

Dear Sir or Madam,

I respectfully request reconsideration of the decision denying the variance for my property. The parcel is over 2.2 acres in size, and the requested variance relates only to the 27.5 feet of the street frontage. Although the frontage is limited; the overall size of the property is large enough to support a reasonable lot division.

I purchased this property with the intention of eventually splitting the lot, and I have invested a significant amount of time and money to reach this stage of the process; including planning, applications, and related costs. My goal has always been to make reasonable use of the land while respecting the surrounding neighborhood.

I understand that some neighbors expressed concerns regarding privacy and the view across my property. I respect these concerns regarding privacy and the view across my property. I respect these concerns and want to be a good neighbor. However, views across private property are generally not a protected property right, and property owners should still be able to make reasonable use of their land.

During the council discussion, it was suggested that the proposed new lot could be made larger so that any future home could be built farther away from neighboring properties. I am willing to modify that lot configuration accordingly to increase the distance between any future construction and adjacent homes. This adjustment would help address privacy concerns while still allowing a fair and reasonable use of my property.

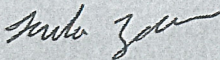
Given the large size of the parcel, the proposed change would not significantly impact the character of the neighborhood; and additional setbacks or landscaping could also be implemented to help maintain privacy.

For these reasons, I respectfully request that the council reconsider the denial of the variance and allow the proposal to move forward with appropriate modifications.

Thank you for your time and consideration,

Sincerely,

Mohanad Zamara



RECEIVED

APR 07 2026

BY:   
COUNCIL OFFICE

Affidavit of Adjacent Property Owners

State of Ohio  
County of Franklin

I Mohanad Zamara, being first duty sworn, state as follows:

I am the applicant in connection with property located at 360 Carpenter Road pursuant to applicable requirements. I have obtained the names and mailing addresses of all property owners:

- Contiguous to the subject property; and directly across the street from the subject property as listed on the current tax records of the Franklin County Auditor.
- The following is a complete and accurate list of those property owners and their mailing addresses:

- Funk, Russell R. Jr 352 Carpenter Road
- Martin LEE E 356 Carpenter Road
- Welty Michael Patrick 350 Carpenter Road
- Rumsey Larry A TR 340 Carpenter Road
- VanKeuren Susan K 341 Carpenter Road
- Davis Jeffrey Allen 349 Carpenter Road
- Lowry MICHAEL 353 Carpenter Road
- Rumsey Christopher Alan 365 Carpenter Rd

*Mohanad Zamara*

State of Ohio, County of Franklin  
Sworn to and subscribed before me this  
7 day of April, 2026.  
By Mohanad Zamara

Anthony Walsh, Notary Public

*Anthony Walsh*



ANTHONY WALSH  
Notary Public, State of Ohio  
My Commission Expires:  
01-09-2027

*Anthony Walsh*

RECEIVED

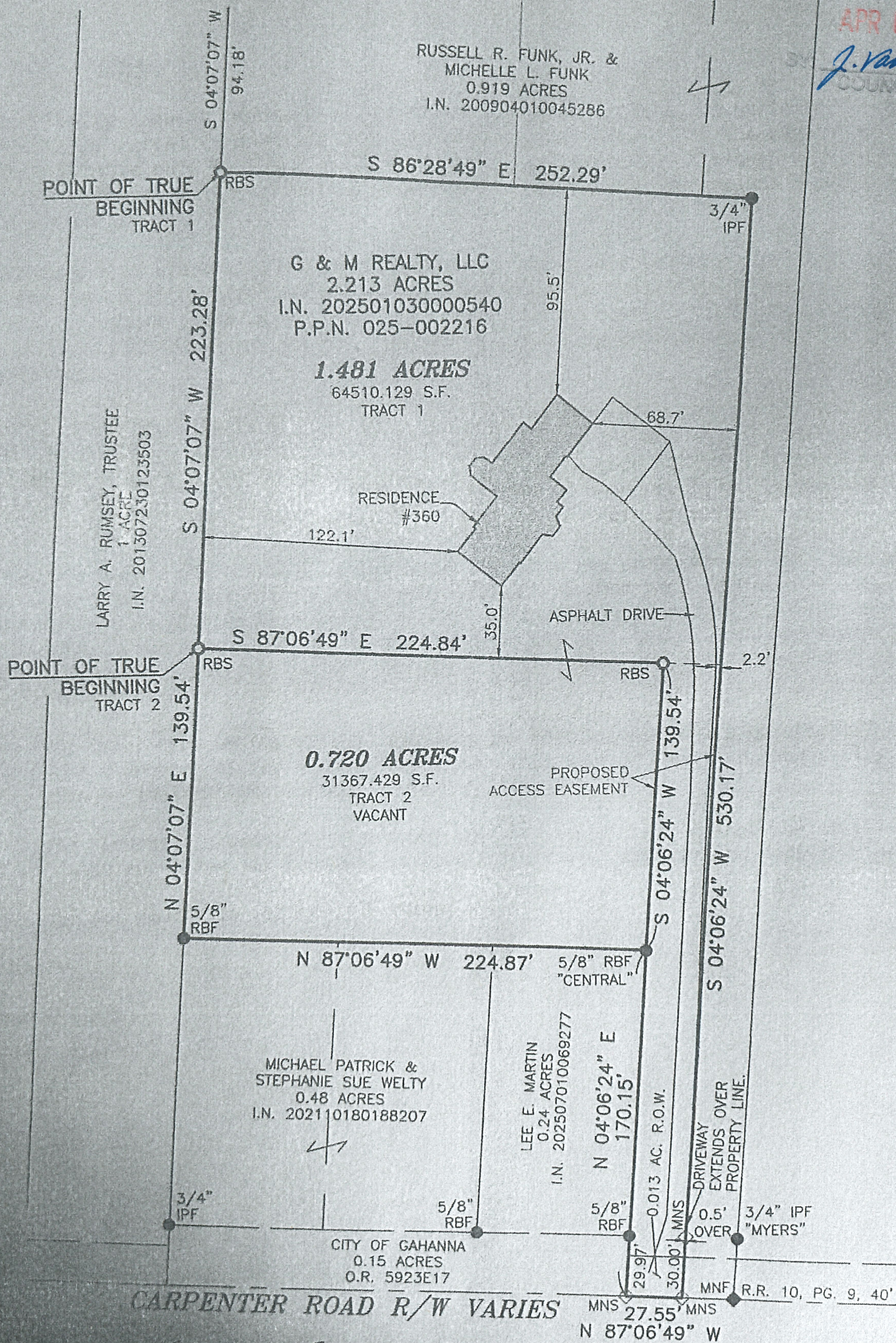
APR 07 2026

BY: J. Van Meter  
COUNCIL OFFICE

RECEIVED

APR 07 2026

J. Van Meter  
COUNCIL OFFICE



Furaha Zamara

RECEIVED

APR 07 2026

J. Van Meter  
COUNCIL OFFICE

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

POINT OF TRUE  
BEGINNING  
TRACT 1

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

**1.481 ACRES**

64510.129 S.F.  
TRACT 1

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

RESIDENCE  
#360

ASPHALT DRIVE

POINT OF TRUE  
BEGINNING  
TRACT 2

**0.720 ACRES**

31367.429 S.F.  
TRACT 2  
VACANT

PROPOSED  
ACCESS EASEMENT

N 04°07'07" E 139.54'

N 87°06'49" W 224.87'

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

LEE E. MARTIN  
0.24 ACRES  
I.N. 202507010069277

N 04°06'24" E  
170.15'

S 04°06'24" W 139.54'

S 04°06'24" W 530.17'

DRIVEWAY  
EXTENDS OVER  
PROPERTY LINE.

CITY OF GAHANNA  
0.15 ACRES  
O.R. 5923E17

MNS 27.55' MNS  
N 87°06'49" W

CARPENTER ROAD R/W VARIES

Farrha Zamara