



VARIANCE APPLICATION SUMMARY



File Number	V-25-28
Property Address	535 HUMBOLDT CT GAHANNA, OH 43230
Parcel ID	025-009398
Zoning District	R-3 - Small Lot Residential
Project/Business Name	Bedroom Addition
Applicant	Rand Gulvas, PE (retired), LEED AP rgulvas@gmail.com 614-949-6669
Description of Variance Request	<p>Please refer to Application/Permit #BRES-25-179 which identified that the addition would encroach into the 25 foot rear yard setback. It would encroach 2 ft on the SE corner and 7 ft on the SW corner. That averages into a 4.5 foot encroachment. Per your Code " A dimensional variance is to allow a deviation of more than ten (10) percent of a dimensional or numerical code requirement such as setbacks..."</p> <p>10% of a 25 foot setback would mean 2.5 ft. So we are slightly encroaching into the allowed deviation setback by an average of only 2 feet.</p>

Requested Variances

Code Section	Code Title
Ch 1103.09(e)	Small Lot Residential



AUTHORIZATION CONSENT FORM

If you are filling out more than one application for the same project & address, you may submit a copy of this form with each additional application.

As the owner or acting agent for the subject property, I have reviewed the application and hereby authorize the listed applicant to make decisions that may affect my property as it pertains to this application.


(property owner/acting agent signature)

Stephen J. Benninger
(printed name)

10/6/25
(date)


(applicant signature)

Rand A Gulas
(printed name)

10/6/25
(date)

Contiguous Property owners to 535 Humboldt Court, Gahanna

Owner	MCCARRELL MARK STEPHEN
Owner Mailing / Contact Address	STEPHANIE BETH EVANS-MCCARRELL 545 HUMBOLDT CT GAHANNA OH 43230

Owner	HAZELL PAUL D
Owner Mailing / Contact Address	525 HUMBOLDT CT GAHANNA OH 43230 5094

Statement of Variance Revised 10-29-25

This is our response to the questions received from the City in your Variance Comment Letter 10/28/25. We are trying to get construction started in the next 2 weeks so please expedite this or call Rand at 614 949 6669 with any questions that we can clarify.

Response to Engineering comments:

#1 The Utility Easement has been added to the site drawing on the west side. Water, sanitary, electric and gas service for the addition will be through the crawl space to the house as shown on the Permit set. The house is served by water, sanitary, and gas service and downspout discharge from the street as shown. The existing electric service to the house is being replaced as shown on the site drawing. At your request we have added the existing water service from the street. We have added the downspout drain discharging to the south into the stream as ok'd by your engineer. The front gutter will intercept the existing drain pipe to the street.

#2 We have added the 40 " existing storm pipe. It has no impact on the addition.

#3 We have added the western utility easement to the site plan and the addition does not encroach into that easement.

Response to Parks Comments:

If we prune trees on the south side, we will meet your requirements

Response to Planning comments:

#1 There is no door. Refer to Coded Note #1 on drawing A1.1. It is just an opening.

#2 The addition cannot shifted to the west because it will encroach on the side yard set back and easement. The addition cannot shifted to the east for the following reasons.

- a. It will encroach even more into the rear set back
- b. It will encroach into the utility easement
- c. It will impact the roof tie-in to the existing house
- d. It will move the addition to close to the existing electrical meter. (See coded #15, the meter is on the outside of where the electrical panel is shown). The National Electrical Code Article 110.26 requires 3 feet of working clearance, so the most we could shift the addition would be about 3' east which has no real impact on the rear yard setback.
- e. The bay shown on the drawing has windows so a shift east would block those windows.

- f. The existing underground electrical service has to be relocated to the east side to intercept the existing electric meter and the new conduit needs to be 3 feet from the building.
- g. The footing for the addition extends even further from the wall. Shifting even 3 feet to the east, will put the addition footing too close to the underground conduit noted in "f" above.
- h. Structurally we felt it was best to connect the east wall of the addition as it is shown.

#3 We have added elevation drawings to this resubmittal.

Please refer to Application/Permit #BRES-25-179 which identified that the addition would encroach into the 25 foot rear yard setback. It would encroach 2 ft on the SE corner and 7 ft on the SW corner. That averages into a 4.5 foot encroachment. Per your Code " A dimensional variance is to allow a deviation of more than ten (10) percent of a dimensional or numerical code requirement such as setbacks..." 10% of a 25 foot setback would mean 2.5 ft. So we are slightly encroaching into the allowed deviation setback by an average of only 2 feet.

1. The owner is a semi retired Pastor in Gahanna who has lived here for over 30 years. His wife was born with only 1 leg and has EXTREME difficulty accessing her 2nd floor bathroom and bedroom. This addition would allow her to have a 1 st floor bedroom, handicap accessible bathroom and kitchenette. Without this addition they will be forced to move.
2. If you could please approve this quickly it would still allow them to get the project under construction before winter.
3. On behalf of the homeowners, Steve and Shirley Benninger, we believe this dimensional variance will not change the essential character of the neighborhood in any way. The addition is oriented in the rear set-back of a cul-de-sac parcel. Additionally, the South property line abuts a Conservation and is not visible from the South because of the heavily wooded CON-zoned parcel.
4. Will not damage adjoining properties. Both neighbors have been made aware of the proposed work and do not object to the proposed construction.
5. Will not affect delivery of governmental services in any way.
6. Will not create environmental impacts
7. The variance is a necessity for the home-owner to have a bedroom, kitchen, and living space on the first floor to accommodate her future accessibility needs.
8. The addition does not undermine the objectives of the land use plan.



NUMBER	SHEET TITLE	CURRENT REVISION	ISSUED DATE
G1.0	COVER SHEET	1	10/23/2025
G1.1	GENERAL NOTES & CODE SUMMARY	1	10/23/2025
AD1.1	DEMOLITION FLOOR PLANS	1	10/23/2025
AS1.0	SITE PLAN	1	10/23/2025
A1.0	FOUNDATION/FRAMING PLANS AND DETAILS	1	10/23/2025
A1.1	FLOOR PLAN AND SCHEDULES	1	10/23/2025
A1.2	RCP, ELECTRICAL, AND HVAC PLAN	1	10/23/2025
A1.3	ROOF PLAN		8/21/2025
A2.1	EXTERIOR ELEVATIONS	1	10/23/2025
A3.1	SECTIONS & DETAILS	1	10/23/2025
A4.1	ENLARGED PLANS & INTERIOR ELEVATIONS	1	10/23/2025
A4.2	INTERIOR ELEVATIONS	1	10/23/2025
TOTAL SHEETS: 12			

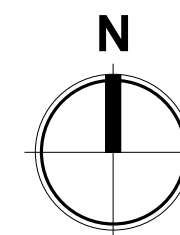
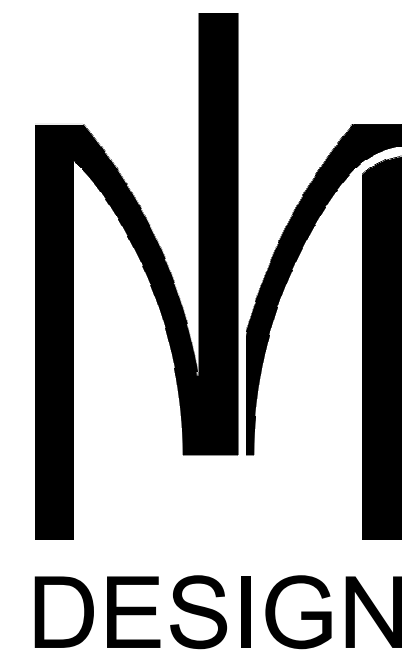
IFP - REVISION 1

RESIDENTIAL ADDITION

535 HUMBOLDT CT
COLUMBUS, OH 43230

SCOPE OF WORK INCLUDES:

THE CONSTRUCTION OF A CMU BLOCK WALL FOUNDATION WITH VENTED CRAWL SPACE, LIGHT WOOD FRAMED ADDITION, AND SMALL PT WOOD DECK ONTO THE SOUTH-WEST CORNER OF AN EXISTING HOME. ALL DECK LUMBER USED IN THE FRAMING OF THE EXTERIOR DECK IS TO BE PRESSURE TREATED. ALL PIERS, FOOTINGS/POST FOUNDATIONS ARE TO BE FORMED CONCRETE.



NORTH

[illegible]

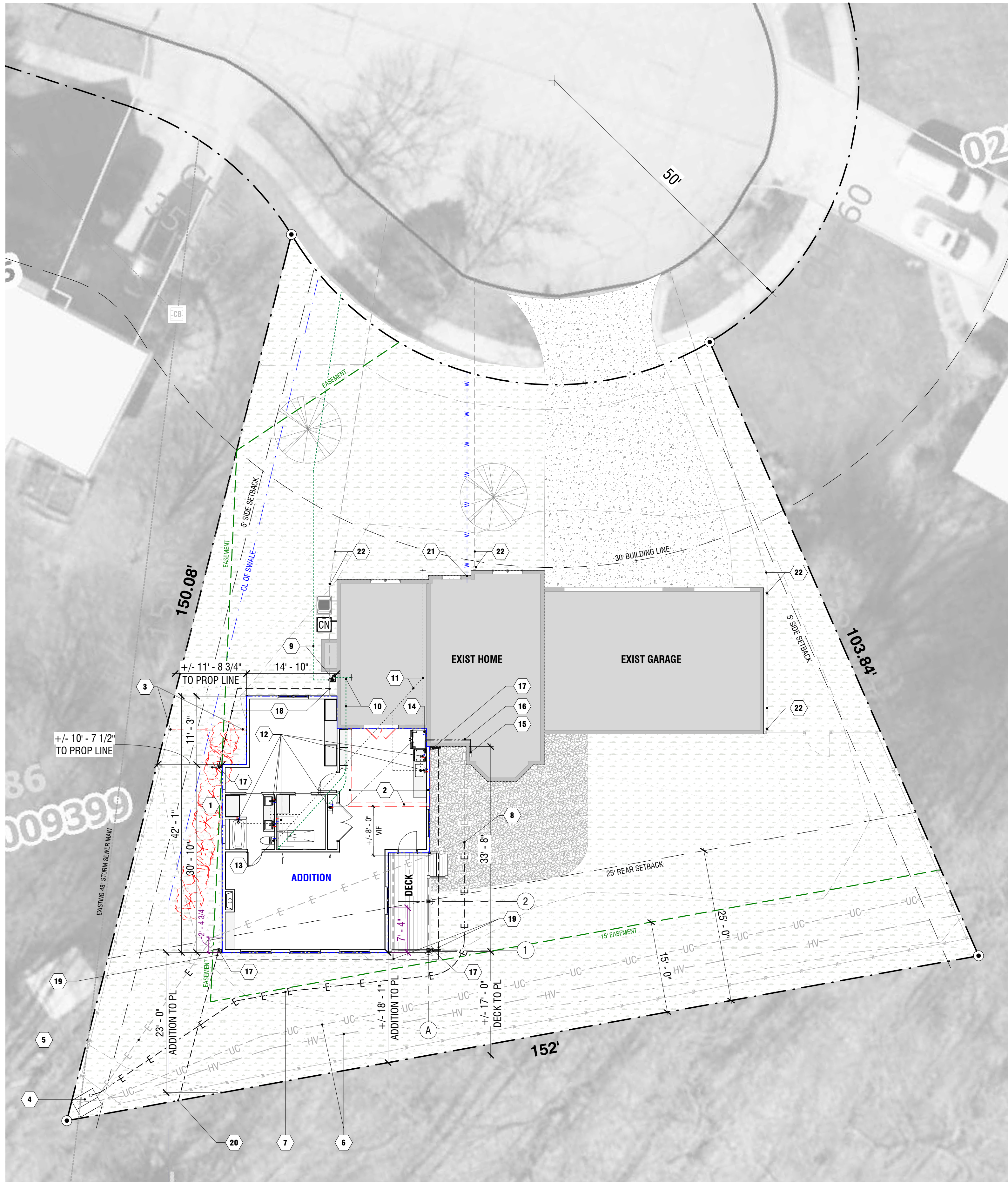
Stephen & Shirley Benninger
Humboldt CT Addition

COVER SHEET

Project Number	BE-001
Date Issued	8.21.2025
Drawn by	NM
Checked by	TH & RG

G1.0

Scale $1/64" = 1'-0"$



1 SITE PLAN
1" = 10'-0"

SITE PLAN GENERAL NOTES

- ALL DIMENSIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED.
- CALL BEFORE YOU DIG AND HAVE ALL EXISTING UTILITY LINES MARKED BEFORE COMMENCING THE WORK.
- VERIFY LOCATIONS OF EXISTING POWER LINE AND WATER SHED, LOCATIONS DRAWN IN PLAN ARE APPROXIMATE.
- GC / SUBCONTRACTOR ASSUMES ALL LIABILITY FOR DAMAGED UTILITY LINES CAUSED BY TRENCHING, INSTALLING NEW WATER LINE, AND/OR BACKFILLING.
- GC / SUBCONTRACTOR ASSUMES ALL LIABILITY FOR BUILDING OR INSTALLING MATERIALS OUTSIDE OF THE PROPERTY OF THIS PARCEL SCOPE OF WORK.
- ALL TRENCHED MATERIALS MUST BE RE-INSTALLED AND COMPACTED TO THE STATE IN WHICH IT WAS BEFORE IT WAS DISTURBED.
- ARCHITECTURAL SITE PLAN IS SCHEMATIC IN NATURE AND IS NOT TO BE CONSTRUED AS AN ENGINEERED PLAN OR DETAILED LANDSCAPE DESIGN.
- EXISTING WATER LINE TO REMAIN UN-ALTERED.
- EXISTING GRADING TO BE MAINTAINED.
- ALL NEW OR IMPROVED UTILITIES TO BE LOCATED UNDERGROUND.
- PLUMBING, MECHANICAL, AND ELECTRICAL WORK SHOWN IS BASIS OF DESIGN, SHALL BE DESIGN/BUILT BE CORRESPONDING SUB CONTRACTOR, AND APPLY WITH ALL LOCAL AND APPLICABLE CODES.
- STORM WATER TIE-IN TO BOOT AT EACH DOWNSPOUT LOCATION. DRAINAGE SYSTEM TO BE CONDUCTORS, DESIGN BUILT BY GC, TO TIE INTO STORM SEWER.

SITE IDENTIFICATION

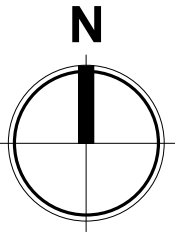
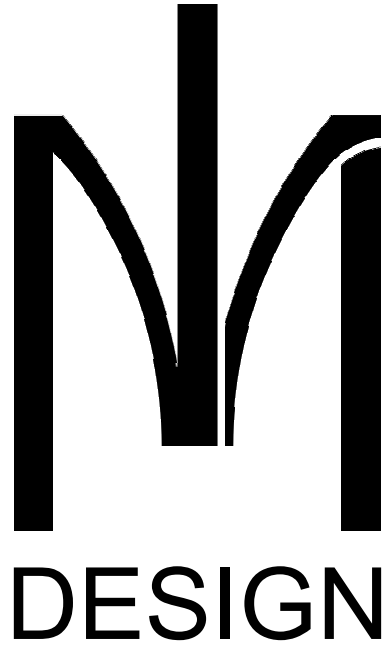
SITE ADDRESS: 535 HUMBOLDT CT
COLUMBUS, OH 43230
PARCEL ID: 025-009398
ZONE: R-3 - SMALL LOT RESIDENTIAL
SUBDIVISION: AMBASSADOR COMMONS
LOT NUMBER: SECTION 4, LOT 185
PROPERTY CLASS: R - RESIDENTIAL
LAND USE: 510 - SINGLE FAMILYU DWLG
TAX DISTRICT: 025 - CITY OF GAHANNA-GAHANNA JEFFERSON
SCHOOL DISTRICT: 2506 - GAHANNA JEFFERSON CSD
APP NBRHD: 06227

SITE PLAN LEGEND

- PROPERTY LINE / PIN
- UTILITY EASEMENT
- PROPOSED ADDITION FOOTPRINT
- SETBACK
- UNDERGROUND GAS LINE
- UNDERGROUND POWER LINE (GREY = EXIST)
- EXISTING UNDERGROUND HIGH VOLTAGE LINE
- EXISTING UNDERGROUND WATER LINE
- EXISTING TREE
- EXISTING PEBBLE SOFTSCAPE
- EXISTING GRASS YARD
- EXISTING CONCRETE DRIVEWAY
- NEW ENGINEERED WOOD DECKING
- CONDENSER UNIT
- EXISTING FENCE
- EXISTING WALL
- DEMOLITION WALL / ELEMENT
- PROPOSED WALL
- SANITARY LINE (GREY = EXIST)
- STORM WATER LEADER LINE / DOWNSPOUT & BOOT
- POWER LINE TO APPLIANCE/EQUIPMENT
- WATER SUPPLY (RED = HOT, BLUE = COLD)
- SHEET CODED NOTE

SITE PLAN - CODED NOTES

- EXISTING SHRUBS TO BE REMOVED.
- EXISTING CALIFORNIA ROOM WALLS AND ROOF TO BE REMOVED IN THEIR ENTIRETY. SLAB ON GRADE, FOUNDATION WALLS, AND FOOTINGS TO REMAIN AND BE ALTERED AS REQUIRED TO ACCOMMODATE ADDITION FLOOR FRAMING.
- RELOCATE NORTH RUN OF CHAINLINK FENCE, POSTS, AND GATE.
- EXISTING TRANSFORMER TO REMAIN. GC TO COORDINATE ALL NEW WORK WITH AEP.
- EXISTING UNDERGROUND 12/240V POWER TO BE ABANDONED IN PLACE - CUT AS REQUIRED.
- EXISTING UNDERGROUND CABLE TV AND HIGH VOLTAGE CABLE TO REMAIN.
- NEW 3" PVC UNDERGROUND CONDUIT WITH AEP 120/240V POWER CABLE.
- NEW 3" UNDERGROUND CONDUIT TO OVERLAP EXISTING ABANDONED CABLE AT THIS POINT. TERMINATE AT METER AND FIELD VERIFY DEPTH IN FIELD.
- EXISTING GAS METER AND GAS LINE TO REMAIN - PROTECT DURING EXCAVATION AND CONSTRUCTION.
- GAS LINE FOR DRYER AND DIRECT VENT FIREPLACE TO RUN UNDER FLOOR FRAMING IN CRAWL SPACE AND CONNECT TO EISTING GAS LINE IN EXISTING CRAWL SPACE.
- SANITARY LINES DESIGN/BUILD BY PLUMBING SUB CONTRACTOR. ALL SANITARY LINES TO RUN IN ADDITION CRAWL SPACE AND CONNECT TO EXISTING SANITARY MAIN AT EXISTING CRAWL SPACE WEST FOUNDATION WALL.
- HOT AND COLD WATER SUPPLY LINE TO PLUMBING FIXTURE. ALL HOT WATER LINES TO BE FED FROM TANKLESS WATER HEATER. ALL COLD SUPPLY LINES TO BE FED FROM EXISTING WATER TANK. HOT AND COLD WATER LINES TO BE DESIGN/BUILT BY PLUMBING SUB CONTRACTOR. ASSUME 1/2"DIA PEX-FLEX, TYP.
- WATER CLOSET TO RECEIVE 1/2" COLD WATER SUPPLY LINE AND 3" SANITARY DRAIN.
- REFRIGERATOR TO RECEIVE COLD WATER SUPPLY. INSTALL PER MANUF. INSTALLATION INSTRUCTIONS.
- EXISTING ELEC. PANEL TO REMAIN. ELEC SUB CONTRACTOR TO FIELD VERIFY POWER AVAILABLE AND REQUIRED FOR ALL NEW FIXTURES REQUIRING POWER. REFER TO A-1.2 FOR ADDITIONAL INFORMATION.
- POWER LINES TO NEW FIXTURES TO RUN IN CRAWL SPACE, DESIGN/BUILD BY ELEC SUB CONTRACTOR, AND CONNECT TO EXISTING ELEC. PANEL, TYPICAL.
- DOWNSPOUT AND BOOT REFER TO GENERAL NOTE 11 ON THIS SHEET.
- 3" STORM WATER LEADER TO TIE INTO EXISTING STORM WATER LINE AT NORTH WEST DOWNSPOUT LOCATION.
- 3" STORM WATER LEADERS TO PICK-UP FOOTING DRAIN ALONG WEST FOUNDATION WALLS. 3" STORM WATER DRAINS INDICATED WITH DASHED LINE
- 3" STORM WATER LEADER TO OUTLET INTO THE EXISTING DITCH/CULVERT AT THIS APPROXIMATE LOCATION ON THE SOUTH PROPERTY LINE.
- APPROXIMATE LOCATION OF WHERE UNDERGROUND WATER LINE ENTERS INTO THE EXISTING BASEMENT UTILITY ROOM. NO PROPOSED PUBLIC WATER LINE ALTERATIONS IN SOW.
- EXISTING DOWNSPOUT, BOOT, AND STORM WATER LEADER TO REMAIN.



ISSUANCE SCHEDULE		
No.	Description	Date
1	ISSUED FOR PERMIT	8/21/2025
1	REVISION 1 - CITY COMMENTS & VARIANCE	10/29/2025

Stephen & Shirley Benninger
Humboldt CT Addition

SITE PLAN

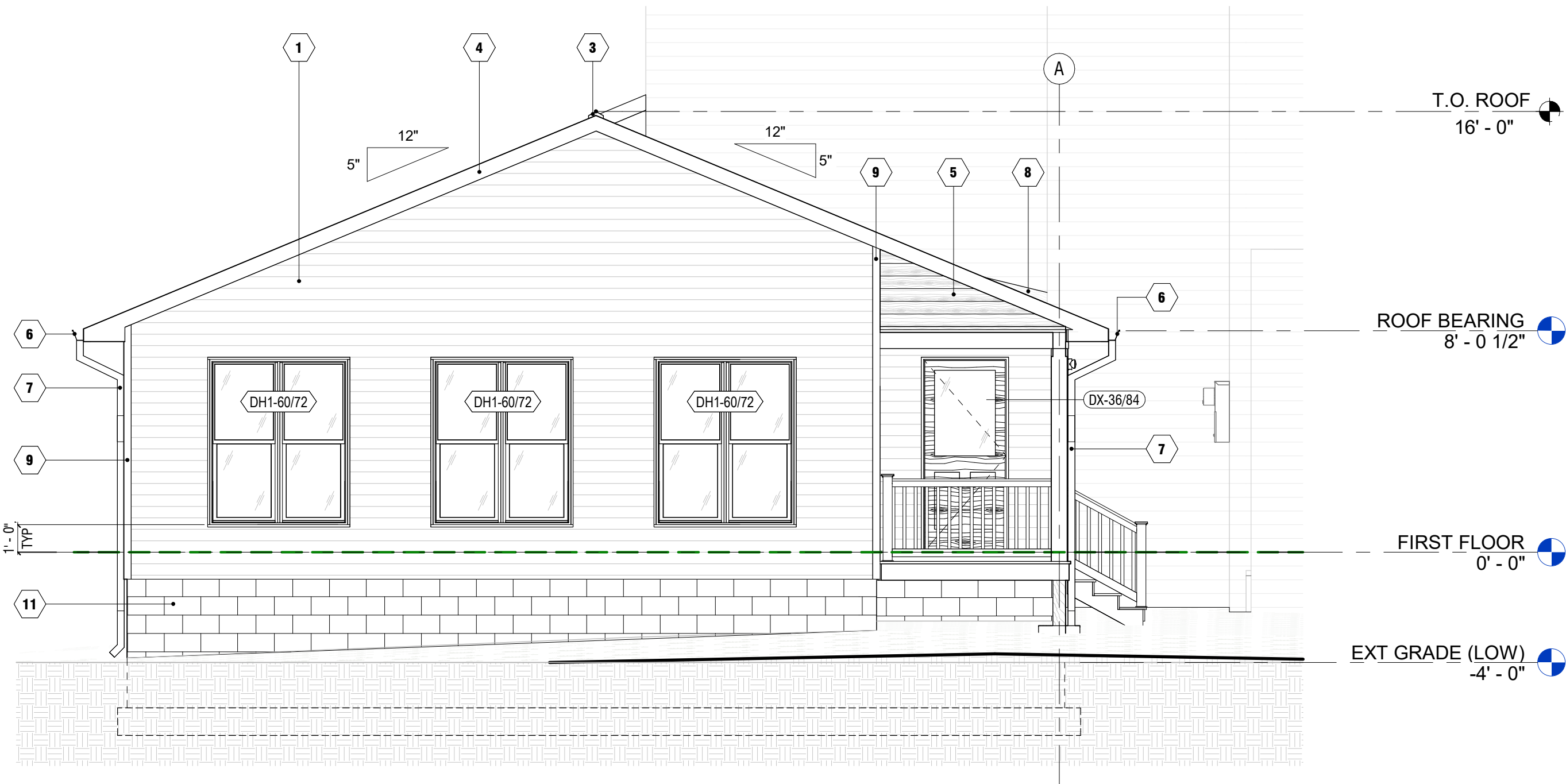
Project Number	BE-001
Date Issued	8.21.2025
Drawn by	NM
Checked by	TH & RG

AS1.0

Scale As indicated

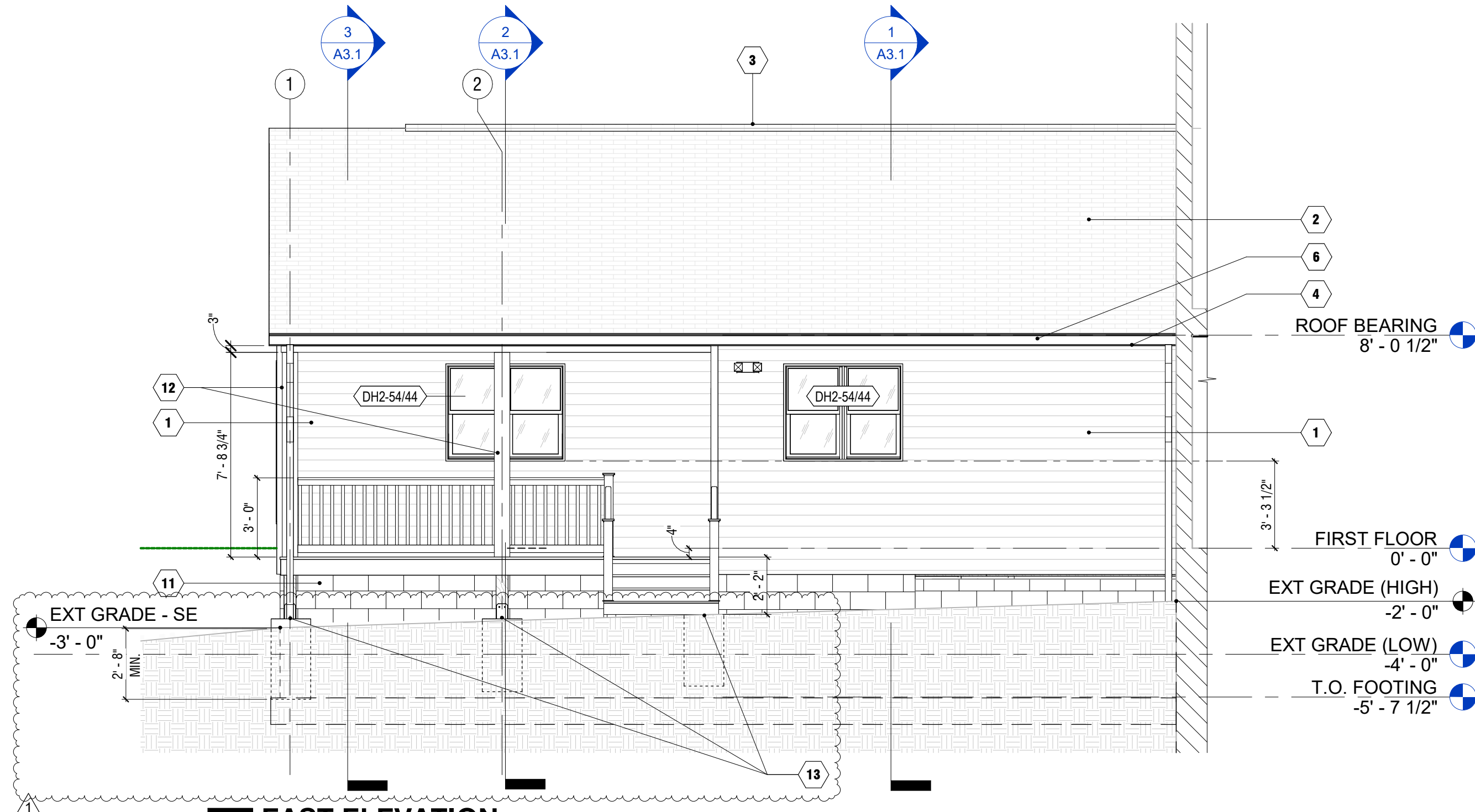
EXTERIOR ELEVATIONS - CODED NOTES

- 5" DOUBLE DUTCHCLAP VINYL SIDING TO MATCH EXISTING SIDING SIZE AND COLOR. USE REMOVED SIDING AT ADDITION WALL AS CONTROL SAMPLE.
- 3-TAB ASPHALT ROOF SHINGLES ON TYVEK PROTEC SYNTHETIC FIBER ROOF UNDERLAYMENT OR SIMILAR ON 1/2" OSB ROOF SHEATHING. GC TO MATCH EXISTING ROOF FINISH.
- CONTINUOUS VENTURI RIDGE VENT - FINISH TO MATCH ROOF SHINGLES
- PAINT FASCIA BOARD WITH EXTERIOR ACRYLIC LATEX PAINT - FINISH TO MATCH EXISTING BROWN FASCIA.
- 5 1/2" LP SIDING PAINTED TO MATCH BROWN FASCIA.
- 5" BEVELED ALUMINUM GUTTER - FINISH TO MATCH EXISTING ROOF GUTTERS.
- 3" X 2" ALUMINUM DOWNSPOUT - FINISH TO MATCH EXISTING DOWNSPOUTS.
- ROOF CRICKET BUILT UP AT EXISTING BUTTING WALL INSIDE CORNER. SLOPE BACK TO LOW POINT @ SE CORNER 1/2" PER FOOT MINIMUM AND FLASH / PLASTIC CEMENT SEAL ALL SEAMS.
- 4" VINYL CORNER TRIM TO MATCH EXISTING SIDING COLOR - CERTAINTED OR SIMILAR
- CRAWL SPACE ACCESS DOOR - PAINT TO MATCH ADJACENT DRYLOK CONCRETE WATER PROOFING
- CMU FOUNDATION WITH DRYLOK OR SIMILAR MASONRY WATER PROOFER - GREY FINISH, TYPICAL ALL EXPOSED CMU BLOCK
- 3/4" LP COLUMN TRIM - PAINTED WHITE TO MATCH RAILING.
- 6X6 PT WOOD POST, SST APVB66 POST BASE, AND 20" DIA. SONOTUBE CONCRETE FOOTING DOWN 32" MIN FROM LOWEST POINT OF EXTERIOR GRADE.



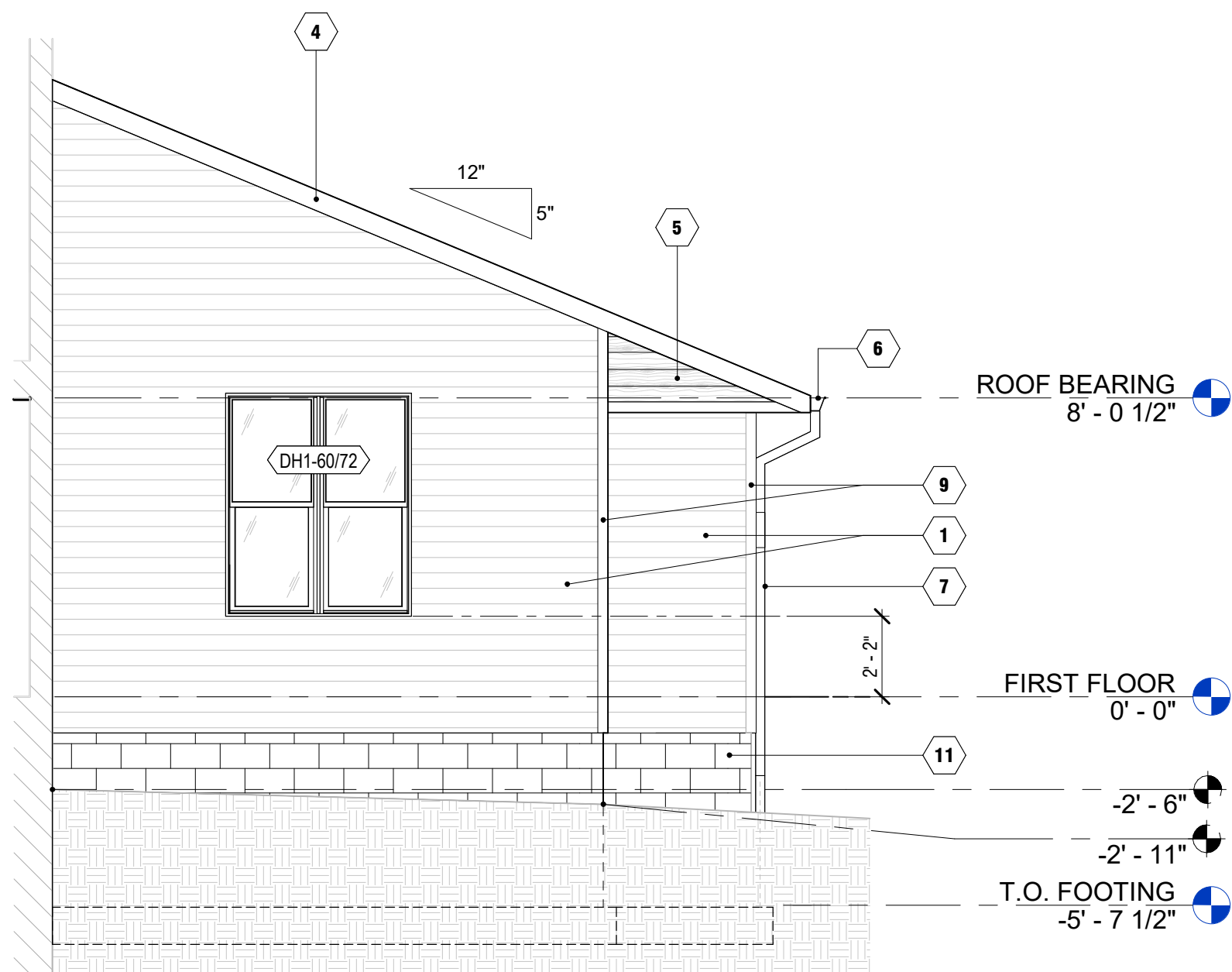
1 SOUTH ELEVATION

1/4" = 1'-0"



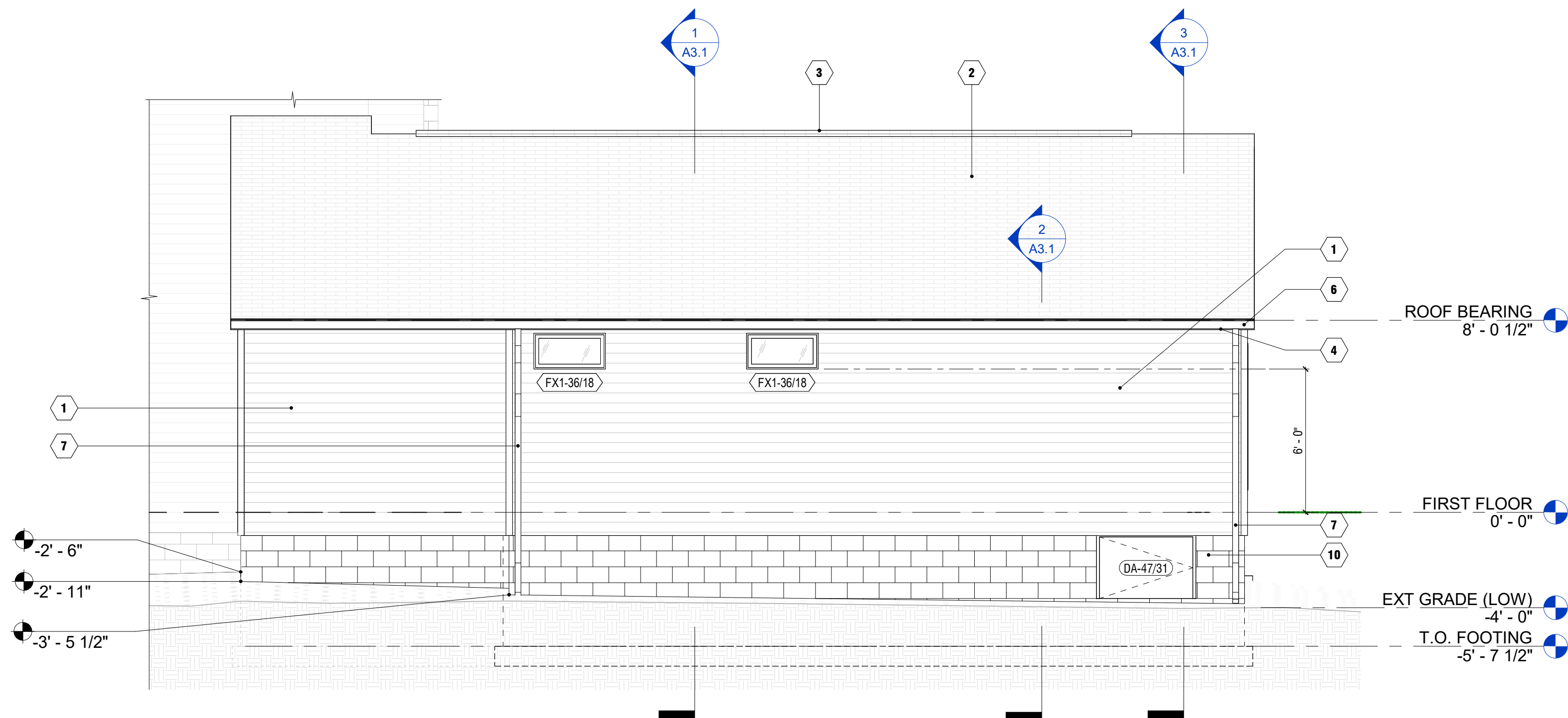
2 EAST ELEVATION

1/4" = 1'-0"



3 NORTH ELEVATION

1/4" = 1'-0"



4 WEST ELEVATION

1/4" = 1'-0"

No.	Description	Date
1	ISSUED FOR PERMIT	8/21/2025
1	REVISION 1 - CITY COMMENTS & VARIANCE	10/29/2025

Stephen & Shirley Benninger
Humboldt CT Addition

EXTERIOR ELEVATIONS

Project Number	BE-001
Date Issued	8.21.2025
Drawn by	NM
Checked by	TH & RG

A2.1

Scale 1/4" = 1'-0"



PLANNING COMMISSION STAFF REPORT

Project Summary – 535 Humboldt Court

Meeting Date: December 3, 2025

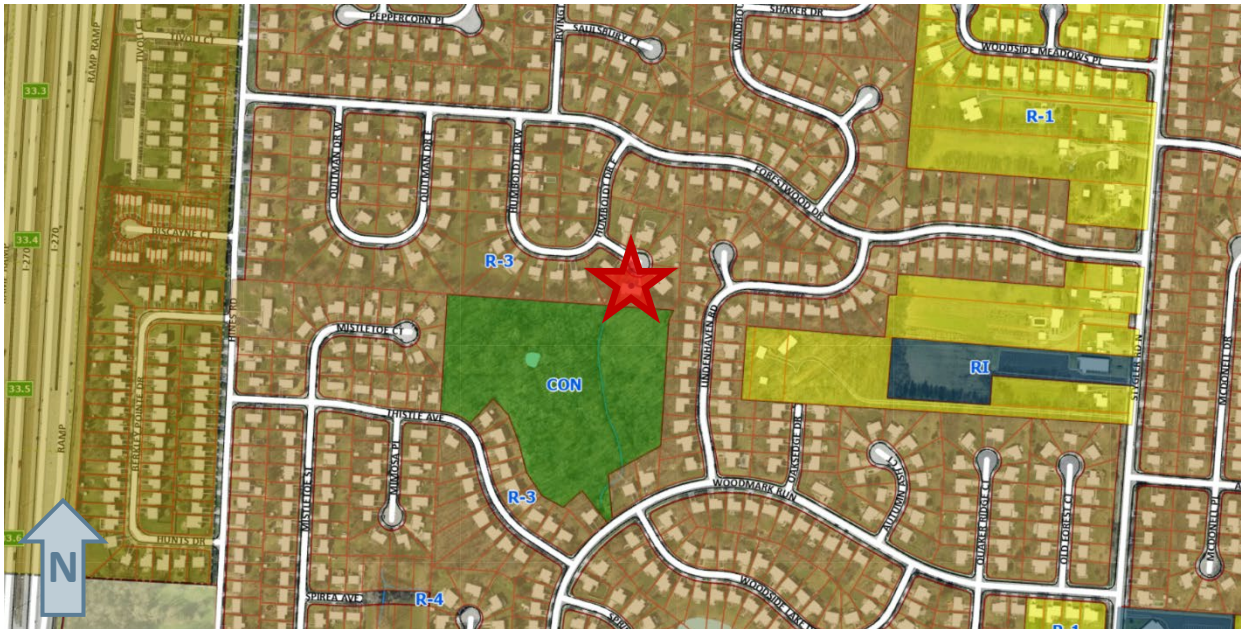
Zoning: Small Lot Residential (R-3)

Application Type(s): Variance (V)

Staff Representative: Maddie Capka, Planner II

Recommendation: Staff recommends approval of the application.

Location Map:



Staff Review

Overview

The applicant is requesting approval of a variance to allow a 1,192 SF addition within a rear yard setback. For all properties zoned R-3, the zoning code requires a 25 ft rear yard setback for principal structures. Since this is an addition to a principal structure, the 25 ft setback applies. The addition encroaches 7 ft into the setback.

The addition is almost entirely to the rear of the existing house, except for a small portion connected to the western side of the house. The addition contains a handicap accessible bedroom, bathroom, and kitchenette. It is not considered an accessory dwelling unit since it is connected to the existing house through an open doorway and is not separate.

The applicant is limited on the location of the addition due to an easement along the west and south property lines. The current proposed location accounts for the easement, the roof tie-in to the existing house, existing windows on the house, and an electrical meter in the rear yard. Due to the easement and the location of the existing house on the lot, the southwest corner of the site has the most room for an addition.

The house is located at the end of a cul-de-sac and there is ample space between each of the neighboring houses. The house abuts a conservation zone owned by the city that is undeveloped and heavily wooded, meaning the addition would not be visible from the south. There is also some mature vegetation between the addition and the lot to the west.

Review Criteria

Variance (V)

The following variance has been requested:

1. 1103.09(e) – Small Lot Residential
 - a. The principal structure must be at least 25 ft from the rear property line.
 - b. The proposed addition is 18 ft from the rear property line.

Before granting a variance, Planning Commission shall find that:

- a) The variance is not likely to result in substantial change to the essential character of the neighborhood;
- b) The variance is not likely to result in damage to adjoining properties;
- c) The variance is not likely to affect the delivery of governmental services (e.g., water, sewer, garbage);
- d) The variance is not likely to result in environmental impacts greater than what is typical for other lots in the neighborhood;
- e) The variance is necessary for the economical use of the property, and such economical use of the property is not easily achieved through some method other than a variance;

- f) The variance is not likely to undermine the objectives of the land use plan;
- g) Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of land or structures; and,
- h) The practical difficulty could be eliminated by some other method, even if the solution is less convenient or more costly to achieve.

Recommendation

Staff recommends approval of the variance as submitted. There are many limitations on the site that affect where the addition can be located. The addition will be somewhat visible from the ROW but largely screened from the south and west. The addition will match the existing home and fit in with the neighborhood. The addition is necessary for the property owner to remain in their home.