

VARIANCE APPLICATION

PROPERTY INFORMATION		
Project/Property Address: 217 Carlin Court East		Project Name/Business Name: Pickett
Parcel #: 025-005688-00	Zoning: (see <i>Map</i>) Select One PUD	Acreage: .19 acres

VARIANCE SPECIFICATIONS
Description of Variance Request: I respectfully request a reduction of the 25 foot set back. The end of the planter box at the end of the stairs is 16 feet from the edge of the curb. I have attached both a drawing and a picture.
STAFF USE ONLY; (Code Section): 1151.15(q)(2)

APPLICANT INFORMATION	
Applicant Name (Primary Contact): Paul L. Pickett	Applicant Address: 217 Carlin Court East
Applicant E-mail: pickett@gmail.com	Applicant Phone: (614)893-6609
Business Name (if applicable):	

ADDITIONAL CONTACTS	
Please list all applicable contacts for correspondence	
Name(s)	Contact Information (phone/email)
Property Owner Name: (if different from Applicant)	Property Owner Contact Information (phone no./email):

ADDITIONAL INFORMATION ON NEXT PAGE....

INTERNAL
USE

Zoning File No. V-0108-2023

RECEIVED: MAC
DATE: 3/24/2023

PAID: 250.50
DATE: 3/24/2023

Updated
Apr 2022

VARIANCE APPLICATION - SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	
1.	Review Gahanna Code Chapter 1131 (<i>visit www.municode.com</i>) (<i>Sign Variances, refer to Chapter 1165.12; Fence Variances, 1171.05; Flood Plain Variances, 1191.18</i>)
2.	Survey of property certified by a registered surveyor (<i>11"x17" copy</i>) if <i>Applicable</i> - Site Plan, drawings, or survey that depicts where the Variance is requested.
3.	Renderings, drawings, and/or pictures of the proposed project
4.	A statement of the reason(s) for the variance request that address the following three conditions: (<i>not applicable for Sign, Fence, or Flood Plain Variances; see code referenced in #1 above for applicable criteria</i>) - Special circumstances or conditions - Necessary for preservation and enjoyment of property rights - Will not adversely affect the health or safety
5.	List of contiguous property owners & their mailing address
6.	One set of pre-printed mailing labels for all contiguous property owners
7.	Application fee (<i>in accordance with the Building & Zoning Fee Schedule</i>)
8.	Application & all supporting documents submitted in digital format
9.	Application & all supporting documents submitted in hardcopy format
10.	Authorization Consent Form Complete & Notarized (<i>see page 3</i>)

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED

I certify that the information on this application is complete and accurate to the best of my knowledge, and that the project as described, if approved, will be completed in accordance with the conditions and terms of that approval.

Applicant Signature: Paul L. Pridett Date: 3/22/2023

PLEASE NOTE:

- The Public Hearing will not occur until the City of Gahanna reviews the Application for Code Consistency. Applications that are not consistent with the code will not be scheduled for hearing.
- The application expires if no action is taken 6 months from the date of the last staff comment letter.

AUTHORIZATION CONSENT FORM

(must sign in the presence of a notary)

If you are filling out more than one application for the same project & 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.

_____ (property owner name printed)

_____ (property owner signature) _____ (date)

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

State of _____ County of _____

Stamp or Seal

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.

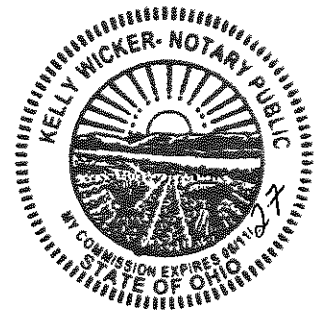
PAUL PICKETT
_____ (applicant/representative/property owner name printed)

Paul Pickett _____ (applicant/representative/property owner signature) 3/23/2023 _____ (date)

Subscribed and sworn to before me on this 23rd day of March, 2023.

State of Ohio County of Franklin

Notary Public Signature: Kelly Wicker





5147™/MAG

Jonathan Lucas
710 Ridenour Road
Gahanna, Ohio 43230

Name Badge Labels

Go to avery.com/print
Use Avery Template 5147



5147™/MAG

Robert & Sarah Hunyadi
728 E. Ridenour
Gahanna, Ohio 43230

Rachel Shea & Ryan Spak
211 Carlin Court East
Gahanna, Ohio 43230

Name Badge Labels

Go to avery.com/print
Use Avery Template 5147

Variance Application supporting documentation for 217 Carlin Court East (REVISED 4/18/2023)

3. A drawing and a picture of the project are attached,

4. I respectfully request a reduction of the 25 foot set back. It was not until well after construction was underway that we became aware that there was a 25 foot set back. The planter box at the end of the stairs takes the project to a distance of 16 feet from the edge of the curb.

Special Circumstances or Conditions: The old steps were sinking and pulling away from the house and needed to be replaced. The old steps restricted opening of car doors and being further up the hill meant there were more steps. The new design has the steps further down the hill reducing the number of steps allowing the steps to be further from the driveway. As we get older we view less steps is a good thing for our health.

We feel that the design and construction of the stairs with the planter boxes significantly enhances the curb appeal and functionality of our property.

We do not believe the design will adversely affect the health and safety of neighbors or visitors.

5. Contiguous property owners are

Robert & Sarah Hunyadi, 728 E. Ridenour

Rachel Shea & Ryan Spak, 211 Carlin Court East

Johathon Lucas, 710 Ridenour Road

6. Mailing labels are attached to the hardcopy submission.

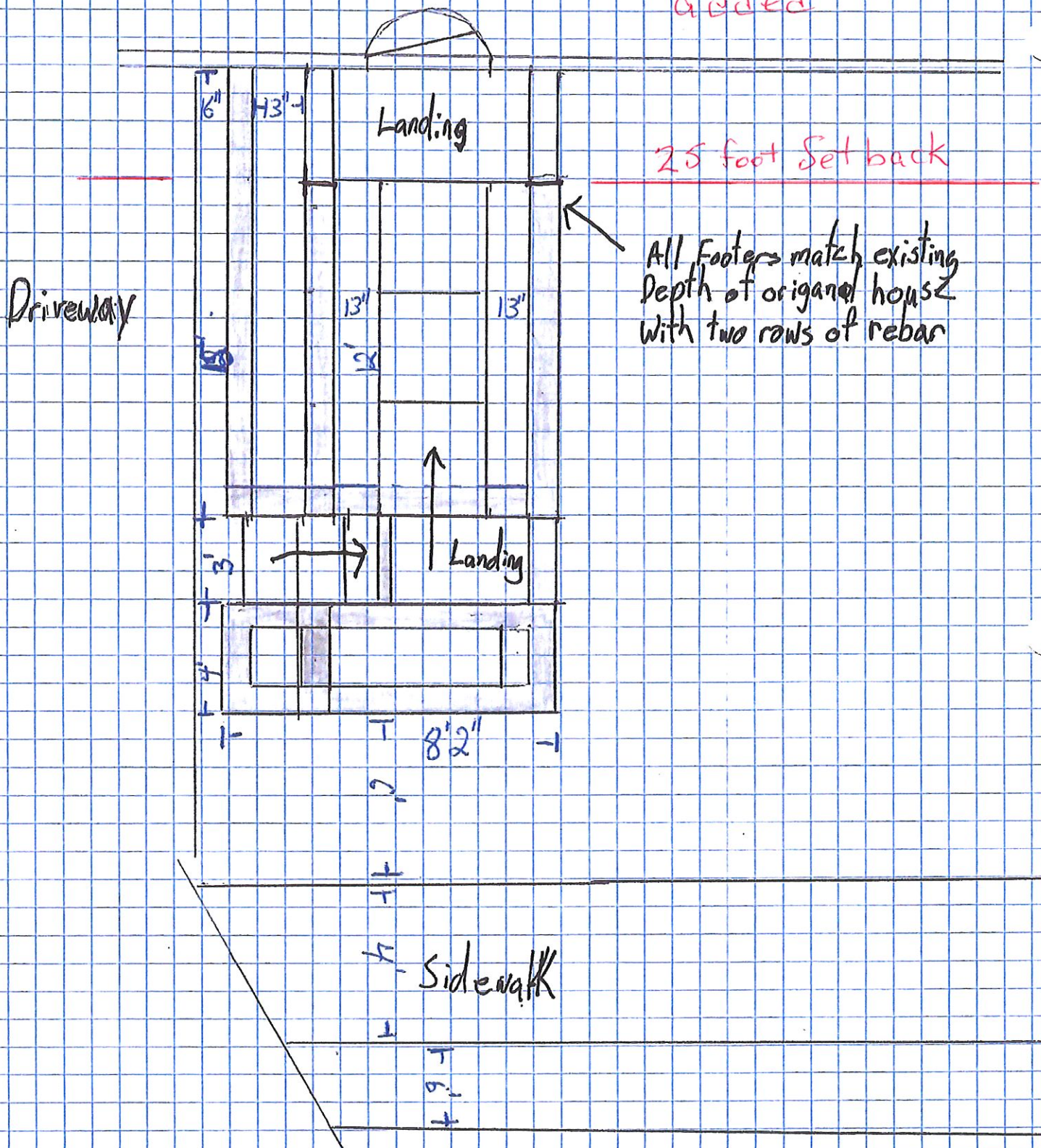
7. Application fee in the the form of a check is attached to the hardcopy submission

8. Application and all supporting documents submitted in digital format.

9. Application and all supporting documents also submitted in hardcopy format.

10. Authorization Consent Form Complete & Notarized is attached

Setback has been added



25 foot Setback

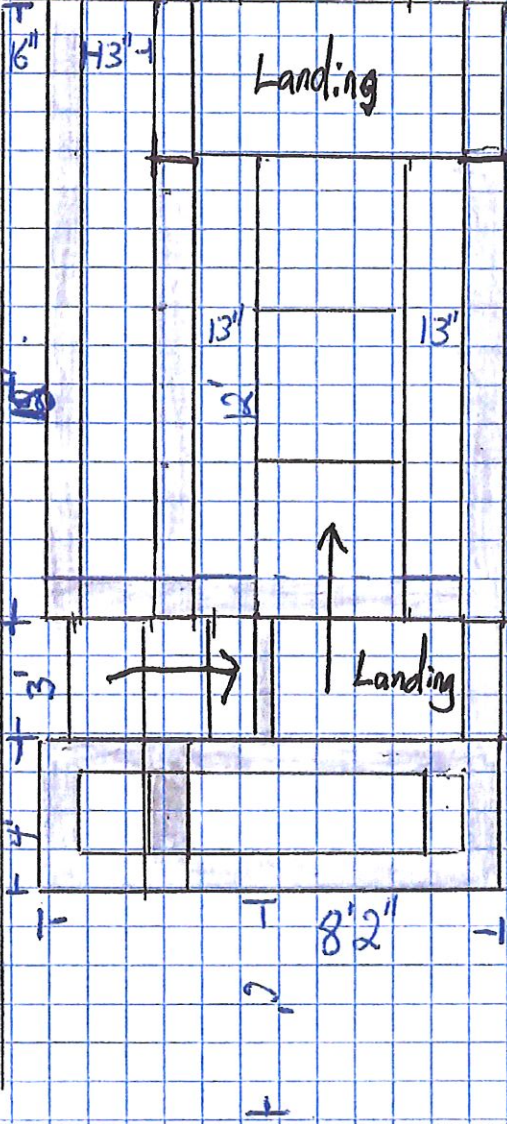
All Footers match existing
Depth of original house
with two rows of rebar

Driveway

Landing

Landing

Sidewalk





← 25 foot Set back

| 6 feet |

217 Carlin Court East



Franklin County Auditor's Office Auditor

Michael Stinziano

Map Produced April 19, 2023

Planimetric Legend

Source: 2021 Aerial Photography

- Edge of Pavement
- Roadway Centerlines
- Railroad Centerlines
- Building Footprints
- Building Under Construction
- Creeks, Streams, Ditches
- Rivers & Ponds

Topographic Legend

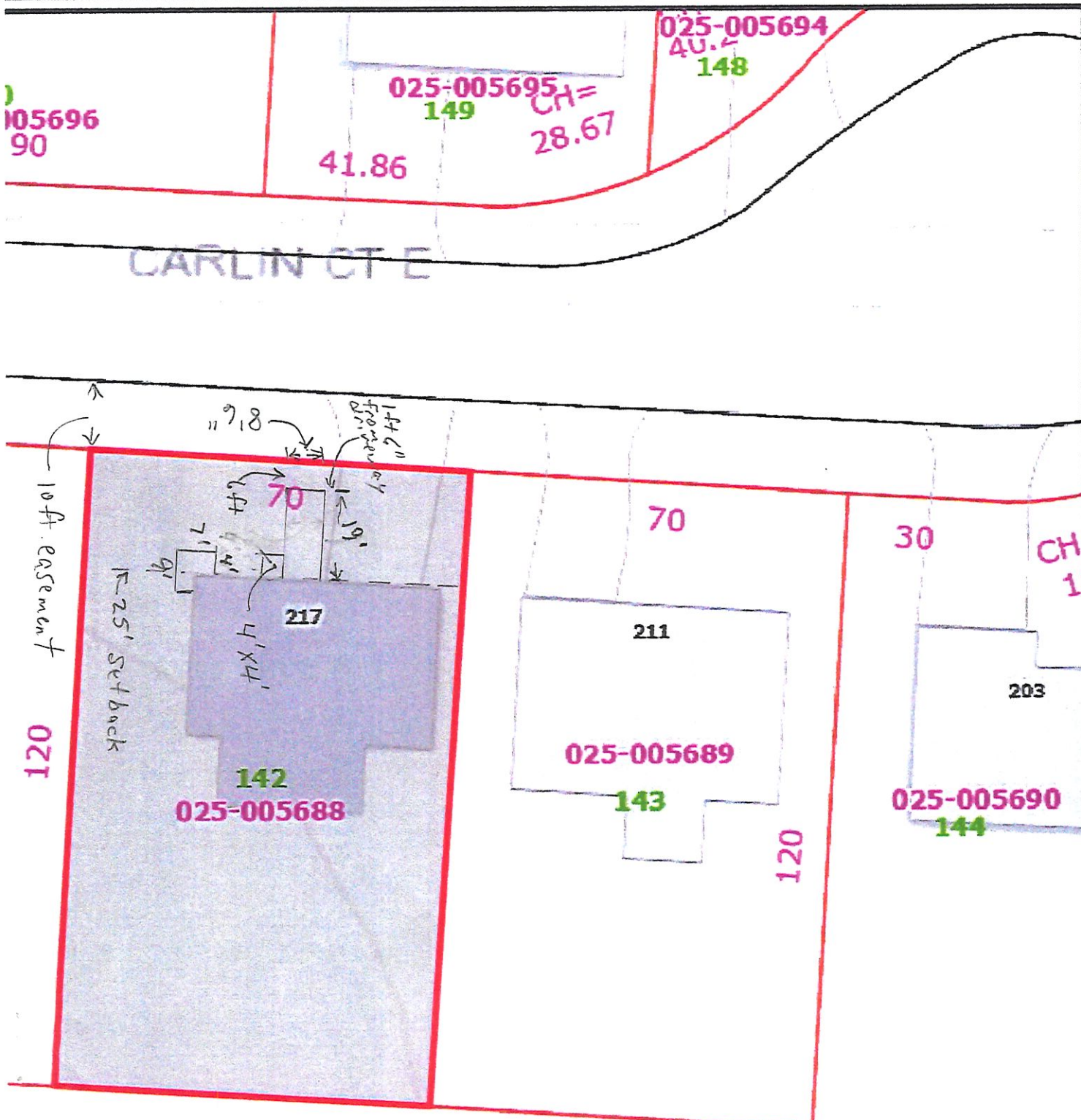
Source: OSIP - 2019 LIDAR Collection

- Spot Elevation
- Index Contour
- Intermediate Contour

Appraisal Legend

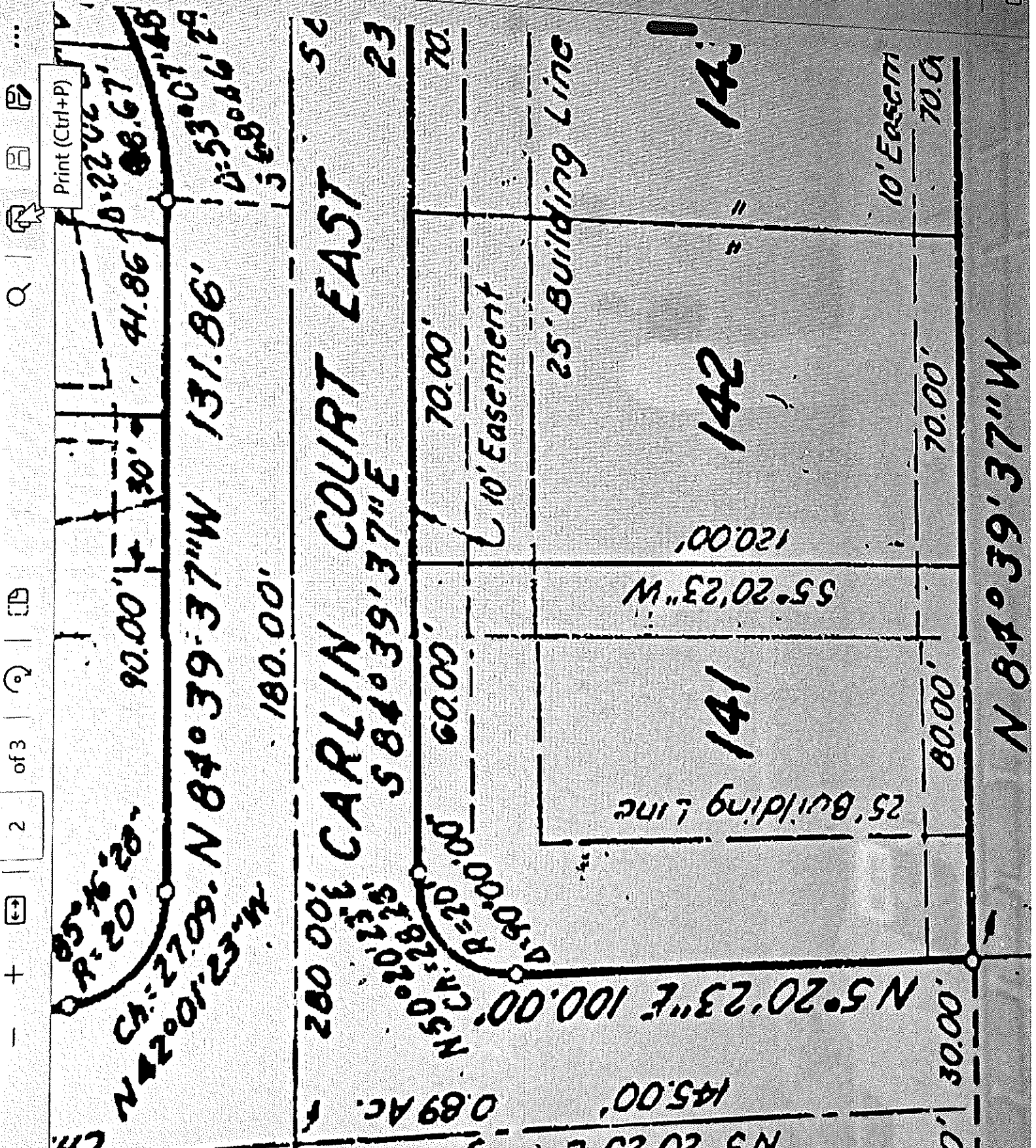
Source: Franklin County Auditor & Engineer

- Parcel IDs
- Parcel Dimensions
- Lot Numbers
- Site Address
- Parcel Boundary
- Subdivision Boundary
- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary



217 Carlin Court East
Lot 142

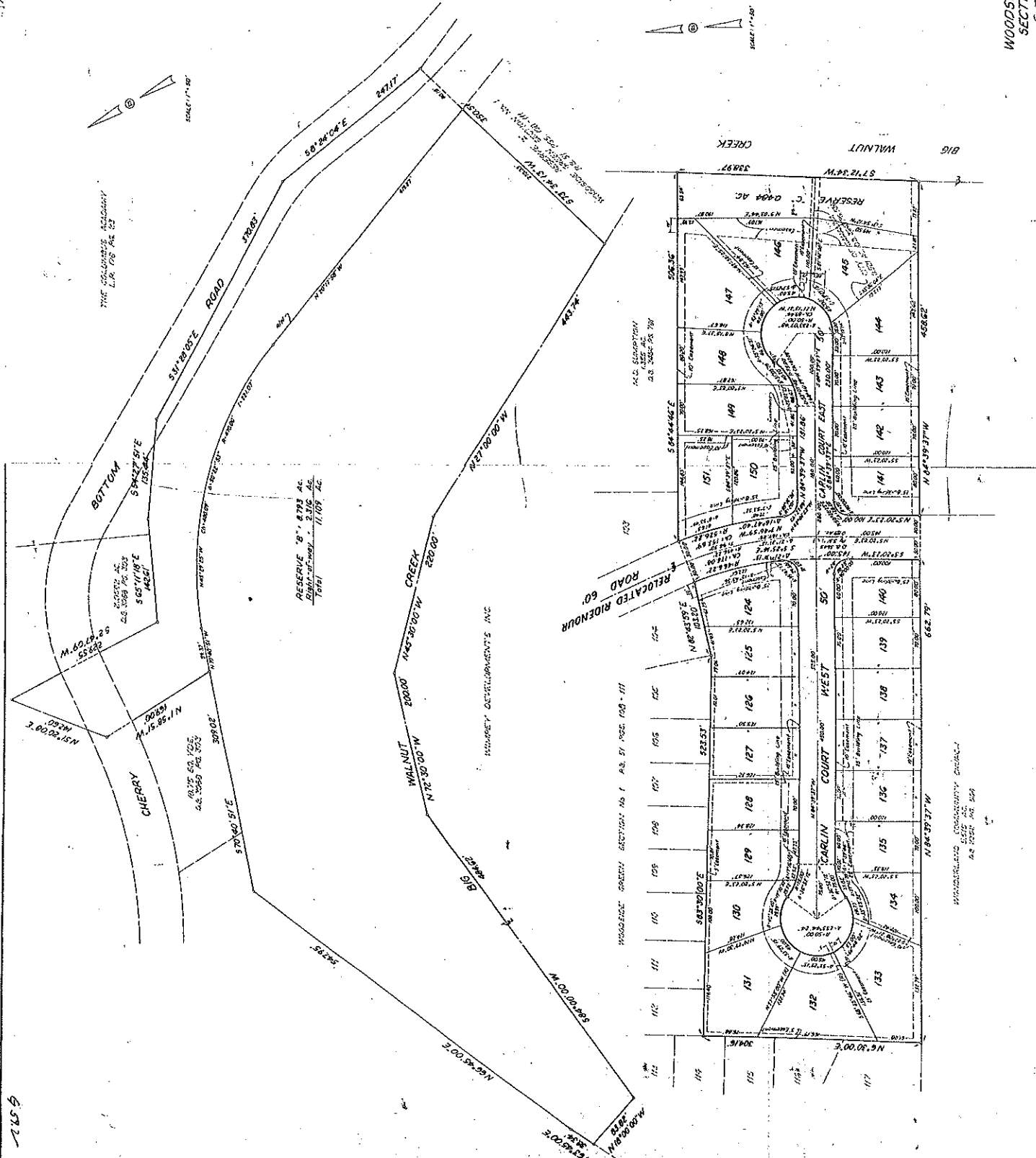
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217 Corlin Court East Lot 142

WOODSIDE GREEN
SECTION No. 2
SHEET 1 OF 2



572



April 27, 2023

Karen A and Paul Pickett
217 Carlin Ct
Columbus, OH 43230

RE: Project 217 Carlin Ct E Variance

Dear Karen A and Paul Pickett:

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

Transportation & Mobility Engineer (614) 342-4050

1. No comments.

Engineering Project Administrator (614) 342-4056

2. Do not disrupt existing storm water runoff drainage patterns.

Fire District (welshp@mifflin-oh.gov)

3. The fire division has no objection to the Paul Pickett request for a residential Variance to the front yard setback for a planter box at 217 Carlin Court East.

Parks (614) 342-4261

4. No Comments per Julie Predieri

Building (614) 342-4010

5. No Comment Received.

If you have general comments or questions, please contact me at kelly.wicker@gahanna.gov or (614) 342-4025. If your questions are specific to a certain department's comments, please reach out to that department using the contact information provided with their comments above.

Sincerely,

Kelly Wicker
Planning and Zoning Coordinator



STAFF REPORT

Request Summary

The applicant is requesting a variance to allow for a concrete planter box to encroach into a front yard setback at 217 Carlin Court East. The property is zoned PUD – Planned Unit District and is single-family residential.

The concrete planter box was installed around the front steps and begins 6 feet from the property line, therefore encroaching 19 feet into the 25-foot front yard setback. New front steps were also installed with the planter. Based on the site plan, it is outside of any easements. There were no objections from Engineering.

The applicant states that they were unaware of the setback prior to construction. They also state that special circumstances exist since the previous steps were in disrepair and needed to be replaced. The previous steps were also too close to the driveway and restricted full use of the driveway. In the new design, the steps are located further from the driveway in order to help relieve this problem.

The Zoning Code defines the planter box as a structure, which cannot be located within any required yards/setbacks. Per Chapter 1123.58, a structure is defined as “a combination of materials, other than a fence, that form a construction for use occupancy, or ornamentation whether installed, on, above, or below the surface of land or water”.

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.

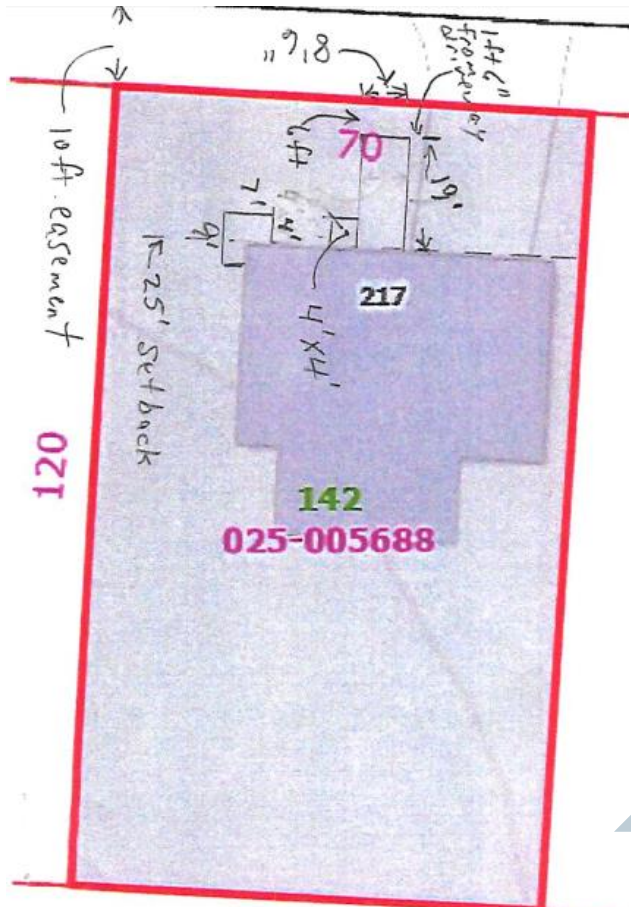
Staff Comments

Staff has no objection to the variance request as submitted. The definition of a structure in Code is unspecific, and things that are not conventionally considered structures may fit into this definition. Additionally, the front setback reaches to the front of the house, making it impossible to have any type of structure in the front yard. It is Staff’s opinion that the planter box will not have an adverse effect on the surrounding neighborhood.

Location/Zoning Map



Submitted Site Plan



Existing Condition



Respectfully Submitted By:
Maddie Capka
Planner