



VARIANCE APPLICATION SUMMARY



File Number	V-25-34
Property Address	360 CARPENTER RD GAHANNA, OH 43230
Parcel ID	025-002216
Zoning District	R-1 - Large Lot Residential
Project/Business Name	Variance Carpenter Road
Applicant	Mohanad Zamara
Description of Variance Request	Requesting a variance from minimum required street frontage for each lot in order to allow subdivision of an existing 2.213 acre parcel into 3 residential lots. The property has limited street frontage along Carpenter Rd which prevents full compliance with frontage requirements.

Requested Variances

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

To the City of Gahanna Planning and Zoning Department,

I am submitting this request for a variance associated with the proposed lot split of the property located at 360 Carpenter RD, Gahanna, Ohio, consisting of 2.21 acres. The proposed subdivision will create two parcels measuring approximately 1.685 acres and 0.516 acres.

The proposed split is feasible with one primary variance request related to road frontage requirements. The zoning code requires 75 feet of frontage on the main road, while the existing access provides approximately 27 feet of frontage. The two proposed parcels will utilize a shared driveway connecting to the existing access point.

Additionally, the existing driveway is currently located at zero setback from the property line. where it should be at least 1 foot away from the property line . As part of this request, we seek approval to maintain driveway access at this location while improvements are made to reconstruct and upgrade the driveway to current applicable standards. The shared driveway will continue to serve both newly created parcels in a safe and functional manner.

Granting this variance will allow reasonable use of the property, enable an orderly subdivision of the land, and maintain practical access for both proposed lots without negatively affecting surrounding properties or traffic conditions.

Thank you for your consideration of this request. We respectfully ask for approval of the frontage and driveway setback variances associated with the proposed lot split. Please let us know if any additional documentation, site plans, or supporting materials are required.

Sincerely,
Mohanad Zamara
360 Carpenter RD

Gahanna, Ohio 43230
(614)323-6333
mzamara1977@yahoo.com

GAHANNA HEIGHTS NO. 4
P.B. 37, PG. 41

N 87°24'38" W 554.99'

RUSSELL R. FUNK, JR. &
MICHELLE L. FUNK
0.919 ACRES
I.N. 200904010045286

3/4" IPF 58.60' 3/4" IPF
BEGINNING FOR REFERENCE
TRACT 1 & 2

POINT OF TRUE BEGINNING TRACT 1

G & M REALTY, LLC
2.213 ACRES
I.N. 202501030000540
P.P.N. 025-002216

1.685 ACRES
73397.153 S.F.
TRACT 1

LARRY A. RUMSEY, TRUSTEE
1 ACRE
I.N. 201307230123503

RESIDENCE #360

POINT OF TRUE BEGINNING TRACT 2

0.516 ACRES
22480.406 S.F.
TRACT 2
VACANT

MICHAEL PATRICK &
STEPHANIE SUE WELTY
0.48 ACRES
I.N. 202110180188207

LEE E. MARTIN
0.24 ACRES
I.N. 202507010069277

CITY OF GAHANNA
0.15 ACRES
O.R. 5923E17

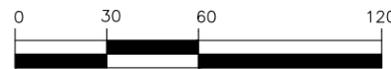
CARPENTER ROAD R/W VARIES

LEGEND

- IPF IRON PIN FOUND
- ◆ RBF REBAR FOUND
- ◆ MNF MAG NAIL FOUND
- RBS REBAR SET
- ◇ MNS MAG NAIL SET



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

BASIS OF BEARINGS:

THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011) EPOCH 2010. SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME-NETWORK. THE PORTION OF THE CENTERLINE OF CARPENTER ROAD, HAVING A BEARING OF N 87°06'49" W AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

NOTE:

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL REBAR SET ARE 5/8" DIA. 30" LONG, WITH AN ORANGE PLASTIC CAP STAMPED "P.S. 8047".

CERTIFICATION:

I HEREBY CERTIFY THAT THE HEREON BOUNDARY SURVEY WAS PREPARED FROM AND ACTUAL FIELD SURVEY PERFORMED BY OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH CHAPTER 4733-37 OHIO ADMINISTRATIVE CODE. THE SURVEY WAS PERFORMED IN DECEMBER OF 2025.

**SURVEY OF
1.685 ACRES AND 0.516 ACRES**

LYING IN
QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 17
UNITED STATES MILITARY LANDS
CITY OF GAHANNA, COUNTY OF FRANKLIN
STATE OF OHIO



P: (614) 205-0721

GM@COMPASS360SURVEYING.COM
WWW.COMPASS360SURVEYING.COM

DATE: 1/8/26 JOB NO. 25-320



Scott D. Grundeil 1/21/26
SCOTT D. GRUNDEIL, P.S. REGISTERED SURVEYOR NO. 8047 DATE

DRAWN BY: SG

SHARED DRIVEWAY AND ACCESS EASEMENT AGREEMENT

This Agreement is made as of 1st day of November, 2025 by and between **G&M; Realty LLC**, an Ohio limited liability company, as the current sole owner of that certain property located at **360 Carpenter Rd, Columbus, Ohio 43230 (Franklin County Parcel No. 025-002216-00)** ("Property").

1. Purpose of Agreement

G&M; Realty LLC intends to subdivide the Property into three separate parcels (collectively, the "Subdivided Parcels"). This Agreement is established to ensure that each parcel retains perpetual rights of ingress, egress, and access over the shared driveway (the "Driveway"), which shall provide access to Carpenter Road.

2. Grant of Easement

Upon subdivision and transfer of any parcel, there is hereby granted a perpetual, non-exclusive easement over the Driveway for the benefit of each Subdivided Parcel, for the purpose of vehicular and pedestrian access to Carpenter Road.

3. Location of Driveway

The Driveway shall be located substantially as existing on the Property as of the date of this Agreement, or as otherwise shown on the recorded subdivision plat approved by Franklin County.

4. Maintenance and Repair

Each owner of a Subdivided Parcel shall be responsible for an equal share (one-third) of the reasonable costs of maintaining, repairing, and clearing the Driveway. Any damage caused by one owner beyond ordinary wear shall be repaired at that owner's sole cost.

5. Improvements

Any substantial improvement (resurfacing, widening, drainage upgrades, etc.) shall require the written agreement of at least two-thirds of the parcel owners. Costs of agreed improvements shall be shared equally among the parcel owners unless otherwise agreed.

6. Restrictions on Use

The Driveway shall be used only for ingress, egress, and utility access for residential purposes. No owner may obstruct or block the Driveway.

7. Running with the Land

This Agreement and the easements created herein shall run with the land and bind all present and future owners, tenants, successors, and assigns of the Subdivided Parcels.

8. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Ohio.

9. Recording

This Agreement shall be recorded with the Franklin County Recorder's Office and shall take effect upon subdivision approval and recordation of the new parcel map.

IN WITNESS WHEREOF, G&M; Realty LLC has caused this Agreement to be executed by its duly authorized representative as of the date first above written.

G&M Realty LLC

By: Mohamad Zamara owner

Name: Mohamad Zamara

Title: owner

Date: 11/01/2025

Notary Acknowledgment

State of Ohio, County of Franklin, ss:

On this ___ day of _____, 20___, before me, a Notary Public, personally appeared _____, the duly authorized representative of G&M; Realty LLC, who acknowledged the foregoing instrument to be the voluntary act and deed of the company.

Notary Public: _____

My Commission Expires: _____

PLANNING COMMISSION STAFF REPORT

Project Summary – 360 Carpenter Road

Meeting Date: March 11, 2026

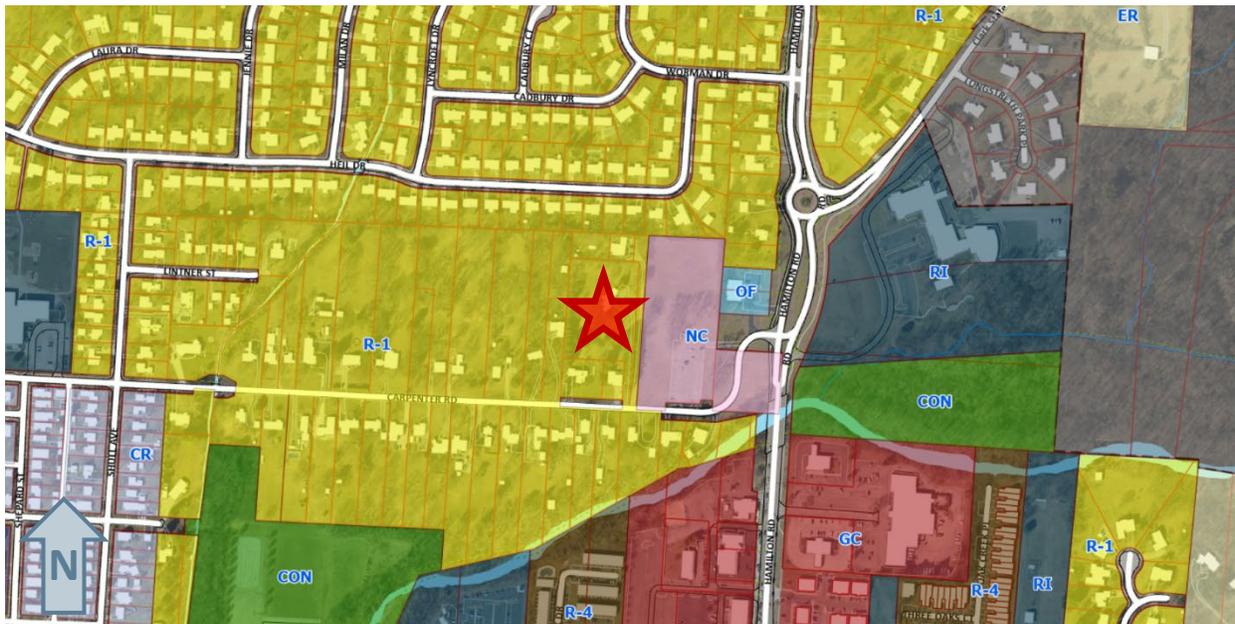
Zoning: Large Lot Residential (R-1)

Application Type(s): Variance (V)

Staff Representative: Maddie Capka, Planner II

Recommendation: Staff recommends approval of the application.

Location Map:



Staff Review

Overview

The applicant is requesting approval of a variance for a future Subdivision Without Plat/lot split application. The applicant would like to split the existing parcel into two new parcels, one north and one south. After the lot split, the properties would be ~1.69 and ~0.52 acres respectively. Both lots meet the minimum size for R-1.

The existing site at this address is a flag lot with only 27.5 ft of frontage along Carpenter Rd. The future lot split would create a separate parcel with no frontage on a ROW and access from a shared driveway on the larger lot. The Engineering Department does not have an objection to this configuration, but they require a shared access agreement and a new driveway.

A variance is required because the new lot does not have frontage and therefore does not meet the minimum frontage of 100 ft that's required for R-1. The existing parcel does not need a frontage variance since its legal non-conforming. Since the driveway will be shared by both parcels, a variance is also not required for the 1 ft residential driveway setback.

The site currently contains one single-family residence and a driveway. After the future lot split, the house on the site will still meet all setback requirements. There are currently no permits or applications submitted to develop the site, this application is only for the future SWP application.

Review Criteria

Variance (V)

The following variance has been requested:

1. Ch 1103.07(e) – Large Lot Residential (R-1)
 - a. All properties in this zoning district must have at least 100 ft of frontage on a ROW.
 - b. After the lot split, the south parcel will not have any frontage on a ROW.

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 application as submitted. Both new parcels meet the minimum lot size requirements, and the existing house will still meet setback requirements after the lot split. The applicant has provided a shared access agreement and plans to install a new driveway.

Planning Commission has recently approved two variances for lot splits that created lots that did not meet frontage requirements. One was at 4444 Shull Rd in April 2025, and the other was at 52 Price Rd in January 2026. However, in both cases, all the parcels still had frontage on a ROW.