

VARIANCE APPLICATION SUMMARY



File Number	V-25-25
Property Address	675 PARKEDGE DR GAHANNA, OH 43230
Parcel ID	025-007586
Zoning District	R-1 - Large Lot Residential
Project/Business Name	675 Parkedge dr addition
Applicant	Larry Champlin 614-378-5277 champ5092@columbus.rr.com
Description of Variance Request	<p>My house sits at an angle from the property boundry. In order to construct this 20 x 14 addition to my garage with 90 degree or squared corners, I respectfully request a five foot variance from the current 15 foot side setback. My project is 10 foot on the northeast corner and over 18 foot on the northwest corner. This variance would allow me to create a 90 degree (square) corner on the northeast corner of the addition, thus avoiding an unsightly angled corner. It should be noted that almost 90% of the entire addition will be within the required 15 foot setback standard. I am asking for relief of the 10 foot dimension to be in compliance.</p>

Requested Variances

Code Section	Code Title
1103.07(e)	Large Lot Residential (R-1)

OWNERS

ADDRESS

Dennis and Karen Lackey

685 Parkedge Dr

025-007587-00

Gahanna, Ohio 43230

Lot 38

Edwin and Linda Weston

694 Parkedge Dr

025-007580-00

Gahanna, Ohio 43230

Lot 31

Gregory Gorospe and Kelley Griesmer

667 Parkedge Dr

025-007585-00

Gahanna, Ohio 43230

Lot 36

Gregory and Connie Hays

698 Parkedge Dr

025-007581-00

Gahanna, Ohio 43230

Lot 32

Larry W. Champlin
Lisa L. Sadler

Parcel ID 025-007586-00
Lot 37
R1 Residential single family

675 Parkedge Dr.
Gahanna, Ohio 43230

Champ5092@columbus.rr.com

614-378-5277

To whom it may concern:

1) What are the special circumstances or conditions necessitating the variance?

I began woodworking as a hobby out of our garage over three years ago. We quickly realized we needed more space, not only for the equipment I had amassed, but also because we need to park our vehicles in our garage. Believing we had adequate space, we planned over a year ago to add an addition to our garage for the equipment. *After* investing a substantial amount of money to draw up the plans, we learned the previous side setback of 10 feet had changed to 15 feet, which required a considerable change to our plans. To ensure we could complete the project and avoid the unnecessary loss of our investment, we designed the smallest structure possible to meet our needs and moved it as far west as possible to try and avoid the need for a variance and remain in compliance with current zoning restrictions. Approximately 90% of the addition now rests within the 15-foot side setback requirement. However, a small area on the northeast corner of the addition will require relief from the current 15-foot side setback to construct the addition with a squared vs. angled corner. Absent approval, it would be necessary to cut the corner and build the wall at an angle and that would be neither aesthetically pleasing nor conducive to the purpose of the addition. I would also add the requested variance would have met the previous side setback requirement of 10 feet.

2) How is the variance necessary for the preservation and enjoyment of property rights?

The requested variance is the minimal relief necessary to provide us with the equitable use of our property and continue with my chosen nonprofit woodworking hobby. In addition, it will provide us with the ability to use our garage for its intended purpose of parking our vehicles, which we have been unable to do for the last three years. There is no other place on our property where we can place this addition that would not adversely affect the aesthetics of the neighborhood. Also, because we have reduced the size of the addition to minimize the variance needed, placing the addition anywhere else other than next to the garage would inhibit my ability to use, when necessary, the existing garage area when a larger space is needed for a particular project. Other variances have been

granted in this neighborhood and approval of this request WOULD NOT give me a special privilege that has been denied to others.

3) How will a variance not adversely affect the health or safety of the surrounding area?

If approved, this variance will not have a negative impact on our neighbors or the community in general. It will not alter the character of, nor interfere with, the use and enjoyment of the neighborhood, and it will not interfere with public services.

Approval of the variance would avoid the need to place an unsightly and unattached standalone shed to store the equipment when not in use. It would enhance the aesthetics by ensuring the addition's siding and the roof match the house to maintain the natural general appeal of the neighborhood. Additionally, it is important to square the northeast corner to avoid building an *irregular* attachment, which would not be pleasing to the eye.

I should note that "ALL" our surrounding neighbors have been consulted, and "ALL" support our efforts to add the addition, and they have NO objections to the variance. See attached information and letters of support.

Thank you for your time and consideration.

Sincerely

Larry Champlin
675 Parkedge Dr
Gahanna Ohio

614-378-5277

ADDITION

DATE 3 SEPTEMBER 2025

GENERAL NOTES

1. THIS PROJECT HAS BEEN DESIGNED IN COMPLIANCE WITH THE DEPARTMENT OF JUSTICE ACCESSIBILITY GUIDELINES IN THE AMERICANS WITH DISABILITIES (ADA), 2010, ICC 117.1, 2009 EDITION, AND THE FAIR HOUSING AMENDMENTS ACT OF AUGUST '96, REVISED APRIL '98.

2. ANY OMISSIONS OR INCONSISTENCIES ON THESE DRAWINGS OR ANY VARIATIONS OR AMBIGUITIES BETWEEN THESE DRAWINGS AND ACTUAL SITE AND CONSTRUCTION CONDITIONS AND/OR REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING, BEFORE COMMENCEMENT OF ANY WORK AFFECTED BY SUCH VARIANCE OR INCONSISTENCIES.

3. THE CONTRACTOR SHALL PAY ALL FEES, GIVE ALL NOTICES, FILE ALL NECESSARY DRAWINGS, AND OBTAIN ALL PERMITS AND CERTIFICATES OF APPROVAL REQUIRED IN CONNECTION WITH ALL WORK UNDER THESE CONTRACT DOCUMENTS. CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, RULES, AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION.

4. THE CONTRACTOR SHALL CONSTRUCT THE PROJECT IN ACCORDANCE WITH THE APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS AND THE REQUIREMENTS OF ANY OTHER GOVERNING AGENCIES HAVING JURISDICTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH ALL CODES AND REGULATIONS PRIOR TO COMMENCEMENT OF THE WORK.

5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF THE WORK, AND FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS. DO NOT SCALE DRAWINGS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT SITE AND BE RESPONSIBLE FOR THEIR ACCURACY AND CORRECTNESS. ANY DIMENSIONS THAT ARE NOT TO SCALE WILL BE NOTED AS N.T.S.

7. THE CONTRACTOR SHALL EMPLOY AN APPROVED TESTING LABORATORY TO MAKE ALL TESTS FOR CONCRETE, SOIL COMPACTION, ETC. TO INSURE COMPLIANCE WITH PLANS, STANDARDS, AND CODES.

8. THE CONTRACTOR SHALL INVESTIGATE THE SITE DURING CLEARING AND EARTH WORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS FOUNDATIONS, POOL, ETC. IF SUCH ITEMS ARE FOUND, THE OWNER SHALL BE NOTIFIED IMMEDIATELY.

9. GENERAL CONTRACTOR SHALL REVIEW THE GEOTECHNICAL INFORMATION AND FAMILIARIZE HIMSELF WITH THE SUBSURFACE CONDITIONS AND TO COORDINATE WITH THE CIVIL ENGINEERING DRAWINGS FOR ALL UNDERGROUND UTILITIES AND TO PROVIDE FOR ANY ANTICIPATED SUBSURFACE WATER, ETC.

10. THE CONTRACOR SHALL PROVIDE COMPLETE DESIGNS AND LAYOUT DRAWINGS AT ALL BUILDINGS FOR THE FIRE ALARM SYSTEM. IN ADDITION, HE SHALL PROVIDE FOR ALL STATE AND LOCAL SUBMITTALS/APPROVALS FOR SAID SYSTEM PRIOR TO CONSTRUCTION.

11. PROVIDE FIRE EXTINGUISHERS IN ACCORDANCE WITH APPLICABLE CODES AS INTERPRETED AND APPROVED BY LOCAL GOVERNING AUTHORITIES.

12. PROVIDE SMOKE ALARMS PER BUILDING CODES.

13. FRAMING SHOWN ON ARCHITECTURAL DRAWINGS ARE FOR CONCEPT ONLY. REFER TO STRUCTURAL FRAMING ENGINEERS' DRAWINGS FOR ACTUAL FRAMING REQUIREMENTS AND DETAILS.

14. REFER TO STRUCTURAL DRAWINGS FOR WIND SHEAR BRACING REQUIREMENTS.

15. CONSTRUCTION LOADS SHALL NOT EXCEED THE STRUCTURE NOR SHALL THEY BE IN EXCESS OF THE DESIGN LOADS.

16. ALL MANUFACTURED MATERIALS, COMPONENTS, FASTENERS, ASSEMBLIES, ETC. SHALL BE HANDLED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.

17. ALL LUMBER IN CONTACT WITH CONCRETE TO BE PRESSURE-TREATED.

18. CAULKING OR SEALANT SHALL BE REQUIRED AT EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES; BETWEEN WALL AND FOUNDATIONS AT EXTERIOR WALLS; BETWEEN WALL PANELS AT PENETRATIONS OR UTILITY SERVICES THROUGH WALLS; AND ALL OTHER OPENINGS IN THE EXTERIOR ENVELOPE SHALL BE SEALED IN AN APPROVED MANNER.

19. ALL GLASS AND GLAZING SHALL COMPLY WITH SAFETY GLAZING PER SECTION 2406, OBC.

20. SHOULD ANY DETAILED INSTRUCTIONS SHOWN ON THE PLANS CONFLICT WITH THE GENERAL NOTES, THE SPECIFICATIONS, OR WITH EACH OTHER, THE STRICTEST PROVISION SHALL GOVERN.

21. ALL CONCEALED INSULATION SHALL HAVE A FLAME SPREAD INDEX OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 450 OR LESS IN ACCORDANCE WITH ASTM E84.

PROJECT DATA

THE PROJECT IS COMPRISED OF AN ADDITION TO AN EXISTING GARAGE WITH A TOTAL SQUARE FOOTAGE OF **280 SF.**

DRAWING INDEX

No.	SHEET NAME
A0	Index
A1.0	Site Plan & Roof Plan
A1.1	Floor Plan RCP, Framing
A2.1	Elevations & Building Section

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Any discrepancies, errors and/or omissions in the notes, dimensions, and/or drawings contained in these documents shall be brought to the attention of Blostein/Overly Architects prior to the commencement of construction. Proceeding with construction constitutes the acceptance of these documents and any discrepancies, errors, and/or omissions become the responsibility of the building contractor.

675 Parkedge Addition

PROJECT ADDRESS

675 Parkedge Dr. Gahanna OH 43230

PROJECT ARCHITECT



DEVELOPER / CLIENT:

[illegible]

Index

Project number	2025-AIS01
Date	3 SEPT 2025

A0

Scale

WEATHER BARRIER AT WOOD CONSTRUCTION:

(NOTE: The 2021 International Building Code (Section 1403.2 weather protection) requires that exterior walls shall provide the building with a weather resistant exterior wall envelope. The following products shall be incorporated into this complete weather barrier assembly.

Exterior Weather Barrier to consist of Zip System Wall Sheathing or DuPont Tyvek Commercial wrap.
Installation shall follow current manufacturer installation guidelines.

DuPont Flexwrap and/or Dupont Straight Flash shall be used at all window , door, wall penetrations, and all terminations per manufacturer installation guidelines.

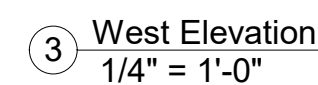
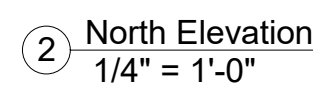
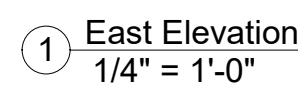
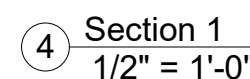
Metal Standard for flashing and trim: comply with SMACNA's architectural aluminum metal manual requirements for dimensions and profiles shown unless more stringent requirements are indicated.

Ledge Flashing: Profile similar to SMACNA's Fig 4-21 BB material 0.05" aluminum, color to be selected by architect from manufacturers standard palette.

Wall Flashing: Install aluminum wall flashing to SMACNA recommendations and as indicated. Coordinate installation with other wall components such as windows, doors and louvers. Flashing equal to full depth of veneer and cavity provide preformed soldered corners and end dams option for concealed wall flashing not exposed to exterior use basis of design. Provide metal drip edge "DA 1525 stainless steel flashing type 304 w/ 3/8" closed hemmed edge.

Guardrails shall be designated by the metal fabricator to resist a load of 50 pounds per linear foot applied in any direction at the top and to transfer this load through the supports to the structure.

Intermediate rails: a horizontally applied normal load of 50 pounds on an area equal to 1 sq. ft., including openings and space between rails. Reactions to this loading are not required to be superimposed with those as noted above.



Any discrepancies, errors and/or omissions in the notes, dimensions, and or drawings contained in these documents shall be brought to the attention of Blostein/Overly Architects prior to the commencement of construction. Proceeding with construction constitutes the acceptance of these documents and any discrepancies, errors, and/or omissions become the responsibility of the building contractor.

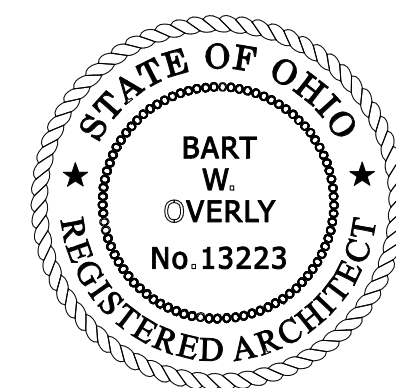
PROJECT ADDRESS

675 Parkedge Dr. Gahanna OH 43230

PROJECT ARCHITECT

922 West Broad Street Columbus OH 43222
(614) 602-BLOV blostein-overly.com

DEVELOPER / CLIENT:

[illegible]

Project number	2025-AIS01
Date	3 SEPT 2025

Scale	As indicated
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675 PARKEDGE DR.
GAHANNA OHIO

GARAGE AREA

NEW
ADDITION

20 FT

20 FT

TOTAL = 280 SQ FT

247 SQ FT WITHIN 15' SETBACK

33 SQ FT GRAY AREA NEEDS VARIANCE APPROVAL

14 FT

15 FT
SETBACK

33 SQ FT

10 FT

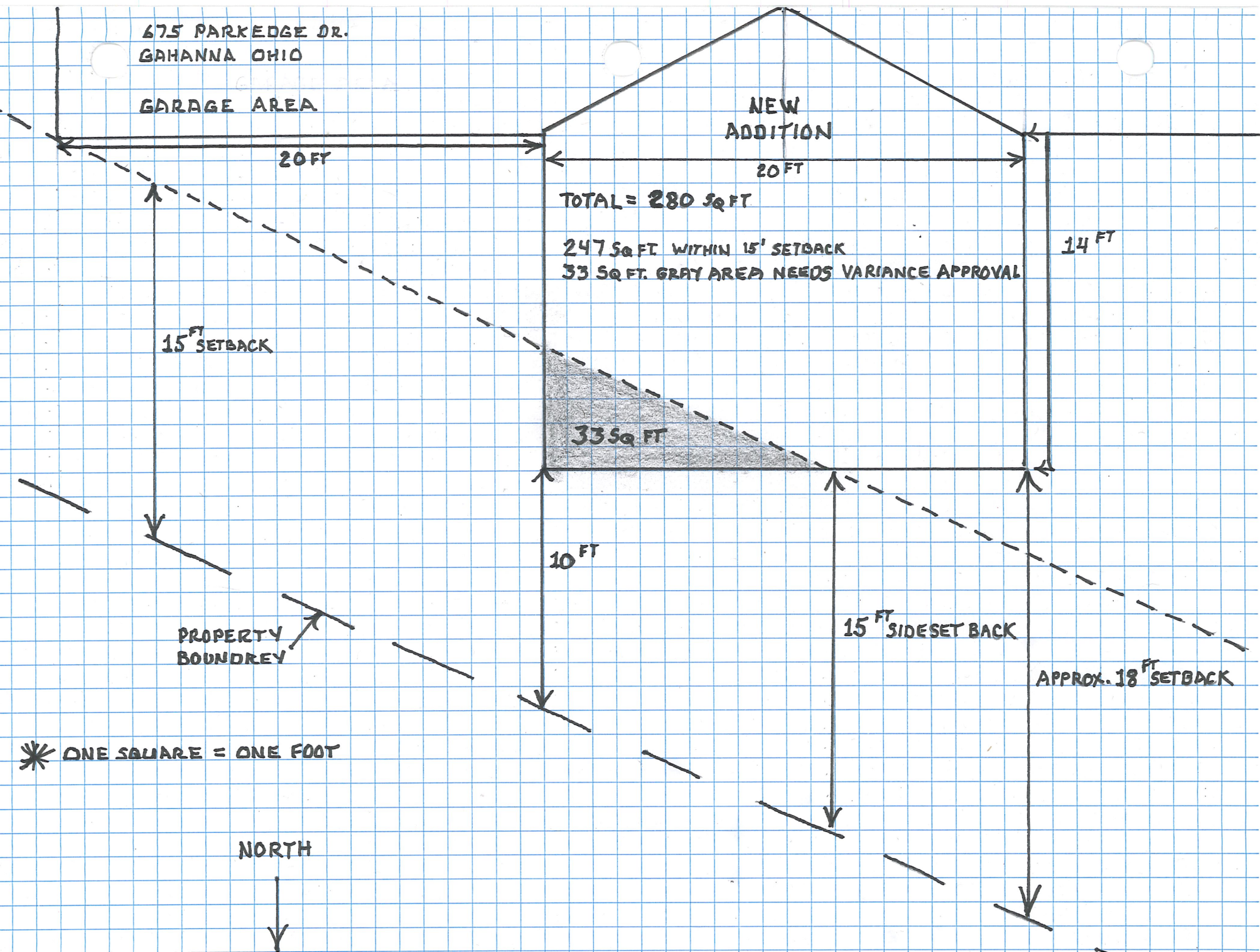
PROPERTY
BOUNDARY

15 FT
SIDESET BACK

APPROX. 18 FT
SETBACK

* ONE SQUARE = ONE FOOT

NORTH



Ed and Linda Weston.
694 Parkedge Dr.
Gahanna Ohio
September 5, 2025

To whom it may concern.

We are neighbors who live across the street from Larry Champlin and Lisa Sadler's home, and we are aware they are applying for a variance to build an addition to their garage. They have shared with us their intent to use the addition for Larry's woodworking hobby. We have seen the extremely small area of concern regarding the need for a variance. We support their effort to add the addition and DO NOT object to approval of the variance.

Sincerely,

Linda + Ed Weston

Greg Gorospe and Kelley Griesmer
667 Parkedge Dr.
Gahanna Ohio
September 5, 2025

To whom it may concern:

We are neighbors who live on the south side of Larry Champlin and Lisa Sadler's home, and we are aware they are applying for a variance to build an addition to their garage. They have shared with us their intent to use the addition for Larry's woodworking hobby. We have seen the extremely small area of concern regarding the need for a variance. We support their effort to add the addition and DO NOT object to approval of the variance.

Sincerely,

Lisa Sadler on behalf of Greg Gorospe
Lisa Sadler on behalf of Kelley Griesmer

Greg and Connie Hays.
698 Parkedge Dr.
Gahanna Ohio
September 5, 2025

To whom it may concern.

We are neighbors who live across the street from Larry Champlin and Lisa Sadler's home, and we are aware they are applying for a variance to build an addition to their garage. They have shared with us their intent to use the addition for Larry's woodworking hobby. We have seen the extremely small area of concern regarding the need for a variance. We support their effort to add the addition and DO NOT object to approval of the variance.

Sincerely,

Gregory S. Hays
Connie Hays

Dennis and Karen Lackey.
685 Parkedge Dr.
Gahanna Ohio
September 5, 2025

To whom it may concern.

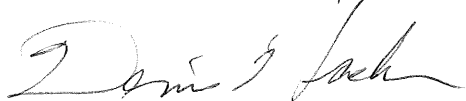
We are neighbors who live on the north side of Larry Champlin and Lisa Sadler's home, and we are aware they are applying for a variance to build an addition to their garage. They have shared with us their intent to use the addition for Larry's woodworking hobby. We have seen the extremely small area of concern regarding the need for a variance. We support their effort to add the addition and DO NOT object to approval of the variance.

Sincerely,

Karen Lackey, 9/6/25



Dennis Lackey 9/6/25



Staff Review

Overview

The applicant is requesting approval of a variance to allow a 280 SF addition within a side yard setback. The zoning code requires a 15 ft side yard setback for all properties zoned R-1. The addition would be attached to the side of the existing house at 10 ft from the north side property line.

rear of the existing house and constructed in line with the south façade of the house at 11 ft 9 in from the side property line. There is an existing concrete patio in the exact location the addition is proposed at.

Under the previous zoning code, this property was zoned SF-2, which had a side yard setback of 10 ft. However, this site is abnormally large for the SF-2 zoning district. The site is very deep and narrow. The proposed addition would have met all setback requirements under the former code. The applicant states that they began planning the addition prior to the new zoning code and met all requirements at that time.

Review Criteria

Variance (V)

The following variance has been requested:

1. 1103.07(e) – Large Lot Residential
 - a. The principal structure must be at least 15 ft from the side property line.
 - b. The proposed addition is 10 ft from the side 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. The variance is minor, and the lot is narrow, making it difficult to locate the addition outside of a side yard setback. There is also a floodplain in the rear yard, further limiting where the addition can be placed. The applicant submitted signed statements from four neighbors, including those to the north, stating that they have no objection to the variance request.