



August 4, 2022

City of Gahanna
Attn: Property Appeals Board

**RE: 2021 Sidewalk Maintenance Program Appeal, 338 Highmeadow Court,
Parcel ID 025-005929, Appeal PAB-0003-2022**

The City of Gahanna Engineering Division has reviewed appeal file PAB-0003-2022 submitted regarding the 2021 Sidewalk Maintenance Program Plan and Specifications for the property located at 338 Highmeadow Court, Gahanna. Upon a July 28, 2022 field inspection of the sidewalks adjacent to the property, the Engineering Division removed one panel (**point 8**) from the Plan and Specifications for this property. All other panels listed were found to meet the City of Gahanna Sidewalk Maintenance Guidelines for needing repair. The details behind these findings and changes are described below and in the attached photos of the July 28 inspection.

The appellant noted in their appeal that they did not contest the findings on the Plan and Specifications for **points 7, 9, and 41**; therefore, those items will not be discussed herein. However, pictures of criteria met by those panels have been provided for reference.

The Engineering Division agrees with the appellant that panel **point 8** does not meet the requirements for needing repair due to excessive cracking, since the broken sections of the panel are greater than two feet in any direction. However, the panel does project above adjacent panel point 7 by more than 1/4 inch meeting the requirements for needing repair due to sections projecting above the walk. The vertical offset could be resolved by the replacement of panel point 7, which has defects uncontested by the appellant. Therefore, I have revised the Plan and Specifications to remove point 8 from the Sidewalk Maintenance Program. However, if the property owner chooses to opt-out of the Program they will need to replace panel point 7 to address all concerns with point 8, meaning other construction methods will not be allowed to repair the cracks in point 7.

Points 2, 23, 24, and 61 were all found to meet the criteria for needing repaired due to projecting above adjacent panels.

Point No.	Vertical Offset Measurement
2	1/2 inch
23	3/8 inch
24	1/2 inch
61	1/2 inch

Panel **point 11** has a hole in it that the appellant says is a drain. Upon a quick inspection, it is unclear whether this hole is connected to an operational drain. If it is an operational drain leading to the curb and gutter, then the drain can be repaired or replaced as appropriate. Further inspection is needed to make that determination. The drain cap will need to be placed in a manner that it stays in place and does not project above the rest of the panel more than a 1/4-inch.



ENGINEERING DIVISION

Panel **point 19** is has a gap of about one inch wide in the joint next to point 20, which exceeds the 1/2-inch requirement for repair. In preparing estimates for the Plan and Specifications, the worst-case scenario for repair was provided. Gap joints will be individually evaluated to determine if the gaps in joints can be repaired with a new expansion joint material, like shown in the appellant's Exhibit G.

Excessive cracking was found on panel **points 37, 59, and 60**, as all panels have cracks that have broken the panel into sections that are less than two feet across in any direction.

The revised Plan and Specifications for this property are attached so that the property owner may decide if they would like to remain in the Sidewalk Maintenance Program or opt-out of the Program and complete the repairs themselves.

Respectfully,

Caitlyn Ridge, PE
Interim City Engineer

Attachments:

Sidewalk Maintenance Guidelines

Inspection photos (August 2022)

338 Highmeadow Court Revised Sidewalk Maintenance Program Plan and Specifications