

JUST BASEMENTS

7355 LANCASTER CIRCLEVILLE RD.
LANCASTER, OHIO 43130
614-833-6832 OFFICE
740-687-0214 FAX

RECEIVED
APR 11 2019

BY: *Myra Sanchez*

We are asking for a variance to finish the basement at 508 Stedway Ct. The permit application was denied because the existing ceiling height under the existing beam and HVAC ductwork is 75" In addition the ceiling height after we frame, drywall and add a finished floor, the ceiling height will be 72" which is a violation of the Code 305.1.1 We are asking for a variance so we can obtain a permit.



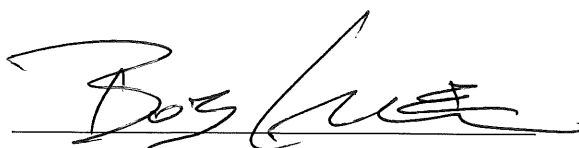
Bob Gildner, Agent for Just Basements

508 Stedway Ct. Appeal to BZBA Listing of proposed exhibits:

- Statement of appeal
- Names and addresses of contiguous property owners and the property directly across the street
- Mailing labels for the letters
- Adjudication order
- Drawing of usage of new spaces not previously labeled on the floor plan

508 Stedway Ct. Appeal to BZBA

Attached is a list of names and addresses of all property owners contiguous to, and directly across the street from the property, as appearing on the Franklin County Auditor's current tax list.

 4/11/19

Bob Gildner

Date

Agent for Just Basements



KRYSTAL GONCHAR
Notary Public, State of Ohio
My Commission Expires 7/31/2022


4/11/19



Our Office	Real Estate	Search	Online Tools	Reference	Contact Us
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Summary**ParcelID: 025-004877-00**
SCOTT CARL W**Map-Rt: 025-M094HH -085-00**
517 STEDWAY CT

1 of 1

[Return to Search Results](#)**Land Profile****Residential****Commercial****Improvements****Permits****Mapping****Sketch****Photo****StreetSmart****Aerial Photos****Transfers****BOR Status****CAUV Status****Tax & Payments****Tax Distribution****Value History****Rental Contact****Quick Links****Owner****Owner****Owner Address****SCOTT CARL W**
SCOTT MARGARET J
517 STEDWAY CT
COLUMBUS OH 43230**Legal Description****517 STEDWAY COURT**
FOXBORO NO 4
LOT 200**Calculated Acres**

.26

Legal Acres

0

Tax Bill Mailing**CORELOGIC****3001 HACKBERRY RD**
IRVING TX 75063-0156[View Google Map](#)[Print Parcel Summary](#)**Actions**[Neighborhood Sales](#)[Proximity Search](#)[Printable Version](#)[Custom Report Builder](#)**Reports**[Proximity Report](#)[Map Report](#)[Parcel Summary](#)[Parcel Detail](#)[Go](#)**Report complete.**
[Click to open](#)**Most Recent Transfer****Transfer Date** **AUG-06-2002**
Transfer Price **\$160,500**
Instrument Type **SU****2018 Tax Status****Property Class** **R - Residential**
Land Use **510 - ONE-FAMILY DWLG ON PLATTED LOT**
Tax District **025 - CITY OF GAHANNA-GAHANNA**
JEFFERSON
School District **2506 - GAHANNA JEFFERSON CSD**
City/Village **GAHANNA CITY**
Township **MIFFLIN TWP**
Appraisal Neighborhood **05201**
Tax Lien **No**
CAUV Property **No**
Owner Occ. Credit **2018: Yes 2019: Yes**
Homestead Credit **2018: No 2019: No**
Rental Registration **No**
Board of Revision **No**
Zip Code **43230****2018 Current Market Value**

	Land	Improvements	Total
Base	32,100	153,500	185,600
TIF			
Exempt			
Total	32,100	153,500	185,600
CAUV	0		

2018 Taxable Value

	Land	Improvements	Total
Base	11,240	53,730	64,970

- Summary
- Land Profile
- Residential
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- Photo
- StreetSmart
- Aerial Photos
- Transfers
- BOR Status
- CAUV Status
- Tax & Payments
- Tax Distribution
- Value History
- Rental Contact
- Quick Links

ParcelID: 025-004878-00
KANE JENNIFER L

Map-Rt: 025-M094HH -091-00
525 STEDWAY CT

1 of 1
Return to Search Results

Owner

Owner

KANE JENNIFER L

Owner Address

525 STEDWAY CT
COLUMBUS OH 43230

Legal Description

525 STEDWAY COURT
FOXBORO NO 4
LOT 201

Calculated Acres

.33

Legal Acres

0

Tax Bill Mailing

LERETA

1123 PARK VIEW DR
COVINA CA 91724-3748

View Google Map
Print Parcel Summary

Actions

- Neighborhood Sales
- Proximity Search
- Printable Version
- Custom Report Builder

Reports

- Proximity Report
- Map Report
- Parcel Summary
- Parcel Detail

Go

Most Recent Transfer

Transfer Date	JUN-28-2002
Transfer Price	\$0
Instrument Type	GE

2018 Tax Status

Property Class	R - Residential
Land Use	510 - ONE-FAMILY DWLG ON PLATTED LOT
Tax District	025 - CITY OF GAHANNA-GAHANNA JEFFERSON
School District	2506 - GAHANNA JEFFERSON CSD
City/Village	GAHANNA CITY
Township	MIFFLIN TWP
Appraisal Neighborhood	05201
Tax Lien	No
CAUV Property	No
Owner Occ. Credit	2018: Yes 2019: Yes
Homestead Credit	2018: No 2019: Yes
Rental Registration	No
Board of Revision	No
Zip Code	43230

2018 Current Market Value

	Land	Improvements	Total
Base	34,900	194,600	229,500
TIF			
Exempt			
Total	34,900	194,600	229,500
CAUV	0		

2018 Taxable Value

	Land	Improvements	Total
Base	12,220	68,110	80,330

Our Office	Real Estate	Search	Online Tools	Reference	Contact Us
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- Tax Distribution
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- Rental Contact
- Quick Links

ParcelID: 025-004888-00
SURIANO MICHAEL V

Map-Rt: 025-M094HH -101-00
516 STEDWAY CT

1 of 1
Return to Search Results

Owner

Owner

Owner Address

SURIANO MICHAEL V
SURIANO SHARON P
516 STEDWAY CT
COLUMBUS OH 43230

Legal Description

516 STEDWAY COURT
FOXBORO NO 4
LOT 211

Calculated Acres

.39

Legal Acres

0

Tax Bill Mailing

CORELOGIC

3001 HACKBERRY RD
IRVING TX 75063-0156

View Google Map
Print Parcel Summary

Actions

- Neighborhood Sales
- Proximity Search
- Printable Version
- Custom Report Builder

Reports

- Proximity Report
- Map Report
- Parcel Summary
- Parcel Detail

Go

Most Recent Transfer

Transfer Date SEP-29-2008
Transfer Price \$215,700
Instrument Type SU

2018 Tax Status

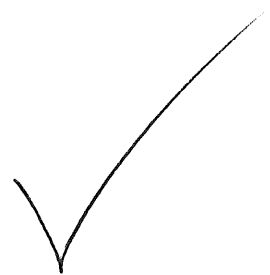
Property Class R - Residential
Land Use 510 - ONE-FAMILY DWLG ON PLATTED LOT
Tax District 025 - CITY OF GAHANNA-GAHANNA
JEFFERSON
School District 2506 - GAHANNA JEFFERSON CSD
City/Village GAHANNA CITY
Township MIFFLIN TWP
Appraisal Neighborhood 05201
Tax Lien No
CAUV Property No
Owner Occ. Credit 2018: Yes 2019: Yes
Homestead Credit 2018: No 2019: No
Rental Registration No
Board of Revision No
Zip Code 43230

2018 Current Market Value

	Land	Improvements	Total
Base	37,600	184,100	221,700
TIF			
Exempt			
Total	37,600	184,100	221,700
CAUV	0		

2018 Taxable Value

	Land	Improvements	Total
Base	13,160	64,440	77,600



**Summary****Land Profile****Residential****Commercial****Improvements****Permits****Mapping****Sketch****Photo****StreetSmart****Aerial Photos****Transfers****BOR Status****CAUV Status****Tax & Payments****Tax Distribution****Value History****Rental Contact****Quick Links****ParcelID: 025-004891-00**
FARLEY ANDREW E**Map-Rt: 025-M094HH -104-00**
570 TRESHAM RD

1 of 1

[Return to Search Results](#)**Owner****Owner****Owner Address**

FARLEY ANDREW E
FARLEY JANE E
570 TRESHAM RD
GAHANNA OH 43230

Legal Description

570 TRESHAM ROAD
FOXBO RO 4
LOT 214

Calculated Acres

.23

Legal Acres

0

Tax Bill Mailing

ANDREW E FARLEY
JANE E FARLEY
570 TRESHAM RD
COLUMBUS OH 43230-2227

[View Google Map](#)[Print Parcel Summary](#)**Actions**[Neighborhood Sales](#)[Proximity Search](#)[Printable Version](#)[Custom Report Builder](#)**Reports**[Proximity Report](#)[Map Report](#)[Parcel Summary](#)[Parcel Detail](#)[Go](#)**Most Recent Transfer**

Transfer Date	APR-02-2018
Transfer Price	\$0
Instrument Type	SE

2018 Tax Status

Property Class	R - Residential
Land Use	510 - ONE-FAMILY DWLG ON PLATTED LOT
Tax District	025 - CITY OF GAHANNA-GAHANNA JEFFERSON
School District	2506 - GAHANNA JEFFERSON CSD
City/Village	GAHANNA CITY
Township	MIFFLIN TWP
Appraisal Neighborhood	05201
Tax Lien	No
CAUV Property	No
Owner Occ. Credit	2018: Yes 2019: Yes
Homestead Credit	2018: No 2019: No
Rental Registration	No
Board of Revision	No
Zip Code	43230

2018 Current Market Value

	Land	Improvements	Total
Base	28,700	187,100	215,800
TIF			
Exempt			
Total	28,700	187,100	215,800
CAUV	0		

2018 Taxable Value

	Land	Improvements	Total
Base	10,050	65,490	75,540

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- Tax & Payments
- Tax Distribution
- Value History
- Rental Contact
- Quick Links

ParcelID: 025-004890-00
KISSI ALANA R

Map-Rt: 025-M094HH -103-00
570 WICKHAM WY

1 of 1
Return to Search Results

Owner

Owner

Owner Address

KISSI ALANA R
KISSI DANIEL
570 WICKHAM WY
COLUMBUS OH 43230

Legal Description

570 WICKHAM WAY
FOXBORO NO 4
LOT 213

Calculated Acres

.33

Legal Acres

0

Tax Bill Mailing

CORELOGIC

3001 HACKBERRY RD
IRVING TX 75063-0156

View Google Map
Print Parcel Summary

Actions

- Neighborhood Sales
- Proximity Search
- Printable Version
- Custom Report Builder

Reports

- Proximity Report
- Map Report
- Parcel Summary
- Parcel Detail

Go

Most Recent Transfer

Transfer Date SEP-07-2017
Transfer Price \$182,000
Instrument Type SU

2018 Tax Status

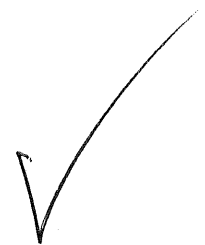
Property Class R - Residential
Land Use 510 - ONE-FAMILY DWLG ON PLATTED LOT
Tax District 025 - CITY OF GAHANNA-GAHANNA
JEFFERSON
School District 2506 - GAHANNA JEFFERSON CSD
City/Village GAHANNA CITY
Township MIFFLIN TWP
Appraisal Neighborhood 05201
Tax Lien No
CAUV Property No
Owner Occ. Credit 2018: Yes 2019: Yes
Homestead Credit 2018: No 2019: No
Rental Registration No
Board of Revision No
Zip Code 43230

2018 Current Market Value

	Land	Improvements	Total
Base	36,500	140,000	176,500
TIF			
Exempt			
Total	36,500	140,000	176,500
CAUV	0		

2018 Taxable Value

	Land	Improvements	Total
Base	12,780	49,000	61,780



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- CAUV Status
- Tax & Payments
- Tax Distribution
- Value History
- Rental Contact
- Quick Links

ParcelID: 025-004827-00
LEHMANN RICHARD J

Map-Rt: 025-M094HH -086-00
571 WICKHAM WY

1 of 1
Return to Search Results

Owner

Owner

LEHMANN RICHARD J
GAIL F

Owner Address

Legal Description

571 WICKHAM WAY
FOXBORO NO 4
LOT 150

Calculated Acres

.31

Legal Acres

0

Tax Bill Mailing

RICHARD J LEHMANN
GAIL F LEHMANN
571 WICKHAM WAY
COLUMBUS OH 43230-2244

View Google Map
Print Parcel Summary

Actions

- Neighborhood Sales
- Proximity Search
- Printable Version
- Custom Report Builder

Reports

- Proximity Report
- Map Report
- Parcel Summary
- Parcel Detail

Go

Most Recent Transfer

Transfer Date APR-16-1986
Transfer Price \$89,000
Instrument Type

2018 Tax Status

Property Class R - Residential
Land Use 510 - ONE-FAMILY DWLG ON PLATTED LOT
Tax District 025 - CITY OF GAHANNA-GAHANNA
JEFFERSON
School District 2506 - GAHANNA JEFFERSON CSD
City/Village GAHANNA CITY
Township MIFFLIN TWP
Appraisal Neighborhood 05201
Tax Lien No
CAUV Property No
Owner Occ. Credit 2018: Yes 2019: Yes
Homestead Credit 2018: Yes 2019: Yes
Rental Registration No
Board of Revision No
Zip Code 43230

2018 Current Market Value

	Land	Improvements	Total
Base	34,500	164,700	199,200
TIF			
Exempt			
Total	34,500	164,700	199,200
CAUV	0		

2018 Taxable Value

	Land	Improvements	Total
Base	12,080	57,650	69,730

- Summary
- Land Profile
- Residential
- Commercial
- Improvements
- Permits
- Mapping
- Sketch
- Photo
- StreetSmart
- Aerial Photos
- Transfers
- BOR Status
- CAUV Status
- Tax & Payments
- Tax Distribution
- Value History
- Rental Contact
- Quick Links

ParcelID: 025-004828-00
KAPLAN MATTHEW R

Map-Rt: 025-M094HH -087-00
573 WICKHAM WY

1 of 1

[Return to Search Results](#)

Owner

Owner

Owner Address

KAPLAN MATTHEW R
KAPLAN AMY MICHELLE TRAN
573 WICKHAM WAY
COLUMBUS OH 43230

Actions

- [Neighborhood Sales](#)
- [Proximity Search](#)
- [Printable Version](#)
- [Custom Report Builder](#)

Legal Description

573 WICKHAM WAY
FOXBORO NO 4
LOT 151

Calculated Acres

.25

Legal Acres

0

Tax Bill Mailing

LERETA

Reports

- [Proximity Report](#)
- [Map Report](#)
- [Parcel Summary](#)
- [Parcel Detail](#)

Go

1123 PARK VIEW DR
COVINA CA 91724-3748

[View Google Map](#)
[Print Parcel Summary](#)

Most Recent Transfer

Transfer Date: AUG-12-2013
Transfer Price: \$195,000
Instrument Type: GW

2018 Tax Status

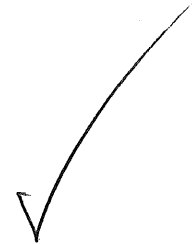
Property Class: R - Residential
Land Use: 510 - ONE-FAMILY DWLG ON PLATTED LOT
Tax District: 025 - CITY OF GAHANNA-GAHANNA JEFFERSON
School District: 2506 - GAHANNA JEFFERSON CSD
City/Village: GAHANNA CITY
Township: MIFFLIN TWP
Appraisal Neighborhood: 05201
Tax Lien: No
CAUV Property: No
Owner Occ. Credit: 2018: Yes 2019: Yes
Homestead Credit: 2018: No 2019: No
Rental Registration: No
Board of Revision: No
Zip Code: 43230

2018 Current Market Value

	Land	Improvements	Total
Base	31,200	153,800	185,000
TIF			
Exempt			
Total	31,200	153,800	185,000
CAUV	0		

2018 Taxable Value

	Land	Improvements	Total
Base	10,920	53,830	64,750



- Summary
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- StreetSmart
- Aerial Photos
- Transfers
- BOR Status
- CAUV Status
- Tax & Payments
- Tax Distribution
- Value History
- Rental Contact
- Quick Links

ParcelID: 025-004829-00
KLEIN STEPHEN G

Map-Rt: 025-M094HH -088-00
575 WICKHAM WY

1 of 1
Return to Search Results

Owner

Owner

Owner Address

KLEIN STEPHEN G
KLEIN NOREEN M
575 WICKHAM WAY
COLUMBUS OH 43230

Legal Description

575 WICKHAM WAY
FOXBO RO NO 4
LOT 152

Calculated Acres

.23

Legal Acres

0

Tax Bill Mailing

UNION SAVINGS BANK
ESCROW DEPT
8534 E KEMPER RD FL 2
CINCINNATI OH 45249-3701

View Google Map

Print Parcel Summary

Actions

- Neighborhood Sales
- Proximity Search
- Printable Version
- Custom Report Builder

Reports

- Proximity Report
- Map Report
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Most Recent Transfer

Transfer Date FEB-17-2010
Transfer Price \$186,000
Instrument Type GW

2018 Tax Status

Property Class R - Residential
Land Use 510 - ONE-FAMILY DWLG ON PLATTED LOT
Tax District 025 - CITY OF GAHANNA-GAHANNA
JEFFERSON
School District 2506 - GAHANNA JEFFERSON CSD
City/Village GAHANNA CITY
Township MIFFLIN TWP
Appraisal Neighborhood 05201
Tax Lien No
CAUV Property No
Owner Occ. Credit 2018: Yes 2019: Yes
Homestead Credit 2018: No 2019: No
Rental Registration No
Board of Revision No
Zip Code 43230

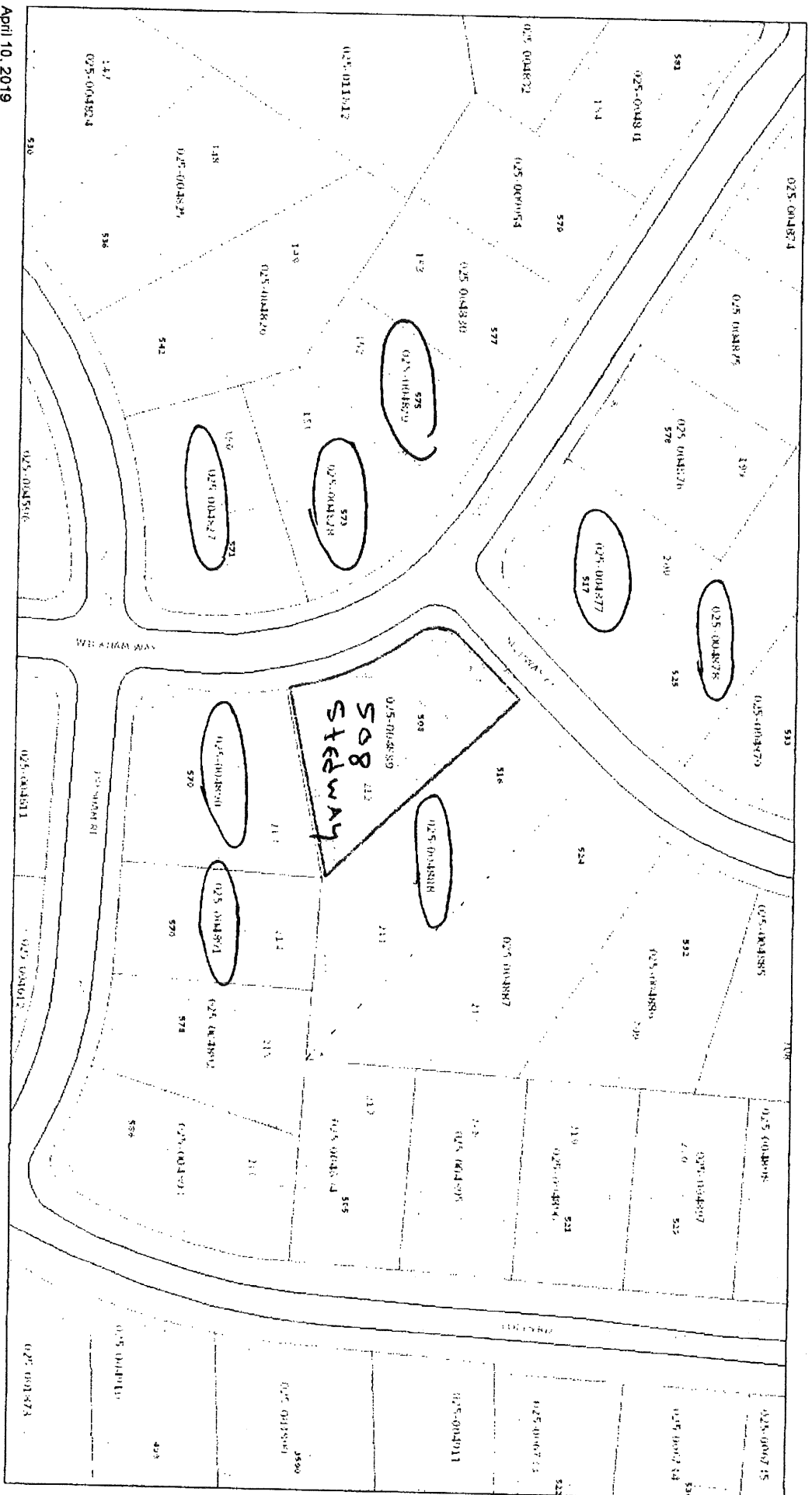
2018 Current Market Value

	Land	Improvements	Total
Base	27,400	130,400	157,800
TIF			
Exempt			
Total	27,400	130,400	157,800
CAUV	0		

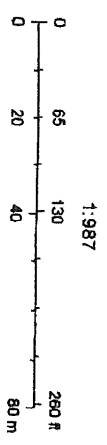
2018 Taxable Value

	Land	Improvements	Total
Base	9,590	45,640	55,230

025M094HH 10200



April 10, 2019



Franklin County Auditor
 Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Beijing) Co., Swisstopo, OpenStreetMap contributors, and the GIS User Community

THE SCOTT'S
517 Steadway Ct.
Columbus OH 43230

RICHARD LEHMAN
571 Wickham Way
Col. OH. 43230

THE KAPLAN'S
573 Wickham Way
Col. OH 43230

Jennifer Kane
525 Steadway Ct.
Col. OH. 43230

THE KLEIN'S
575 Wickham Way
Col. OH. 43230

THE SUZIANO'S
516 Steadway Ct.
Col. OH. 43230

THE FARLEY'S
570 Tresham Rd.
Columbus OH 43230

THE KISSI'S
570 Wickham Way.
Col. OH. 43230

COLUMBUS OH 43230
387 HEDLEY BLVD
CONCEPTS DESIGN

COLUMBUS OH 43230
385 McDONELL DRIVE
JAMES CHAMBLIN

COLUMBUS OH 43230
308 ALDWINN AVE
DAVID JEFFREY



Where currents connect

DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

200 S. HAMILTON RD.

GAHANNA, OHIO 43230

614.342.4010 (PHONE) 614.342.4117(FAX)

ADJUDICATION ORDER

Owner	Jeff Schwartz
Adjudication Order #	1903-0089
Permit # and Permit Type	1903-0089-ALT Alteration
Master Permit #	1903-0089-ALT
Site Address	508 Stedway Ct
Applicant	Just Basements
Applicant Address	7355 Lancaster Circleville Rd SW, Lancaster, OH 43130
Applicant Phone and Email	6142064281, robadams8@gmail.com
Work Area (ft ²)	398.00
Building Use Group	
Construction Type	
Details	SFR - Alteration Basement remodel

In response to your application for Plan Approval dated 3/20/2019, we have reviewed the plans to determine compliance with Section(s) of the 2013 Residential Code of Ohio (RCO). Based on our review, we must deny the request to approve the plans as submitted. We have found the following items do not conform to the following Code Section(s) of the: 2013 Residential Code of Ohio (RCO)

Item #	Code/Section	Issue of Non-Compliance	Action Required
①	305.1.1	6'4" minimum not provided under ceiling projection	Provide 6'4" minimum under ceiling projection
②	106	Usage of new spaces not labeled on floor plan	Label intended uses of new spaces on floor plan

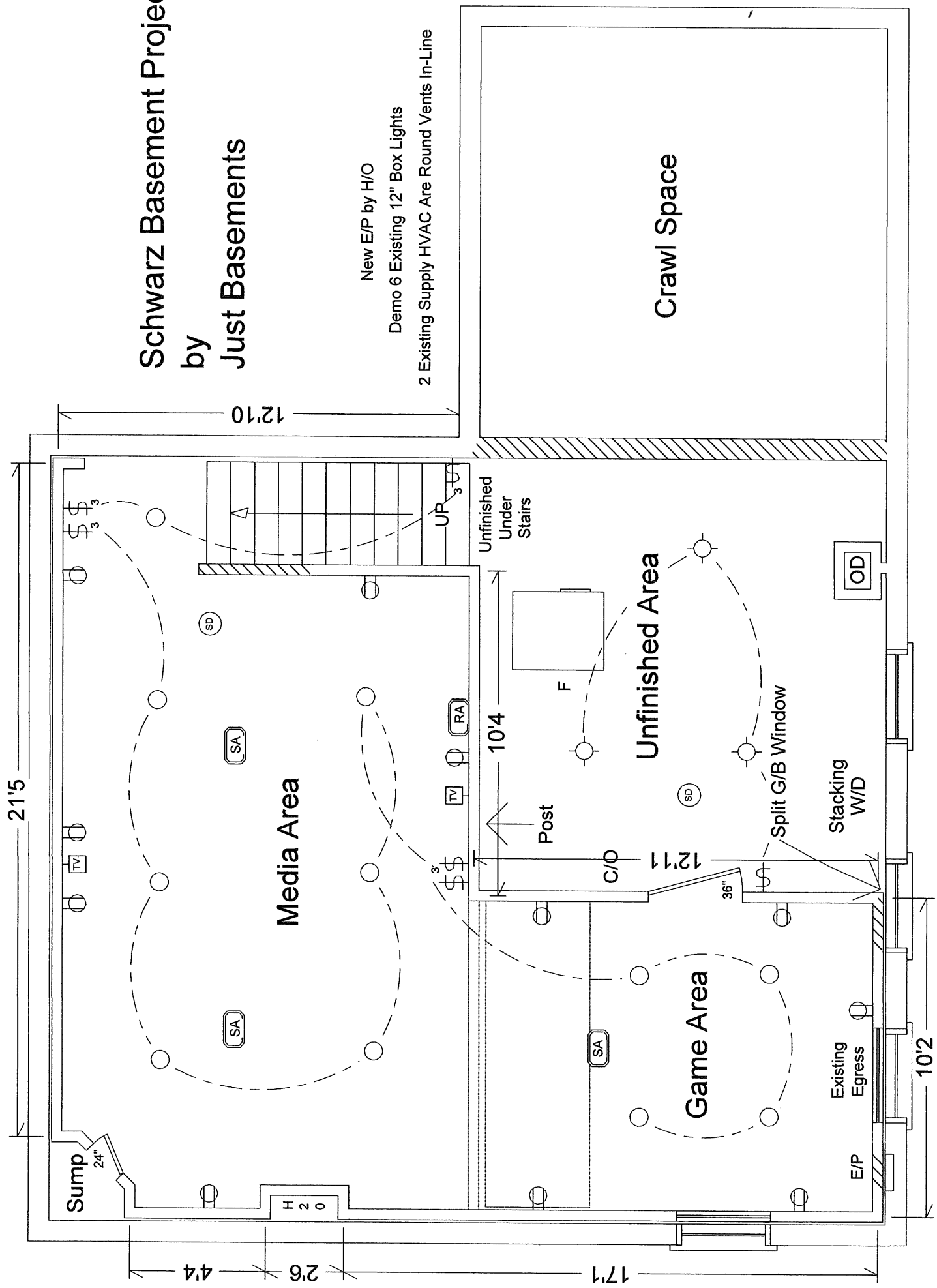
(Item 2 has been corrected & resubmitted)

The items above are not necessarily the only items not in compliance with the 2017 OBC or the 2013 RCO. Additional items may be found upon further review of the requested information. Omission of reference to any provision shall not nullify any requirement or exempt any structure from such requirements of the OBC or the RCO.

Once RCO corrections are made, submit two (2) sets of plans, partial plans, supplemental instructions, addendums, etc. to the City of Gahanna for review.

Schwarz Basement Project by Just Basements

New E/P by H/O
Demo 6 Existing 12" Box Lights
2 Existing Supply HVAC Are Round Vents In-Line



Jeff and tess Schwarz
508 Stedway CT
Columbus Ohio 43230

Schwarz Basement Project by Just Basements

Note: Exterior walls are measured from foundation walls. Actual measurements may vary slightly.

We will provide 50 cf of combustion air per 1000 BTU of input.

Firestop to code - Sec. 602.7

Main ceiling height = 84"
Under soffit height = 74"

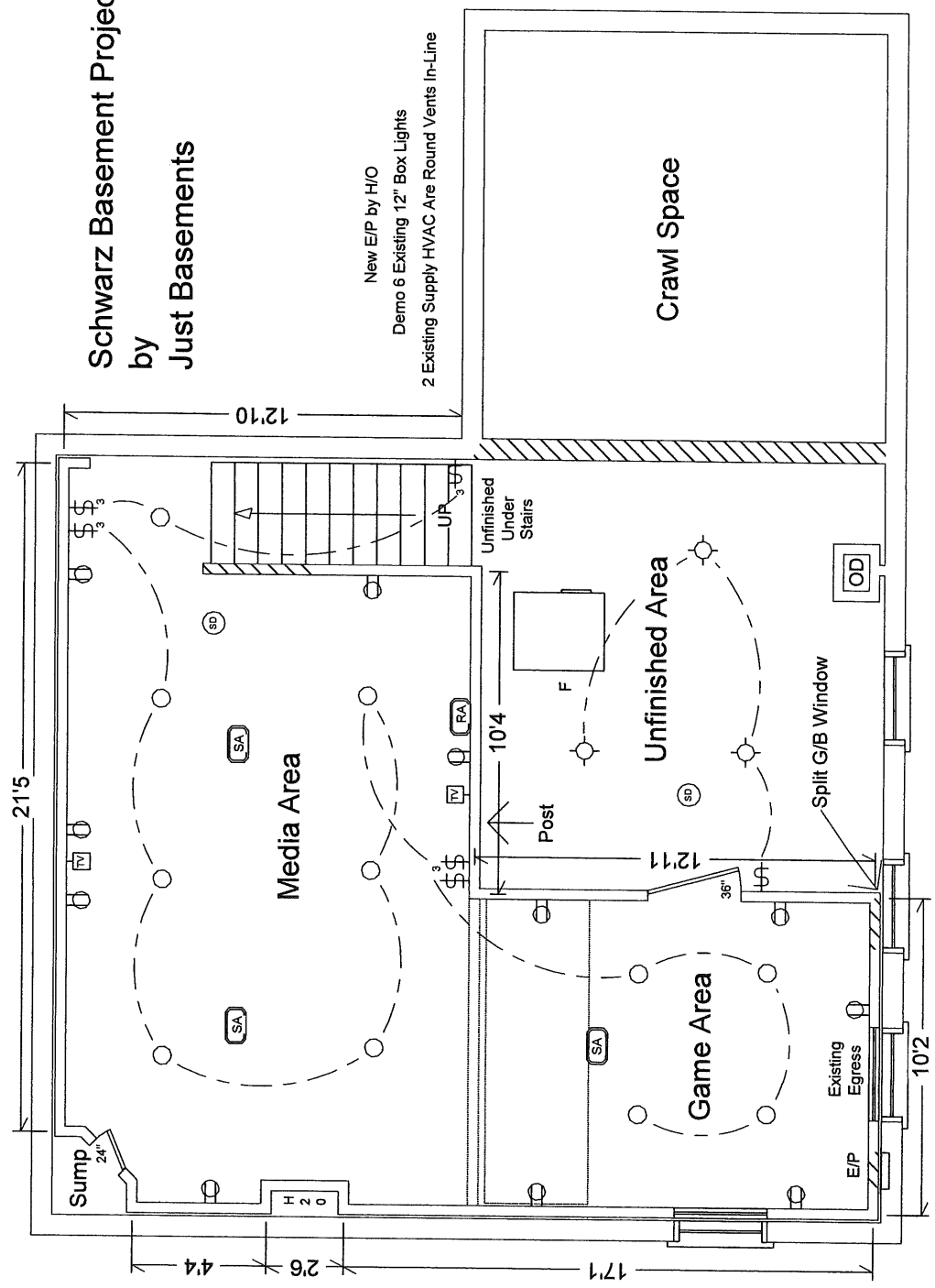
Light & ventilation to meet code 303.1

R-13 Kraft faced insulation on exterior block walls.

I have carefully examined & I approve all aspects of this blueprint, including but not limited to door swings, door sizes, light switches, light receptacles, can lights, walls & placement of all items.

Signature

Signature



Schwarz Basement Project by Just Basements

New E/P by H/O
[Electric Panel]

Demo 6 Existing 12" Box Lights

73" Head Height Considers Existing
Duct Work, Existing Steel Beam, New
Framing, Drywall and Flooring

OD = On Demand Hot Water

SA = Supply Air Now in Basement

2 Existing Supply HVAC Are Round Vents In-Line

RA = Return Air Install by HVAC / Just Basements

