

ZONING DIVISION

200 S. Hamilton Road Gahanna, Ohio 43230 614-342-4025 zoning@gahanna.gov www.gahanna.gov

VARIANCE APPLICATION

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

170			Project Name/Busin	Project Name/Business Name (if applicable):		
17.	3 GRAND RI	DGE CT				
Parcel ID		Current Zoning:		Total Acreage:		
025	5.013591	ROD ST	.3	.77		
	on of Variance Requested:			¥		
Λ		a Source	· 10 ()	at the street		
CTAFF	allow a privac SE ONLY - Code Section(s) & Descrip	y ferice.	in the g	rom yard suvaces		
U7.	1.03(h) privacy	fences prot	whited in	front yard		
APPLICA	ANT Name (primary contact) -do not	use a business name:	Applicant Address:	173 GRAND RIDGE CT		
	ERESA ANKI	AMASI				
Applican	theresaga gr	nail im	Applicant Phone No.	3837193		
BUSINES	S Name (if applicable):	(0000)				
				*		
ATTORN	NEY/AGENT Name:		Attorney/Agent Ac	ldress:		
Attorney	/Agent E-Mail:		Attorney/Agent Phone No.:			
ADDITIONAL CONTACTS (please list all applicable contacts) Name(s): Contact Information (phone no./email):				n (phone no./email):		
Contract			Comaci information	, (priorite ner) emany		
Develop	er					
Architect						
PROPERTY OWNER Name: (if different from Applicant)			Property Owner Contact Information (phone no./email):			
TROTERT OWNER Name: (If affecting north Applicating			Troperty Owner C	Siliaci ilitorilation (prione no.) emany.		
§ ·	Tri Official (in different from 7)	.pplicant)	Property Owner C	oritaci information (priorie no.) cinanj.		
	Tr Owner (a direction wear)	pplicant)	Property Owner C	Sinder information (phone no.) emaily.		
APPLICA				S HAVE BEEN COMPLETED (see page 2)		
	NT SIGNATURE BELOW CONFIR	MS THE SUBMISSIO	ON REQUIREMENTS	S HAVE BEEN COMPLETED (see page 2)		
I certify	that the information on this appect as described, if approved,	MS THE SUBMISSIC	ON REQUIREMENTS e and accurate to in accordance wit			
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VARIANCE APPLICATION – SUBMISSION REQUIREMENTS

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STAFF			APPLICANT		STAFF USE	
USE -	TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	YES	N/A	YES	N/A	
	1. Review Gahanna Code <u>Section 1131(visit www.municode.com)</u> (Sign Variances, refer to Section <u>1165.12;</u> Fence Variances, <u>1171.05;</u> Flood Plain Variances, <u>1191.18</u>)					
	2. Pre-application conference with staff					
	3. Survey of property certified by a registered surveyor (11"x17" copy)					
	4. List of contiguous property owners & their mailing address					
	5. Pre-printed mailing labels for all contiguous property owners					
	6. A statement of the reason(s) for the variance request that address the following three conditions: (not applicable for Sign, Fence, or Flood Plain Variances)					
	- Special circumstances or conditions					
	- Necessary for preservation					
	- Will not materially affect adversely the health or safety					
	7. Application fee paid (in accordance with the <u>Building & Zoning Fee Schedule</u>)					
	8. Application & all supporting documents submitted in digital format					
	9. Application & all supporting documents submitted in hardcopy format					
	10. Authorization Consent Form Complete & Notarized (see page 3)					

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

APPLICATION ACCEPTANCE

This application has been reviewed and is considered complete and is hereby accepted by the Zoning Division	on of
the City of Gahanna and shall be forwarded to the City of Gahanna Planning Commission for consideration.	

Planning Commission must recommend to dity Council for final/approval

Planning & Zoning Administrator Signature:

Date: (1)

INTERNAL USE



ZONING DIVISION

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AUTHORIZATION CONSENT FORM

(must sign in the presence of a notary)

If you are filling out more than one application for the same project & address, you may submit a copy of this form with additional applications.

AUTHORIZA	TION FOR OWNER'S APPLICA & notarized.	ANT OR REPRESENTATIVE	S) If the applicant is not th	he property owner, this section
1,	, ti	he owner or authorized owner's r	epresentative of the sul	bject property listed on
	hereby authorize			
	ng to the processing and approval of			
	made by the designated representa			
ana agreement	made by the designated represente			
Property Owne	Signature:		Date:	
, THERE.	TION TO VISIT THE PROPERTY A HAMMH, the over	vner or authorized owner's repre	sentative of the subject	property listed on this
	eby domonize city representantes to	visii, pilotograpii ana posi ilonos	, (a)	,
this application. Property Owne	· Signature:	Dh	Date: JUN	£ 8#2018
NOTA	bed and sworn to before me on this of County of Public Signature:	Hanklik J. William		STANDER ON SMALL
			3	SOME THE OF ON
AGREEMEN'	TO COMPLY AS APPROVED (SA ANICAMA), the approved (SA ANICAMA)	oplicant of the subject property li	sted on this application	, hereby agree that the
project will be	completed as approved and any prop	posed changes to the approved p	olans shall be submitted	for review and approval
to the Zoning D	thut s		Date: TUN	E8,77+ 2018
Applicant Signo	fure:		_ Duici	
NOTARY State	ofCounty of	Ala In I	_,20_18	THE TOTAL STATE OF THE STATE OF
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Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USCS, FRO, NPS, NRCAN, Geobaser, GIN, Kadaser NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © openStreetMap contributors, and the GIS User Community.

е 8 Т

260 ft

130

2 - 85

025N039GB 00900

PROPOSED

June 8, 2018



Anita Kiprovska 183 Grand Ridge Crt Gahanna, Ohio 43230 Ronald Dunlap 5605 Havens Corners Gahanna, Ohio 43230

David Dillon 234 Ashley Crt Gahanna, Ohio 43230

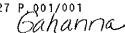
VARIANCE STATEMENT

1171.05 - VARIANCES AND APPEALS.

- (a) Variance Procedure.
 - (1) The standard for granting a variance which relates solely to area requirements is a lesser standard than that applied to variances which relate to use. An application for an area variance need not establish unnecessary hardship: it is sufficient that the application show practical difficulties.

In determining whether a property owner seeking an area variance has encountered practical difficulties, Planning Commission shall consider and weigh the following factors:

- A. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance; The original house, pre-dating this subdivision, had frontage on Havens Corners Road. When the subdivision was first platted, the original house became Lot 9, with a 30' front setback on Grand Ridge Court. This has made the lot and the house legal non-conforming, and radically changed the setbacks from their original orientation. Now the front façade of the house, and the east façade are considered front yards, the south façade is considered to be the side yard, and the west façade faces the rear yard. The variance request is to allow a privacy fence to be erected in the front yard.
- B. Whether the variance is substantial; The request is to erect only three fence panels in the front yard.
- C. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance; There will be no substantial alteration to the character of the neighborhood and the adjoining property will have no reduction of sight visibility upon exiting the property to access Grand Ridge Court.
- D. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse); It will not.
- E. Whether the property owner purchased the property with the knowledge of the zoning restriction; The property owner was not aware of the restriction at the time of purchase.
- F. Whether the property owner's predicament feasibly can be obviated through some method other than a variance; The property owner suffered a dog bite in her own yard. If the proposed fence had been in place, this incident probably could have been prevented Per GPD notation and Franklin County Health Department, the dog owned by the property owner at 183 Grand Ridge Court entered the yard at 173 Grand Ridge Court and bit Theresa Ankamah on the arm. The fence is necessary protect the family and to keep this type of incident from happening again.
- G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance; Granting the variance will allow the residents of 173 Grand Ridge Court the preservation and enjoyment of substantial property rights while providing safety to the family.
- H. Whether the fence is sufficiently compatible with the architectural and design character of the immediate neighborhood; and the proposed addition will match the existing fence on the property in material, color, and height.
- I. Whether the fence will be hazardous to passing traffic or otherwise detrimental to the public safety and welfare. No hazard or detriment to traffic or the public.





Franklin County Public Health 280 East Broad Street Columbus, Ohio 43215-4562 (614) 525-3160 www.myfcph.org

Animal Bite Intake Form

Community Environmental Health Program

Ohio Administrative Code 3701-3-28 states: "Whenever a person is bitten by a dog or other mammal, report of such bite shall be made within 24 hours to the health commissioner of the district in which such bite occurred."

Please complete as much information as possible. Please fax this report within 24 hours to (614) 525-8890.

Victim (Person Injured)		**
Victim's Name THE DEAL AND	Ana MI	
Address	ZIMMET.	1
173 GRAND RIDGE C	TIGATIANNA	State Zip Code
Home Phone Number Work Phone Numb		one Number
614383 7793		•
Sex D Male So Female	Age 30	
Parent/Guardian (If victim is under 18)	Phone Number	* 3
Address (if different than victim)	1	
Date of Injury 4/12/2018	Type of Injury XI Bite Scratch	☐ Bruise ☐ Other
Location of Injury(les) on body		* * * * * * * * * * * * * * * * * * *
Right arm		₹ `
Victim was hjured II On the Animal Owner's Property Q Off the A	nimal Owner's Property	
Animal Information		186
Animal Type		
☑Dog □ Cat □ Ferret □ Bat □ Bite □	Raccoon 🛮 Skunk 🗖	Other
Animal Color, Breed	Animals Name	3
BROWN WITTE ANSTRALIA	N SHEPHARD ME	CHE
WITH OWNER	Stray Animal Ves No	
Do you believe the animal was veccinated for rables?	Rables Tag Number (if known)	
Ya Yes D No	U207965	,
Veterinarian/Clinic (if known)	.^^	
A DONNA L. VIOLET DV	77)	1:1:
Owrier or Location of Animal If the animal owner is the injury occurred (i.e. street or nearest intersection)	s not known, please indicate	the addiess section where
Owner's Name		
ANITA KIPROVSKA.	A. 100-100 A. 100 A	,
183 GRAND DIDGECT	CILYG 4 HANNA	51ate 21p Code 43230
Home Phane Number 370	Work Phone Number	Cell Phone Number

For Date: 05/10/2018 - Thursday

Call Number Time	ne Call Reason		<u>Action</u>		<u>Priority</u>	Duplicate
18-10798 14:	l3 Walk-In - ANIMAL	BITE	REPORT NOT	TAKEN	1	
Call Taker:	183 - BAINE, CALE					
Primary Id:		OTHY				
Call Closed By:			501			
Call Modified By:	•					
Location/Address:		RS RD				
Party Entered By:	05/10/2018 1414 1					
Modified By:	05/10/2018 1458 1	47 - SWALLEY, TIMC	THY			
Calling Party:	ANKAMAH, THERESA	o @ 173 GRAND RIDG	E CT - GAHAN	NA, OH 43230 6	14-383-719	3
		OB: 12/24/1978 Ra	ce: B Sex:	F		
ID:	164 - MCCONKEY, D					
	Disp-14:24:03 En		CT	rd-14:25:10		
Cleared By:	130 - TEETER, KAT	HRINE	0 B007777 70777	DITTO INC. 11 El	J. 05/10/2	010 14241
Location Change:			O ROCKY FORK	BPAD [MOGILIE	a: 03/10/2	010 14541
ID:	147 - SWALLEY, TI	YHTOM	14.05.01 01	15.01.10		
			14:25:01 Cl	ru-15:01:19		
Dispatched By:						
Arrived By:						
Cleared By:		MOTHI — 44	A BOCKA LUDK	RIVO [Modifie	d 05/10/2	018 14251
Location Change:			O ROCKI FORM	DIAD [HOGETTC	00/10/2	.010 1120,
ID:		NCE	c.1	rd-14:54:35		
N	Disp-14:54:31 05/10/2018 1414 B	ATNE CATE	0.1	.10 11.01.00		
Narrative:	rp is in the lobby//		hy a neighbo	r's don on		
	4/13 and sustained i		by a nergibe	i b aug on		
	4/13 and sustained i	n]arres				
Narrative:	05/10/2018 1500 S	WALLEY, TIMOTHY				
Nallactve.	Theresa had already	Theresa had already been to Urgent Care and report made to				
	Franklin County Heal	th Department. Do	og was Austra	lian		

Franklin County Health Department. Dog was Australian Shepherd from 183 Grand Ridge Ct, owner Anita Kiprovska, and had already been quarantined by that agency regarding the bite. Advised Theresa a second report would not be necessary but advised her the incident would be logged in the system in the event of future issues. She was content with that.