

VARIANCE APPLICATION

PROPERTY INFORMATION		
Project/Property Address: 617 Fawndale Place Gahanna		Project Name/Business Name: Playhouse + separate mower roof.
Parcel #: 025-004127-00	Zoning: (see <u>Map</u>) Select One RUD Zoning	Acreage: .3

VARIANCE SPECIFICATIONS
Description of Variance Request: Playhouse and mower roof is considered in second front yard of corner lot. Both are 37' from street.
STAFF USE ONLY: (Code Section): 1151.15(q)(4)

APPLICANT INFORMATION	
Applicant Name (Primary Contact): Rob Hicks	Applicant Address: 617 Fawndale Place
Applicant E-mail: hicksra@yahoo.com	Applicant Phone: 614 439-5619
Business Name (if applicable):	

ADDITIONAL CONTACTS	
Please list all applicable contacts for correspondence	
Name(s)	Contact Information (phone/email)
Contiguous Property owners Bruce + Sara Woolford Sandra Smith	419 509-9869 614 657-8335
Property Owner Name: (if different from Applicant) Rob Hicks	Property Owner Contact Information (phone no./email): 614 439-5619 hicksra@yahoo.com

ADDITIONAL INFORMATION ON NEXT PAGE....

INTERNAL
USE

Zoning File No. V-0068-2022

RECEIVED: KAW
DATE: 3-14-22

PAID: 250.00
DATE: 3-14-22

Updated
Apr 2022

AUTHORIZATION CONSENT FORM

(must sign in the presence of a notary)

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

PROPERTY OWNER

IF THE PROPERTY OWNER IS THE APPLICANT, SKIP TO NEXT SECTION

As the property owner/authorized owner's representative of the subject property listed on this application, hereby authorize the applicant/representative to act in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the applicant/representative.

Subscribed and sworn to before me on this _____ day of _____, 20____.

State of _____ County of _____

Notary Public Signature: _____

Applicant/Property Owner/Representative

AGREEMENT TO COMPLY AS APPROVED As the applicant/representative/owner of the subject property listed on this application, I hereby agree that the project will be completed as approved with any conditions and terms of the approval, and any proposed changes to the approval shall be submitted for review and approval to City staff.

AUTHORIZATION TO VISIT THE PROPERTY I hereby authorize City representatives to visit, photograph and post notice (if applicable) on the subject property as described.

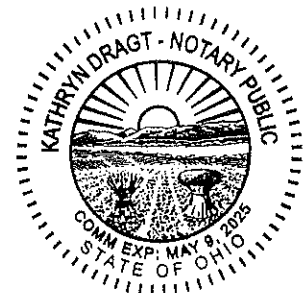
APPLICATION SUBMISSION CERTIFICATION I hereby certify that the information on this application is complete and accurate to the best of my knowledge.

Robert [Signature] 3-11-22

Subscribed and sworn to before me on this 11th day of March, 2022.

State of Ohio County of Franklin

Notary Public Signature: Kathryn Dragt



Contiguous property owners and mailing address:

Bruce and Sara Woolford
623 Fawndale Place
Gahanna, Ohio 43230

Sandra Smith
613 Fawndale Place
Gahanna, Ohio 43230

Jim and Julie Baker
606 Fawndale Place
Gahanna, Ohio 43230

Reason for request for variance

I built a playhouse and a roof for my riding mower in 2021. I have a privacy fence around my backyard that sticks out 8 feet from the house. I did not realize what I called my side yard was considered a second front yard since the road I live on curves around two sides of my home. I assumed that all the yard inside the privacy fence was my backyard. I was wrong, I have my playhouse and mower roof sticking out 8 feet from my house and I am requesting to be granted a variance.

My backyard has a steep slope on one side making it not suitable for a playhouse. The space where I built the playhouse is flat and was the only area available.

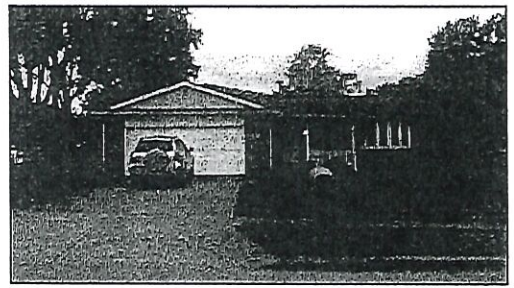
I built a roof for my riding mower instead of using a tarp to keep the weather off of it. The corner where I put the roof is the only corner not adjacent to a neighbors property. I built the roof to over hang the fence 3 inches so leaves would not blow between the roof and the fence to decompose. They blow onto the ground so they can be picked up with the rest of the leaves in the yard. This 3" overhang would not be possible over a neighbors yard.

Neither the playhouse or the mower roof will adversely affect health or safety.

Please grant me this variance so I can keep my playhouse and mower roof.

Sincerely,
Robert Hicks

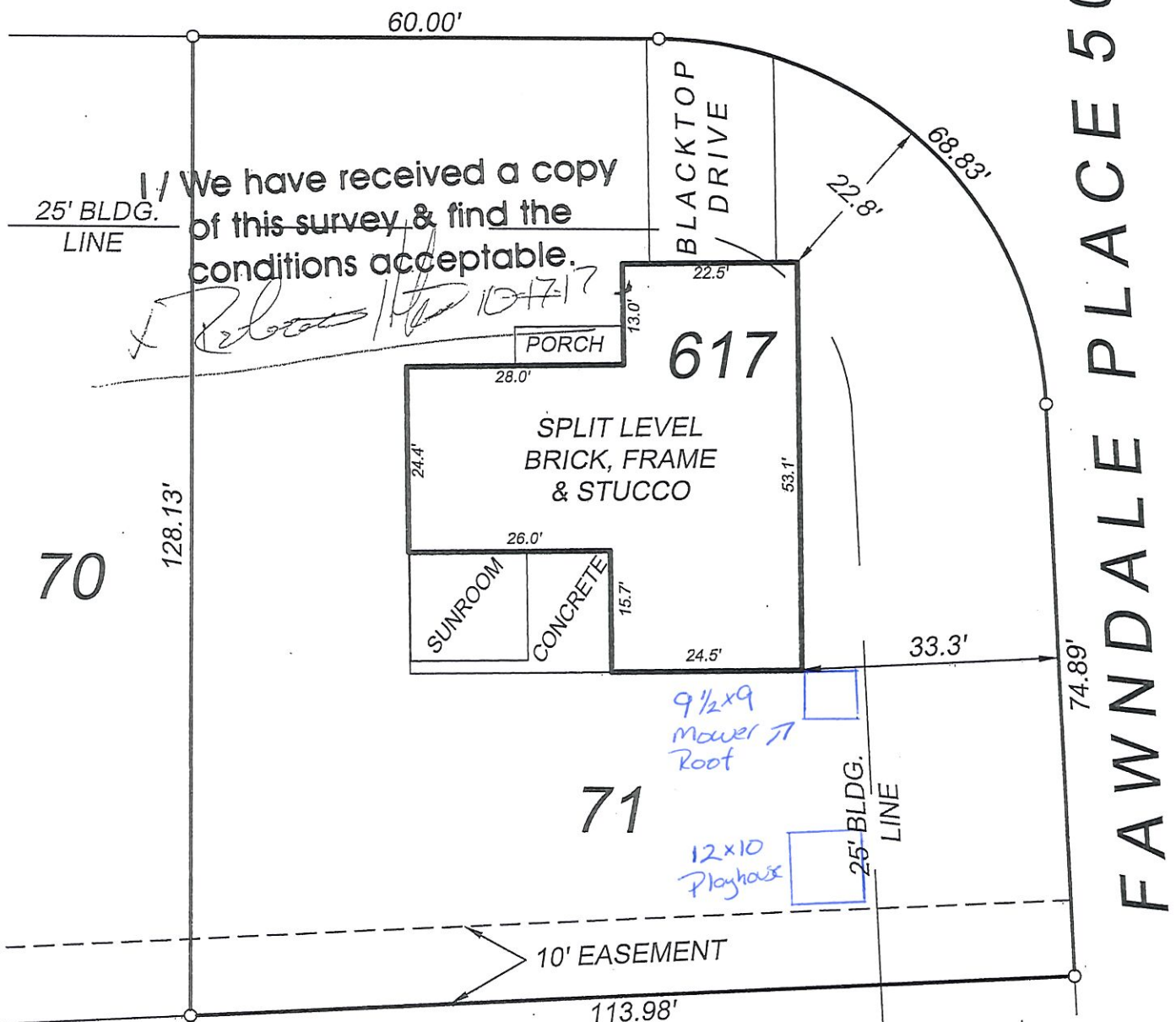
HOY LAND SURVEYING
 39 Village Green Drive
 Westerville, Ohio 43082
 Phone: 614-679-1186



JOB NUMBER #: 2628-2017 S DATE OF DRAWING 10-13-17

TITLE AGENCY TALON TITLE AGENCY, LLC LENDER JPMORGAN CHASE BANK BUYER HICKS
 LEGAL DESC. LOT 71 ~ HUNTERS RIDGE P.B. 40 PG. 89 - 92 COUNTY FRANKLIN
 CITY/TWP. GAHANNA DRN. SJH CK. SS DRAWING SCALE 1" = 20'
 FEMA INFORMATION: FLOOD ZONE X MAP PANEL INFO 39049C 0213K MAP DATE 6-17-08

FAWNDALE PLACE 50'



I/ We have received a copy of this survey & find the conditions acceptable.
Robert H. Hoy 10-17-17

We hereby certify that the foregoing MORTGAGE LOCATION SURVEY was prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a Boundary Survey pursuant to Chapter 4733-37, Ohio Administrative Code. This plat is prepared for mortgage loan and title purposes only and is not to be construed as having been prepared for the owner and is not to be used to erect fences or other structures. Easements shown on this plat were taken from the subdivision plat of record. Additional easements affecting this property may exist.

ENCROACHMENT INFORMATION
 FRONT CORNER OF HOUSE
 OVER 25' BLDG. LINE BY ± 2.2'

By *Steven J. Hoy*



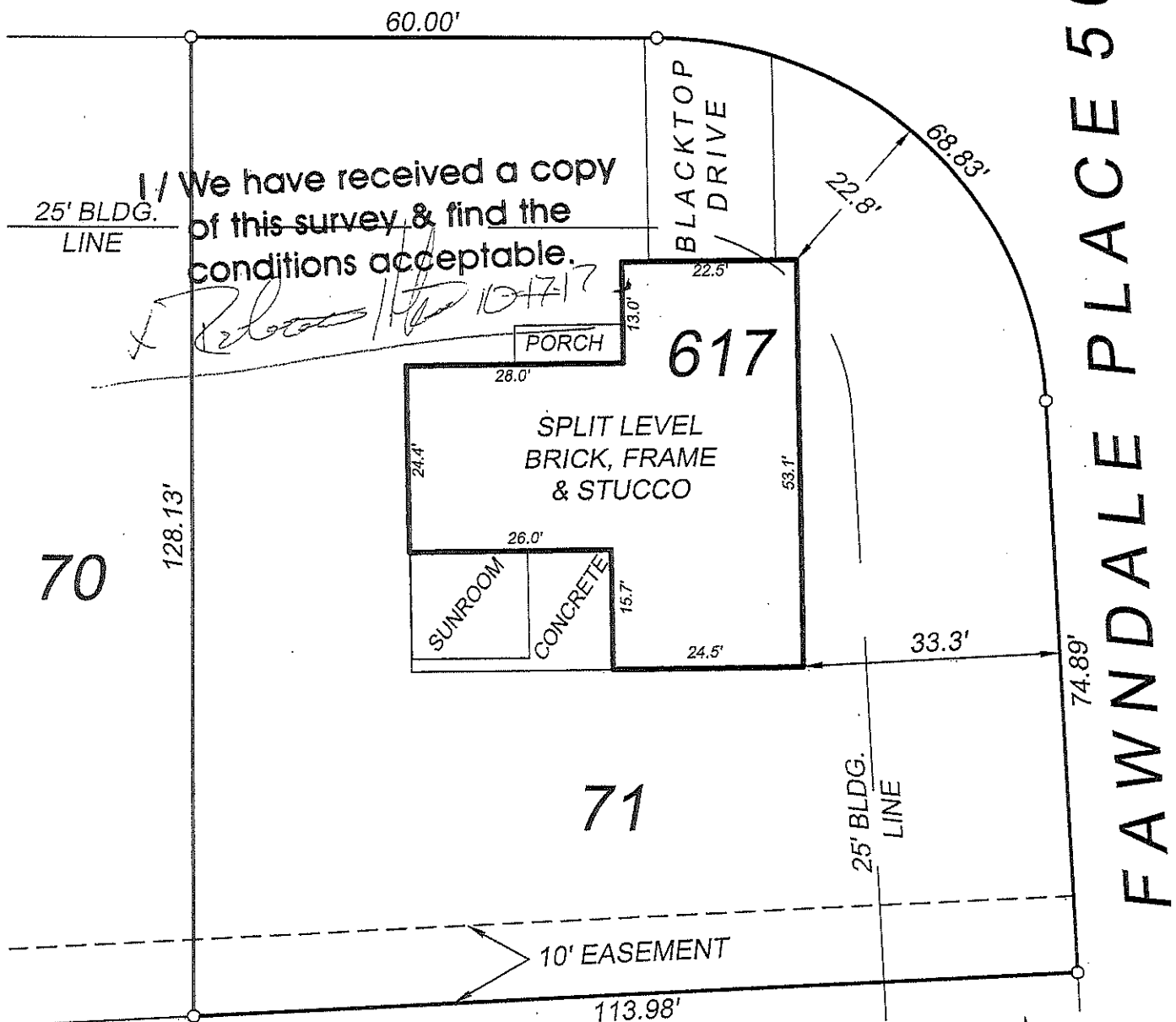
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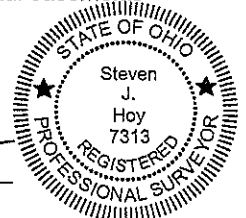
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ENCROACHMENT INFORMATION
FRONT CORNER OF HOUSE
OVER 25' BLDG. LINE BY ± 2.2'

By [Signature]





11' Tall

8' Tall



June 29, 2022

Robert Hicks
617 Fawndale Pl
Columbus, OH 43230

RE: Project 617 Fawndale Pl Variance

Dear Robert Hicks:

The following comments were generated from the review of the submitted plans and documents for the referenced project. .

Building

1. No Comment per Ken Fultz

Fire District

2. The fire division has no objections to 617 Fawndale Place structure on a corner lot variance – Hicks V22

Parks

3. No Comment per Julie Predieri

Development Engineer

4. Engineering has no objections to the requested variance.

If you have any comments or questions, please contact me at kelly.wicker@gahanna.gov or (614) 342-4025.

Sincerely,

Kelly Wicker
Planning and Zoning Coordinator



STAFF REPORT

Request Summary

A variance has been requested to allow two detached accessory buildings to be located in the front yard on a corner lot at 617 Fawndale Place. The property is zoned PUD – Planned Unit Development which requires detached accessory use structures to be located to the rear of the dwelling per Chapter 1151.15(q)(4) of the zoning code.

According to the applicant, they are proposing a 9.5ft x 9ft (85.5sqft) lean-to to store lawn equipment and a 12ft x 10ft (120sqft) playhouse approximately 25 feet from the right-of-way line. With the house being 33.3ft from the right-of-way, the accessory structures will encroach into the front yard by roughly 8ft. The property is a corner lot which requires a front yard along the entire length of Fawndale Place and provides a rear yard on each side of the house not facing the street.

Variance

Planning Commission shall not grant a variance unless it finds that all of the following conditions apply:

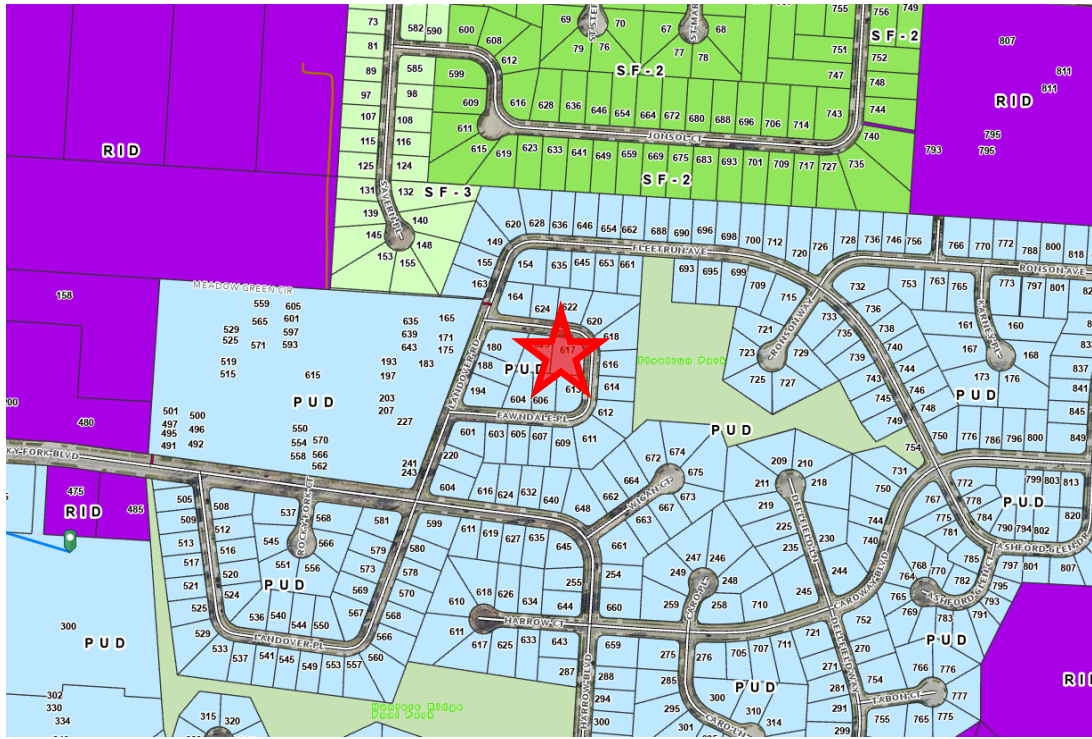
- a) There are special circumstances or conditions applying to the land, building or use referred to in the application.
- b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.
- c) The granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

Staff Comments

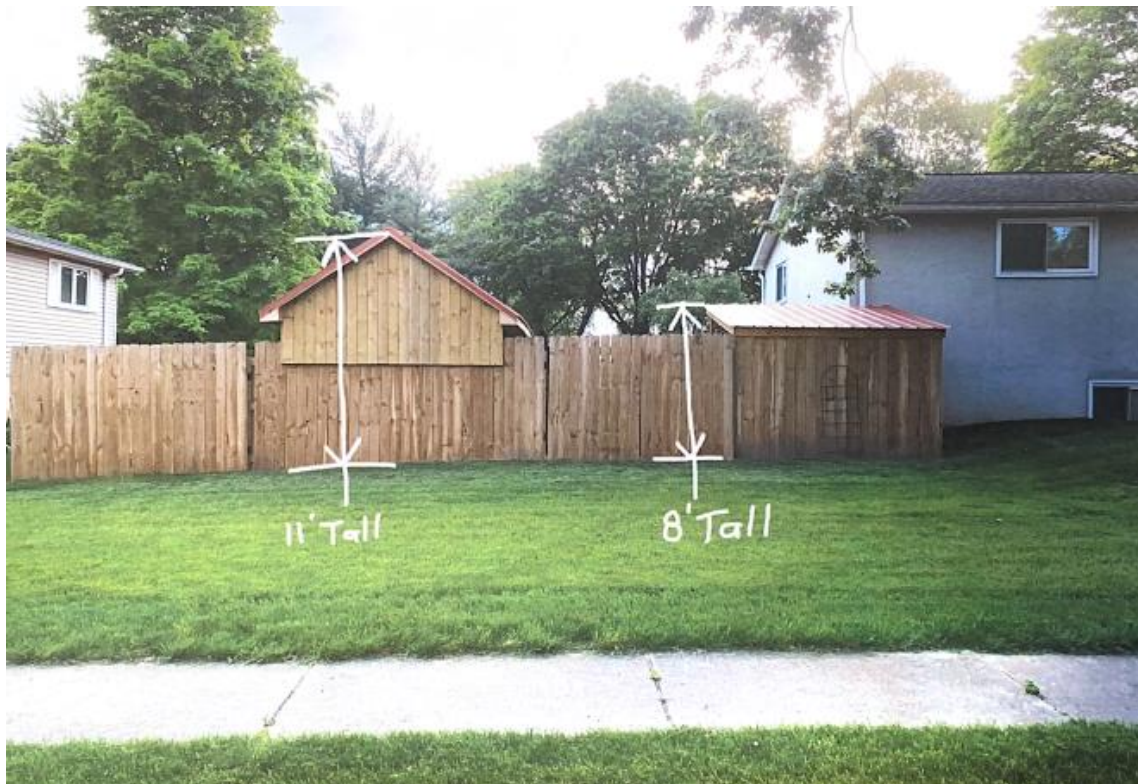
Staff does not support the variance request. We do not find that the criteria for approval have been met. Due to being a corner lot and having two rear yards, there appears to be sufficient space available to place the accessory structures in compliant locations.

This variance request is the result of a code violation from January 2022 for installing the structures without obtaining permit approvals. A permit for a shed was approved in 2020. The shed was located consistent with code and the approved permit. Sometime after the shed was installed it was modified by extending the roof to the fence (see picture on next page). A “lean to” was also installed without a permit.

Location/Zoning Map:



Street View Image:



Respectfully Submitted By:
Zack Cowan, AICP