



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: <u>917 Thayer Dr. 43230</u>		Project Name/Business Name:	
Parcel ID No.(s): <u>025-010797-00</u>	Zoning Designation: <u>PLD</u>	Total Acreage: <u>.29</u>	
Description of Variance Requested: <u>SIDE YARD SET BACK OF 10% IS NOT BEING MET WITH SUBMITTED PLAN. 11'-8" REQUIRED, 8'-3" REQUESTED</u>			
STAFF USE ONLY – Code Section(s): <u>1151.15(9)(2) - Minimum Side yard</u>			
APPLICANT Name-do <u>not</u> use a business name:		Applicant Address: <u>917 Thayer Dr. 43230</u>	
Applicant E-mail: <u>randy@lgsbuilders.com</u>		Applicant Phone No.: <u>614-975-9571</u>	
BUSINESS Name (if applicable):			
ADDITIONAL CONTACTS Please List Primary Contact for Correspondence (please list all applicable contacts)			
Name(s): <u>Randy Liu</u> +		Contact Information (phone no./email):	
PROPERTY OWNER Name: (if different from Applicant) <u>Randy Liu Jenni Wai</u>		Property Owner Contact Information (phone no./email): <u>jemiwai@yahoo.com</u>	

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: 

Date: 11/05/20

INTERNAL USE

Zoning File No.

V-0291-2020

RECEIVED:

KAW

DATE:

11-18-20

PAID:

250.00

DATE:

11-18-2020

November 16, 2020

To Whom It May Concern:

We are asking for a variance request because we are looking to build a new 3-car garage.

Due to both work and personal vehicles needed, we have concerns with street parking on Thayer Drive. The speed of drivers using the road as a throughway and number of vehicles already parked on the street, parking on the street would not be safe to our neighborhood. This drive has more than 75% family with young school-age children. My property sits on the bend of the drive which makes it difficult for other drivers to see oncoming car if there are more street parking.

Hence, for the safety of the children on this drive and mine, we would like to build the 3-car garage on our property.

We demonstrated the 8' easement requirement by pushing the easement to 8 and ½'.

This 3-car-garage addition will not affect any health and safety of our neighbors. We have also communicated with our neighbors regarding to the addition.



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.

(property owner name printed)

(property owner signature)

(date)

Subscribed and sworn to before me on this _____ day of _____, 20____.

State of _____ County of _____

Stamp or Seal

Notary Public Signature: _____

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.

Randy Lin
(applicant/representative/property owner name printed)

[Signature]
(applicant/representative/property owner signature)

11/04/2020
(date)

Subscribed and sworn to before me on this 4 day of NOVEMBER, 2020.

State of OHIO County of FRANKLIN

Notary Public Signature: [Signature]



IRENE O'GORMAN
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
09-02-2024

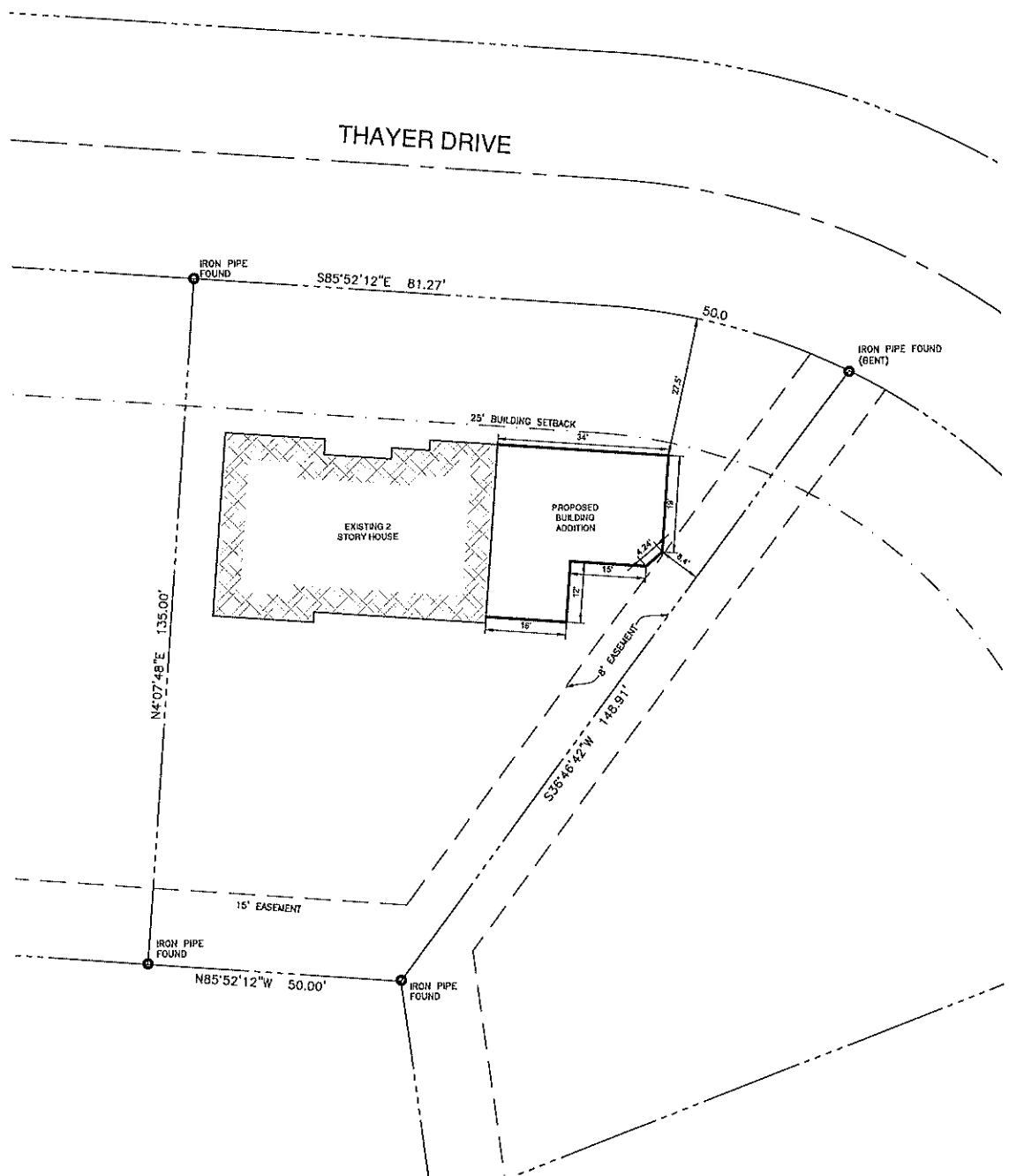
List of Property Owners and Mailing Addresses

906 Thayer Dr.
COLUMBUS OH 43230
HIELKEMA STEPHEN

912 Thayer Dr.
COLUMBUS OH 43230
DANDU RAMESH

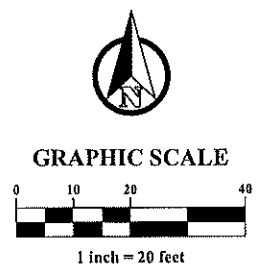
909 Thayer Dr.
COLUMBUS OH 43230
May Chu

925 Thayer Dr.
COLUMBUS OH 43230
NOVAK BALAZS



SURVEYOR'S NOTES:

-- THE EXISTING BUILDING IS SHOWN FOR GRAPHICAL PURPOSES ONLY. THE EXISTING WALL AT THE PROPOSED BUILDING ADDITIONAL WAS LOCATED IN THE FIELD TO ENSURE THE BUILDING ADDITION WILL MEET SETBACK REQUIREMENTS.



<p>LOT 844 HUNTER RIDGE SECTION 13 PLAT BOOK 81, PAGE 48</p> <p>PLOT PLAN FOR 917 THAYER DRIVE</p>	<p>PLAN PREPARED BY:</p> <p>GHO GANDEE HEYDINGER GROUP CIVIL ENGINEERS & SURVEYORS</p> <p>642 Brooksedge Boulevard, Westerville, OH 43081 P: 614.942.6042 F: 614.942.6041</p>	
	<p>SCALE: 1" = 20' DATE: October 21, 2020</p>	<p>SHEET 1 / 1</p>





Kelly Wicker

From: Randy Liu <randy@1grbuilders.com>
Sent: Tuesday, April 6, 2021 12:25 PM
To: Kelly Wicker
Subject: Re: 917 Thayer Comment Letter
Attachments: Comment Letter.pdf; gahanna elevation.pdf; gahanna side elevation.pdf

Good afternoon Kelly,

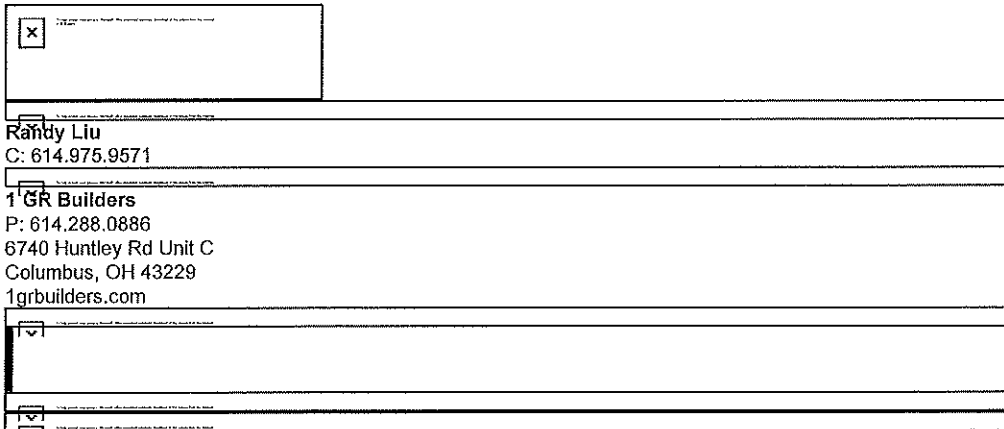
It's been awhile since we spoke about the project.

I've attached the elevation drawing and the original moment letter regarding to my 917 THAYER DR. Garage addition. The following responses is in order with he Comment letter that's attached.

Community Development

2. My current house is 2500s.f. My new garage is 800 s.f.
3. The existing garage will be my office.
4. The elevation drawing is attached

Please let me know if any other informations that you need to help me get the project going. Thank you for your time.



Randy Liu
C: 614.975.9571

1 GR Builders
P: 614.288.0886
6740 Huntley Rd Unit C
Columbus, OH 43229
1grbuilders.com

On Dec 8, 2020, 2:06 PM -0500, Kelly Wicker <Kelly.Wicker@gahanna.gov>, wrote:

Good Afternoon,

Please see the attached comment letter regarding your project at 917 Thayer Dr. For the next submittal, please provide a disposition of comments, revised plans, and/or other information as requested for further review. The disposition of comments needs to include both the original comment and the appropriate response. If desired, these comments can be emailed. Re-submitted plans that do not include the disposition of comments document will not be reviewed and will be returned to you. Please let our office know if you have any further questions.

Thank You,
Kelly Wicker



April 14, 2021

Randy Liu
917 Thayer Dr
Gahanna, OH 43230

RE: Project 917 Thayer Dr Variance Comment Letter

Dear Randy Liu:

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

Engineering

1. The plan as shown demonstrates the addition will not extend into the 8' sanitary sewer easement. The property line and this easement should be staked by a surveyor to prevent the addition from being built with an encroachment into the easement.

Community Development

2. Informational Comment - The requested side yard setback variance appears to not create any undesirable conditions. The provided setback of 8'3" is greater than what other single family zonings require.

Parks

3. No Comment Per Julie Predieri

Building

4. The design and construction of the project will be required to comply with the requirements of the Residential Code of Ohio.

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

Sincerely,

Kelly Wicker
Administrative Assistant

STAFF REPORT

Request Summary

A variance has been requested to permit the construction of an attached three car garage. The existing garage will be converted to an office. The property is zoned planned unit development (PUD). Setbacks for residential PUDs are based on the acreage and frontage of the individual lots. Side yard setbacks are based on the frontage of the lot.

The subject property has a lot frontage of approximately 131 feet. Therefore, side yard setbacks are approximately 13.1 feet. The variance is requesting a side yard setback of 8.4' for the east side of the property.

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.

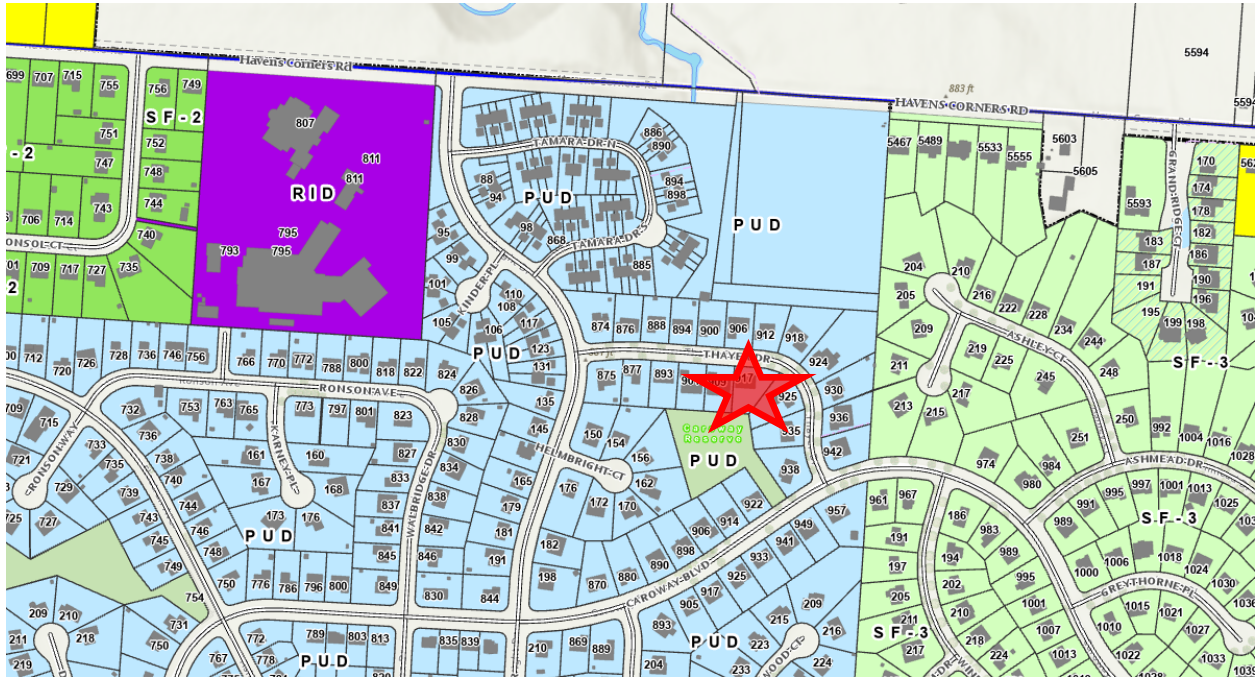
Recommendation

The subject property is roughly 12,500 square feet in size. Most lots of this size are found in single family (SF-3) zoning. The SF-3 zone district requires a minimum setback of 7.5 feet. Staff is unaware as to why PUD zoning requires greater side yard setbacks than other residential zone districts. It may be worth noting that the zoning code prohibits rezonings to PUD as of 2002.

Rewriting and/or deleting the PUD section of the zoning code is being considered as part of the zoning code rewrite. Reducing the number of single family zone districts would bring a level of consistency to the built environment. Especially regarding additions, sheds, and similar improvements.

No objections to the variance request. The reduced side yard would meet setback requirements of similar zone districts. Additionally, staff anticipates the PUD zoning to be eliminated as part of the zoning code rewrite.

Location/Zoning Map



Respectfully Submitted By:
Michael Blackford, AICP
Director of Planning