

# City of Gahanna

200 South Hamilton Road  
Gahanna, Ohio 43230



## Meeting Agenda

### Board of Zoning and Building Appeals

Thursday, July 26, 2012

City Hall - 6:30 PM

#### GAHANNA'S VISION is...

*... to be an innovative model community that values its rich heritage, pursues high standards, and promotes respect among its citizens.*

#### GAHANNA'S MISSION is...

*... to ensure an exceptional quality of life by providing comprehensive services, financial stability, and well-planned development which preserves the natural environment, in order that city government will continue to be responsive, accessible and accountable to our diverse and growing community of citizens.*

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*Asa Benjamin Winkler, Chair  
Donald W. Jensen, Vice Chair  
Hakim Ben Adjoua  
Cynthia G. Canter  
Debra Mecozzi*

*Isobel L. Sherwood, MMC, Clerk of Council*

*All meetings and meeting agendas are subject to last minute changes. Please contact the Clerk's Office at 614-342-4090 to confirm the date and time of this meeting or to request any special accommodations.*

**A. CALL MEETING TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL.**

**B. SWEARING IN OF WITNESSES.**

**C. PUBLIC HEARING:**

**BZA-0002-2012**

**Appeal/94 Jahn Drive/Strohm**

**Appeal-BZA**

To consider an appeal from a Planning Commission denial of the application of Charles Strohm, 94 Jahn Drive, for a variance to Section 1171.03(a) of the Codified Ordinances to allow a fence to exceed 6' in height.

**D. UNFINISHED BUSINESS.**

**E. NEXT MEETING.**

**F. ADJOURNMENT.**

## 1131.03 ADVERTISED PUBLIC HEARING

...the Planning Commission shall not grant a variance unless it finds that all of the following conditions apply to the case in question:

- (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.

(ORD-104-97 Passed 5-20-97)

From: strohmc <[REDACTED]>

To: BZABOARD <BZABOARD@GAHANNA.GOV>

Cc: strohmc <[REDACTED]>

Subject: BZA-0002-2012 Charles H. Strohm

Date: Sat, Jul 21, 2012 3:09 pm

BZABOARD..

I am writing to ask each of you to review the variance appeal information in detail and Urge each of you to visit my home, before the meeting on July 26th, As I stated in my letter it is easier to actual see why I need this variance, rather than to try to describe it on paper. Personally, I am visual person and I can understand things a lot better seeing, rather than it just being explained to me.

I do work at home and I am available most of the time during the day and if you wish to stop by in the evening I am usually home after 5:30PM.

Thank you for your attention

Sincerely

Charles H. Strohm  
94 Jahn Drive  
Gahanna, Ohio 43230  
[REDACTED]

MY NAME IS CHARLES STROHM. I LIVE AT 94 JAHN DRIVE. I AM HERE THIS EVENING TO REQUEST AN APPEAL ON MY VARIENCE REQUEST THAT WAS DENIED ON 6-13-12.

BEFORE I GET STARTED I WOULD LIKE TO ADDRESS A FEW ISSUES ON THE MEETING OF 6-13-2012.

I AM A NATIVE OF GAHANNA... I WAS BORN AND RASIED IN THIS COMMUNITY. OBVIOUSLY I LOVE THIS CITY. THERE HAVE BEEN FOUR GENERATIONS OF THE STROHM FAMILY THAT HAVE GRADUATED FROM GAHANNA. I FOUND IT SHOCKING THAT THE COMMITTEE ON THE EVENING OF 6-13-12 DISRECPTFULLY TREATED MY VARIENCE REQUEST AS A JOKE... IT WAS VERY EMBRASSING TO ME AT BEST. I WOULD THINK THAT IT SHOULD BE VERY EMBRASSING TO THIS CITY AND CITIZENS TO HAVE A COMMITTEE MEMBER MAKE A COMMENT : AND I QUOTE “ IT SOUNDS LIKE MS BATES AND YOU NEED A MARRIAGE COUNCIL RATHER THAN A COUNCIL TO APPROVE A VARIENCE”. THIS WAS HIGHLY UNPROFESSIONAL, VERY INTIMIDTING AND DISRECPTFUL.. TO SAY NOTHING ABOUT THIS GOING TOTALLY AGAINST GAHANNA’S VISOIN.. WHICH I QUOTE: GAHANNA’S VISION:...”.to be an innovative model community that values its rich heritage, purses high standards and promotes respect among its citizens.”

I HOPE THAT WHATEVER DECISION IS MADE HERE THIS EVENING IT IS WITH AN OPEN MIND, PROFESSIONALISM, NON BIAS AND BASED ON THE ORDINANCE CODE 1131.03 CONDITIONS. ( attached)

TO GET STARTED ON MY REQUEST FOR AN APPEAL

IT IS MY OPINION THAT MOST OF THE COMMITTEE MEMBERS HAD NOT READ THE PACKET OF INFORMATION PROVIDED TO THEM. I SAY THIS BECAUSE OF THE QUESTIONS THAT CAME UP ABOUT SURVEYS, LOT LINES ETC. I ALSO BELIEVE THAT EVEN THE ATTORNEY FOR MS. BATES DID NOT READ THE PACKET OF INFORMATION AS WELL. IF THEY HAD, THEY WOULD HAVE REALIZED THAT THERE HAD BEEN A CURRENT SURVEY WHICH DID INDICATE THE FENCE IN QUESTION IS ON MY PROPERTY AND THE LINE DOES NOT SWERVE LIKE MS PALEY INDICATED ( refer to the minutes of 6-13-12). THE STAKES HAVE WRITING ON THEM (SEE PIC ( B2 #2. THEY HAVE THIS WRITING ON THEM, BECAUSE THE LOT LINE IS UNDER THE EXISTING FENCE AND THE SURVEY COMPANY COULD NOT PUT THE STAKES THERE. THAT IS WHY THEY MARKED THE STAKES TO INDICATE WHERE THEY SHOULD BE. (the pictures were taken by the police department when the survey company was there, so there is no question about the location of the stakes or where the lot line is)

IT IS MY HOPE THAT THE COMMITTEE CONSIDERS GRANTING THIS  
VARIANCE BASED ON CODE 1131.03 CONDITIONS ALONE WHICH I WILL  
COVER.

CONDITON (1 )SPECIAL CIRCUMSTANCES/ CONDITIONS.

YEARS AGO MS. BATES CARPORT WAS ERECTED WITHOUT A VARIANCE  
OR ANY APPROVAL BY THE CITY ( this was research by the city). THE CARPORT  
SITS RIGHT ON THE PROPERTY LINE WHERE SHE HANGS CAMERAS. MS  
PALEY (Ms. Bates attorney) SAID IT IS FOR HER PROTECTION AND THE  
CAMERAS FACE HER DOOR. MAYBE ..POSSIBLY SOMETIMES THEY DO. BUT  
THEY ARE MOVED FREQUENTLY. STRANGE.. IF THEY ARE FOR HER  
SECURITY, WHY WOULD SHE OBJECT TO ADDING 2 FT MORE TO MY  
FENCE? IT WOULD GIVE HER ADDITIONAL SECURITY. ... WHY WOULDN'T  
SHE ALSO HAVE THE CAMERAS ALL AROUND HER HOUSE ? AND NOT JUST  
IN THE BACK YARD....WHERE THE CAMERAS ARE LOCATED IS MERELY A  
PLACE WHERE MY YARD CAN BE VIEWED. I BELIEVE THAT SHE WANTS TO  
SEE WHAT I AM DOING IN MY BACK YARD. I FEEL AS THOUGH MY  
PRIVACY IS BEING INVADED.

TO FURTHER PROVE MY POINT. I CHECK ON MY POOL DAILY, SOMETIMES I TAKE A DIP. I DO THIS SEVERAL TIMES A DAY. THE CAMERAS ARE MOVED DAILY. I HAVE PICTURES I DO NOT TAKE PICTURES EVERYDAY, BUT IF YOU LOOK AT THE EXHIBITS C..D..E...F. AND G . YOU WILL SEE HOW THE CAMERAS ARE MOVED. IF THE PURPOSE OF THE CAMERAS ARE FOR HER SECURITY....WHY WOULD SHE NEED TO CHANGE LOCATIONS AND NOT DIRECT THEM TO HER DOOR? I WOULD THINK THE CAMERA AREA SHOULD BE SET.

#### CONDITION ( 2) PRESERVATION / ENJOYMENT

I HAVE A SWIMMING POOL IN MY BACK YARD. MY BACKYARD IS MY PLACE TO GO TO RELAX, SWIM AND ENJOY MY FRIENDS AND FAMILY IN PEACE. I AM NOT ABLE TO DO THAT RIGHT NOW. IT SEEMS TO ME THAT MS BATES HAS NOTHING BETTER TO DO THAN HARRASS...SPY...AND STALK ME WITH HER CAMERAS. NOT ALL THE OBJECTS IN THE PICS HAVE CAMERAS. SHE MOVES THEM AROUND IN DIFFERENT PLACES DAILY. I BELIEVE SHE DOES NOT WANT ME TO EXTENT MY FENCE BECAUSE WITH THE ADDED HEIGHT SHE WOULD NOT BE ABLE TO SEE WHAT I AM DOING IN MY BACK YARD. AND I AM NOT EVEN SURE IF SEEING IN MY BACK YARD IS HER MAIN GOAL, ALTHOUGH I BELIEVE SHE WANTS TO OBSERVE MY ACTIVITIES.. I BELIEVE HER MAIN PRIORITY IS HARASSMENT.

CONDITION ( 3) BY GRANTING THIS VARIENCE IT WILL NOT MATERIALLY  
AFFECT ADVERSELY THE HEALTH OR SAFETY OF PERSONS IN THE  
NEIGHBORHOOD

THE FENCE IN QUESTION IS IN MY BACKYARD BETWEEN MS BATES AND MY PROPERTY AND IT IS HARDLY NOTICEABLE BY THE NEIGHBORS IN THE FRONT. MS BATES INSTALL TREES IN THE FRONT ALONG THE LOT LINE WHICH HIDE THE SIDE FENCE. AND THE NEIGHBOR BEHIND ME IS 100 YARDS AWAY.

AN ISSUE WAS BROUGHT UP ABOUT THE FENCE STRUCTURE AND IT NOT BEING ABLE TO HANDLE THE EXTRA WEIGHT. I HAVE CONVERSED WITH MY BROTHER RONALD STROHM WHO HAS BEEN AN ARCHITECT FOR OVER 40 YEARS.... BEFORE MOVING TO GEORGIA HE CONTRIBUTED A LOT TO COLUMBUS AND THIS COMMUNITY ALONG WITH DENNY SOUDER AND JACK SCHMIDT, HE HAD A MAJOR IMPACT ON SAVING BUILDING.. B.. OF THE HIGH SCHOOL. HIS EXPERTISE AND GUIDENCE CONTRIBUTED GREATLY TO PRESERVING THE HISTORY OF THIS BUILDING, WHICH IS THE ORIGINAL HIGH SCHOOL BUILDING OF GAHANNA. THEREFORE HIS OPINION SHOULD BE HIGHLY RESPECTED

WHEN I ASK MY BROTHER ABOUT ADDING THE ADDITIONAL 2 FT TO MY FENCE. ... HE SAID ....WITH ME ADDING THE HEAVY GAUGE METAL

STAKES BETWEEN THE EXISTING FENCE POSTS AND ATTACHING THEM TO THE CROSS MEMBERS OF THE FENCE , THE FENCE WOULD HAVE NO PROBLEM HANDLING THE ADDITIONAL WEIGHT.

Tape On

July 26, 2012

BZA

ADJOUA h  
CANTER h  
MECOZZI a  
JENSEN h  
WINKLER h

Call to Order at 6:30  
power outage - resumed  
at 6:40 p.m.

2nd CANTER n  
JENSEN Y  
MECOZZI  
WINKLER Y  
1st ADJOUA X

grant appeal as req. by

M.C.

JENSEN  
WINKLER  
MECOZZI  
CANTER  
ADJOUA

before any fence erected  
to be app'd

WINKLER  
MECOZZI  
JENSEN  
ADJOUA  
CANTER

MECOZZI  
JENSEN  
ADJOUA  
CANTER  
WINKLER

# MEMORANDUM

TO: Payroll

FROM: Donna Jernigan, MMC, Sr. Deputy Clerk of Council

DATE: August 1, 2012

RE: *Compensation - Board of Zoning and Building Appeals*

YOU ARE HEREBY NOTIFIED that Board of Zoning and Building Appeals met on Thursday, July 26, 2012 with members Adjoua, Canter, Jensen, and Winkler present.

THEREFORE, pursuant to provisions of Ordinance ORD-0110-2007, passed June 18, 2007, the members should receive compensation in the following amounts:

|                            |              |
|----------------------------|--------------|
| <i>HAKIM ADJOUA</i>        | <i>\$100</i> |
| <i>CYNTHIA G. CANTER</i>   | <i>\$100</i> |
| <i>DONALD JENSEN</i>       | <i>\$100</i> |
| <i>A. BENJAMIN WINKLER</i> | <i>\$100</i> |

Thank you for your usual cooperation.

dj

**WELCOME TO THE BOARD OF  
ZONING AND BUILDING APPEALS  
MEETING**

**July 26, 2012**



CITY OF GAHANNA  
STAFF COMMENTS

May 18, 2012

FILE: V-13-2012

PERMIT: 12050029

PHD: 6-13-12

Charles H Strohm - Resident

94 Jahn Drive – To allow fence to exceed 6' in height

Zoning Division:

Comments:

The applicant requests a variance to allow a fence greater than 6' in height to be erected on the south side of his property from the existing gate to the east property line. There has been a lengthy history of discord between Mr. Strohm and his neighbor to the south, which has resulted in many calls to the GPD as well as the Zoning Division. It is my opinion that a special circumstance exists in this case, and that a variance for the height of the fence may bring relief to both neighbors. **1131.04 PUBLIC HEARING.**

At such hearing the applicant shall present a statement and adequate evidence, in such form as the Planning Commission may require and the Planning Commission shall not grant a variance unless it finds that all of the following conditions apply to the case in question:

- (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.

Sincerely,

Bonnie Gard  
Planning & Zoning Administrator  
Department of Development



"HERB CAPITAL OF OHIO"

200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230  
614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV

# City of Gahanna

200 South Hamilton Road  
Gahanna, Ohio 43230



## Meeting Agenda

### Board of Zoning and Building Appeals

Thursday, July 26, 2012

City Hall - 6:30 PM

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July 5, 2012

Board of Zoning and Building Appeals  
Attn: Clerk of Council

Re: V-0013-2012, 94 Jahn Drive

To whom it may concern:

I wish to request an Appeal on my variance request that was denied on June 13, 2012.

There are several reasons for this request.

It is my opinion that the Planning Commission did not understand or interrupt the information that was provided to them as to the survey that was done on my property and why that the variance is needed, for me to enjoy my pool in my back yard with privacy and peace.

There was an old survey drawing in my original packet when I submitted for the variance which was marked where the request for the variance was located on my property and it was interpreted that it was the survey.

If the Committee members would have read the letter and packet of information they would have in fact understood that I did have a current survey done and that the stakes are still in the ground showing where the property line is. This shows my property line and that the fence is mine.

I believe that none of the Committee members actually read the variance request in detail and I know for sure that none of them bothered to visit my property to see where I was requesting the exception and why the request is a valid one. Many times actually seeing describes the situation better than what you read on paper. In my original request for the variance I welcomed the committee to visit and see exactly where and why this request is a valid one. The offer is still open and I would urge this visit before the hearing date. Isn't this the reason that when a variance request is requested, the City erects yellow signs and maps at the location?

A couple of the Committee members could not hear me thru the Microphone and one member actually intimidated me by constantly telling me to speak up, they could not hear me. The fact is that I was speaking directly into the microphone and I really became frustrated and was not able to present or rebuttal a very good case.

In closing

I found the Committee of June 13, 2012 to be very unprofessional and insulting. For one committee member to say that my neighbor and I need a marriage counselor rather than a request for a variance is very insulting and extremely unprofessional and not funny.

Thank you for considering this variance.



Charles H. Strohm  
94 Jahn Drive  
Gahanna, OH 43230  
614-475-6549

H  
=

From: Katey Powell <Katey.Powell@gahanna.gov>

To: 'strohmc' <[redacted]>

Date: Mon, Jul 9, 2012 3:14 pm

Attachments: backoffenceslat-pulledfromscrew.jpg (695K), 1024overheadviewofstake.jpg (1329K), 1024propertylinestakebtwn94&100.jpg (948K), 1024propertylinestakefrompropanetanks.jpg (1296K)

Katey Powell  
Records  
Police Department

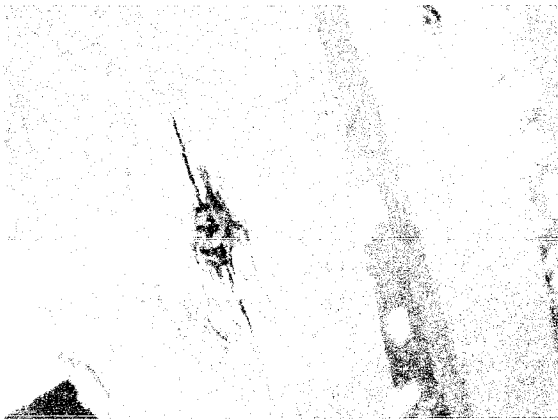


City of Gahanna  
460 Rocky Fork Boulevard  
Gahanna, Ohio 43230  
614-342-4232  
614-342-4332(fax)  
katey.powell@gahanna.gov  
www.gahanna.gov

A-1

Chet N. Smith

4 Attached Images

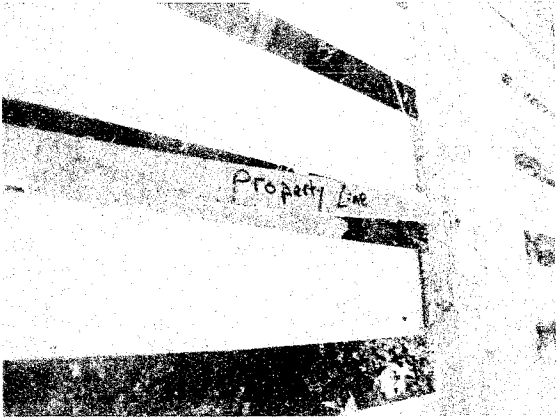


①



②

A2 ~~11~~

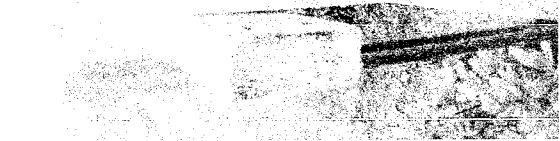


3

Chas. W. Smith



4



B2

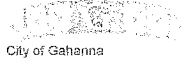
From: Katey Powell <Katey.Powell@gahanna.gov>

To: 'stromch [REDACTED] <[REDACTED]>

Date: Mon, Jul 9, 2012 3:14 pm

Attachments: 1024-from2ndstaketowardspropanetanks.jpg (1336K), 1024-2ndstakebehindwhitfencebtwn94100.jpg (799K), 1024-3rdstaketowardspropanetanks.jpg (1791K), 1024-from1ststaketowards2nd&3stake.jpg (1714K)

Katey Powell  
Records  
Police Department



City of Gahanna  
460 Rocky Fork Boulevard  
Gahanna, Ohio 43230  
614-342-4232  
614-342-4332(fax)  
katey.powell@gahanna.gov  
www.gahanna.gov

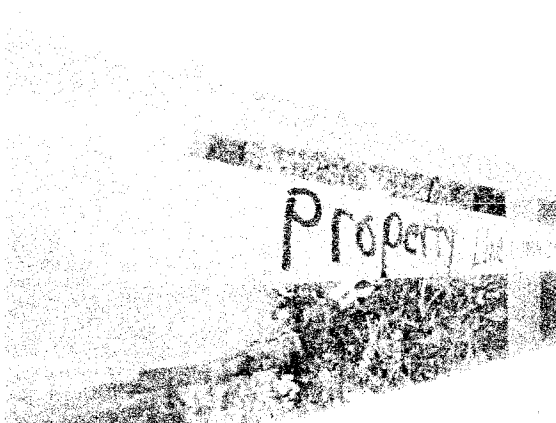
B-1

Chris N. [Signature]

4 Attached Images

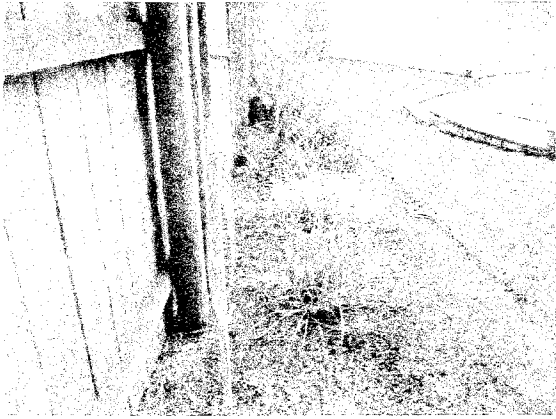


①



②

refers to pic 3



③

Pic 2 refers to this pic - survey Company could not put stake under fence so they put a note on stake



④

Picture of how close our property lines are. The white fence was erected to secure my pool after Ms. Bates tore down my fence, thinking it was on her property. Also notice the Red string hanging from the gutter indicating the property line.

*Ch. H. Stroh*




10.07.2011

Picture of new fence she had to put up because of Criminal charge which was later dismissed of an agreed settlement. Lantern with Camera. Also notice the Red string.

*Chad H. Smith*



A black and white photograph showing a wooden structure, possibly a boat or a small building, with a curved roof. The structure is made of vertical wooden planks. In the foreground, two large, white, cylindrical lanterns are visible. The background shows dense foliage. A white rectangular box is overlaid on the top right of the image, containing a signature and a title.

*Chak N. Stark*

Lanterns with Cameras.

06.13.201

*Chas. H. Smith*

Lanterns with Cameras.

*Chak N. Stok*

Lanterns with Cameras.

07.07.2012



*Chas H. Stark*

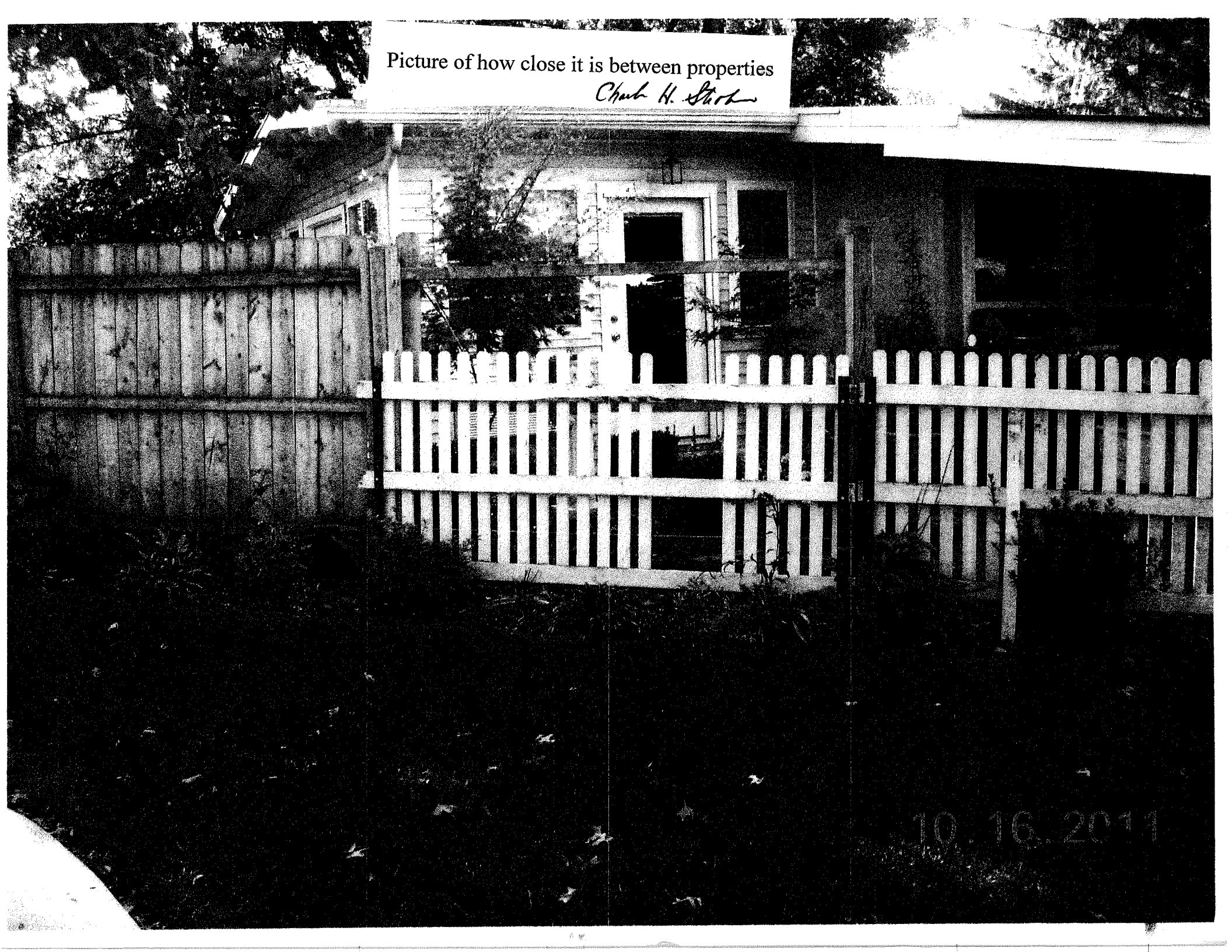
Picture of how close it is between properties



10.07.2

Picture of how close it is between properties

*Chuck H. Storch*



10.16.2011

*Chad H. Stark*

Lanterns with Cameras.

06.13.2011

*Chet H. Stark*

Lanterns with Cameras.

*Chad H. Stock*

Lanterns with Cameras.

07.07.2012

*Chak N. Stark*

Picture of how close it is between properties

10.07.20



Picture of how close it is between properties

*Chub H. Stark*



10.16.2011

**PLANNING COMMISSION**  
**MINUTES, FINDING OF FACT**  
**AND STATEMENT**

# City of Gahanna

200 South Hamilton Road  
Gahanna, Ohio 43230



## Meeting Agenda Board of Zoning and Building Appeals

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*Donald W. Jensen, Vice Chair*

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*Isobel L. Sherwood, MMC, Clerk of Council*

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**D. UNFINISHED BUSINESS.**

**E. NEXT MEETING.**

**F. ADJOURNMENT.**

07/12/12

CITY OF GAHANNA  
RECEIPT DETAIL REPORT

PAGE 1

| RECEIPT | DATE | BATCH | EMPLOYEE | CUSTOMER NAME | REFERENCE NO  | CHECK AMOUNT | CASH AMOUNT |
|---------|------|-------|----------|---------------|---------------|--------------|-------------|
|         |      |       |          |               | CREDIT AMOUNT | OTHER AMOUNT | TOTAL       |

| LN | REV CODE | CUSTOMER ID | DESCRIPT/INVOICE | -LN FUND | CASH_ACT | DEPARTMENT | CRED_ACT | PROJECT | PROJ_ACT | AMOUNT |
|----|----------|-------------|------------------|----------|----------|------------|----------|---------|----------|--------|
|----|----------|-------------|------------------|----------|----------|------------|----------|---------|----------|--------|

|             |        |                  |             |     |      |     |      |  |  |       |
|-------------|--------|------------------|-------------|-----|------|-----|------|--|--|-------|
| CS000000221 |        | 07/13/12         | IS071320    |     |      |     |      |  |  | 50.00 |
|             |        |                  |             |     | .00  |     | .00  |  |  | .00   |
| 1           | CN4632 | BZA FEE - STROHM | MISC INCOME | 101 | 1102 | 101 | 4632 |  |  | 50.00 |

|                 |  |  |              |             |               |              |                |       |  |
|-----------------|--|--|--------------|-------------|---------------|--------------|----------------|-------|--|
| REPORT TOTALS : |  |  | CHECK AMOUNT | CASH AMOUNT | CREDIT AMOUNT | OTHER AMOUNT | APPLIED CREDIT | TOTAL |  |
|                 |  |  | 50.00        | .00         | .00           | .00          | .00            | 50.00 |  |

200 SOUTH HAMILTON ROAD  
FAX: (614) 342-4190



www.gahanna.gov

GAHANNA, OHIO 43230-2996  
TELEPHONE: (614) 342-4090

July 12, 2012

CHARLES STROHM  
94 JAHN DRIVE  
GAHANNA OH 43230

Given to  
Mr. Strohm  
7/19/12

You are hereby notified that the Gahanna Board of Zoning and Building Appeals will hold a public hearing on:

**Thursday, July 26, 2012  
6:30 p.m.**

Council Chambers  
Gahanna City Hall  
200 South Hamilton Road  
Gahanna, Ohio

BZA-0002-2012 To consider an appeal from a Planning Commission denial of the application of Charles Strohm, 94 Jahn Drive, for a variance to Section 1171.03(a) of the Codified Ordinances to allow a fence to exceed 6' in height.

All regular and special meetings of the Board of Zoning and Building Appeals are open to the public. This application is on file in the office of the Clerk of Council for review.

Isobel L. Sherwood, MMC  
Clerk of Council

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## Isobel Sherwood

---

**From:** Isobel Sherwood  
**Sent:** Thursday, July 12, 2012 3:10 PM  
**To:** Bonnie Gard  
**Cc:** Leah Evans  
**Subject:** BZA Appeal - 94 Jahn Drive

As I informed you last night, I have received an appeal from Charles Strohm on the denial of his application for a variance for his fence. Please let me know as soon as possible if you have any additional materials you would like to submit to the BZA prior to the meeting. Everything currently in the file, including the minutes, will be copied and sent to BZA members. Contiguous property owners are being notified today.

### **ISOBEL L. SHERWOOD, MMC**

Clerk of Council



CITY OF GAHANNA

200 S. Hamilton Rd.  
Gahanna, Ohio 43230  
614.342.4090  
614.342.4190(fax)  
[isobel.sherwood@gahanna.gov](mailto:isobel.sherwood@gahanna.gov)  
[www.Gahanna.gov](http://www.Gahanna.gov)

200 SOUTH HAMILTON ROAD  
FAX: (614) 342-4190



www.gahanna.gov

GAHANNA, OHIO 43230-2996  
TELEPHONE: (614) 342-4090

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ALVEDA BATES  
100 JAHN DRIVE  
GAHANNA OH 43230

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*Gahanna's Mission is...*

...to ensure an exceptional quality of life by providing comprehensive services, financial stability, and well-planned development which preserves the natural environment, so that city government will continue to be responsive, accessible, and accountable to our diverse and growing community of citizens.

200 SOUTH HAMILTON ROAD  
FAX: (614) 342-4190



www.gahanna.gov

GAHANNA, OHIO 43230-2996  
TELEPHONE: (614) 342-4090

July 12, 2012

SKIP KNOWLES  
86 JAHN DRIVE  
GAHANNA OH 43230

You are hereby notified that the Gahanna Board of Zoning and Building Appeals will hold a public hearing on:

**Thursday, July 26, 2012  
6:30 p.m.**

Council Chambers  
Gahanna City Hall  
200 South Hamilton Road  
Gahanna, Ohio

BZA-0002-2012 To consider an appeal from a Planning Commission denial of the application of Charles Strohm, 94 Jahn Drive, for a variance to Section 1171.03(a) of the Codified Ordinances to allow a fence to exceed 6' in height.

All regular and special meetings of the Board of Zoning and Building Appeals are open to the public. This application is on file in the office of the Clerk of Council for review.

Isobel L. Sherwood, MMC  
Clerk of Council

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GAHANNA, OHIO 43230-2996  
TELEPHONE: (614) 342-4090

July 12, 2012

DONALD FRAZIER  
95 SOUTH HAMILTON ROAD  
GAHANNA OH 43230

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**Thursday, July 26, 2012  
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Council Chambers  
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Isobel L. Sherwood, MMC  
Clerk of Council

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200 SOUTH HAMILTON ROAD  
FAX: (614) 342-4190



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GAHANNA, OHIO 43230-2996  
TELEPHONE: (614) 342-4090

July 12, 2012

ILENE PALEY  
64 GRANVILLE STREET  
GAHANNA OH 43230

You are hereby notified that the Gahanna Board of Zoning and Building Appeals will hold a public hearing on:

**Thursday, July 26, 2012  
6:30 p.m.**

Council Chambers  
Gahanna City Hall  
200 South Hamilton Road  
Gahanna, Ohio

BZA-0002-2012 To consider an appeal from a Planning Commission denial of the application of Charles Strohm, 94 Jahn Drive, for a variance to Section 1171.03(a) of the Codified Ordinances to allow a fence to exceed 6' in height.

All regular and special meetings of the Board of Zoning and Building Appeals are open to the public. This application is on file in the office of the Clerk of Council for review.

A handwritten signature in black ink that reads 'Isobel L. Sherwood'. The signature is fluid and cursive.

Isobel L. Sherwood, MMC  
Clerk of Council

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FAX: (614) 342-4190



www.gahanna.gov

GAHANNA, OHIO 43230-2996  
TELEPHONE: (614) 342-4090

June 26, 2012

CHARLES STROHM  
94 JAHN DRIVE  
GAHANNA OH 43230

Re: V-0013-2012, 94 Jahn Drive

Dear Mr. Strohm:

With regard to any Notice of Appeal to the Board of Zoning and Building Appeals that you may wish to file, the following is an excerpt from Chapter 147 of the Codified Ordinances of Gahanna:

147.03 APPEALS TO THE BOARD

- (a) Appellant's Requirements. Appeals shall be in writing, in the form prescribed by law, and shall be filed with the Clerk of Council within 30 days from the date of the action being appealed. The following items shall be filed with each appeal:
- (1) a concise statement of the reason or legal basis for the appeal, along with a citation of the applicable code section(s) signed by the appellant or agent, with the appellant or agent's printed name, address and telephone number;
  - (2) a listing of proposed exhibits, not already contained in the record, which shall be signed by the appellant or agent, along with 10 copies of each of the exhibits;
  - (3) an affidavit of the applicant listing the names and addresses of all property owners contiguous to, and directly across the street from the property, as appearing on the Franklin County Auditor's current tax list;

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- (4) The filing fee required by section 147.04;
- (b) Appellee's Requirements.. The city official, employee or body whose decision is under appeal is deemed the appellee and is a party to the appeal.

Within seven (7) days of notification of an appeal, appellee shall transmit to the Clerk of Council the records pertaining to the matter under appeal. Further, the board may require the appellees to provide a written statement describing the basis for the decision under appeal.

- (c) Interested Party Requirements. Any other person or organization wishing to intervene in the appeal as an interested party, shall place the Board on notice of the proposed intervention. The notice shall be in writing, or shall be in person and on the record and shall identify the interested party, the specific interest of the party in the action, and provide a name, mailing address, and telephone number where the party or the party's agent may be contacted.
- (d) Filing and Transmittal of Appeals. The Clerk of Council shall review the appellant's filings to ensure this section is complied with, and shall advise the appellant. Upon compliance with this section, the Clerk shall forward to the board members all documents filed by the appellant. The Clerk shall also forward to the board members the official record of the proceedings below.
- (e) Notification Procedures. At least five days prior to hearing, the Clerk of Council shall notify in writing the following persons:
  - (1) The appellant;
  - (2) The appellee(s);
  - (3) Any interested parties of record, including all those persons who testified in any public hearings in opposition to the appellant's position;
  - (4) All property owners identified in accordance with Section 147.03 (a)(3).
- (f) Hearing Procedures. If a party wishes to have a stenographer present at hearing, the party shall provide at least two days prior written notice to the Clerk. The party requesting the stenographer is responsible for the cost of such stenographer. The Board may have a stenographer present at a hearing. If a stenographer is present in accordance with this section, the stenographer's transcript shall be the official record. If no stenographer is present, the Clerk's minutes serve as the official record of the hearing. Any matter concerning hearing procedures not governed herein, shall be governed by the board's rules.

- (g) Standards. The appellant or proponent of a position which shall be before the board has the burden of proof by a preponderance of the evidence. The Board shall consider all relevant evidence brought before it, provided however, evidence not disclosed as required may only be admitted in accordance with the board's rules. Evidence not admitted into the record by the board may be proffered into the record by a party.

#### 147.04 FEES

- (a) The filing fee for appeals is as follows:
- |  |           |
|--|-----------|
| (1) Single Family Residential District | \$ 50.00; |
| (2) All Other Districts:               | \$ 500.00 |
- (b) Filing fees are not refundable, unless the Board orders the fee waived due to special circumstances.

The issue you may wish to appeal was a denial by the Planning Commission on June 13, 2012 of your variance application. The Code requires that you file an appeal in 30 days from date of the action. It will be necessary for you to meet all requirements of Chapter 147 as quickly as possible. If you do appeal the decision, members of the Board of Zoning and Building Appeals may visit the property prior to the appeal. Upon receipt of said requirements, the Board will schedule a hearing date. Please call, should you need additional information.

Respectfully,

ISOBEL L. SHERWOOD, MMC  
Clerk of Council

**SUBMITTAL**  
**FOR APPEALS BOARD**  
**BY APPLICANT**

July 5, 2012

Board of Zoning and Building Appeals  
Attn: Clerk of Council

Re: V-0013-2012, 94 Jahn Drive

To whom it may concern:

I wish to request an Appeal on my variance request that was denied on June 13, 2012.

There are several reasons for this request.

It is my opinion that the Planning Commission did not understand or interrupt the information that was provided to them as to the survey that was done on my property and why that the variance is needed, for me to enjoy my pool in my back yard with privacy and peace.

There was an old survey drawing in my original packet when I submitted for the variance which was marked where the request for the variance was located on my property and it was interpreted that it was the survey.

If the Committee members would have read the letter and packet of information they would have in fact understood that I did have a current survey done and that the stakes are still in the ground showing where the property line is. This shows my property line and that the fence is mine.

I believe that none of the Committee members actually read the variance request in detail and I know for sure that none of them bothered to visit my property to see where I was requesting the exception and why the request is a valid one. Many times actually seeing describes the situation better than what you read on paper. In my original request for the variance I welcomed the committee to visit and see exactly where and why this request is a valid one. The offer is still open and I would urge this visit before the hearing date. Isn't this the reason that when a variance request is requested, the City erects yellow signs and maps at the location?

A couple of the Committee members could not hear me thru the Microphone and one member actually intimidated me by constantly telling me to speak up, they could not hear me. The fact is that I was speaking directly into the microphone and I really became frustrated and was not able to present or rebuttal a very good case.

In closing

I found the Committee of June 13, 2012 to be very unprofessional and insulting. For one committee member to say that my neighbor and I need a marriage counselor rather than a request for a variance is very insulting and extremely unprofessional and not funny.

Thank you for considering this variance.



Charles H. Strohm  
94 Jahn Drive  
Gahanna, OH 43230  
614-475-6549

GAHANNA CLERK'S OFFICE

2012 JUL 11 P 2:36

RECEIVED

A  
=

From: Katey Powell <Katey.Powell@gahanna.gov>

To: 'strommch@aol.com' <strommch@aol.com>

Date: Mon, Jul 9, 2012 3:14 pm

Attachments: backoffenceslat-pulledfromscrew.jpg (695K), 1024overheadviewofstake.jpg (1329K), 1024propertylinestakebtwn94&100.jpg (948K), 1024propertylinestakefrompropanetanks.jpg (1296K)

Katey Powell  
Records  
Police Department



City of Gahanna  
480 Rocky Fork Boulevard  
Gahanna, Ohio 43230  
614-342-4232  
614-342-4332(fax)  
[katey.powell@gahanna.gov](mailto:katey.powell@gahanna.gov)  
[www.gahanna.gov](http://www.gahanna.gov)

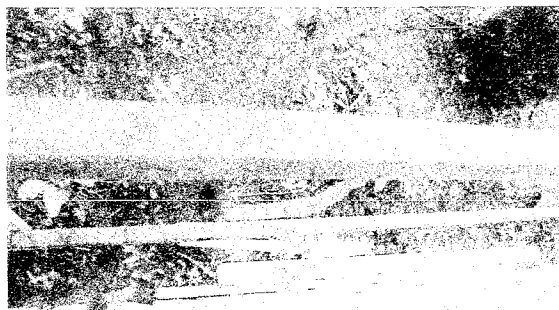
A-1

Chad N. Stroh

4 Attached Images

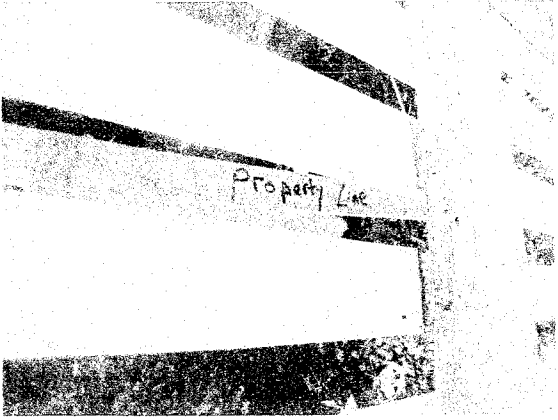


1



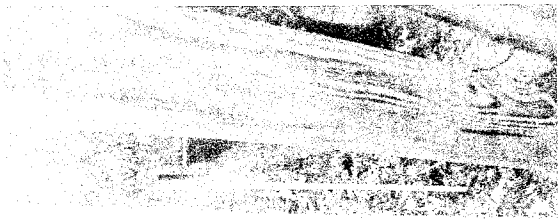
2

A2 ~~11~~

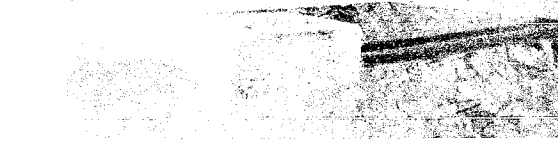


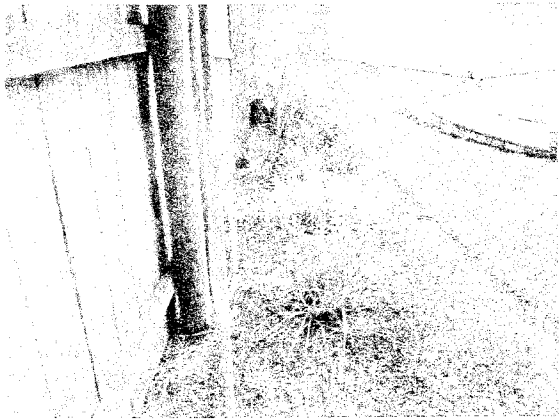
3

Chas. H. Smith



4





③

Pic 2 refers to this pic - surveying Company could not put stake under fence so they put a note on stake



④

B-1

From: Katey Powell <Katey.Powell@gahanna.gov>

To: 'strohmch@aol.com' <strohmch@aol.com>

Date: Mon, Jul 9, 2012 3:14 pm

Attachments: 1024-from2ndstaketowardspropanetanks.jpg (1336K), 1024-2ndstakebehindwhitfencebtwn94100.jpg (799K), 1024-3rdstaketowardspropanetanks.jpg (1791K), 1024-from1ststaketowards2nd&3stake.jpg (1714K)

Katey Powell  
Records  
Police Department



City of Gahanna  
460 Rocky Fork Boulevard  
Gahanna, Ohio 43230  
614-342-4232  
614-342-4332(fax)  
katey.powell@gahanna.gov  
www.gahanna.org

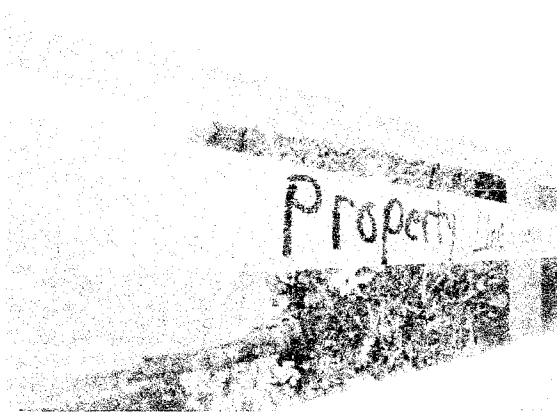
B-1

Chris N. [Signature]

4 Attached Images



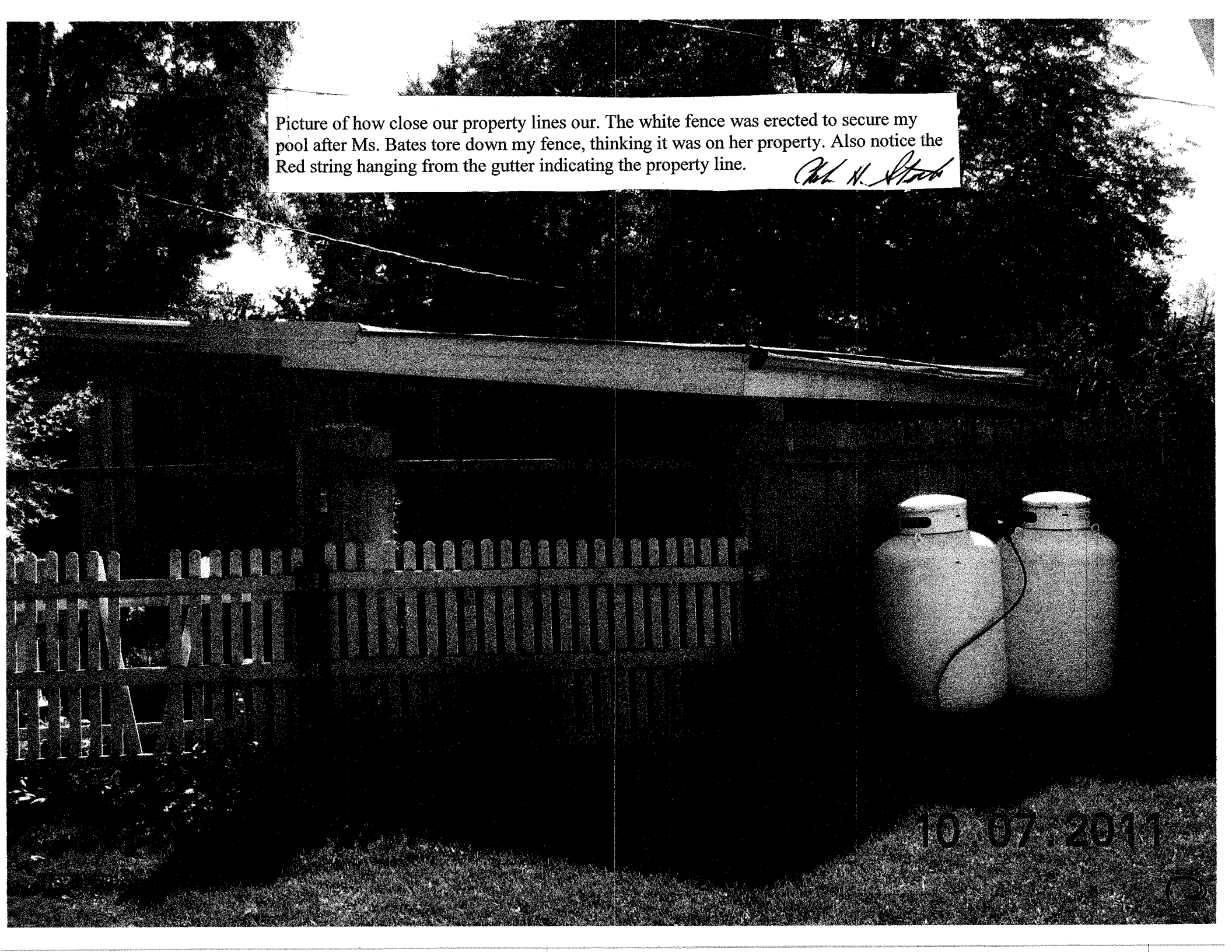
①



② refers to pic 3

Picture of how close our property lines are. The white fence was erected to secure my pool after Ms. Bates tore down my fence, thinking it was on her property. Also notice the Red string hanging from the gutter indicating the property line.

*Ch. N. Stroh*



10.07.2011

Picture of new fence she had to put up because of Criminal charge which was later dismissed of an agreed settlement. Lantern with Camera. Also notice the Red string.

*Chak H. [Signature]*



**A. CALL MEETING TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL.**

Gahanna Board of Zoning and Building Appeals met in Regular Session in the Council Chambers of City Hall, 200 South Hamilton Road, Gahanna, Ohio on Thursday, October 13, 2011. Chair Ben Winkler called the meeting to order at 5:00 p.m. Agenda for this meeting was published on October 7, 2011.

**Members Present:** Debra Mecozi, Cynthia G. Canter, Ben Winkler, Donald W. Jensen and Hakim Ben Adjoua

---

A motion was made by Jensen, seconded by Adjoua, that the Board find that it does not have jurisdiction to hear any questions concerning the constitutionality of Gahanna's temporary sign ordinance and will not hear them tonight. The motion carried by the following vote:

Yes      5      Mecozi, Winkler, Canter, Adjoua and Jensen

**B. SWEARING IN OF WITNESSES.**

Witnesses were sworn in by Court Reporter, Traci Peoples, Anderson Reporting Services.

**PUBLIC HEARING:**

Chair Winkler read the rules for the public hearing to be held this evening

**BZA-0002-2011**

To hear an appeal of a decision of the Planning & Zoning Administrator for temporary sign permits for 6 political signs placed in various locations throughout the City, William L. Stehle, attorney, for Jim McGregor for Mayor Committee.

Chair opened the Public Hearing at 5:10 p.m. Chair closed the Public Hearing at 6:18 p.m. See transcript attached hereto as EXHIBIT A.

A motion was made by Winkler, seconded by Adjoua, that appeal BZA-0002-2011 be upheld. The motion failed by the following vote

No      5      Mecozi, Winkler, Canter, Adjoua and Jensen

Yes      0

A motion was made by Winkler, seconded by Adjoua, that under section 147.04(c) of the Gahanna City Code, the fee for the appeal, due to special circumstances, be set at \$50 plus the cost to the City in obtaining a transcript of this hearing to serve as the official record, and that any further monies out of appellant's \$500 paid fee shall be refunded to appellant. The motion carried by the following vote

Yes      5      Mecozi, Winkler, Canter, Adjoua and Jensen

**D. UNFINISHED BUSINESS: None.****E. NEXT MEETING.**

200 SOUTH HAMILTON ROAD  
FAX: (614) 342-4190



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TELEPHONE: (614) 342-4090

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PLANNING COMMISSION

## RECORD OF ACTION

Charles Strohm  
94 Jahn Drive  
Gahanna, OH 43230

Gahanna Planning Commission met on Wednesday, June 13, 2012 with members Andrews, Price, Thom, Keehner, Rosan, Shepherd, and Wester present, to consider along with other business:

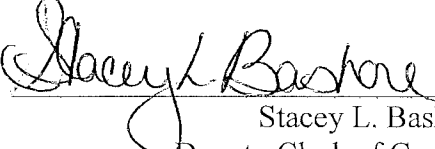
**V-0013-2012** To consider a Variance application to vary Section 1171.03(a) of the codified ordinances of the City of Gahanna; to allow a fence to exceed 6' in height; for property located at 94 Jahn Dr.; by Charles Strohm, applicant.

A motion was made by Keehner, seconded by Rosan to approve V-0013-2012. The motion failed by the following vote:

Voting Yes: Keehner      Voting No: Price, Rosan, Andrews, Thom, Shepherd and Wester

*Variance application:* **DENIED**

This Record of Action is certified, this 22nd day of June, 2012.

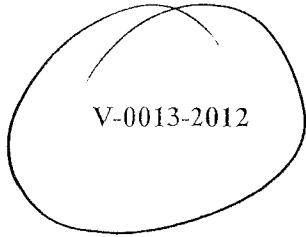
  
Stacey L. Bashore  
Deputy Clerk of Council

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Council office the Friday before the meeting so that they can get them to us we would have a chance to review before the workshop. Sherwood said that would be Friday June 22nd, and variance would be postponed to June 27th.

A motion was made by Thom, seconded by Wester, that this matter be Postponed to Date Certain to the Planning Commission. The motion carried by the following vote:

Yes 7 Price, Rosan, Andrews, Thom, Shepherd, Wester and Keehner

To consider a variance application to vary Section 1171.03(a) of the codified ordinances of the City of Gahanna; to allow a fence to exceed 6' in height; for property located at 94 Jahn Dr; by Charles H. Strohm, applicant.

Gard reviewed the application with the Commission; my understanding is that Mr. Strohm wants to add longer pickets to an existing fence to bring the overall height to 8' on the south side of his property to the property line; code says a fence cannot exceed 6' and that is what triggered the variance.

Chair opened the public hearing at 7:28 p.m., and asked for proponents.

Charles Strohm, 94 Jahn Drive, said I'm here to request a variance on the south end of my property; currently have a 6' privacy fence; my neighbor's property is very close and her patio has an overhang that is right on the property line and she hangs cameras on the corner overlooking my property interfering with my privacy I'm requesting to add pickets to the fence I have to bring the height up to 8' which will eliminate that; apparently there was some concern about the fence being able to hold the weight of additional pickets; I will put new 13 gauge posts in there; 7' posts in between each 8' section; would be support every 4' to support the fence.

Chair asked for opponents.

Ilene Paley, 64 Granville Street, said I am an attorney here representing Alveda Bates who owns the property adjacent to Mr. Strohm's at 100 Jahn Drive; this property has been in dispute for many years; I have represented her in civil cases and criminal cases with regard to this property line, and I do have a survey that has been presented to Development that shows the fence on her property; don't know how he can obtain a variance on property that he does not own; we strongly oppose it because there has been disagreement going back and forth; two attorneys have seen the cameras; they are not pointed at his house; they are pointed at her back door; there is no need for this fence; it is too large; cannot control how it will be maintained because of the war between the parties; Ms. Bates strongly opposes this fence that is going to be put on the fence that is on her property; if Strohm objects to our survey, which was done by, from what I understand, the same surveyor that has done work for Gahanna then I would ask him to provide a survey that shows it is on his property line; also I presented pictures of what I believe were stakes from his survey that he hasn't presented that show that the fence is mostly on Ms. Bates property, and only in the very rear does it swerve over onto his property; if he wants to build onto the fence in the very rear of his property, that is on his property, we would agree to that, but anything past what's on his property we strongly oppose; legally I don't know how anybody can obtain a variance on property they don't own; ask that Gahanna not let him build on my clients property.

Strohm said the survey that Ms. Bates had done, the survey company is not in business now; on our last dispute when she tore down the fence that I had purchased I called out a survey company; stakes were put in the ground and they are still there; the Gahanna PD came out and took pictures of the stakes in the ground when the survey company was there; the fence is on my property except for two sections that are on the property line so I own all that fence and it is on the property line; you are welcome to come out and

look at the stakes that are still in the ground; I'm asking for this variance to put this thing to rest; I have a swimming pool in my back yard and have a lot of people come over and they want to know why the lanterns with cameras in them are hanging there overlooking my property; this will eliminate that and maybe we can have some rest

Thom asked Wetherholt if he had a chance to look at these surveys; one apparently says one thing and we have Mr. Strohm's from Benchmark Survey. Wetherholt said I am unable, in my position, to arbitrate between various surveys. Weber said I don't think it's the job of the City to try and figure out which survey is correct; you have to pass on the merits of the variance based upon the reasons for granting a variance; I don't think we can get into the issue of which survey is correct; that is a private property issue.

Keehner said how can you grant a variance on a fence when there is no consensus of it sitting in a proper spot? Weber said the fence is already there and has been there for a while.

Paley said I have not seen the survey you are talking about; is there another survey.

Price said at this point we are not going to discuss the placement of the fence; really not in our purview; stick to the variance request for the additional height for the purposes of this application. Andrews said to Strohm, if we grant this variance, what if Ms. Bates then decides to put a camera on a pole 4' higher, then will you be back in here asking for another extension; this could keep going on and on. Strohm said you are correct in that I would not come back for another variance, but the 8' will bring the fence up to the overhang that she has right on the property line and would eliminate the cameras overlooking my property. Andrews said I don't think we have ever had anyone come in to add on to a fence. Thom said I have never seen it. Shepherd asked if Strohm had considered any other ways, such as poplar trees or bushes with mounding that would be on your property that could be year round screening. Strohm said I have an attractive flower bed that covers the whole length of the property on my side and I believe Ms Bates has the same on her side; there is no room. Shepherd said haven't you considered putting greenery that would grow to 8 to 10', or even buy them at 6' and put on a mound on your side of the fence. Strohm said I have considered that, but there is no room; I have an in ground swimming pool. Price asked how far the pool is from the fence; Strohm said maybe 6' to the wall.

Keehner asked if Strohm and his neighbor had considered mediation versus litigation? Price said there are many issues on the table but we can only discuss the height of the fence. Weber said look at your variance section and make a decision from there; the history is the history. Keehner said I would like to know what your basic need is in terms of your relationship to the cameras, and I would really like to know your neighbors need to have the cameras; that seems to be the issue. Strohm said if we didn't have the camera issue I wouldn't be asking for a variance; it's an invasion of my property and my privacy; I have a neighbor who likes to know what I'm doing in my back yard; it is none of their business; cannot enjoy myself in my pool when I have someone looking with cameras.

Price said the issue is a privacy fence which is allowed at 6', and the variance is asking for a privacy fence at 8'; is unfortunate that this issue is so unsettling for both parties, but all we can discuss is whether or not the variance meets the code requirements for a variance to be granted.

Chair closed the public hearing at 7:45 p.m.

Motion was made at this point in the meeting

Price asked for discussion. Shepherd said I will not be in support of this; this will open up problems with neighbors wanting to put extensions on fences and 6' is adequate and what the code requires; see no reason that we need to vary from our code in this instance. Wester said I will not support this variance either, do not know the condition of the fence now and whether it would hold up Thom said I will not be supporting either; do not think there is enough merit to approve this variance

A motion was made by Keehner, seconded by Rosan, to approve V-13-2012. The motion failed by the following vote:

Yes 1 Keehner

No 6 Price, Rosan, Andrews, Thom, Shepherd and Wester

**V-0011-2012**

To consider a variance application to vary Section 1163.08 (a) of the codified ordinances of the City of Gahanna; to allow a temporary gravel parking lot, for property located at 700 Science Blvd; by City of Gahanna, Karl Wetherholt, applicant. (Advertised in the RFE on 6/7/12)

Chair opened the public hearing at 7:50 p.m., and asked for proponents.

Karl Wetherholt, 200 South Hamilton Road, City Engineer said the location map shows that this is on Science Blvd., immediately to the north of the City Fleet Maintenance facility, which is also the Gahanna schools bus garage, lot 12 of the Science Blvd. extension; there is a photo of it, looking from Science Blvd., across to the southeast, in the corner of the photo about mid way you can see behind the curb there is a lawn strip area and the native material is gravel which will support the vehicles without any pavement; we will enclose this area with a chain link fence which will have tennis court screening which will hide the vehicles behind it; this is a secure area for short term vehicle storage so that the maintenance facility can move the vehicles in and out including the police cars and City trucks; this is actually drawn on the landscaping plan with the Science Blvd. landscaping which will be put in this fall and includes some extensive landscaping around the pond; also street trees on both the east side and the west side and have some landscaping that will help screen the facility. Wetherholt continued that one of the reasons we want this to be semi temporary is that when the operations complex is built that area will be landscaped rather than being used for parking; parking will all be within the facility so we did not want to put pavement down on that at this point.

Chair asked for opponents. There were none. Chair closed the public hearing at 7:55 p.m.

Andrews asked how long temporary would be and Wetherholt said probably five years.

A motion was made by Andrews, seconded by Shepherd, to approve V-0011-2012. The motion carried by the following vote

Yes 7 Price, Rosan, Andrews, Thom, Shepherd, Wester and Keehner

**F. UNFINISHED BUSINESS:**

**ORIGINAL SUBMITTAL**  
**FOR PLANNING COMMISSION**  
**BY APPLICANT**  
**AND ALL MATERIALS IN FILE**

12050029

File No. V-13-2012  
Date Received: 5-16-12  
Scheduled Public Hearing Date: 6-13-12

Fee: \$150.00  
Initials: CAS  
Check or Receipt No.: 5969

**APPLICATION FOR VARIANCE**  
**CITY OF GAHANNA PLANNING COMMISSION**

\*Applicant's Name: CHARLES H. STROHM  
Address: 94 JAHN DRIVE GAHANNA OHIO 43230  
Company: \_\_\_\_\_ Phone: 415-6549  
Fax: \_\_\_\_\_

Status:  Landowner \_\_\_\_\_ Option Holder \_\_\_\_\_ Cont. Purchaser \_\_\_\_\_ Agent \_\_\_\_\_  
Parcel ID# (s): \_\_\_\_\_  
Address of subject property: \_\_\_\_\_  
Property owner: \_\_\_\_\_ Phone: \_\_\_\_\_  
Contact address: \_\_\_\_\_

Note: Planning Commission and/or City Staff may visit the property prior to the hearing.

Charles H. Strohm 5-15-12  
Applicant's Signature Date

**For Administrative Use Only:**

Code Sections to be varied: A) 1171.03(a) B) \_\_\_\_\_ Current Zoning: SF.3  
C) \_\_\_\_\_ D) \_\_\_\_\_

To allow a fence to exceed 6' in height  
Short description of the governing code and the requested variance:

TO ADD 8' PICKETS TO EXISTING FENCE ON THE SOUTH END OF MY PROPERTY

**Submission Requirements**

1. <sup>11</sup>~~10~~ copies of a Legal Description or plans of the property certified by registered surveyor folded (not rolled) to 8 1/2 X 11 inch size prior to submission.
2. A list of all contiguous property owners and their mailing addresses.
3. Statement of reason(s) for variance request. The statement should address the 3 conditions listed on page 2 of this application that must be met in order for Planning Commission to grant the variance.
4. Application Fee of \$150 for Single Family Residential, \$300 for all others.
5. Reduced drawing to an 8 1/2 x 11 inch size.

**APPROVAL**

In accordance with Section 1131 of the Codified Ordinances of Gahanna, Ohio, I hereby certify that this project, as stated above, has been approved by the City of Gahanna Planning Commission on \_\_\_\_\_. A copy of the minutes is hereby attached. The applicant shall comply with any conditions approved by the Planning Commission, and shall comply with all building, zoning, and landscaping regulations now in place.

Planning & Zoning Administrator \_\_\_\_\_ Date \_\_\_\_\_

\*Note: All correspondence will be to applicant above unless otherwise stated.

**PAID**  
MAY 18 2012  
BY: CAS CHK # 5969

RECEIVED  
MAY 16 2012  
CAS

Revised February 2009

May 15, 2012

City of Gahanna  
Planning Commission

Charles H. Strohm  
94 Jahn Drive  
Gahanna, OH 43230  
614-475-6549

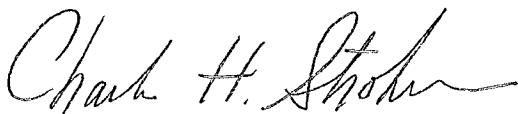
Re: Application for Variance

Dear Committee:

I am requesting a variance at 94 Jahn Drive in order to allow me to construct additional height to the existing fence on the south end of my property. I wish to add 8' pickets to my existing fence in order to provide privacy between my neighbor and me. Currently the lot lines are so close that we are able to observe each other during our relaxation and leisure time with no privacy from each other thru sight or cameras.

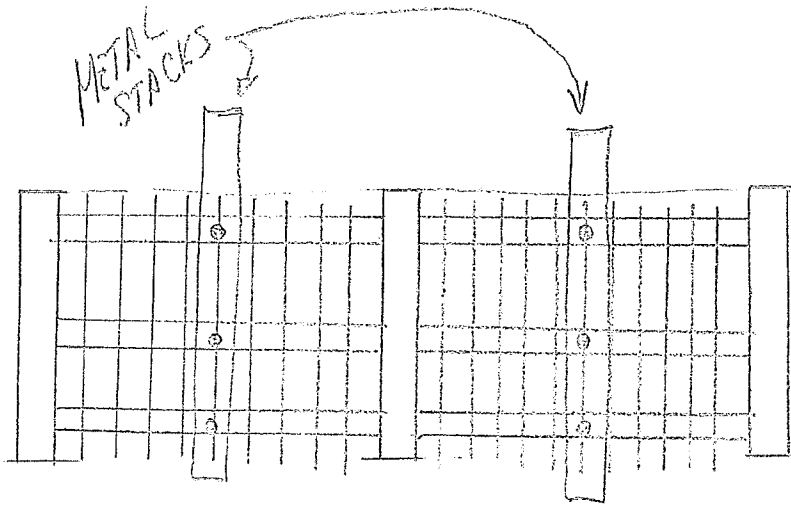
My lot has been surveyed and there are currently property line stacks in place for your observation, if you wish to visit my property and see exactly what I am requesting.

Your consideration and approval of this variance request would be greatly appreciated

A handwritten signature in cursive script that reads "Charles H. Strohm". The signature is fluid and matches the typed name below it.

Charles H. Strohm  
Home owner

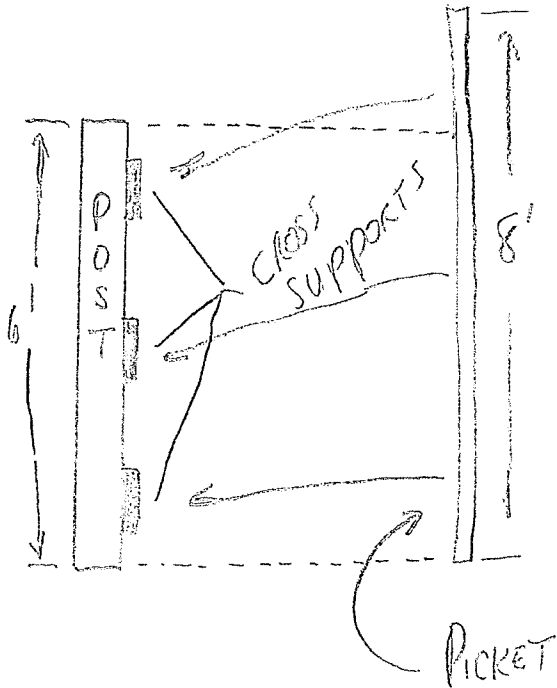
FRONT  
VIEW



EXISTING  
PRIVACY FENCE

METAL STACKS WILL BE INSTALLED  
BETWEEN POSTS FOR ADDITIONAL  
SUPPORT AND SCREWED TO  
CROSS RAILS

SIDE  
VIEW

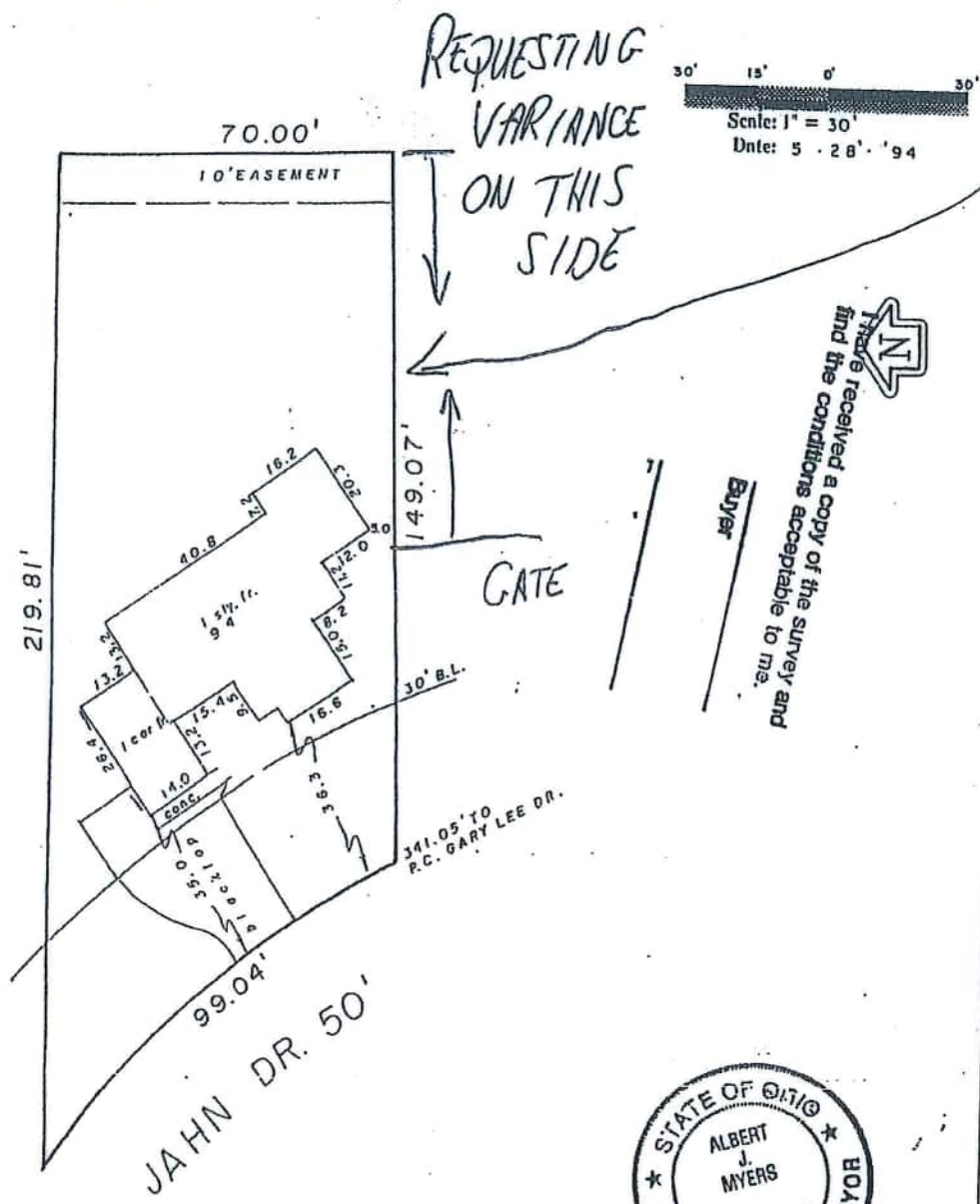


WILL ADD CROSS SUPPORTS  
TO FENCE - THAN WILL  
ADD INDIVIDUAL PICKETS  
TO CROSS SUPPORTS

# Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio  
 614-235-8677 FAX: 614-235-4559

A Mortgage Location Survey prepared for and certified to:  
**TransOhio Title Agency, Inc. and/or National City Mortgage Company**  
 Legal Description: Situated in Ohio, County of Franklin, City of Gahanna, Being Lot 46 Chesterfield Estates, Plat Book 23,  
 page 43  
 Applicant: Strohm  
 Posted Address: 94 Jahn Dr., Gahanna, Ohio  
 F.E.M.A. Flood Zone Designation: Flood Zone "C" as per F.I.R.M. 390171 0003B.  
 Apparent Encroachments: 1) None



SOUTHSIDE  
 FROM GATE  
 TO END  
 OF PROPERTY



RECEIVED  
 MAY 17 2012

We hereby certify that the foregoing Mortgage Location survey was prepared from actual field measurements in accordance with Chapter 4733-38 Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37 of said code. THE INFORMATION SHOWN HEREON IS NOT TO BE UTILIZED FOR THE INSTALLATION OF BUILDINGS, FENCES, LANDSCAPING OR OTHER PERMANENT IMPROVEMENTS.

Myers Surveying Co., Inc.  
 By *Albert J. Myers*  
 Professional Surveyor

Myers Order No. - 16-05/27/94 | Rec. | Field *RUN* | DWG *J.J* | Ltr. | ck.

**WILLIAM BEER** dba Benchmark Land Surveying

Serving all of Central Ohio  
(740) 919-4059 Office or (614)794-9609  
(614) 899-0336 Fax

10/20/2011

Date 10/20/11  
Due by Collect

**Customer Name / Address**

Charles Strohm  
94 Jahn Drive, Gahanna, OH

**Customer Phone No.**

**Description of Services Performed**

Property Survey - mark lines, esp. between houses  
Find or set all pins, mark corners

no drawing or legal  
description. stakes  
are in place per  
C. Strohm 4/26/12.

Isabel L. Sherwood  
Chas. H. Strohm

To:

Billing Address: above

NOTE: Limits of Liability not greater than double the cost of the Survey Performed by Benchmark Land Surveying and claim must be made within 60 days from date of invoice. By signing/accepting invoice you agree to above terms.

RECEIVED  
MAY 17 2012

DT: .....



CITY OF GAHANNA

STAFF COMMENTS

May 18, 2012

FILE: V-13-2012

PERMIT: 12050029

PHD: 6-13-12

Charles H Strohm - Resident

94 Jahn Drive – To allow fence to exceed 6' in height

Building Department:

The owner will be required to obtain a building permit for the fence since it will be greater than 6' in height. Since a permit will be required, additional information will be necessary. The additional information shall include enough details:

- to determine adequate strength of the existing fence to support the additional height
- to indicate materials to be used and materials of the existing fence construction
- to determine if the existing construction will be sufficient for the additional height of the fence

Sincerely,

Kenneth W. Fultz  
Chief Building Official



"HERB CAPITAL OF OHIO"

200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230  
614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV



CITY OF GAHANNA

STAFF COMMENTS

May 18, 2012

FILE: V-13-2012

PERMIT: 12050029

PHD: 6-13-12

Charles H Strohm - Resident

94 Jahn Drive – To allow fence to exceed 6' in height

Engineering:

The proposed addition to the top of the existing fence has no impact on City infrastructure or traffic.

Sincerely,

Karl C. Wetherholt

City Engineer



"HERB CAPITAL OF OHIO"

200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230  
614.342.4000 PHONE 614.342.4100 FAX WWW.GAHANNA.GOV



CITY OF GAHANNA

STAFF COMMENTS

May 18, 2012

FILE: V-13-2012  
PERMIT: 12050029  
PHD: 6-13-12  
Charles H Strohm - Resident  
94 Jahn Drive – To allow fence to exceed 6' in height

WATER RESOURCES / SERVICE:

**From:** Jeff Feltz  
**Sent:** Friday, May 18, 2012 1:58 PM  
**To:** Courtney Shisler  
**Cc:** Michael Andrako; Bonnie Gard  
**Subject:** RE: Request for Staff Comment - V-13-12 PHD 6-13-12 Charles Strohm

Water Resources Division of the Service Dept. has no comments on this application.

Sincerely,

Jeff Feltz  
Water Resources Division



## Isobel Sherwood

---

**From:** Isobel Sherwood  
**Sent:** Wednesday, July 11, 2012 2:49 PM  
**To:** 'Asa Benjamin Winkler'; 'Don Jensen'; dmecozzi@villageofnewalbany.org; Cid Canter; 'Hakim Adjoua'  
**Cc:** Shane Ewald  
**Subject:** BZA Appeal

Today I received an appeal on a denial of a variance by Planning Commission regarding a fence. Please let me know if you are available on July 26 or August 2. I would prefer to go with the 26<sup>th</sup> if I can get a quorum present. Please let me know ASAP. Thanks.

### **ISOBEL L. SHERWOOD, MMC**

Clerk of Council



CITY OF GAHANNA

200 S. Hamilton Rd.  
Gahanna, Ohio 43230  
614.342.4090  
614.342.4190(fax)  
[isobel.sherwood@gahanna.gov](mailto:isobel.sherwood@gahanna.gov)  
[www.Gahanna.gov](http://www.Gahanna.gov)

July 5, 2012

Board of Zoning and Building Appeals  
Attn: Clerk of Council

Re: V-0013-2012, 94 Jahn Drive

To whom it may concern:

I wish to request an Appeal on my variance request that was denied on June 13, 2012.

There are several reasons for this request.

It is my opinion that the Planning Commission did not understand or interrupt the information that was provided to them as to the survey that was done on my property and why that the variance is needed, for me to enjoy my pool in my back yard with privacy and peace.

There was an old survey drawing in my original packet when I submitted for the variance which was marked where the request for the variance was located on my property and it was interpreted that it was the survey.

If the Committee members would have read the letter and packet of information they would have in fact understood that I did have a current survey done and that the stakes are still in the ground showing where the property line is. This shows my property line and that the fence is mine.

I believe that none of the Committee members actually read the variance request in detail and I know for sure that none of them bothered to visit my property to see where I was requesting the exception and why the request is a valid one. Many times actually seeing describes the situation better than what you read on paper. In my original request for the variance I welcomed the committee to visit and see exactly where and why this request is a valid one. The offer is still open and I would urge this visit before the hearing date. Isn't this the reason that when a variance request is requested, the City erects yellow signs and maps at the location?

A couple of the Committee members could not hear me thru the Microphone and one member actually intimidated me by constantly telling me to speak up, they could not hear me. The fact is that I was speaking directly into the microphone and I really became frustrated and was not able to present or rebuttal a very good case.

In closing

I found the Committee of June 13, 2012 to be very unprofessional and insulting. For one committee member to say that my neighbor and I need a marriage counselor rather than a request for a variance is very insulting and extremely unprofessional and not funny.

Thank you for considering this variance.



Charles H. Strohm  
94 Jahn Drive  
Gahanna, OH 43230  
614-475-6549

H  
=

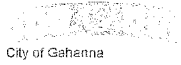
From: Katey Powell <Katey.Powell@gahanna.gov>

To: 'strohmch@aol.com' <strohmch@aol.com>

Date: Mon, Jul 9, 2012 3:14 pm

Attachments: backoffenceslat-pulledfromscrew.jpg (695K), 1024overheadviewofstake.jpg (1329K), 1024propertylinestakebtwn94&100.jpg (948K), 1024propertylinestakefrompropanetanks.jpg (1296K)

Katey Powell  
Records  
Police Department

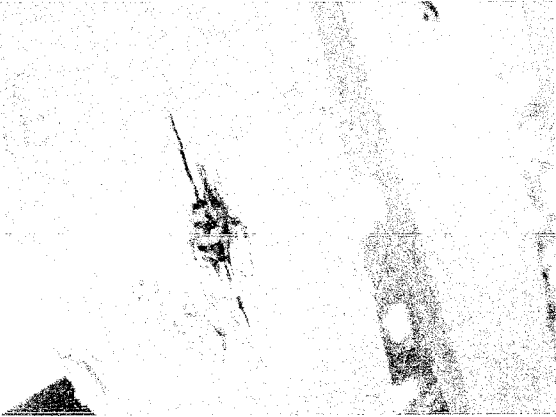


City of Gahanna  
460 Rocky Fork Boulevard  
Gahanna, Ohio 43230  
614-342-4232  
614-342-4332(fax)  
[katey.powell@gahanna.gov](mailto:katey.powell@gahanna.gov)  
[www.gahanna.gov](http://www.gahanna.gov)

A-1

Chad N. Smith

4 Attached Images

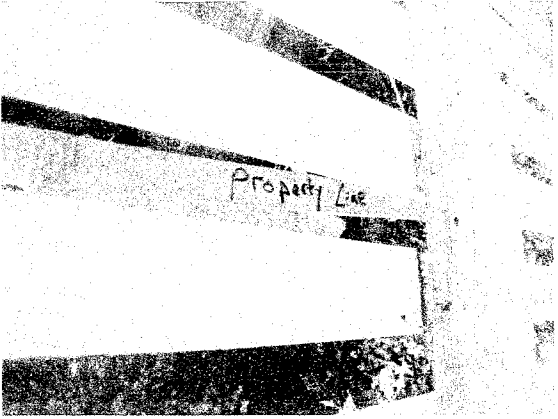


①



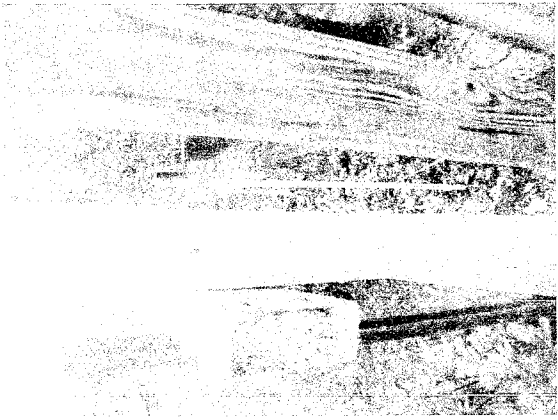
②

A2 ~~11~~

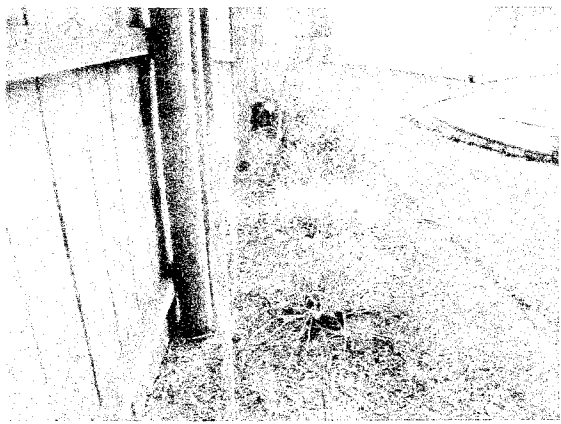


3

Chet H. Smith

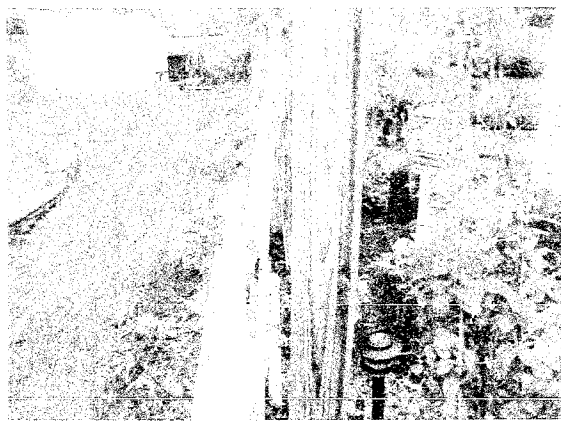


4



③

Pic 2 refers to this pic - survey company could not put stake under fence so they put a note on stake



④

B 2

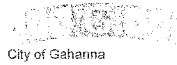
From: Katey Powell <Katey.Powell@gahanna.gov>

To: 'strommch@aol.com' <strommch@aol.com>

Date: Mon, Jul 9, 2012 3:14 pm

Attachments: 1024-from2ndstaketowardspropanetanks.jpg (1336K), 1024-2ndstakebehindwhitfencebtwn94100.jpg (799K), 1024-3rdstaketowardspropanetanks.jpg (1791K), 1024-from1ststaketowards2nd&3stake.jpg (1714K)

Katey Powell  
Records  
Police Department



460 Rocky Fork Boulevard  
Gahanna, Ohio 43230  
614-342-4232  
614-342-4332(fax)  
katey.powell@gahanna.gov  
www.gahanna.gov

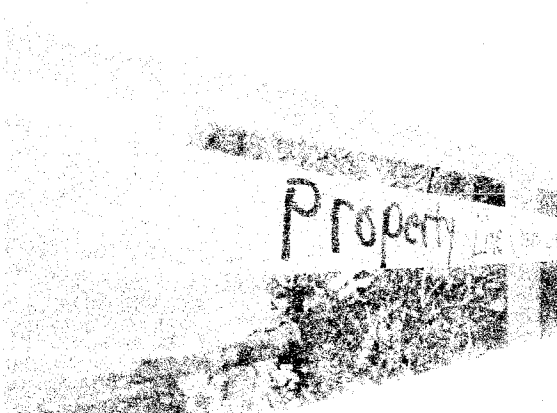
B-1

Chris H. [Signature]

4 Attached Images



①



②

refers to pic 3

Picture of how close our property lines are. The white fence was erected to secure my pool after Ms. Bates tore down my fence, thinking it was on her property. Also notice the Red string hanging from the gutter indicating the property line.


*Chad H. Storch*

10.07.2011

Picture of new fence she had to put up because of Criminal charge which was later dismissed of an agreed settlement. Lantern with Camera. Also notice the Red string.

*Chad H. Smith*





*Chak N. Street*

Lanterns with Cameras.

06.13.2011

*Chet H. Stark*

Lanterns with Cameras.

*Chuck H. Stahl*

Lanterns with Cameras.

07.07.2012

*Chak H. Stork*

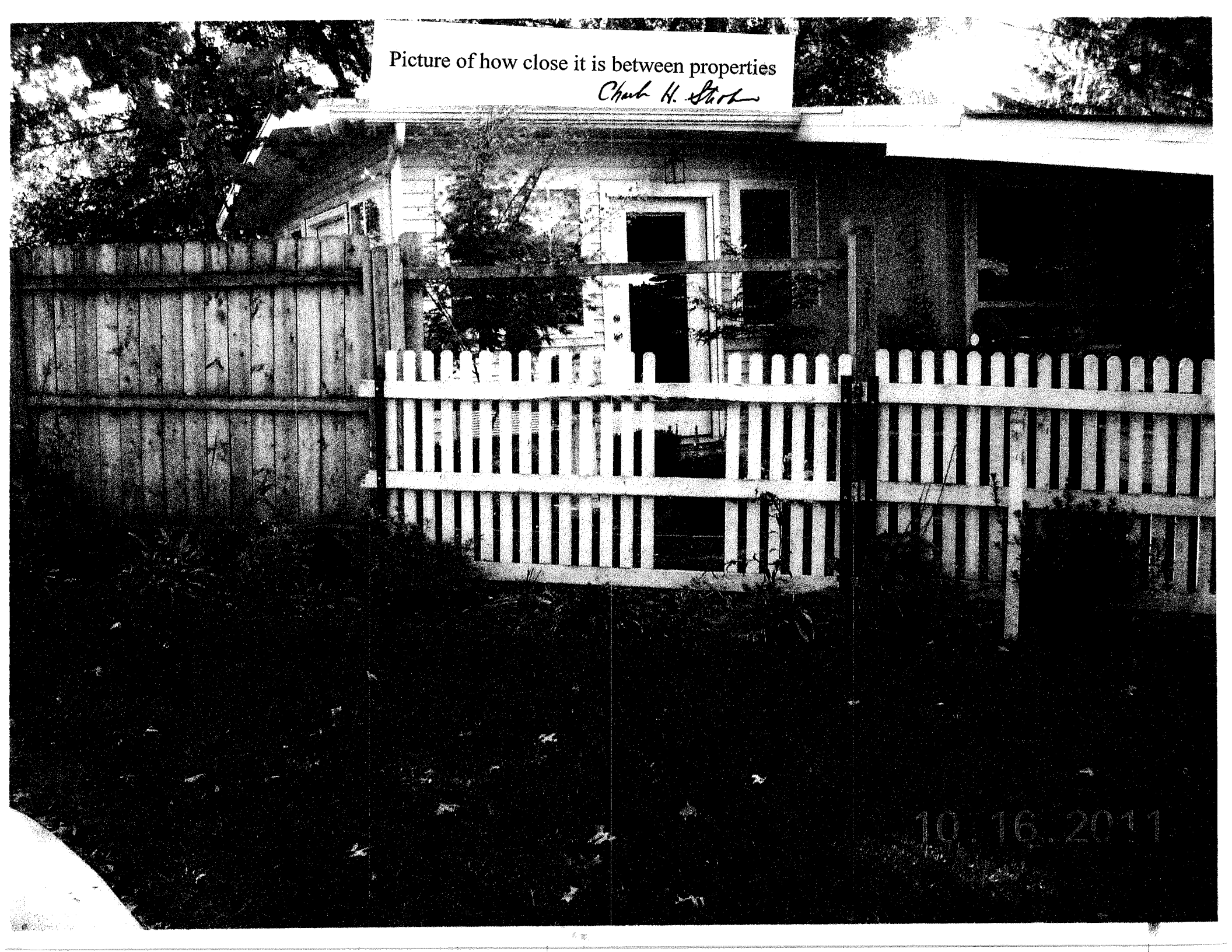
Picture of how close it is between properties

10.07.2



Picture of how close it is between properties

*Chub H. Stark*



10.16.2011

...er hook up.  
ac, private patio.  
ll appls included,  
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163 after 5pm.

**its-Rent**

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Division's Investor  
Protection Hotline at  
800-788-1194 to learn if the  
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Recorded msg 760-569-6493

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Consumer Affairs BEFORE  
you refinance your home or  
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**WIN or Pay Nothing! Start Your  
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Call today! Contact Disability  
Group, Inc. Licensed Attorneys &  
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many extras!!  
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announcements

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Legal

Legal

**PUBLIC HEARING  
Gahanna Planning Commission  
Wednesday, June 13, 2012  
7:00 p.m.**

**V-0011-2012** To consider a variance application to vary Section  
1163.05 (a) of the codified ordinances of the City of Gahanna; to  
allow a temporary gravel parking lot; for property located at 700  
Science Blvd; by City of Gahanna, Karl Wetherholt, applicant.

**V-0012-2012** To consider a variance application to vary Section  
1165.08(b)(6) of the codified ordinances of the City of Gahanna;  
to allow more than one pole sign and to allow the setback to be  
less than 15' from the public right of way; for property located at  
210-258 Granville Street; by Leatherbuck, LLC, Stephen  
Rechniteer, applicant.

**V-0013-2012** To consider a variance application to vary Section  
1171.03(a) of the codified ordinances of the City of Gahanna; to  
allow a fence to exceed 6' in height; for property located at 94  
Jahn Dr; by Charles H. Strohm, applicant.

**CU-0013-2012** To consider a Conditional Use application to allow  
placement of a storage container; for property located at 60  
Stygler Rd.; current zoning CC-Community Commercial; by CVS,  
Shaun Hanzel, applicant.

Council Chambers, City Hall, 200 S. Hamilton Road, Gahanna

June 7, 2012

Rocky Fork Enterprise

JEFFERSON WATER AND SEWER DISTRICT

June 1, 2012

You are hereby notified that the Gahanna Planning Commission will hold a public hearing on:

**Wednesday, June 13, 2012**  
**7:00 p.m.**

Council Chambers  
Gahanna City Hall  
200 South Hamilton Road  
Gahanna, Ohio

**V-0013-2012** To consider a variance application to vary Section 1171.03(a) of the codified ordinances of the City of Gahanna; to allow a fence to exceed 6' in height; for property located at 94 Jahn Dr; by Charles H. Strohm, applicant.

All regular and special meetings of the Planning Commission are open to the public. This application is on file in the office of the Clerk of Council for review.

*Stacey L. Bashore,*  
Deputy Clerk of Council

Property Owners

Alveda Bates  
100 Jahn Drive  
Gahanna, Ohio 43230

Donald Frazier  
95 South Hamilton Road  
Gahanna, Ohio 43230

Skip Knowles  
86 Jahn Drive  
Gahanna, Ohio 43230

TO: ROCKY FORK ENTERPRISE  
ATTN: Lisa Aniol

**SPECIAL NOTE: USE IN-COLUMN AD AND NO LOGO. Thanks.**  
**BILL TO ACCOUNT NO. 10100110-COUNCIL OFFICE**

Please publish the following legal ad in the June 7, 2012 editions of the RFE.

PUBLIC HEARING  
Gahanna Planning Commission  
**Wednesday, June 13, 2012**  
7:00 p.m.

**V-0011-2012** To consider a variance application to vary Section 1163.05 (a) of the codified ordinances of the City of Gahanna; to allow a temporary gravel parking lot; for property located at 700 Science Blvd; by City of Gahanna, Karl Wetherholt, applicant.

**V-0012-2012** To consider a variance application to vary Section 1165.08(b)(6) of the codified ordinances of the City of Gahanna; to allow more than one pole sign and to allow the setback to be less than 15' from the public right of way; for property located at 210-258 Granville Street; by Leatherbuck, LLC, Stephen Rechniteer, applicant.

**V-0013-2012** To consider a variance application to vary Section 1171.03(a) of the codified ordinances of the City of Gahanna; to allow a fence to exceed 6' in height; for property located at 94 Jahn Dr; by Charles H. Strohm, applicant.

**CU-0013-2012** To consider a Conditional Use application to allow placement of a storage container; for property located at 60 Stygler Rd.; current zoning CC-Community Commercial; by CVS, Shaun Hanzel, applicant.

Council Chambers, City Hall, 200 S. Hamilton Road, Gahanna

Please bill to: City of Gahanna  
Attn: Council Office  
200 S. Hamilton Road  
Gahanna OH 43230