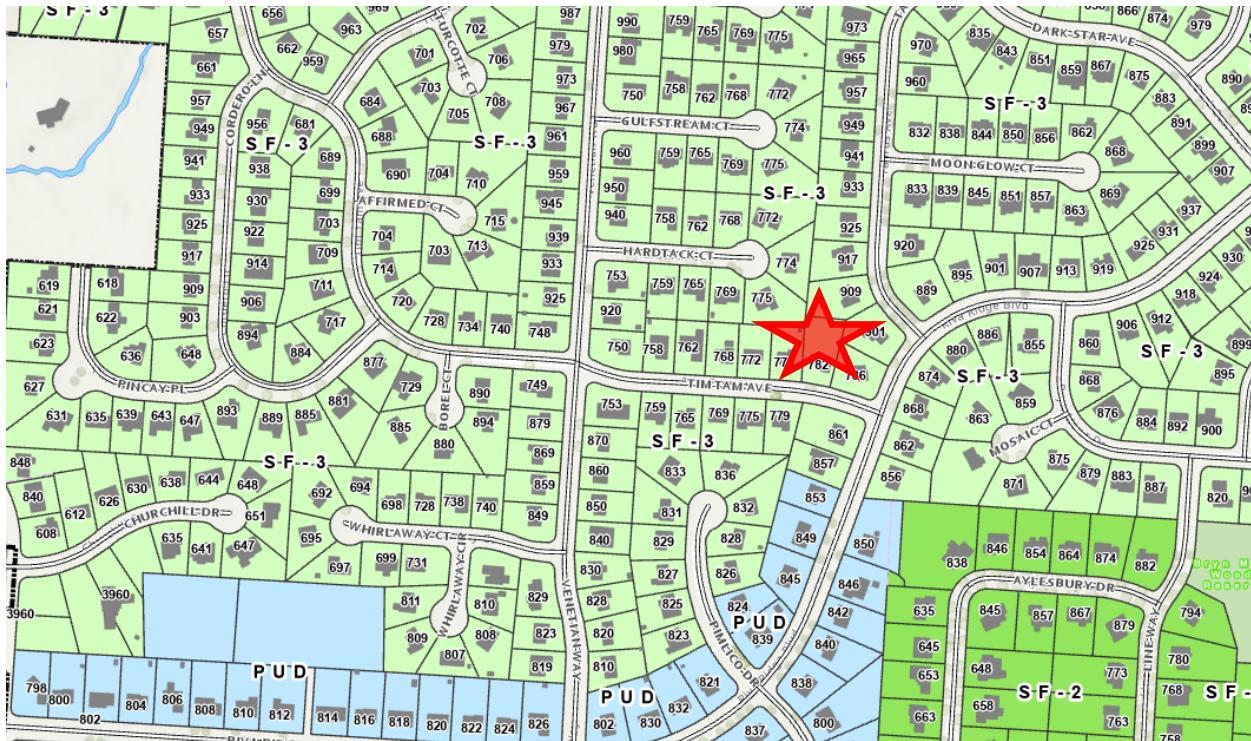
Staff recommends denial of the variance. The requested location is extremely close to the neighboring property and the shed is highly visible from the street. The zoning code rules are to minimize impacts of accessory structures by locating to the rear of the home and away from neighboring properties.

The subject property is roughly 15,000 square feet or roughly 33% greater than the minimum lot size required by SF-3. Typically this would be an indication of adequate space to locate the shed consistent with requirements. The property does have a number of easements that prevent the placement of the

shed, however, the property does appear to have several areas in the rear yard where it could be located. Attached is an exhibit that shows areas, highlighted in green, where the shed could be located that meets setbacks.

Staff would be in favor of granting a rear yard setback variance, if required, in order to allow the shed out of any easements and adjacent to the swing set.

Location/Zoning Map





Respectfully Submitted By:

Michael Blackford, AICP

Director of Planning

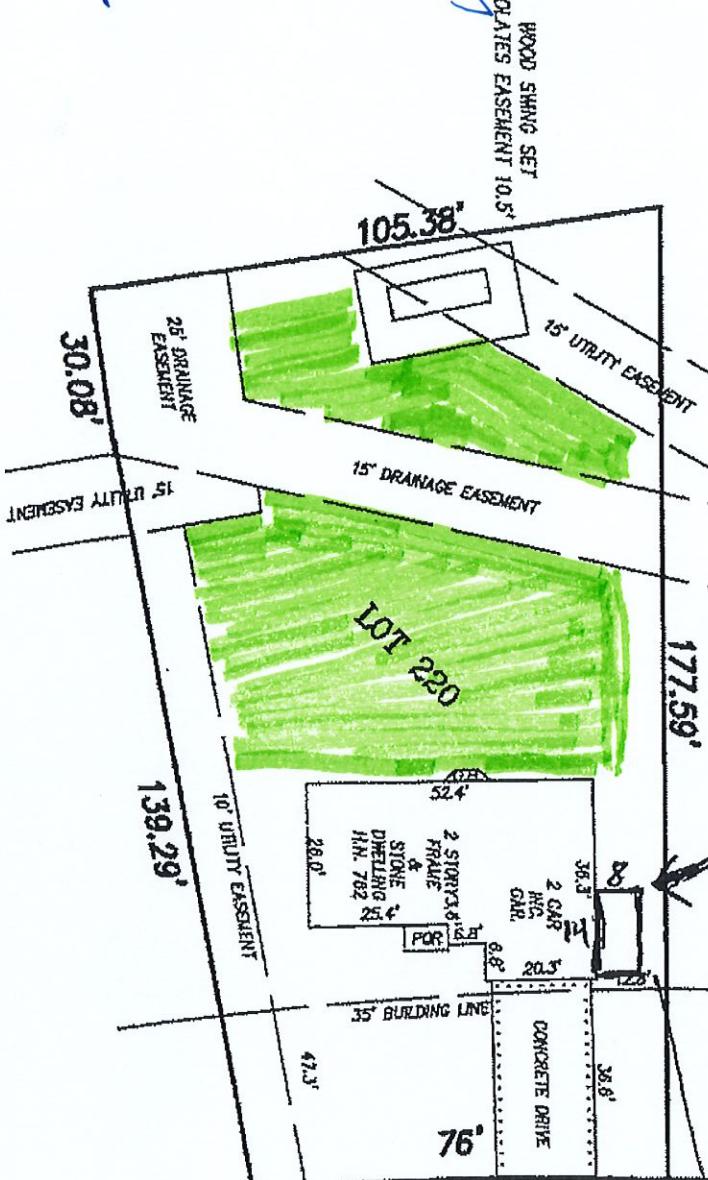
NO ENCROACHMENTS
SEE VIOLATION BELOW
CITY OF GAHANNA, FRANKLIN COUNTY
BURN MARR SECTION 2
PLAY BOOK 68, PAGES 17, 18 & 19

- I have windows along the back of my house so I cannot put there.

0 20 40
1 inch = 40 ft.
Linear error $\pm 1/2$ ft.

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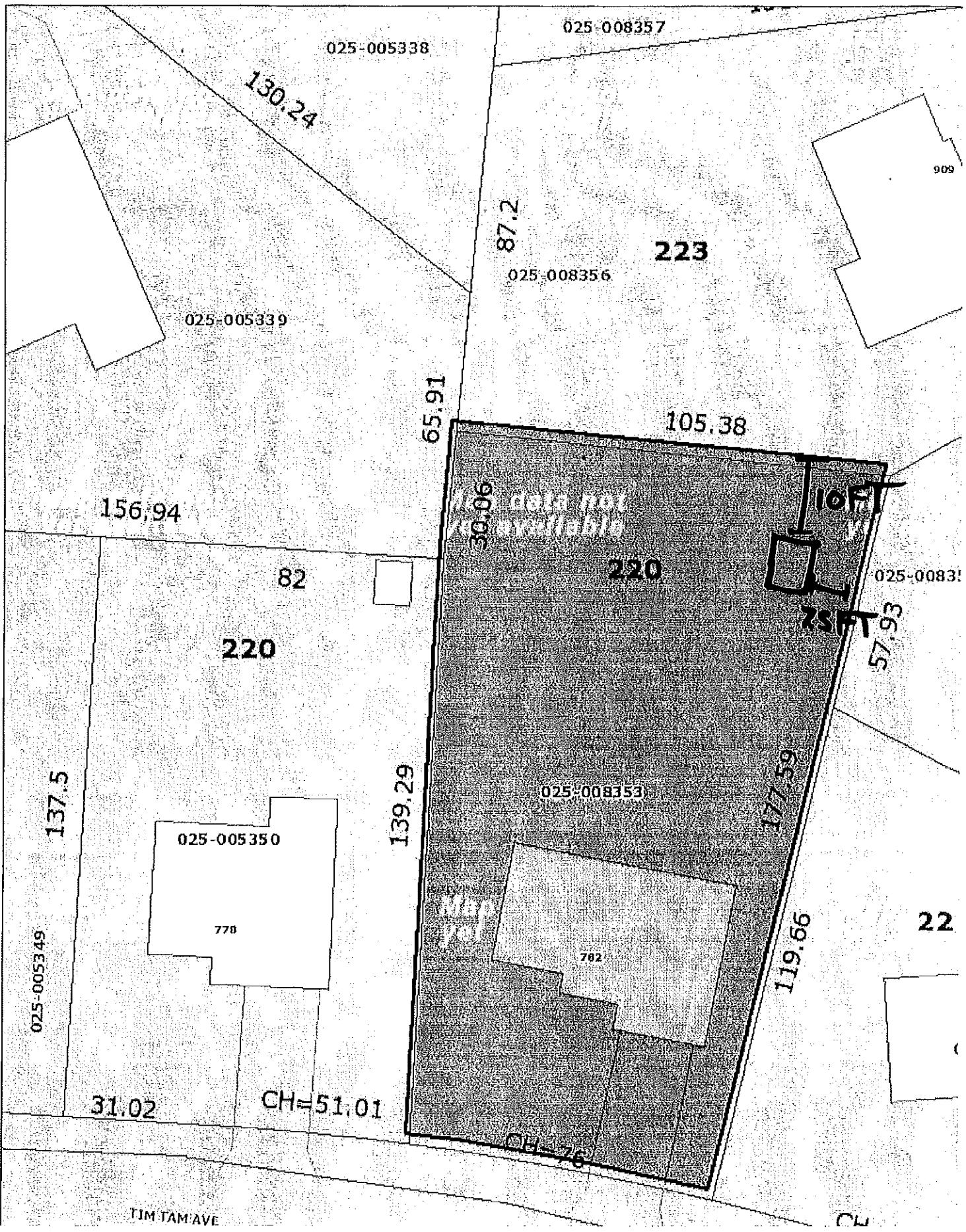
New placement due to easements
118" clearance

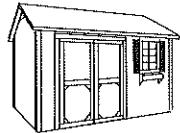


= Aproximate location shed can be placed meeting code



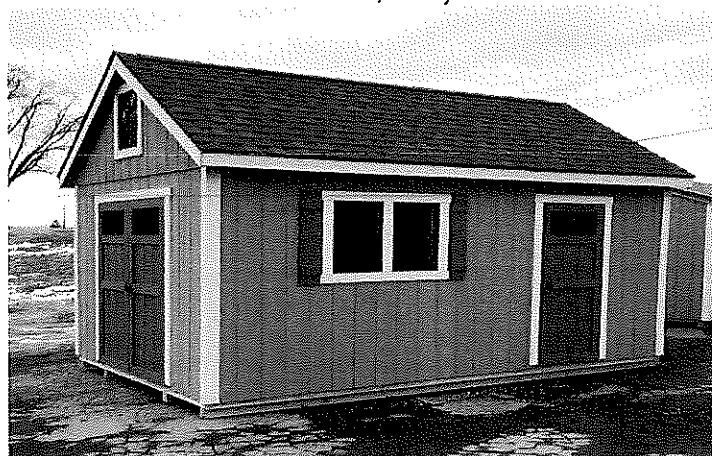
025M094JJJA12300



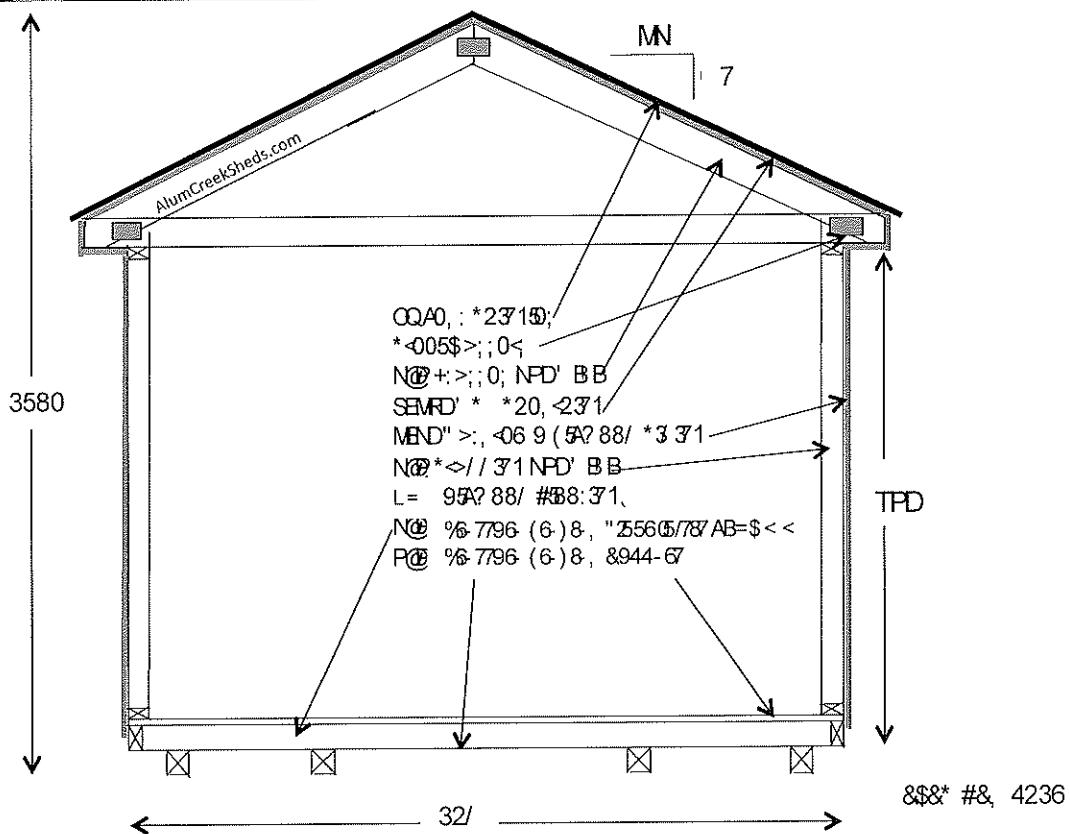


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June 24, 2020

Panda Alex
782 Tim Tam Ave
Columbus, OH 43230

RE: Permit 2006-0093-SHE (SHE-SFRD)
782 Tim Tam Ave

Dear Panda Alex:

The following comments were generated from the review of the submitted plans and documents for the referenced project. For the next submittal, please provide a disposition of comments, revised plans, and/or other information as requested for further review. The disposition of comments needs to include both the original comment and the appropriate response. If desired, these comments can be emailed. Re-submitted plans that do not include the disposition of comments document will not be reviewed and will be returned to you.

Zoning

1. Per Chapter 1143 of the code the Setback requirements have been met for SF-3 Zoning.

Engineering

2. There is a 8 inch sanitary sewer line and 15 foot easement through the northeast corner of the lot and a 21 inch storm line and 15 foot easement through the middle of the property. Shed cannot encroach into either easement.
3. Do not disrupt existing storm water runoff drainage patterns.

If you have any general comments or questions, please contact me at mike.frey@gahanna.gov or (614) 342-4010.

For Engineering questions please contact Jeff Feltz at Jeff.Feltz@Gahanna.Gov or calling 614-342-4005
Sincerely,

Mike Frey
Building Inspector