

Application for Variance

City of Gahanna, Ohio ■ Planning Commission
200 S. Hamilton Road, Gahanna, OH 43230 ■ Phone: (614) 342-4025 ■ Fax: (614) 342-4117

***REQUIRED INFORMATION:** All correspondence will be addressed to the applicant. Planning Commission members or City staff may conduct a site visit prior to a Planning Commission Public Hearing.


*Applicant Name: Adam Kendrick *Phone: 740-819-0082
 *Applicant Address: 835 Dark Star Avenue *Fax: 740-754-1985
 *Applicant Email: adam@kexinc.com

*Applicant's Relationship to Project: Land Owner: Option Holder: Cont. Purchaser: Agent:

*Property Owner Name: Adam & Maleah Kendrick *Phone: 740-819-0082
 *Property Owner Address: 835 Dark Star Avenue *Fax: 740-754-1985
 *Contact Name: Adam Kendrick *Email: Adam@kexinc.com

*Address for Requested Variance: 835 Dark Star Avenue Gahanna Ohio 43230
 *Parcel ID#: 025-008401-00 *Current Zoning: SF3

*Description of Variance Requested: Installation of Pre-Built 8 x 12 wood building for yard and other tools,

*Applicant's Signature:  *Date: 4/27/15

***SUBMISSION REQUIREMENTS:** Applications are not complete until all submission requirements are received and accepted by the Planning and Zoning Administrator.

1. Two (2) 11" x 17" copies of a survey and legal description of the property certified by a registered surveyor.
2. One (1) digital copy of completed application and associated documents.
3. A list of contiguous property owners and their mailing addresses.
4. Pre-printed mailing labels for all contiguous property owners.
5. A statement of the reason(s) for the Variance request. The statement must address the three (3) conditions listed on page 2 of this application in order for Planning Commission to grant approval for the Variance.
6. Application Fee of \$150 for Single-Family Residential Districts and \$300 for all other Zoning Districts.

***PLANNING AND ZONING ADMINISTRATOR REVIEW AND APPROVAL:**

Code Sections to be varied: _____

Description of the governing code and the requested variance: _____

In accordance with Section 1131 of the Codified Ordinances of the City of Gahanna, Ohio, I hereby certify that this project, as stated above, was for approved by the City of Gahanna Planning Commission on _____. The applicant shall comply with any conditions approved by the Planning Commission and shall comply with all building, zoning and landscaping regulations now in place.

Planning & Zoning Administrator's Signature: _____ Date: _____

For Internal Use:

SunGard File No. 15040027
 PC File No. V-2015
 Public Hearing Date: 5/10/15



RECEIVED PAID
 APR 28 2015
 (Received) (Paid)
 By: JW. BY: JW. VSA 4256

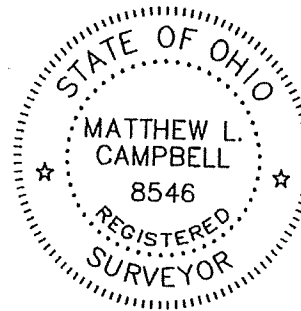
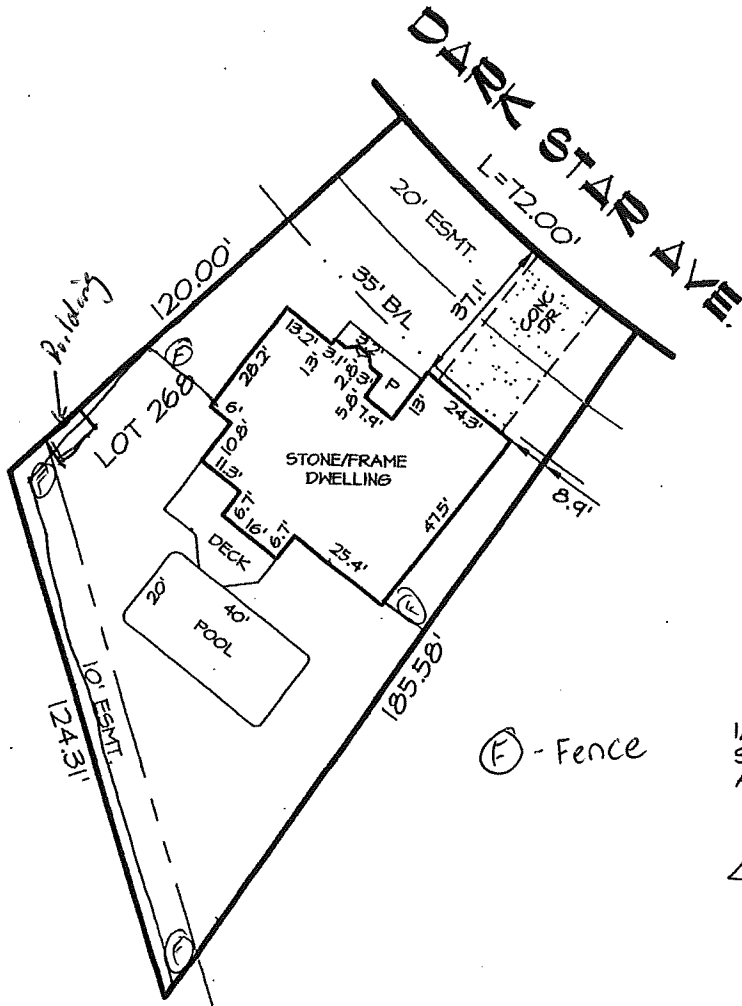
(Accepted by PZA)



CAMPBELL &
ASSOCIATES, INC.
Land Surveying

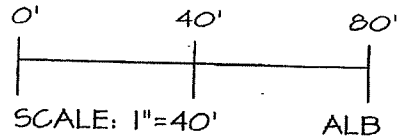
614.785.9340
Fax: 614.785.9342
77 E Wilson Bridge Road
Suite 205
Worthington, OH 43085
<http://www.campbellsurvey.com>

MORTGAGE LOCATION SURVEY



I/WE HAVE RECEIVED A COPY OF THIS
SURVEY AND FIND THE CONDITIONS
ACCEPTABLE TO ME/US.

Maleah Kendrick
BUYER/OWNER



Address 835 Dark Star Avenue

State of Ohio, County of Franklin

City of Gahanna

New Owner Adam Kendrick and Maleah J Kendrick

Allotment: Bryn Mawr Sec 2

Plat Book: 68 pages 17-19

Client Order No. NWE3526

Date May 13, 2013

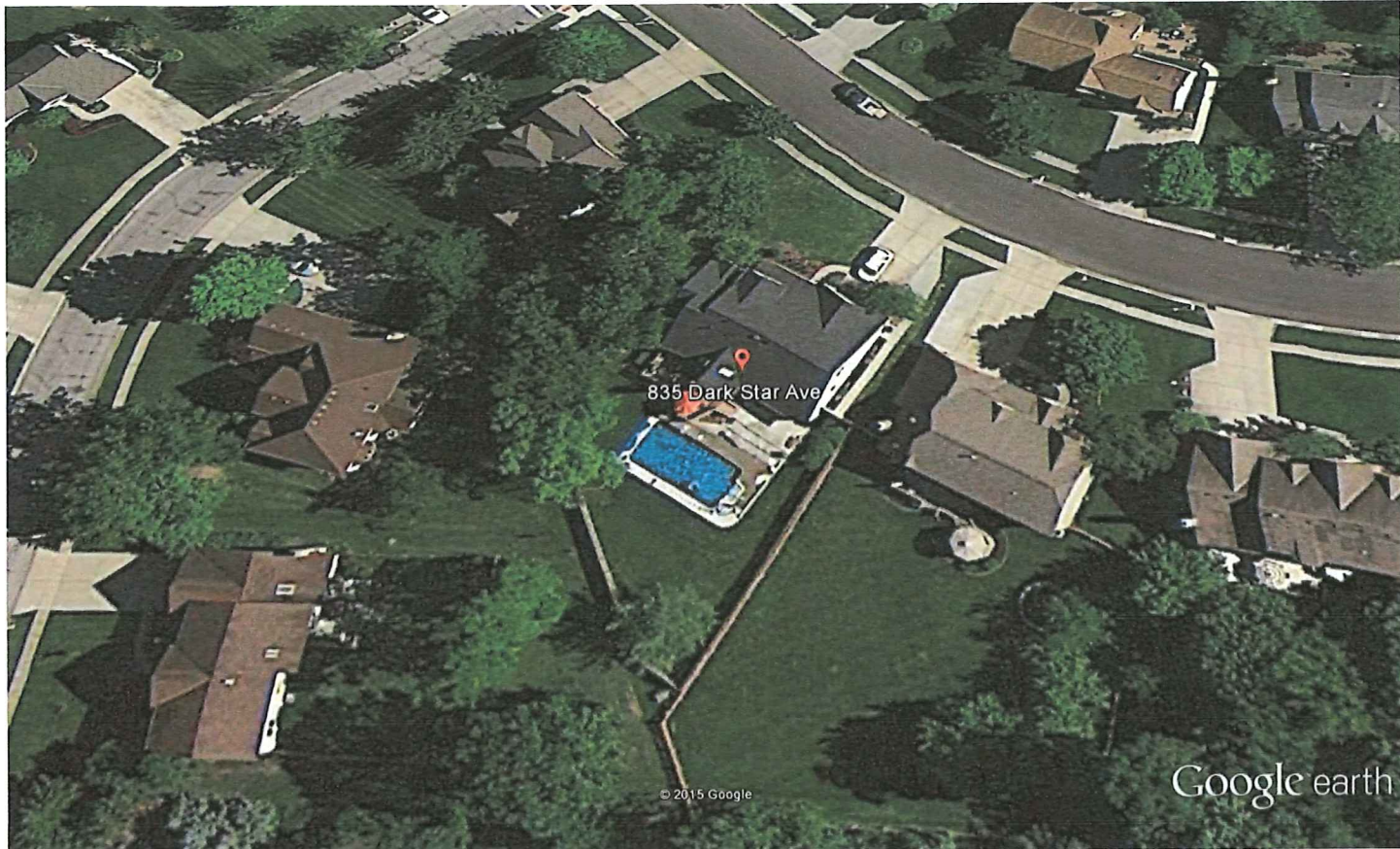
Present Owner Emory E Brinson and Colleen M Brinson

C & A Order No.
CO120529

This is to certify to Century National Bank, a division of The Park National Bank and/or Northwest Title that a visual inspection of the property and buildings shown (if any) has been made and there are no apparent encroachments or visible easements unless otherwise shown. This service was not performed for the purpose of establishing boundary lines, and is not to be used for that purpose.

This Mortgage Location Survey has been prepared in accordance with Chapter 4733-38, Ohio Administrative code, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code

Matthew L. Campbell
Matthew L. Campbell - Reg. Surveyor No. 8546



Google earth



Contiguous Property Owners with Mailing Addresses

Mr. Thomas Tartal
980 Dark Star Avenue
Gahanna, OH 43230

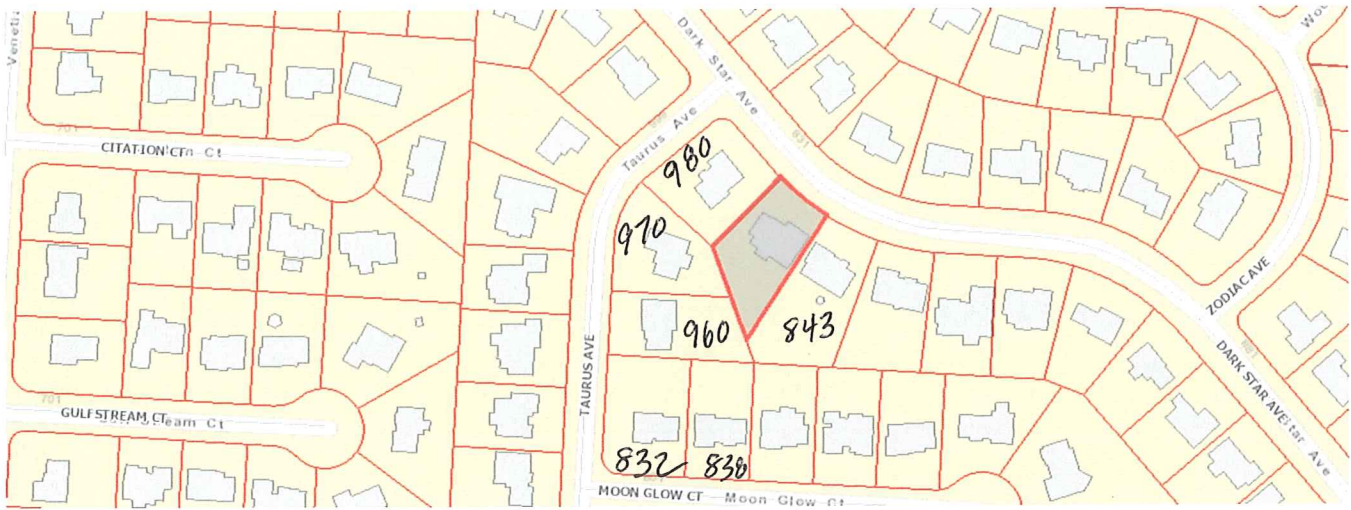
Mr. Robert Roesky
Ms. Theresa Erikson
970 Taurus Avenue
Gahanna, OH 43230

Mr. and Mrs. Adam Frumkin
843 Dark Star Avenue
Gahanna, OH 43230

Ms. Erin McConnell
Mr. Dustin Anderson
960 Taurus Avenue
Gahanna, OH 43230

Mr. and Mrs. Brandon Monnig
832 Moon Glow Court
Gahanna, OH 43230

Mr. and Mrs. James Baluyut
838 Moon Glow Court
Gahanna, OH 43230



Statement of Reason for Variance Request

We are requesting this variance to allow the installation of a pre-built 8' by 12' storage building. The supplier will be J&M Builders and be constructed of wood with exterior painting to match our house and shingled roof. This building will enable us to store lawn equipment as well as pool supplies.

- a) When we purchased the house at 835 Dark Star Avenue, a 6 ft fence surrounded the property and enclosed an inground swimming pool. Due to the layout of our property, we are requesting a variance to position the building on the set-back lines or inside the limits of the city. We ask this variance to be approved and be considered under a special circumstance. We hosted an on-site meeting with zoning officials to review the property.
- b) We believe the approval of this variance will enable us to properly and safely secure equipment and keep out of public sight.
- c) We are confident this will not adversely affect the health or safety of persons residing or working in our neighborhood and will not be detrimental to the public welfare of injurious to property or improvements in the neighborhood.

We appreciate your time and consideration for this request. Please do not hesitate to contact us with any questions or concerns.

Sincerely,

Adam Kendrick

Maleah Kendrick

A handwritten signature in black ink, appearing to read "Maleah Kendrick", written over the printed name.

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Gahanna, OH 43230

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CITY OF GAHANNA

STAFF COMMENTS

Project Name: Adam & Maleah Kendrick

Project Address: 835 Dark Star Avenue

The applicant seeks a variance to allow a shed to be located less than 7.5' from the side property line. The lot is treed on the northwest side behind the fence and the grade falls away from the pool on the southeast side. The property owner would like to tuck the shed in between the existing trees at the property line while maintaining the 10 rear setback.

1131.04 PUBLIC HEARING.

At such hearing the applicant shall present a statement and adequate evidence, in such form as the Planning Commission may require and the Planning Commission shall not grant a variance unless it finds that all of the following conditions apply to the case in question:

- (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.



"HERB CAPITAL OF OHIO"

200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230
614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV



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Respectfully Submitted By:



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Planning and Development

The applicants have requested a variance to place a shed within the side yard setback. The property is zoned SF-3 (single family residential). SF-3 requires a side yard setback of 7.5'. The applicants have requested to place the shed on the property line, just inside an existing fence.

Staff has conducted a site visit. Vegetation, slope, and an easement prevent the shed from being placed within the yard without requiring a variance.

Requests for a variance are subject to the criterial of 1131.04.

- (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 believes that the topography of the yard, existing vegetation, and easement prevent the shed from being placed consistent with the setbacks of the code, therefore, staff supports the variance request.



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Location Map



Topography Map



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Respectfully Submitted By:

Michael Blackford

Deputy Director, Planning and Development



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