



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: 252 Deer Meadow Drive		Project Name/Business Name:	
Parcel ID No.(s): 025 - 008863	Zoning Designation: SF-2	Total Acreage: .35ac	
Description of Variance Requested: requesting 2.3' relief from 10' sideyard setback for addition of porch & deck			
STAFF USE ONLY - Code Section(s): 1141.08(c) - Yard Requirements			
APPLICANT Name-do <u>not</u> use a business name: Suncraft Corporation, Inc. - James Knox		Applicant Address: 122 W. Johnstown Road Gahanna, OH 43230	
Applicant E-mail: jim@suncraftdesignbuild.com		Applicant Phone No.: (614)475-0000	
BUSINESS Name (if applicable): Suncraft Corporation, Inc.			
<b>ADDITIONAL CONTACTS Please List Primary Contact for Correspondence (please list all applicable contacts)</b>			
Name(s):		Contact Information (phone no./email):	
PROPERTY OWNER Name: (if different from Applicant) Windisch, Jason/Julie		Property Owner Contact Information (phone no./email): julie.windisch@gmail.com	

**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.

Suncraft Corp., Inc. by   
Applicant/Primary Contact Signature: \_\_\_\_\_ Date: 3/25/21

INTERNAL USE

Zoning File No.

V-0146-2021

RECEIVED:

KAW

DATE:

3-31-21

PAID:

250.00

DATE:

3-31-21



## 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.

### 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 Windisch 252 Deer Meadow Drive Gahanna, OH 43230

(property owner name printed)

*Julie Windisch*

(property owner signature)

3/25/21

Subscribed and sworn to before me on this 25<sup>th</sup> day of March, 2021.

State of Ohio County of Graham

Notary Public Signature: *Larona L. Williams*



**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.

Suncraft Corporation, Inc. - James Knox

(applicant/representative/property owner name printed)

Suncraft Corp., Inc. by *[Signature]*

(applicant/representative/property owner signature)

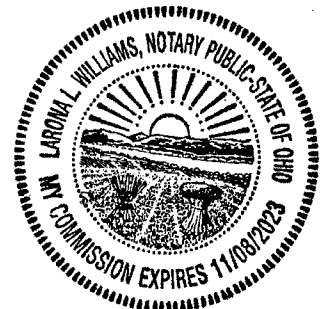
3/25/21

(date)

Subscribed and sworn to before me on this 25<sup>th</sup> day of March, 2021.

State of Ohio County of Graham

Notary Public Signature: *Larona L. Williams*



March 25, 2020

**VARIANCE STATEMENT  
252 Deer Meadow Drive**

We hereby request a variance to add a screen porch and deck on the rear of the existing house.

The zoning for this neighborhood is SF – 2, which requires a 10' sideyard setback. The zoning code has changed from the original sideyard setback of 7.5' to 10'. Due to the zoning change, the house encroaches 2.3' into the 10' sideyard setback. The proposed screen porch and deck is flush with the side of the house and will not extend any further into the sideyard setback than the house.

Because of the zoning change, all the neighboring houses encroach in to the 10' setback.

We hereby request a variance to encroach 2.3' into the sideyard setback. The proposed porch and deck is flush with the existing house.

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

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

12.5' 25.0' 37.5'

NORTH

94.00'

10' EASEMENT

40' ±

7.7'

20'X14'  
SCREEN  
PORCH

66.3'

20'X14'  
DECK

5' DRAINAGE EASEMENT

161.00'

7.7'

161.00'

STONE, STUCCO,  
FRAME 2-STORY

CONC.

21.5'

252

8.8' 2.5' 12.0'

POR

18' CONCRETE DRIVE

35' BUILDING LINE

51.0'

94.00'

DEER MEADOW DRIVE (50')

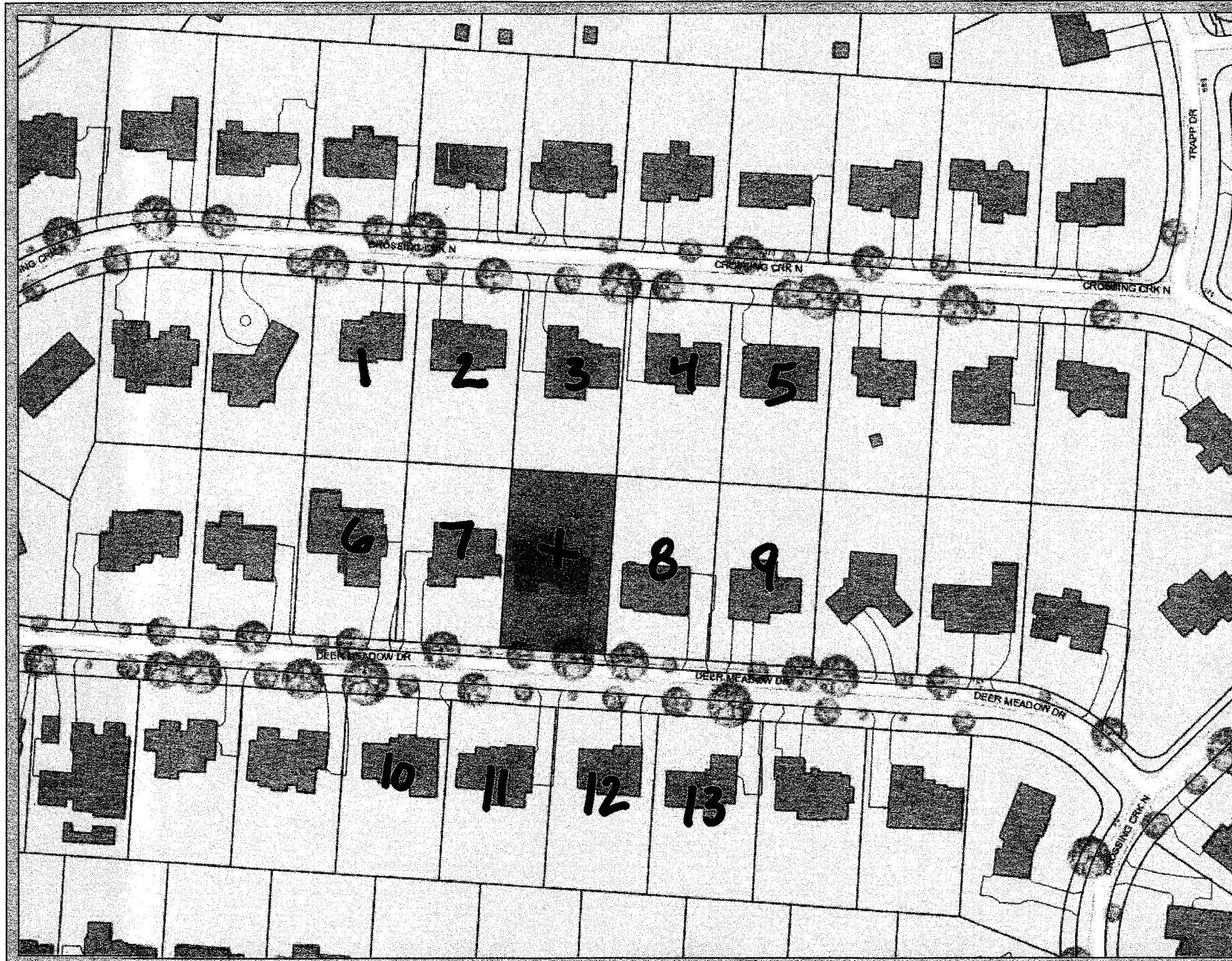
COMPASS  
SURVEYING  
SOLUTIONS



WINDISCH, JASON / JULIE  
252 DEER MEADOW DRIVE  
GAHANNA, OH 43230  
PARCEL# 025 - 008863

SUNCRAFT  
WINDISCH 20215

<b>+</b>	Windisch, Jason / Julie	252 Deer Meadow Drive	Gahanna, OH 43230
<b>1</b>	Cunningham, Sarah / Christopher	227 Crossing Creek N.	Gahanna, OH 43230
<b>2</b>	McClarnan, John / Emilee	233 Crossing Creek N.	Gahanna, OH 43230
<b>3</b>	Harpster, Timothy	239 Crossing Creek N.	Gahanna, OH 43230
<b>4</b>	Mohamed, Hamdi	245 Crossing Creek N.	Gahanna, OH 43230
<b>5</b>	Chen, Chin Huei	251 Crossing Creek N.	Gahanna, OH 43230
<b>6</b>	Salomon, Albert	234 Deer Meadow Drive	Gahanna, OH 43230
<b>7</b>	Rice, Roberto / Salema	242 Deer Meadow Drive	Gahanna, OH 43230
<b>8</b>	Anderson, Alan / Kristen	260 Deer Meadow Drive	Gahanna, OH 43230
<b>9</b>	Ralls, Jacqueline	272 Deer Meadow Drive	Gahanna, OH 43230
<b>10</b>	Andrews, Justin / Priya	237 Deer Meadow Drive	Gahanna, OH 43230
<b>11</b>	Torr, Thomas / Annette	249 Deer Meadow Drive	Gahanna, OH 43230
<b>12</b>	Peck, Richard/ Patricia	257 Deer Meadow Drive	Gahanna, OH 43230
<b>13</b>	Munz, David / Amy	269 Deer Meadow Drive	Gahanna, OH 43230



#### Planimetric Legend

Source: 2018 Aerial Photography

- Edge of Pavement
- Roadway Centerlines
- Railroad Centerlines
- Building Footprints
- Building Under Construction
- Creeks, Streams, Ditches
- Rivers & Ponds

#### Topographic Legend

Source: OSIP - 2011 LIDAR Collection

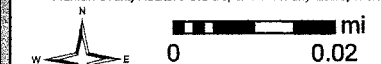
- Spot Elevation
- Index Contour
- Intermediate Contour

#### Appraisal Legend

Source: Franklin County Auditor & Engineer

- Parcel IDs
- Parcel Dimensions
- Lot Numbers
- Site Address
- Parcel Boundary
- Subdivision Boundary
- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary

This map is prepared for the real property inventory within the county. It is compiled from record deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be considered for verification of the information contained on this map. The county and the mapping companies assume no legal responsibility for the information contained on this map. Please notify the Franklin County Auditor's GIS Department of any discrepancies.



The data on this map was originally compiled at 1"=100' based on the Ohio State Plane South Coordinate System, North American Datum 1983 with 2' contours based on the North American Vertical Datum 1988 (when displayed).



**Franklin County  
Auditor's Office  
Auditor**

**Michael Stinziano**  
Map Produced March 25, 2021





April 14, 2021

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

RE: Project 252 Deer Meadow Dr 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.

**Community Development**

1. Informational Comment - The variance appears appropriate given the physical development of the property and the fact that zoning regulations have changed since construction of the property. Please see forthcoming staff report for additional comments.

**Engineering**

2. No comment.

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

Sincerely,

Kelly Wicker  
Administrative Assistant

## STAFF REPORT

### Request Summary

Applicant is requesting a variance to reduce the side yard setback to allow the construction of a deck and screened in porch. The property is zoned single family (SF-2). SF -2 requires a 10' side yard setback. A reduction of 2.3' or a 7.7' setback is requested. The home was built in 1990 and was built to a setback of 7.7'. Approving the variance would permit the screened in porch and deck to be built to the same setback as the home.

Staff has researched the history of the property. In 1990 the property was zoned R-2. R-2 required a minimum side yard setback of 7.5'. The change in zoning code explains why this home and other homes in the neighborhood were built to standards that differ from today's code requirements.

### Variance

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

- 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.

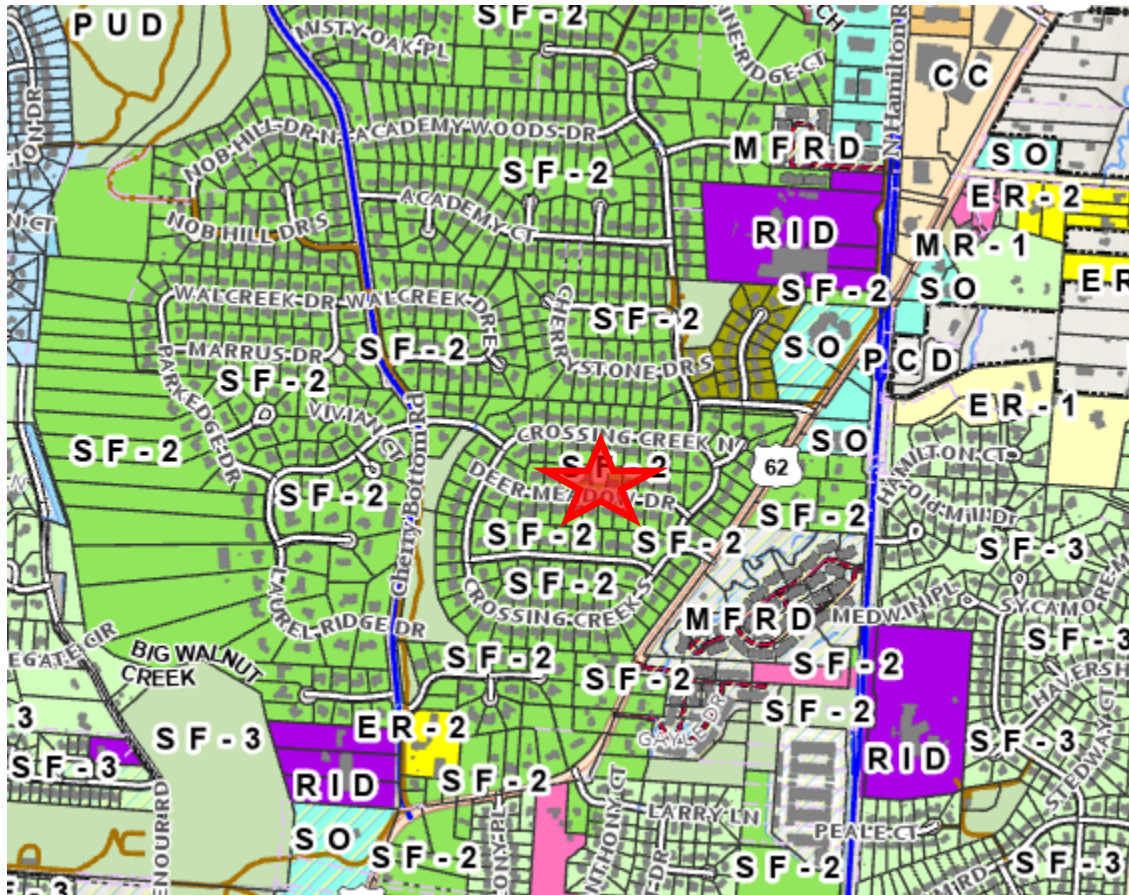
### Recommendation

Staff recommends approval of the variance. Strict adherence to the zoning code is not always desirable. Allowing flexibility in the placement of the improvements will allow for a more aesthetically pleasing appearance as the screened in porch and deck will be in alignment with the home.

Additionally, granting the variance would not appear to negatively impact surrounding properties.



Location/Zoning Map



Respectfully Submitted By:  
Michael Blackford, AICP  
Director of Planning