



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

VARIANCE APPLICATION

Project/Property Address or Location: 946 Peppercorn Place		Project Name/Business Name: Morgan	
Parcel ID No.(s): 025 - 008607	Zoning Designation: SF-3	Total Acreage: .23acre	
Description of Variance Requested: Homeowner would like to add a covered front porch to house the house was built encroaching into the SF-3 35' front setback requirement the porch addition will be even with the front of garage			
STAFF USE ONLY - Code Section(s): Chapter 1143.08(a) Front Yard Setback			
APPLICANT Name-do <u>not</u> use a business name: Jeff Borovetz		Applicant Address: 122 W. Johnstown Road Gahanna, OH 43230	
Applicant E-mail: info@suncraftdesignbuild.com		Applicant Phone No.: (614)475-0000	
BUSINESS Name (if applicable): Suncraft Corporation, Inc.			
ADDITIONAL CONTACTS Please List Primary Contact for Correspondence (please list all applicable contacts)			
Name(s): James Knox - Suncraft Corporation, Inc.		Contact Information (phone no./email): (614)475-0000	
PROPERTY OWNER Name: (if different from Applicant) Morgan, Joe/Julie		Property Owner Contact Information (phone no./email): (216)906-4524	

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED (see page 2)

I certify that the information on this application is complete and accurate to the best of my knowledge, and that the project as described, if approved, will be completed in accordance with the conditions and terms of that approval.

Applicant/Primary Contact Signature: Suncraft Corp., Inc. by [Signature] Date: 7/13/20

INTERNAL USE

Zoning File No. V-0169-2020

RECEIVED: KAW
DATE: 7/16/20

PAID: 250.00
DATE: 7/16/20



VARIANCE APPLICATION – SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY THE APPLICANT:

1. Review Gahanna Code Chapter 1131 (visit www.municode.com)
(Sign Variances, refer to Chapter 1165.12; Fence Variances, 1171.05; Flood Plain Variances, 1191.18)
2. Survey of property certified by a registered surveyor (11"x17" copy) if Applicable
 - Site Plan, drawings, or survey that depicts where the Variance is requested.
3. 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; see code referenced in #1 above for applicable criteria)
 - Special circumstances or conditions
 - Necessary for preservation and enjoyment of property rights
 - Will not adversely affect the health or safety
4. List of contiguous property owners & their mailing address
5. One set of pre-printed mailing labels for all contiguous property owners
6. Application fee paid (in accordance with the Building & Zoning Fee Schedule)
7. Application & all supporting documents submitted in digital format
8. Application & all supporting documents submitted in hardcopy format
9. Authorization Consent Form Complete & Notarized (see page 3)

Please Note:

The Public Hearing will not occur until the City Of Gahanna Staff reviews the Application for Code Consistency.
Applications that are not consistent with the code will not be scheduled for hearing.



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.

PROPERTY OWNER

IF THE PROPERTY OWNER IS THE APPLICANT, SKIP TO NEXT SECTION

As the property owner/authorized owner's representative of the subject property listed on this application, hereby authorize the applicant/representative to act in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the applicant/representative.

Julie Morgan

(property owner name printed)

Julie Morgan

(property owner signature)

7-15-2020

(date)

Subscribed and sworn to before me on this 15th day of July, 2020

State of Ohio County of Franklin

Notary Public Signature:

Janayia Hill



JANAYIA R HILL
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
01-09-2025

Applicant/Property Owner/Representative

AGREEMENT TO COMPLY AS APPROVED As the applicant/representative/owner of the subject property listed on this application, I hereby agree that the project will be completed as approved with any conditions and terms of the approval, and any proposed changes to the approval shall be submitted for review and approval to City staff.

AUTHORIZATION TO VISIT THE PROPERTY I hereby authorize City representatives to visit, photograph and post notice (if applicable) on the subject property as described.

APPLICATION SUBMISSION CERTIFICATION I hereby certify that the information on this application is complete and accurate to the best of my knowledge.

James Knox - Permit Coordinator

(applicant/representative/property owner name printed)

Suncraft Corp., Inc. by

(applicant/representative/property owner signature)

7/15/20

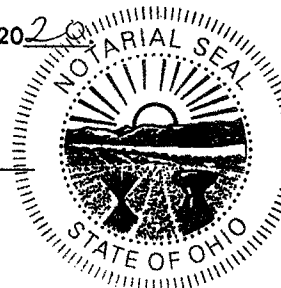
(date)

Subscribed and sworn to before me on this 15th day of July, 2020

State of Ohio County of Franklin

Notary Public Signature:

Janayia Hill



JANAYIA R HILL
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
01-09-2025

July 13, 2020

VARIANCE STATEMENT

We hereby request a variance to add a front porch addition adjacent to existing front porch.

The current zoning for this neighborhood is SF – 3, which now has a 35' front setback requirement. The sub-division was platted and under construction before the zoning code was adopted. Therefore the house and existing front porch was built encroaching into the 35' setback. The addition of the front porch will not extend any further into the setback than the current footprint of the house.

All the neighboring houses encroach in to the 35' setback.

We request a variance to encroach 4' into the front setback. The proposed porch addition will be flush with the existing house and porch.

The variance is requested so that the homeowners can enjoy outdoor space on their property.

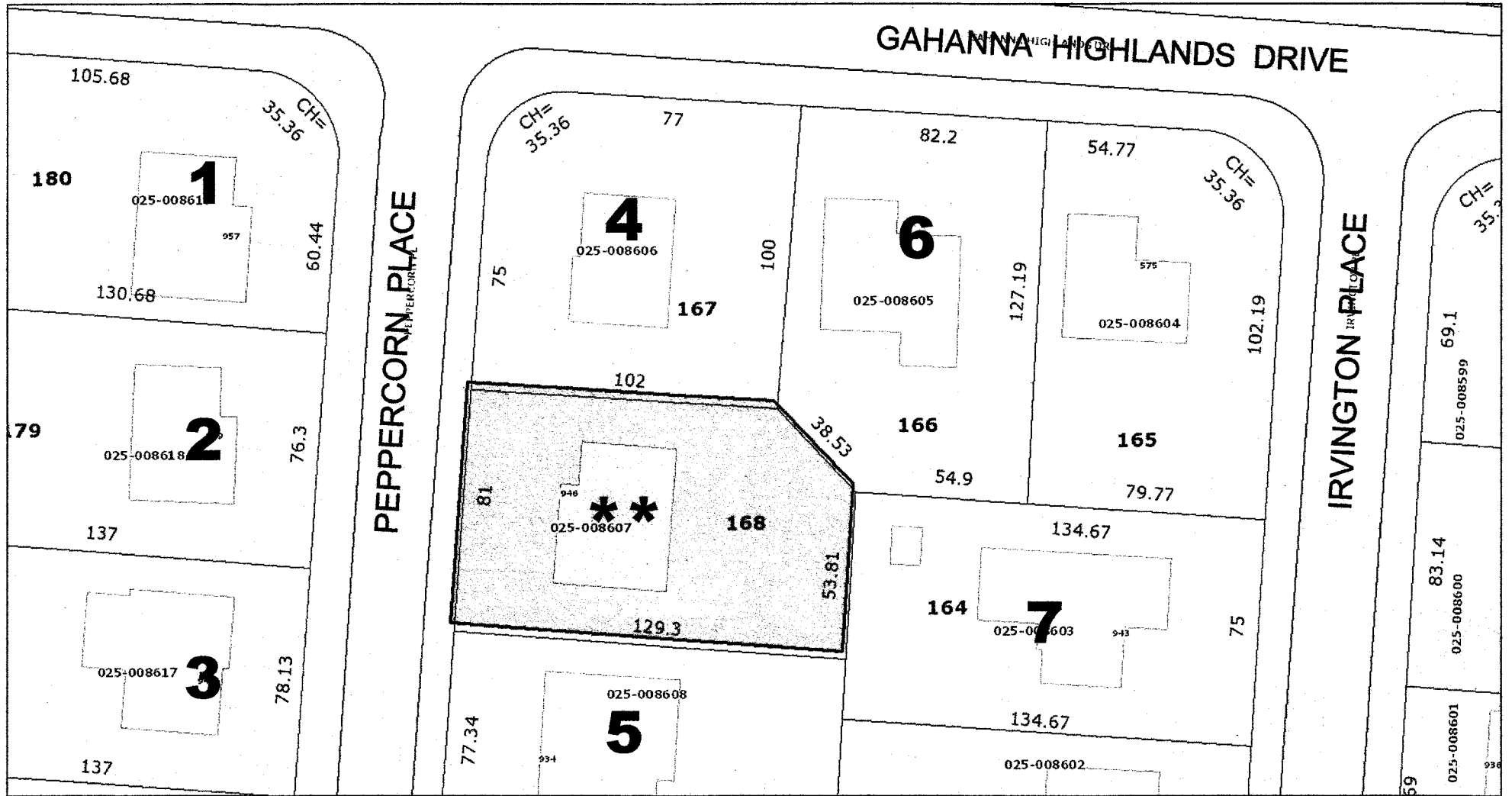
The variance request will not affect the health or safety of the neighborhood and will not affect the delivery of public services to the property.

Submitted by:

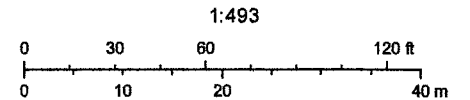


James Knox
Permit Coordinator
Suncraft Corporation, Inc.
122 W. Johnstown Road
Gahanna, OH 43230
(614)475-0000

025N160FFF 10000



July 13, 2020



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 (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

SUNCRAFT
MORGAN 20061

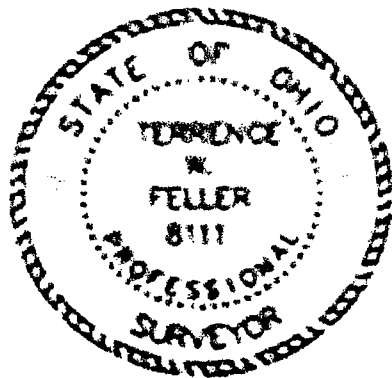
Franklin County Auditors Office
Copyright 2015

**	MORGAN, JOE / JULIE	946 PEPPERCORN PLACE
1	WARD, RONALD	957 PEPPERCORN PLACE
2	BANKS, THERESA	949 PEPPERCORN PLACE
3	SPARKS, BERNADETTE / JUSTIN	941 PEPPERCORN PLACE
4	RADKE, PHILLIP / NANCY	954 PEPPERCORN PLACE
5	MICHAELS, ANDREW / LAURA	934 PEPPERCORN PLACE
6	CONNER, CHERYL	581 GAHANNA HIGHLANDS DRIVE
7	ROSKY, DAVID / SALLY	943 IRVINGTON PLACE

e Observed

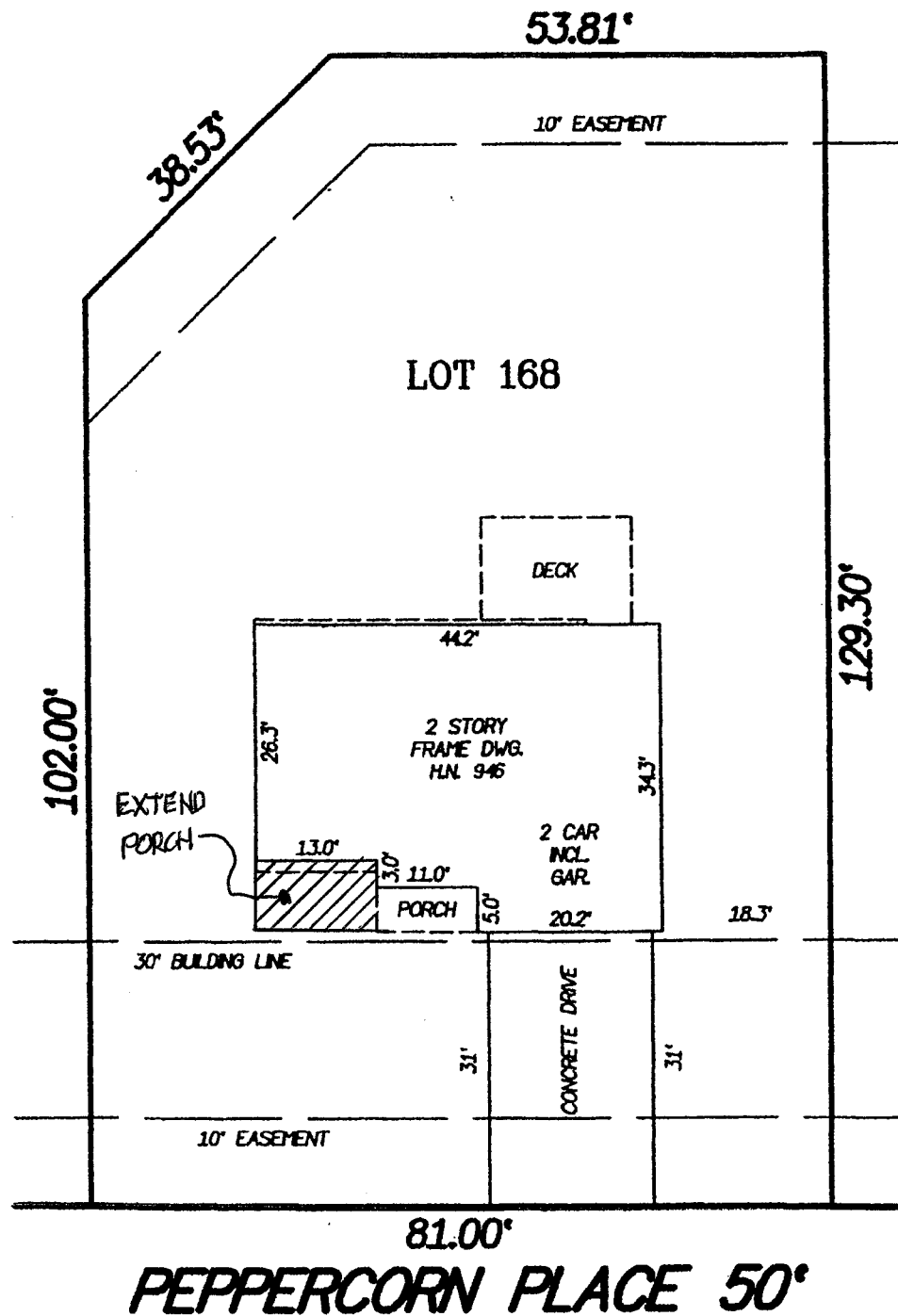
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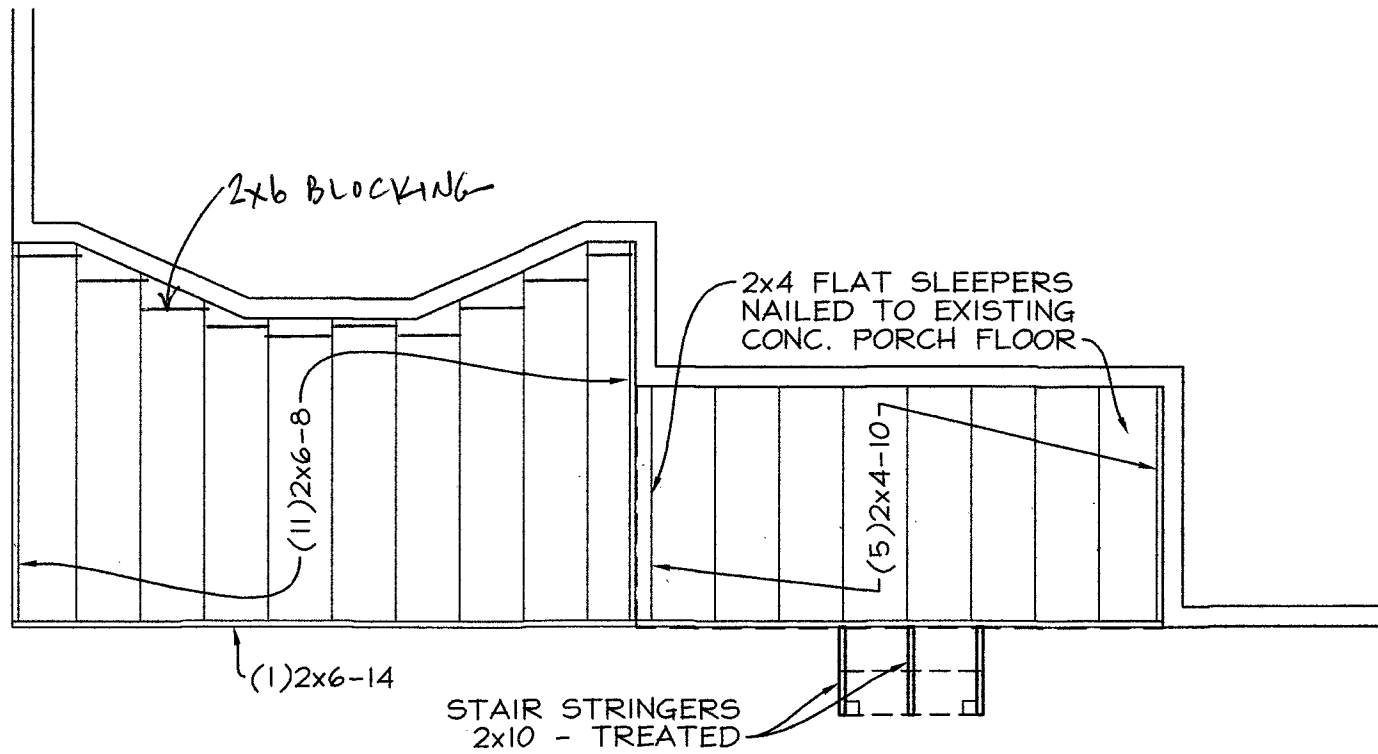
547



Handwritten signature or mark.

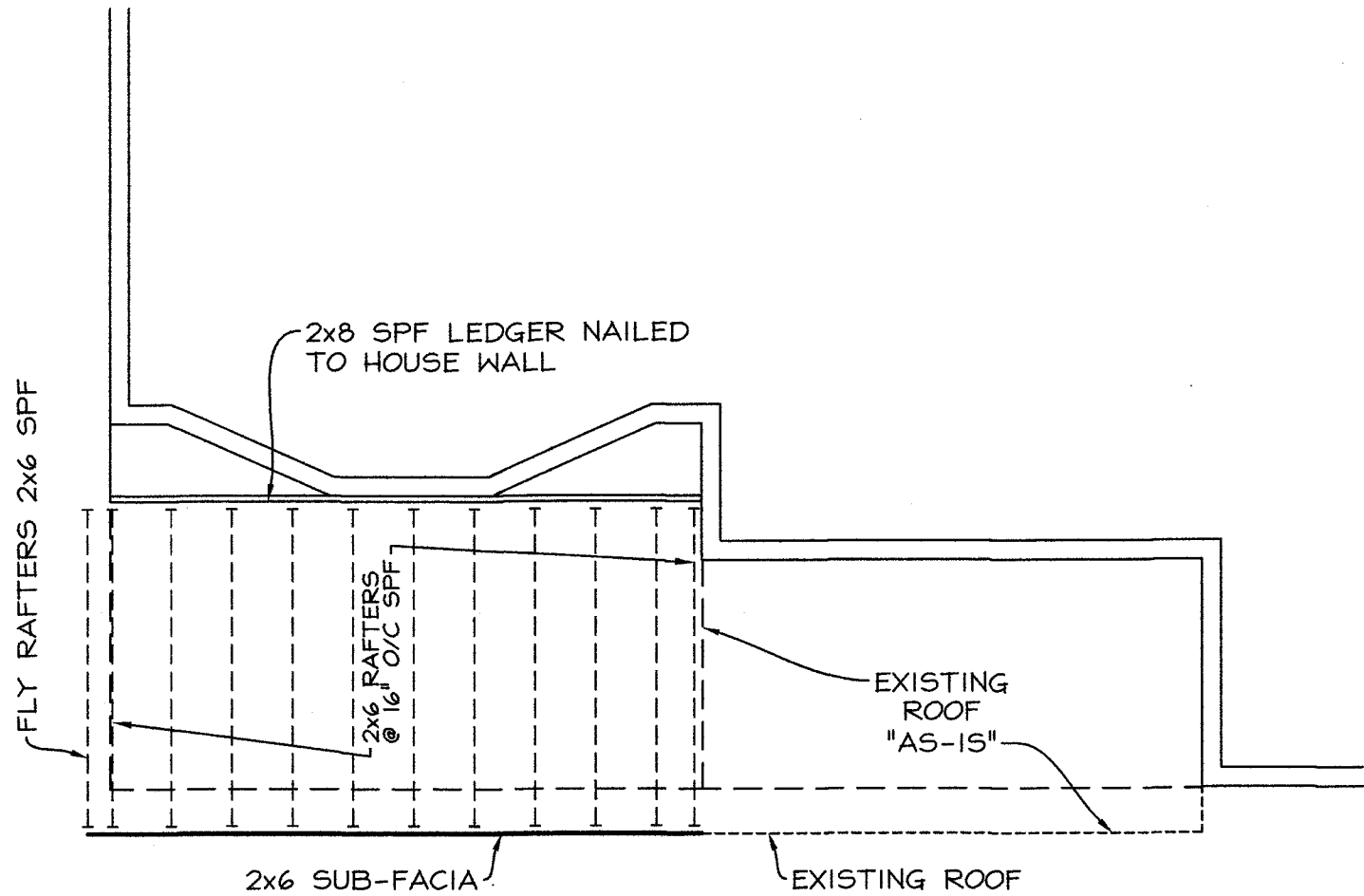
1" = 20'
30





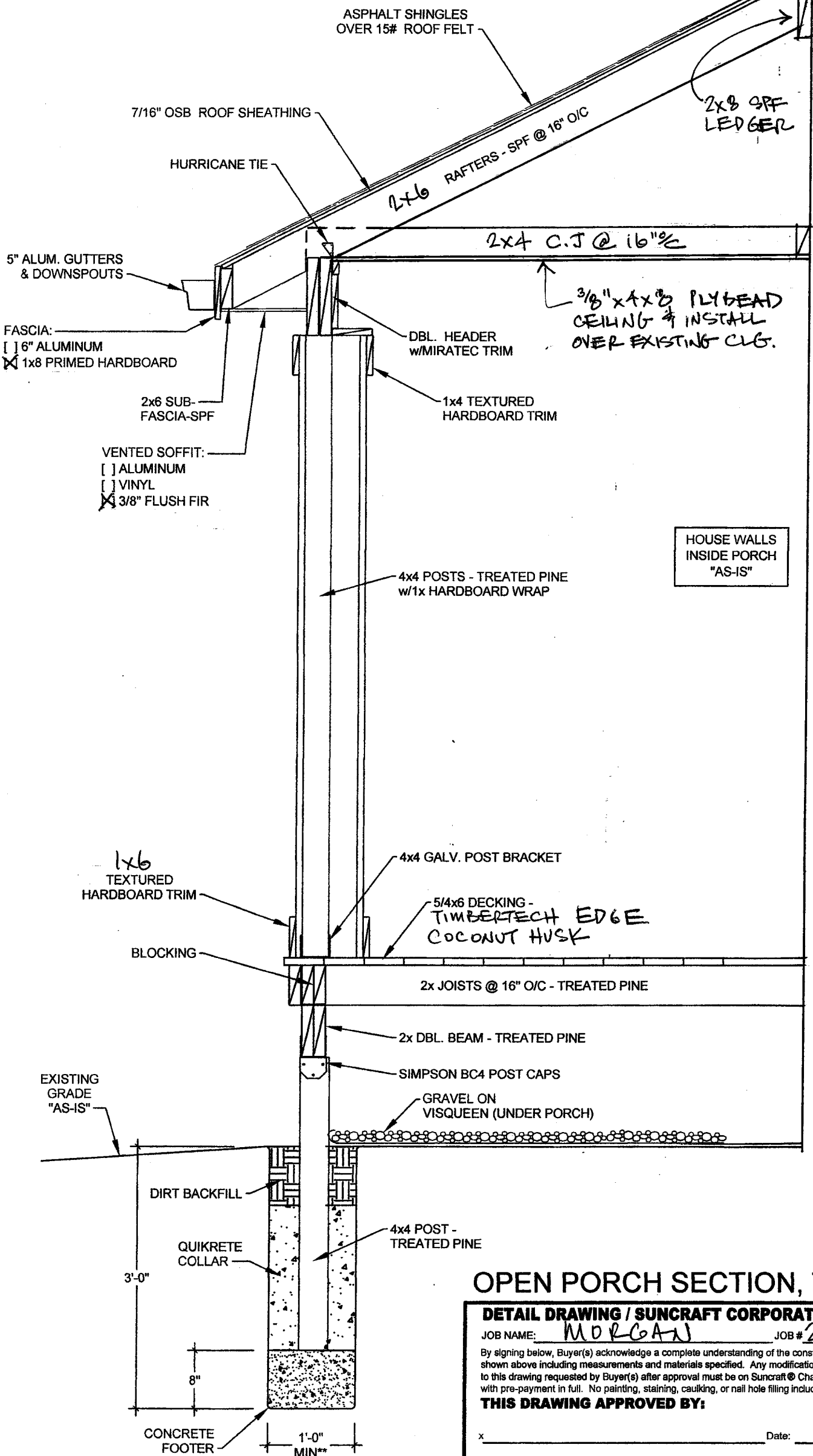
FLOOR JOIST LAYOUT

Handwritten signature



ROOF FRAMING LAYOUT

CU



OPEN PORCH SECTION, TYP.

DETAIL DRAWING / SUNCRAFT CORPORATION, INC.®

JOB NAME: MORGAN JOB # 20061

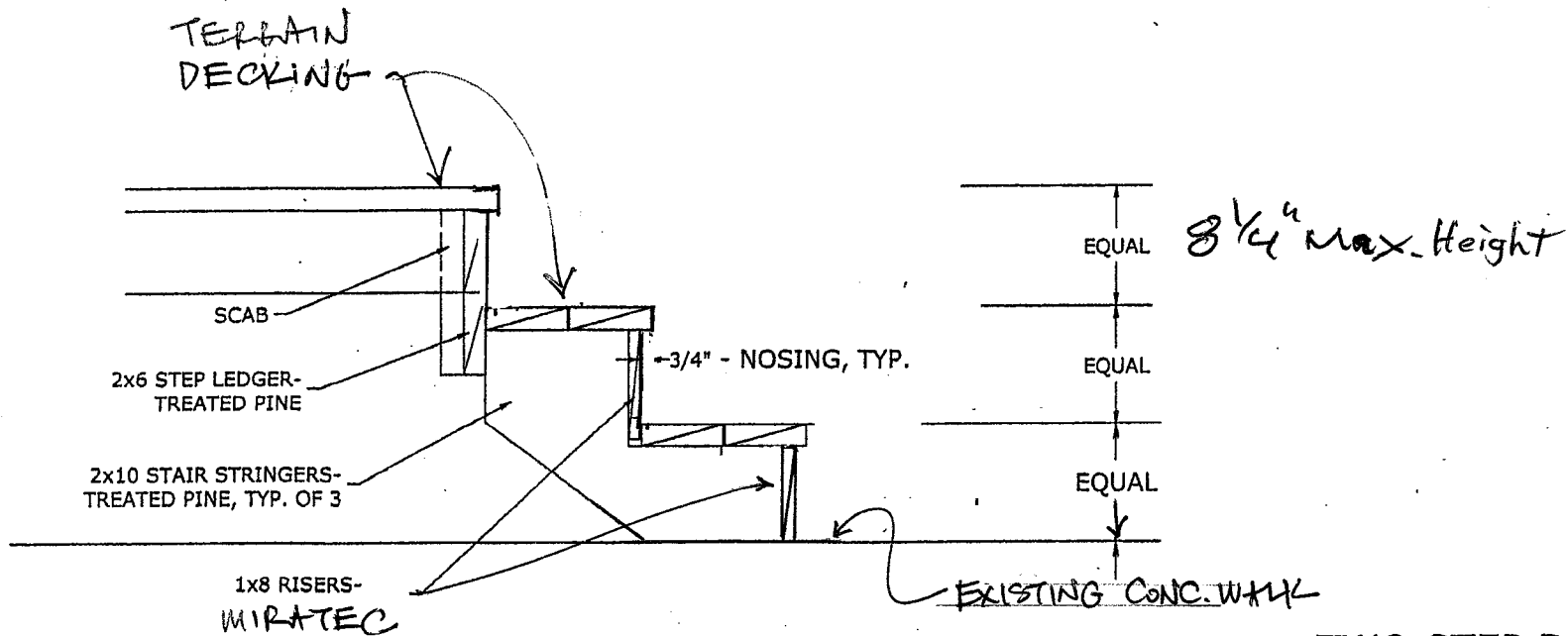
By signing below, Buyer(s) acknowledge a complete understanding of the construction drawing shown above including measurements and materials specified. Any modifications or alterations to this drawing requested by Buyer(s) after approval must be on Suncraft® Change Order Form with pre-payment in full. No painting, staining, caulking, or nail hole filling included.

THIS DRAWING APPROVED BY:

x _____ Date: _____

x _____ Date: _____

SEE POST & BEAM LAYOUT DRAWING FOR EXACT SIZE



TWO STEP DETAIL, TYP.

MAXIMUM OF TWO STEPS
DOES NOT REQUIRE
HANDRAIL PER CODE

DETAIL DRAWING / SUNCRAFT CORPORATION, INC.

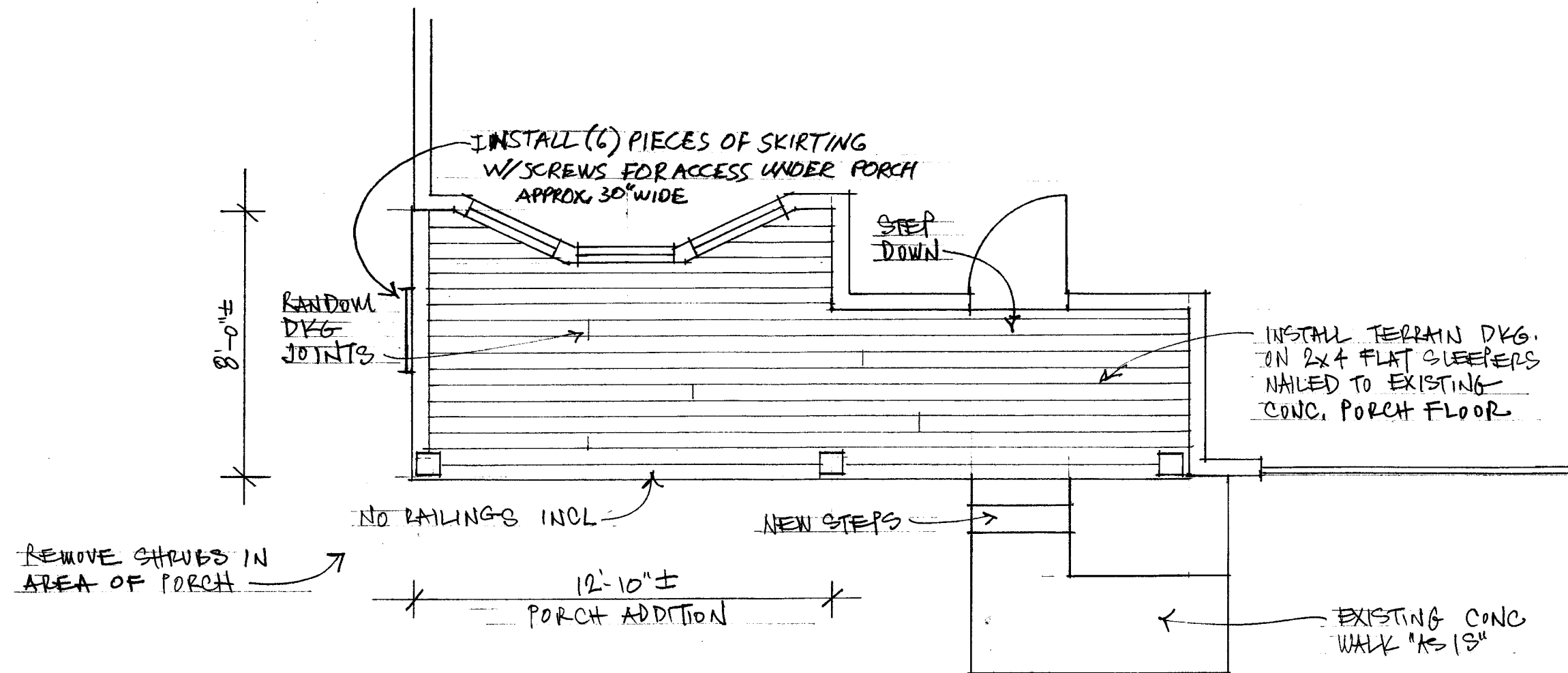
Job Name MORGAN Job Number 20061

By signing below, Buyer(s) acknowledge a complete understanding of the construction drawing shown above including measurements and materials specified. Any modifications or alterations to this drawing requested by Buyer(s) after approval must be on Suncraft Change Order Form with pre-payment in full. No painting staining, caulking, or nail hole filling included.

THIS DRAWING APPROVED BY:

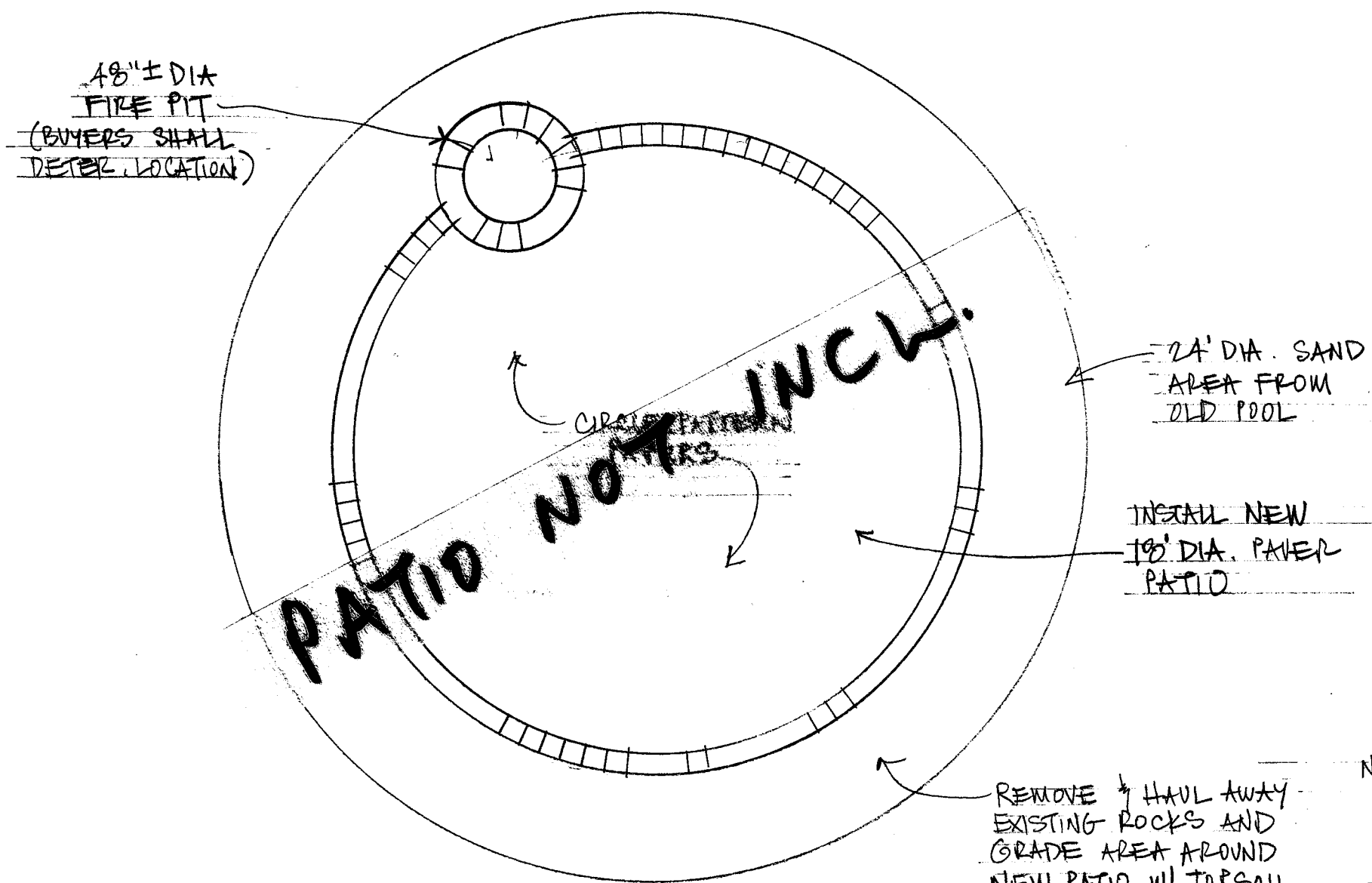
X _____ Date _____

X _____ Date _____

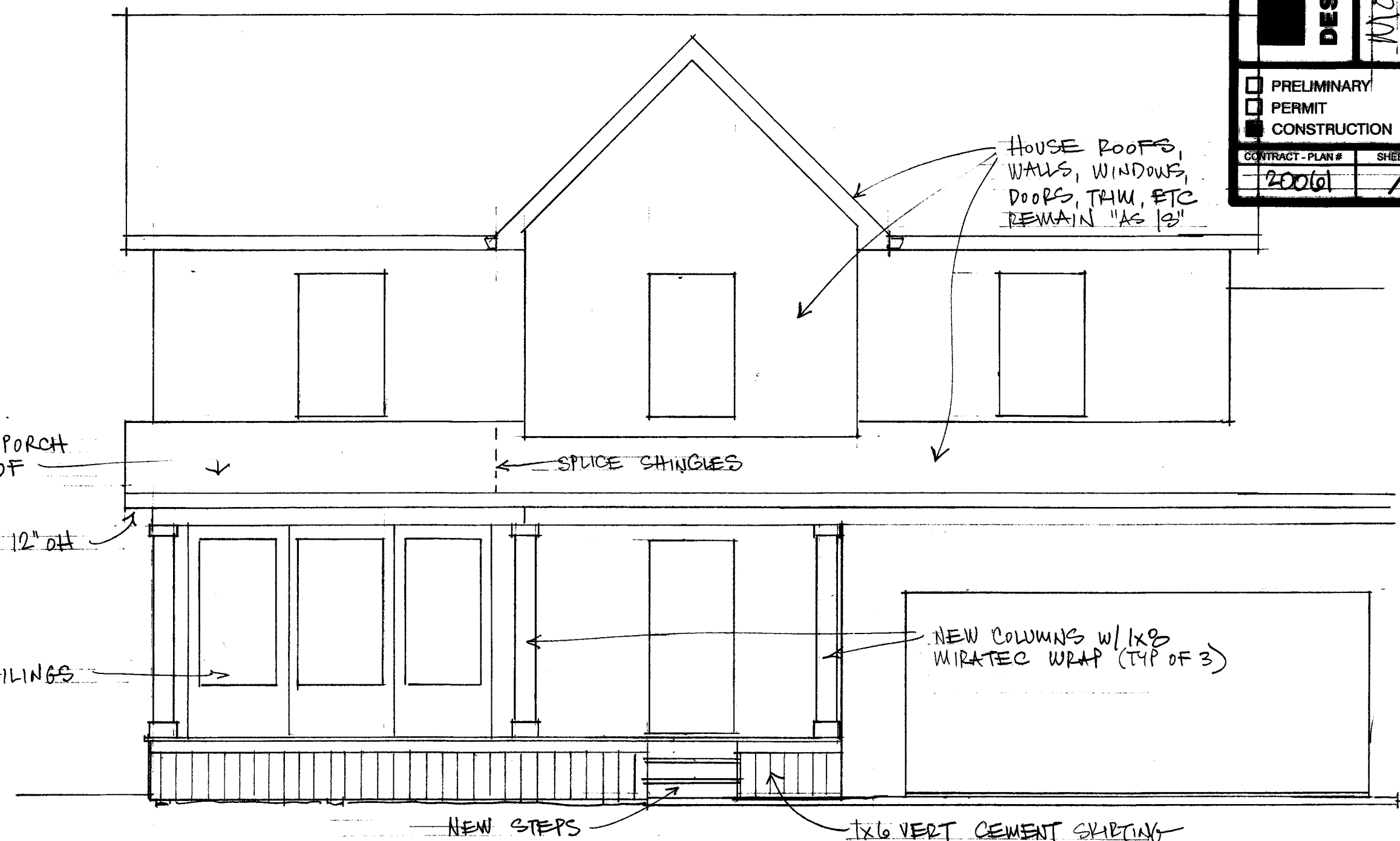


NO PAINTING, STAINING, CAULKING,
NAIL HOLE FILLING, OR ELECTRICAL
WORK INCLUDED.

PORCH PLAN



PAVER PATIO LAYOUT
* PATIO DELETED *



FRONT ELEVATION

SUNCRAFT
DESIGNED RIGHT. BUILT RIGHT.

Suncraft Corporation, Inc.
122 West Johnston Road
Columbus, OH 43230
Phone: (614) 475-0000
Fax: (614) 475-0986

DESIGNER: CH
SCALE: 1/4" = 1'-0"
DATE: 17 APR 20

CHECKED: REVIS

APPROVED: DATE

APPROVED: DATE

CONTRACT - PLAN # 2006 SHEET # 1

PRELIMINARY
PERMIT
CONSTRUCTION

MORGAN, JOE & JULIE
946 REPERCORN PLACE, CANTON, OH



July 24, 2020

Suncraft Corporation Inc
122 W, Johnstown Rd
Gahanna, OH 43230

RE: Project 946 Peppercorn PI Variance Comment Letter

Dear Suncraft Corporation Inc:

The following comments were generated from the review of the submitted plans and documents for the referenced project.

Building

1. The alterations will be required to comply with the Residential Code of Ohio. No objections to the location of the front porch.

Fire District

2. The fire division has no objection to the variance, since it is residential and not referenced in the 2017 Ohio Fire Code.

Engineering

3. The proposed does not create any known conflicts with existing utilities. Recommend for approval.

Parks

4. No Comment Per Julie Prederi

Community Development

5. Informational Comment - Staff has no objections to the variance request. The 4' encroachment into the required 35' front yard building setback appears to be consistent with other homes in the neighborhood. Please see forthcoming staff report for additional staff comments.

Public Service

6. No Comment Received.

If you have any comments or questions, please contact me at kelly.wicker@gahanna.gov or (614) 342-4025.

Sincerely,

Kelly Wicker
Administrative Assistant



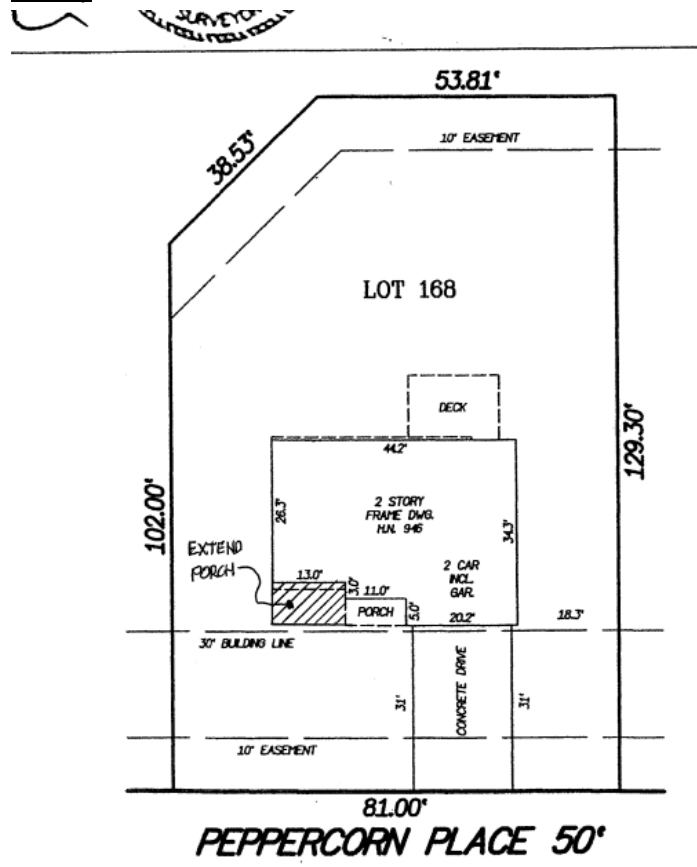
PLANNING STAFF REPORT

Summary

Variance to permit a covered porch in the front yard for the property located at 946 Peppercorn Place. The property is zoned Single Family (SF-3). SF-3 requires a 35' front yard setback as measured from the right-of-way. The home was constructed with a 31' front yard setback. The setback is consistent with the plat which has a 30' front yard setback. If granted, the variance would allow the porch to have the same setback as the garage, 31'.

The property was platted in 1988. The zoning code at that time did not have an SF-3 designation. The changes to the zoning ordinance has created a conflict with the plat. Chapter 1127 of the zoning code provides that no structures can be enlarged or altered unless in conformance with the zoning code unless a variance is granted.

Survey



Variance

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

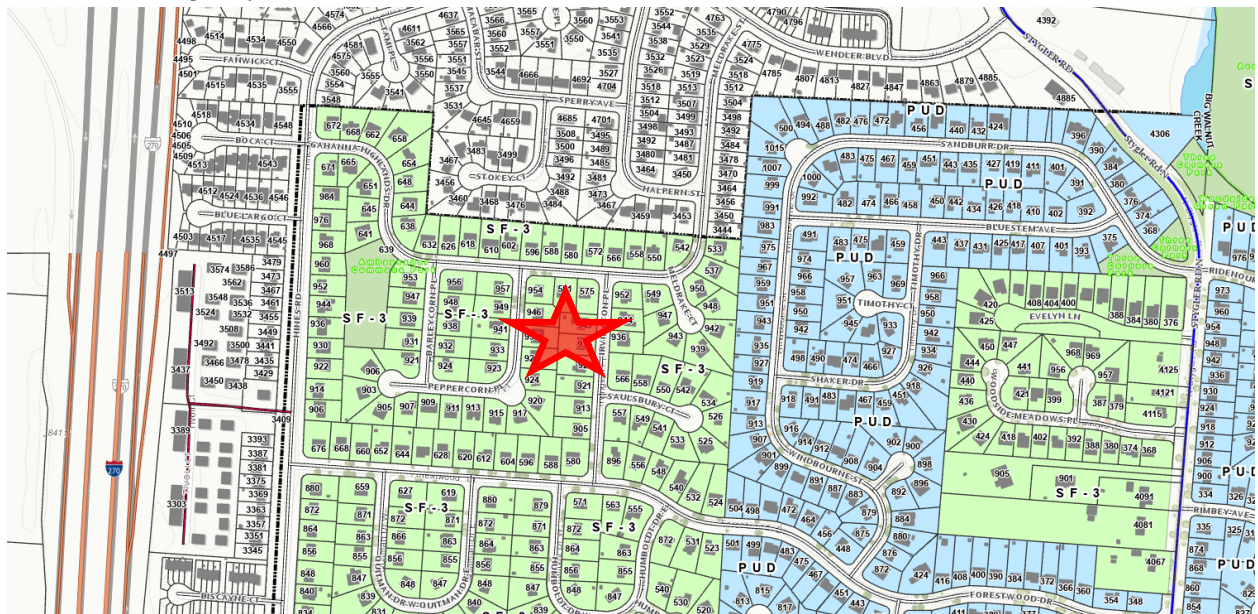
- There are special circumstances or conditions applying to the land, building or use referred to in the application.

- 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.

Recommendation

Staff recommends approval of the variance as submitted. The changes to the zoning ordinance has created the necessity for the variance. The neighboring properties have similar setbacks. Granting the variance would be consistent with development of surrounding properties.

Location/Zoning Map



Respectfully Submitted By:
Michael Blackford, AICP
City Planner/Zoning Administrator