

September 6, 2024

George and Gloria Jahahn
683 Vivian Court
Gahanna, OH 43230

Re: Room addition

Dear George and Gloria:

I don't have your phone number or email address so I'm sending this letter about the room addition. The Gahanna zoning division (614-342-4025) told me that the minimum setoff from the back property boundary is 25 feet (not 15 feet).

According to the zoning division's records as of September 5, your contractor applied for a permit, but the permit had not yet been approved. The plans filed by the contractor showed that some portion of the room addition would be at least 25 feet from the property boundary, but another portion of the room addition would be less than 25 feet (specifically, 19 feet) from the property boundary. It is my understanding that the contractor is supposed to revise the plans so that the entire room addition meets the 25-foot minimum.

Obviously, a surveyor will be able to check the distances with laser measurements once walls are constructed but there will be less wasted expenditure if the contractor is careful to confirm the 25-foot minimum setoff at all points (and from all angles) before continuing with construction. Anything less would, in addition to violating the zoning ordinance, impact the nature of the neighborhood and our home's property value.

I've included my email and phone number in case you want to discuss.

Sincerely,

Linda Mendel
614.439.2199 | LRM464@gmail.com