

## 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, unless noted otherwise.

\*Project Name: WILDE REMODEL & ADDITION  
\*Address for proposed Variance 256 MUSKINGUM DRIVE  
\*Parcel ID#(s) 025-001651-00 \*Current Zoning SF-3  
\*Description of Variance Requested ENCROACHMENT OF LEFT SIDE BUILDING LINE FOR THE ADDITION OF SMALL ROOM WITH AN ENTRANCE  
\*Applicant Name RYAN KING \*Phone 614-306-4686  
\*Applicant Address 11242 MILLER RD. \*City/State/Zip JOHNSTOWN OHIO 43031  
\*Applicant's Relationship to Project CONTRACTOR \*Email USKINGS7@YAHOO.COM  
\*Agent Name N/A \*Email N/A \*Phone N/A

**\*ADDITIONAL REQUIRED INFORMATION:** If different than applicant.

\*Property Owner Name LORI HUBBARD \*Phone 614-202-7849  
\*Property Owner Address 842 ANGUS CT. \*City/State/Zip WORTHINGTON OHIO 43085  
\*Contact Name LORI \*Email lori.a.hubbard@gmail.com

**\*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 all submitted documents. Plans to be in 11x17 format.
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. Please refer to section 1131 of the City of Gahanna Code Ordinance (found at [www.municode.com](http://www.municode.com)).
7. Application Fee of \$150 for Single-Family Residential Districts and \$300 for all other Zoning Districts.

Applicant's Signature: [Signature] Date: 10/3/16

**For Internal Use:**

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

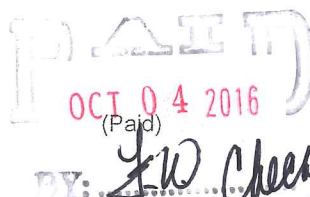
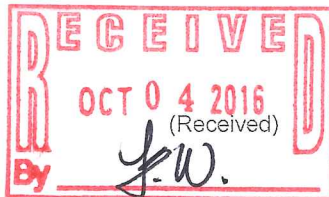
Code Sections to be varied: 1143.08(c)

Description of the governing code and the requested variance: to allow a building addition to encroach into the 7.5' side yard setback a distance of 4.67'

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: \_\_\_\_\_

PC file No. \_\_\_\_\_  
Sunguard File No. 1610004  
Reference File No. \_\_\_\_\_  
Hearing Date: \_\_\_\_\_  
Revised: February 2016



(Accepted by PZA)  
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Contiguous Neighbors of 256 Muskingum Drive Columbus Ohio 43230

**Neighbor to the left**

Kenneth R Perkins

6604 Estate View Drive N

Blacklick Ohio 43004

His Mother occupies the house at 264 Muskingum

Elsie Adkins

**Neighbor to the right**

Timothy and Susan Fisher

248 Muskingum Dr

Columbus Ohio 43230

**Neighbor across the street**

Michael and Charlotte Bougher

253 Muskingum Dr

Columbus Ohio 43230

**Neighbor behind**

James and Jennifer Goldsberry

247 Landsdowne Ave

Columbus Ohio 43230

## **Project Overview**

Project Address:  
256 Muskingum Drive

Applicant: Darlene and Lori Wildes  
614-202-7849  
[Lori.a.hubbard@gmail.com](mailto:Lori.a.hubbard@gmail.com)

Applicant Representative: Ryan King/KingsMen Construction  
614-306-4686  
[Uskings7@yahoo.com](mailto:Uskings7@yahoo.com)

Land Use process: Variance

## **Project Description**

### Introduction

Lori Hubbard Wildes purchased her home at 256 Muskingum Drive in June, 1992. She raised her two children until college age in the home. As a long- time resident of Gahanna, Lori Hubbard Wildes appreciates the character of the neighborhood and city. Both she and Darlene agreed the home on Muskingum Drive is an ideal home with small renovation changes for the preservation and enjoyment of the property.

In contrast to the increasing phenomenon of tearing down small- and medium-sized houses and replacing the homes with larger houses that are out-of-scale with the neighborhood, the Wildes' want to make modest changes to the house to make to provide better access and functionality for mature adults while respecting the scale and style of the house and its neighbors.

To compensate for the single car garage access currently at the existing home, the design team came up with a plan to add a mudroom on the west side of the house (left). There is an existing sidewalk as well as a side door, however, adding a mudroom would provide a primary entrance with better access and functionality.

The planned mudroom will only be visible from the street as the neighbor on the west side of the house has an existing 6' fence. Several mature trees are in the backyard and block neighbor visibility to the backyard. The neighbors on the east side of the house will not be able to see the addition. The Wildes believe the addition of the mudroom 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 improvement in such neighborhood.

The proposed changes will match the existing house in style, form, material and roof pitch. The proposed additions are small in scale and would not significantly alter the character of the dwelling.

Please feel free to contact us with any questions you may have.

Sincere regards,  
Darlene & Lori Wildes





## KingsMen Construction

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11242 Miller Rd  
Johnstown, Ohio 43031  
614-306-4686

Client: Lori & Darlene Wilde  
Property: 256 Muskingum Dr  
Columbus, OH 43230

Home: (614) 940-0569

Operator: RYAN

Estimator: Ryan  
Business: 11242 Miller Rd  
Johnstown, OH 43031

Business: (614) 306-4686  
E-mail: uskings7@yahoo.com

Date Entered: 10/4/2016      Date Job Contracted:  
Date Job Began:                      Date Job Completed:

Estimate: WOLDES VARIANCE  
File Number: LDW007

We appreciate the opportunity to handle your project. Please note that we try our best to be as thorough and clear as possible with our Estimates.

If "it" is not included in this Estimate then "it" is not included.

We will be glad to make any changes to the scope of work or discuss any portion of this Estimate with you to ensure you are completely satisfied with your decision to move forward with the project.

The Estimate is based on the requested scope of work. Specific products of your choice are available but may effect the price.

The products used to create this Estimate are of high quality and most common in the general building practice.

The Estimate reflects the cost of the scope of work included. Any additional cost or requirements from the City for permits, other items such as Inspections, Engineering Data, and /or Architectural plans are not included in these figures.

We very much look forward to serving you.





## KingsMen Construction

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11242 Miller Rd  
Johnstown, Ohio 43031  
614-306-4686

- 1 256-0  
Date Taken: 10/3/2016  
Taken By: Ryan



- 2 256-1  
Date Taken: 10/3/2016  
Taken By: Ryan







## KingsMen Construction

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11242 Miller Rd  
Johnstown, Ohio 43031  
614-306-4686

- 3 256-2  
Date Taken: 10/3/2016  
Taken By: Ryan

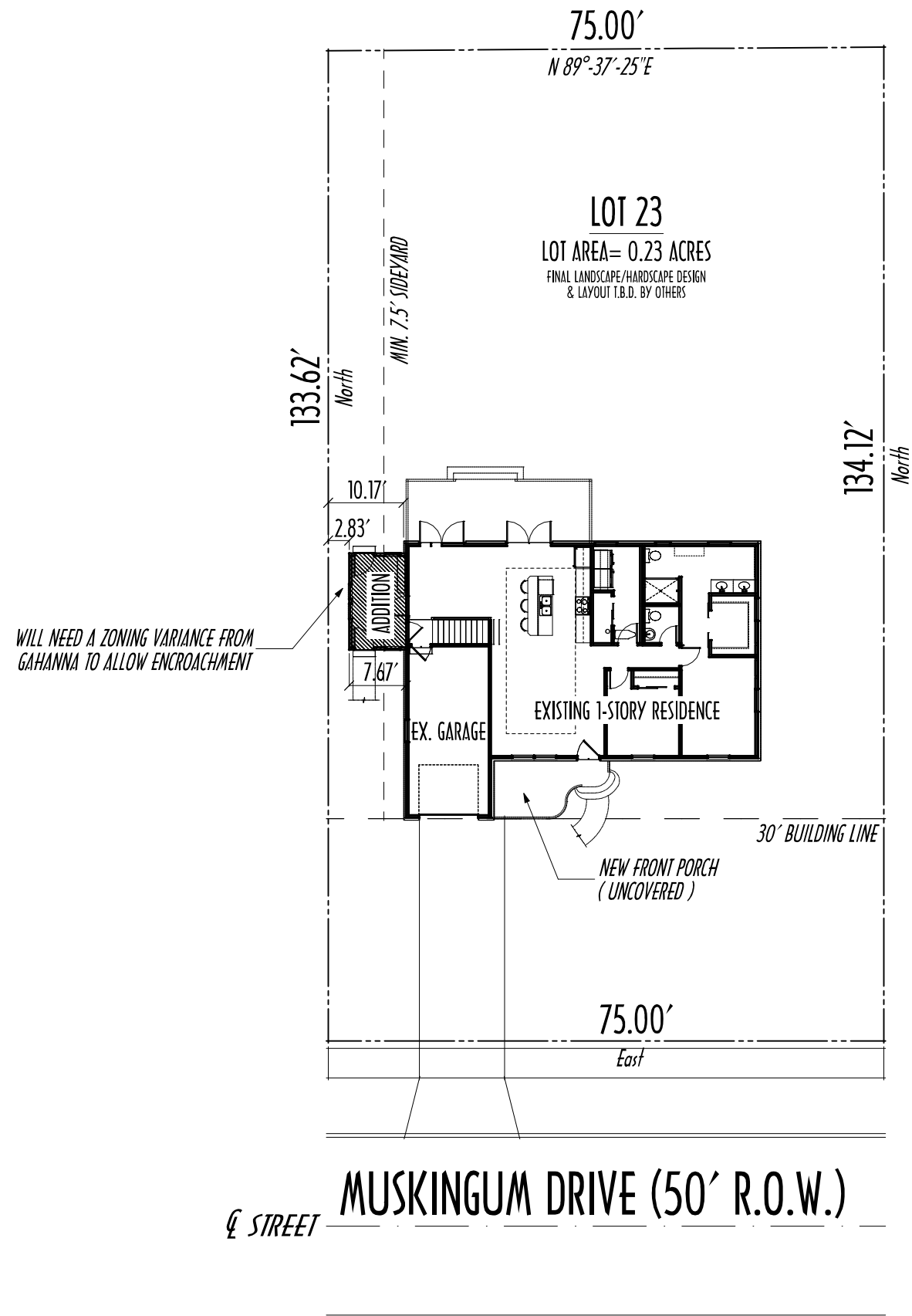


- 4 256-3  
Date Taken: 10/3/2016  
Taken By: Ryan









## SITE PLAN

SCALE : 1" = 20'-0"

COLLEGE PARK SUBDIVISION  
LOT 23  
256 MUSKINGUM DR  
PARCEL# 025-001651-00  
CITY OF GAHANNA  
FRANKLIN COUNTY OH



BACK ELEVATION

SCALE : 1/4" = 1'-0"

FIRST FLOOR CEILINGS @ 8'-1 1/8" UNLESS NOTED OTHERWISE  
FIRST FLOOR WINDOW HEADERS @ 6'-10" UNLESS NOTED OTHERWISE

MIN. ONE EMERGENCY EGRESS OPERABLE (E.E.O.) WINDOW IN ALL BEDROOMS

SEE ROOF PLAN FOR SOFFIT & RAKE SIZES

FLASH & CAULK ELEVATIONS AS NECESSARY TO PROVIDE A  
A WEATHER-TIGHT SEAL BETWEEN MATERIALS, FRAMING & TRIM

WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT

WINDOWS & DOORS ARE TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS  
CONFIRM WINDOW SIZES & ROUGH-OPENINGS WITH SUPPLIER

SLOPE GRADE AWAY FROM FOUNDATION FOR PROPER DRAINAGE

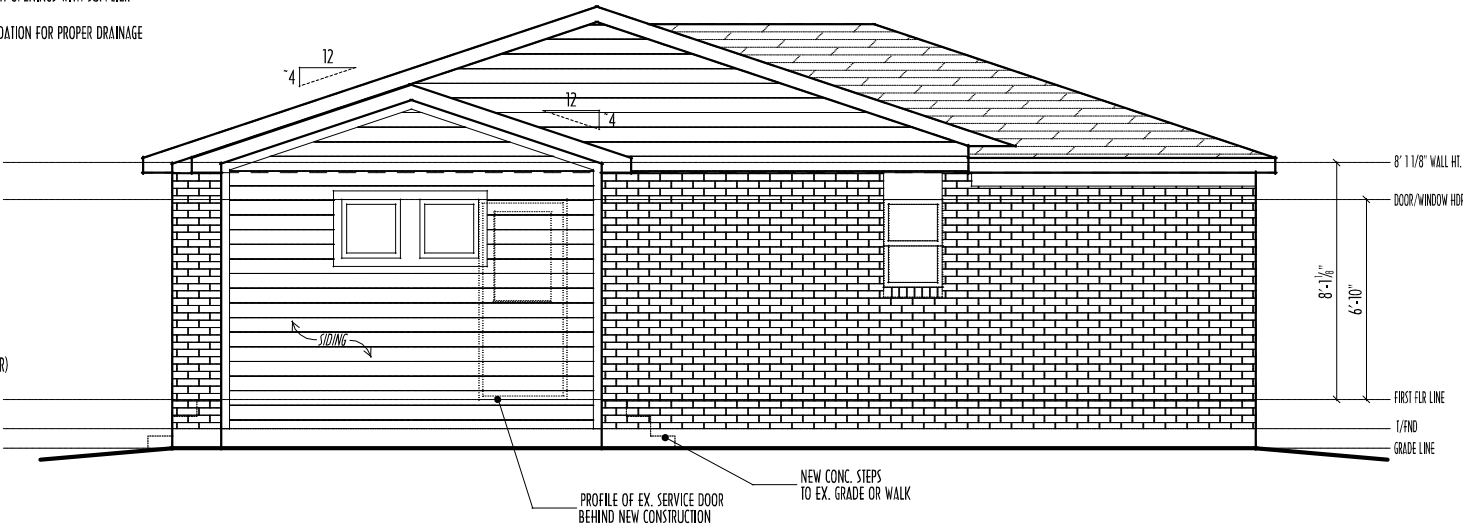
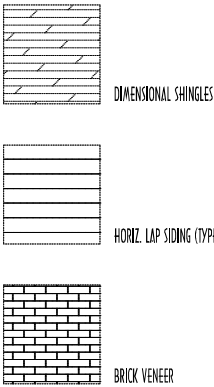
VERIFY EXISTING & PROPOSED GRADE ELEVATIONS  
AND ADJUST IN FIELD AS NECESSARY

STEP-DOWN FOOTING @ TOPO SLOPE  
TO REMAIN MIN. 36" BELOW GRADE

FINAL WINDOW DESIGN PER PROVIDER. ALL FRAMING ROUGH-  
OPENINGS TO BE BASED ON FINAL LAYOUT ONLY

EXACT WINDOW & DOOR GRID PATTERNS (MULLIONS)  
MAY DIFFER - REFER TO MANUFACTURER OR SUPPLIER

GRADE ELEVATION SHOWN IS APPROXIMATE  
FIELD VERIFY & ADJUST FOUNDATION AS NECESSARY



SIDE ELEVATION

SCALE : 1/4" = 1'-0"

AREA OF EXISTING HOUSE =	1,210 SQ.FT.
AREA OF 1ST FLR ADDITION =	100 SQ.FT.
AREA OF REMODELED BSMT =	990 SQ.FT.

ELEVATIONS

Danne  
Residential Design & Drafting

Danne Design & Drafting  
614.207.6266  
e-mail: dannedesign@gmail.com

Project: A Wood-Framed Addition For:  
**Wilde/Hubbard remodel-addition**  
Gahanna, Ohio

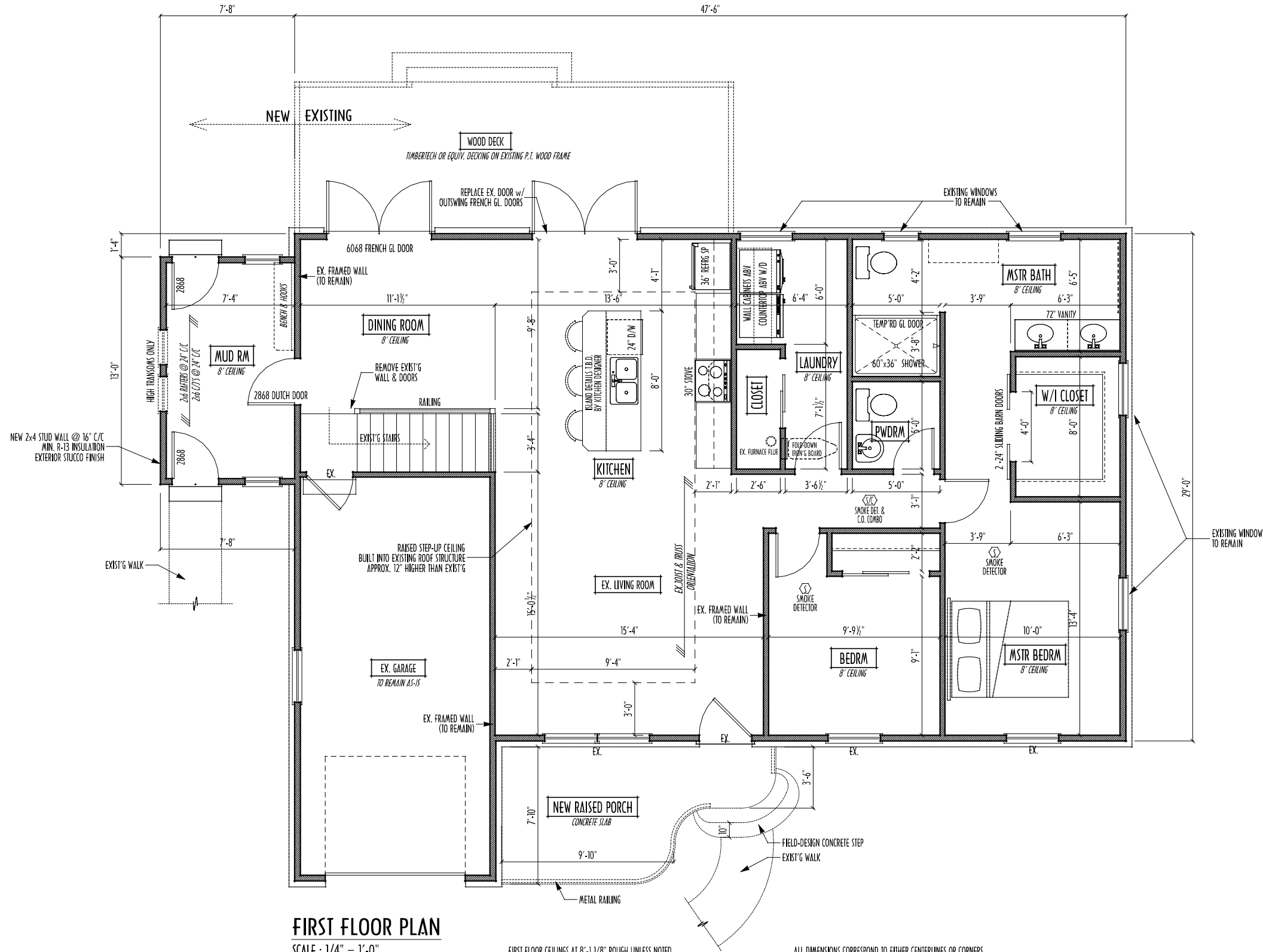
Wilde-Hubbard remodel-addition plan 9-29-16.rvt

KingsMen  
Construction

KingsMen Construction  
Johnstown, OH 614.306-4686

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FIRST FLOOR PLAN  
SCALE : 1/4" = 1'-0"

FIRST FLOOR CEILINGS AT 8'-1 1/8" ROUGH UNLESS NOTED  
FIRST FLOOR WINDOWS HEADERS AT 6'-10" UNLESS NOTED

EXTERIOR WALLS ARE SHOWN 4" WIDE (2x4 STUDS @ 16" O/C UNLESS NOTED)  
INTERIOR WALLS ARE SHOWN 3.5" WIDE (2x4 STUDS @ 16" O/C UNLESS NOTED)

CONTRACTORS TO SITE VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES WITH THE PLANS TO THE JOB SUPERVISOR ASAP

FIRST FLOOR DESIGN LIVE LOAD = 40 PSF

ALL CONSTRUCTION IS TO CONFORM TO THE APPROPRIATE BUILDING CODE FOR THE LOCATION OF CONSTRUCTION.

WINDOW TYPE/MANUFACTURER : VINYL SINGLE & PICT -OR- PER BUILDER'S SPECS

CONFIRM WINDOW ROUGH-OPENINGS AND HEADER HGT'S W/ MANUFACTURER OR SUPPLIER

ALL DIMENSIONS CORRESPOND TO EITHER CENTERLINES OR CORNERS OF WOOD FRAMING LENGTHS (OUTSIDE OF SHEATHING) OR OPENINGS TYP.

AVOID FLOORJOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS OR FLUES

BLOCK BETWEEN FLOORJOISTS BELOW STRUCTURAL POINTS (CRUSH ZONES)  
BRACE FLOORJOISTS AT MIDSPAN PER CODE (EXCEPT I-JOISTS UNLESS NOTED)

INTERIOR DOORS SHOWN 4" OFF CORNERS UNLESS NOTED OTHERWISE

NOTE: DIMENSIONS FOR ANGLED WALLS MAY CONTAIN ROUNDING ERRORS OF LESS THAN 1/8" TYPICALLY

FOAM PLASTIC/INSULATION SHALL BE INSTALLED PER R30 & 315 [<75 FSR, <450 SDR PER ASTM E84]

AREA OF EXISTING HOUSE =	1,210 SQ.FT.
AREA OF 1ST FLR ADDITION =	100 SQ.FT.
AREA OF REMODELED BSMT =	990 SQ.FT.

FLOORPLAN

Danne  
Residential Design & Drafting

Danne Design & Drafting  
614.207.6266  
e-mail: dannedesign@gmail.com

Project: A Wood-Framed Addition For:  
Wilde/Hubbard remodel-addition  
Gahanna, Ohio

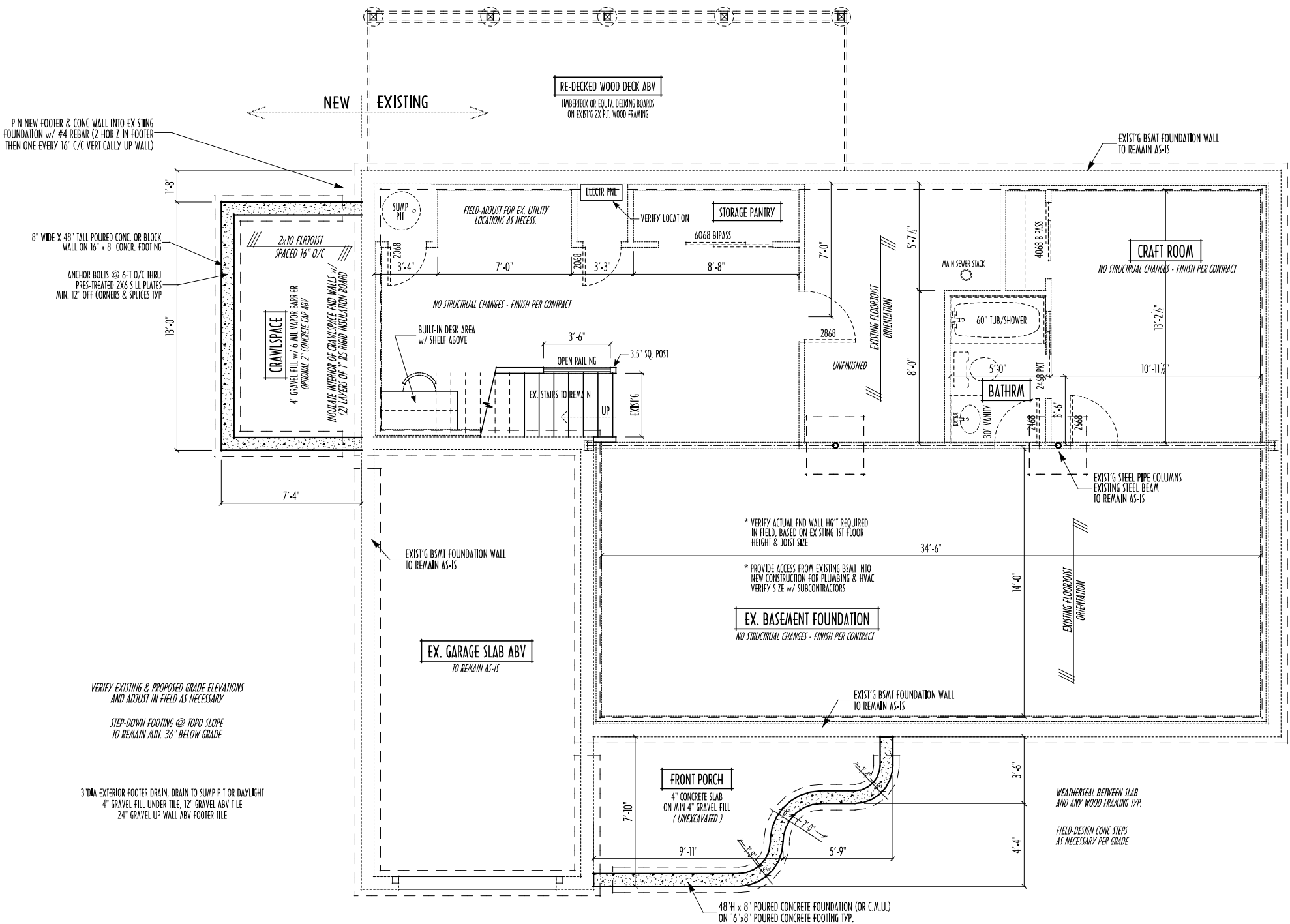
Wilde/Hubbard remodel-addition plans 9-29-16.rvt

KingsMen  
Construction

KingsMen Construction  
Johnstown, OH 614.306-4686

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MAX. ALLOWABLE SPANS FLOORJOISTS SOUTHERN PINE #2 OR BETTER (REPETITIVE USE)	
EXTREME FIBER STRESS IN BENDING "FB" = 1150+ PSI MODULUS OF ELASTICITY "E" = 1.4 MIL PSI	
40# DESIGN LIVE LOAD	30# DESIGN LIVE LOAD
2X8 @ 16" ~ MAX. SPAN = 12'-10"	2X8 @ 16" ~ MAX. SPAN = 14'-2"
2X8 @ 12" ~ MAX. SPAN = 14'-2"	2X8 @ 12" ~ MAX. SPAN = 15'-7"
2X10 @ 16" ~ MAX. SPAN = 16'-1"	2X10 @ 16" ~ MAX. SPAN = 18'-0"
2X10 @ 12" ~ MAX. SPAN = 18'-0"	2X10 @ 12" ~ MAX. SPAN = 19'-10"
2X12 @ 16" ~ MAX. SPAN = 18'-10"	2X12 @ 16" ~ MAX. SPAN = 21'-1"
2X12 @ 12" ~ MAX. SPAN = 21'-9"	2X12 @ 12" ~ MAX. SPAN = 24'-2"
CANADIAN WOOD COUNCIL - U.S. SPANS FOR CANADIAN LUMBER GUIDE AMERICAN SOFTWOOD LUMBER STD. PS20-39 FHA GUIDELINES / 2013 RESIDENTIAL CODE OF OHIO	

MAX. ALLOWABLE SPANS DECK JOISTS 60# LIVE LOAD & PRES-TREATED (REPETITIVE USE)	
EXTREME FIBER STRESS IN BENDING "FB" = 1500+ PSI MODULUS OF ELASTICITY "E" = 1.6 MIL PSI & DEFLECTION L/360	
SOUTHERN PINE #2 OR BETTER	
2X6 @ 16" ~ MAX. SPAN = 8'-4"	2X10 @ 16" ~ MAX. SPAN = 13'-7"
2X6 @ 12" ~ MAX. SPAN = 9'-4"	2X10 @ 12" ~ MAX. SPAN = 15'-8"
2X8 @ 16" ~ MAX. SPAN = 11'-3"	2X12 @ 16" ~ MAX. SPAN = 15'-11"
2X8 @ 12" ~ MAX. SPAN = 12'-4"	2X12 @ 12" ~ MAX. SPAN = 18'-5"
CANADIAN WOOD COUNCIL 2002 - U.S. SPANS FOR CANADIAN LUMBER GUIDE AMERICAN SOFTWOOD LUMBER STD. PS20-39 / 2005 N.D.S. DESIGN GUIDELINES FHA GUIDELINES / 2006 RESIDENTIAL CODE OF OHIO	

AREA OF EXISTING HOUSE = 1,210 SQ.FT.  
AREA OF 1ST FLR ADDITION = 100 SQ.FT.  
AREA OF REMODELED BSMT = 990 SQ.FT.

FOUNDATION

Danne  
Residential Design & Drafting

Danne Design & Drafting  
614.207.6266  
e-mail: dannedesign@gmail.com

Project: A Wood-Framed Addition For:  
**Wilde/Hubbard remodel-addition**  
Gahanna, Ohio

Wilde/Hubbard remodel-addition plans 9-29-16ac

**KingsMen**  
Construction

KingsMen Construction  
Johnstown, OH 614.306-4686

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## APPLICATION STAFF COMMENTS

**DUE: Wednesdays - 10 AM**

**To SUBMIT:** File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:  
T:/Zoning/Applications IN PROGRESS/(the project folder)

**Project/Property Address or Location:** 256 Muskingum Drive

**Project Name/Business Name:** V-10-16

SUBMITTED BY:

**Name:** Michael Blackford **Title:** Deputy Director

**Department:** Planning and Development

The subject property is located within the SF-3 (Single Family Residential) zone district. SF-3 requires a 7.5 foot side yard setback. The application proposes to reduce the setback from 7.5 feet to 2.83 feet. This represents a reduction of 4.67 feet or a 62% reduction in required setback.

### Variance Criteria

Planning Commission shall not grant a variance unless it finds that all of the following conditions apply to the case in questions:

- a) There are special circumstances or conditions applying to the land, building or use referred to in the application.

*The application does not contain information to support the existence of a special circumstance. The only information provided to this topic is that the current home is small and the mudroom is necessary to compensate for lack of square footage. This does not constitute a special circumstance, however, it does illustrate a need for additional space. The applicant should provide additional information as to why an addition cannot be located to the rear or east side of the house. Perhaps there are practical difficulties that prevent the addition from being located elsewhere. If practical difficulties do exist, then there could be a special circumstance related to the building.*

- b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.

*The applicant provides that the addition would provide better access and functionality of the house. Information as to why this is necessary for the preservation and enjoyment of substantial property rights has not been provided. Information addressing this topic should be provided.*

- 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 detrimental to the public welfare or injurious to property or improvements in such neighborhood.

*If granted, it does not appear that the requested variances would detrimentally affect the health, safety and welfare of people residing or working in the area.*

*It is Planning and Development staff's opinion that the request, as submitted, does not meet the applicable variance criteria. More information related to the special condition of the home/property needs to be provided in order to ensure the addition cannot be located consistent with zoning requirements. When/if this information is provided, then it would appear that a special condition may exist and therefore the variance is necessary.*

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T:/Zoning/Applications IN PROGRESS/(the project folder)

**Project/Property Address or Location:** 256 Muskingum Drive

**Project Name/Business Name:** \_\_\_\_\_

SUBMITTED BY:

Name: Rob Priestas Title: City Engineer

Department: Service

- Record documents indicate that there are no existing public utilities or easements along the western property line of 256 Muskingum.
- Drainage along the existing property must be maintained.

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**Project/Property Address or Location:** 256 Muskingum Drive

**Project Name/Business Name:** \_\_\_\_\_

SUBMITTED BY:

Name: Zoning Title: P&ZA

Department: Service

The applicant seeks approval for an addition to the west side of the existing home. The addition would encroach into the side yard setback a distance of 4.67'. There is a privacy fence along the west property line which would limit the exposure of the addition to the west neighbor. There is an existing door on the west side of the house, which the mud room will encompass. A new entry door will be incorporated into the mudroom. This will allow for an entry into the house without creating the need for a new opening into the brick house.

- 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.



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**Project Name/Business Name:** \_\_\_\_\_

SUBMITTED BY:

Name: Michael Frey Title: Building/ Heating Inspector

Department: Public Service & Engineering

The addition west wall and underside of the roof projection on the west wall shall have a fire resistant rating of one hour.

No openings shall be allowed in this wall (window openings door openings etc.)