



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>4490 SHULL RD, GAHANNA, OH 43230</u> | | Project Name/Business Name: | |
| Parcel ID No.(s): <u>025-008930</u> | Zoning Designation: <u>ER-2</u> | Total Acreage: <u>3.89</u> | |
| Description of Variance Requested: <u>ADD ADDITIONAL GARAGE SPACE / BUILD A DETACHED GARAGE</u> | | | |
| STAFF USE ONLY – Code Section(s): <u>1137.09 - Off Street Parking</u> <u>1137.08(s) - Yard Requirements</u> | | | |
| APPLICANT Name-do <u>not</u> use a business name: <u>JEREMY LETZELTER</u> | | Applicant Address: <u>4490 SHULL RD</u> | |
| Applicant E-mail: <u>JEREMY.LETZELTER@GMAIL.COM</u> | | Applicant Phone No.: <u>614-679-1522</u> | |
| BUSINESS Name (if applicable): | | | |
| ADDITIONAL CONTACTS Please List Primary Contact for Correspondence (please list all applicable contacts) | | | |
| Name(s): <u>Amy McILVOY-LETZELTER</u> | | Contact Information (phone no./email): <u>614-679-3320 / LOVEFOURKIDS@GMAIL</u> | |
| PROPERTY OWNER Name: (if different from Applicant) | | Property Owner Contact Information (phone no./email): | |

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: [Signature] Date: _____

INTERNAL USE

| | | |
|------------------------------------|--|---|
| Zoning File No. <u>V-0125-2021</u> | RECEIVED: <u>KAW</u> DATE: <u>3-26-21</u> | PAID: <u>250.00</u> DATE: <u>3-26-21</u> |
|------------------------------------|--|---|



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.

Amy McIlvoy-LETZELTER
(property owner name printed)

(property owner signature)

(date)

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

State of _____ County of _____

Seal of Notary

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.

Amy McIlvoy-LETZELTER / JEREMY LETZELTER
(applicant/representative/property owner name printed)

Amy McIlvoy ~ Letzelter
(applicant/representative/property owner signature)

3/11/21
(date)

Subscribed and sworn to before me on this 11th day of March, 2021

State of Ohio County of Franklin

Notary Public Signature: Kristy Brown



KRISTY BROWN
Notary Public, State of Ohio
My Commission Expires
May 15, 2023

March 22, 2021

To whom it may concern:

We are requesting additional garage space to accommodate our family. We have seven people living here and six drivers. We need additional indoor parking and storage area. This will allow us to live more comfortably in our house, have additional outside parking for our guests, and a turnaround area for the delivery drivers. We have just under four acres of land. The detached garage will not adversely affect the health or safety of anyone. The additional garage space will help the flow of traffic in and out of our land. It will improve the curb appeal for the community members that drive by. This is a necessary addition for our family.

Sincerely,

Jeremy & Amy Letzelter

BUILDING PERMIT – RESIDENTIAL - APPLICATION

TO REQUEST AN INSPECTION, CALL 614-342-4010 & PRESS 1, OR SCHEDULE ONLINE AT [HTTPS://OHGA.ONLAMA.COM/](https://OHGA.ONLAMA.COM/)

| | | | | | |
|---|--|-----------------------------------|--|-----------------------------------|--|
| <input checked="" type="checkbox"/> 1 FAMILY | | <input type="checkbox"/> 2 FAMILY | | <input type="checkbox"/> 3 FAMILY | |
| JOB SITE ADDRESS: 4490 SHULL RD, GAHANNA, 43230 | | | PARCEL ID NO(S). | | |
| Estimated Cost of Entire Project: \$25,000.00 - \$30,000.00 | | | Square Footage for Project Scope of Work: 1200 SQFT | | |
| DESCRIPTION/SCOPE OF WORK: POLE BARN / GARAGE | | | | | |
| PROPERTY OWNER Name: JEREMY & AMY LETZELTER | | | | | |
| Property Owner Address: 4490 SHULL RD, GAHANNA OH 43230 | | | | | |
| Property Owner E-mail: JEREMYLETZELTER@GMAIL.COM | | | Property Owner Phone No.: 614-679-1522 | | |
| CONTRACTOR Name: | | | | | |
| Contractor Address: | | | Gahanna Contractor Registration No. | | |
| Contractor E-mail: | | | Contractor Phone No.: | | |
| REGISTERED DESIGN PROFESSIONAL Name: GRABERS OAK FLOORING INC | | | <input type="checkbox"/> architect <input type="checkbox"/> engineer <input checked="" type="checkbox"/> designer <input type="checkbox"/> other: | | |
| Registered Design Professional Address: 12149 GOWER RD GLENFORD, OH 43739 | | | State License No. | | |
| Registered Design Professional E-mail: EMMA@GRABEROAKFLOORING.COM | | | Registered Design Professional Phone No.: 740-659-1480 | | |

CERTIFICATION

I certify that I am the property owner or the authorized agent representing the owner, and that the information on this application is complete and accurate to the best of my knowledge, and that the information contained on drawings and text are a true and accurate representation of the dimensions and facts applicable to this request, and that there are no deed restrictions that prohibit this work.

Name: JEREMY LETZELTER Title: OWNER
Signature: [Signature] Date: 1.13.2021

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: [HTTPS://OHGA.ONLAMA.COM](https://OHGA.ONLAMA.COM)

BUILDING PERMIT – RESIDENTIAL – APPLICATION CONTINUED

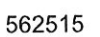
TO REQUEST AN INSPECTION, CALL 614-342-4010 & PRESS 1, OR SCHEDULE ONLINE AT [HTTPS://OHGA.ONLAMA.COM/](https://ohga.onlama.com/)

- ☒ This application is NOT a permit. No work may begin until a permit is issued.
- ☒ When each phase of work is complete, an inspection is required. To request inspection, call 614-342-4010 & press 1, or schedule online at <https://ohga.onlama.com/>
- ☒ 4 sets of construction documents to be submitted.
- ☒ 1 PDF digital copy of construction documents to be submitted.
- ☐ Check box if project includes use of an industrialized unit.
- ☐ Check box if project includes use of an assembly of individually listed or labeled products.

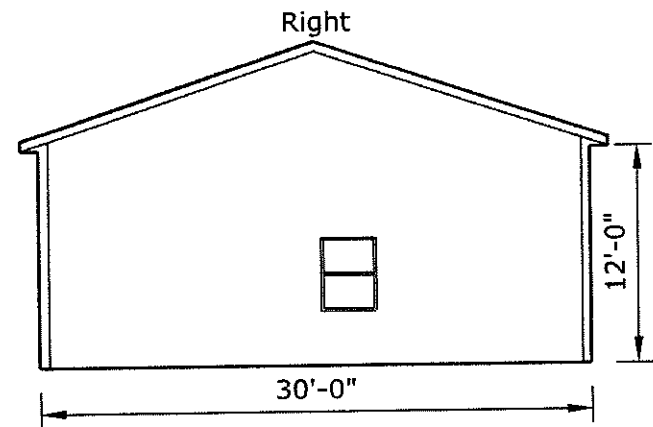
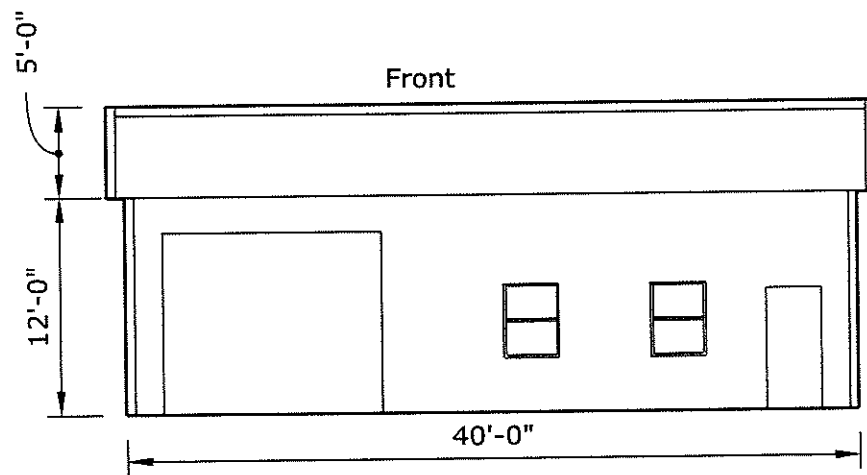
| FEES | TYPE OF WORK (check all that apply) |
|------------------|---|
| \$1895 | <input type="checkbox"/> NEW CONSTRUCTION (includes 10 inspections, address, park and zoning certificate fees are additional) <input type="checkbox"/> 1 family <input type="checkbox"/> 2 family <input type="checkbox"/> 3 family |
| \$300 | <input type="checkbox"/> ADDITION (includes 5 inspections) |
| \$250 | <input type="checkbox"/> ALTERATION (includes 3 inspections) |
| \$50 | <input type="checkbox"/> CERTIFICATE OF OCCUPANCY (includes 1 inspection) |
| \$100 | <input type="checkbox"/> DECK (includes 3 inspections) |
| \$100 | <input type="checkbox"/> DEMOLITION (includes 1 inspection) |
| \$50 | <input type="checkbox"/> DRIVEWAY APPROACH (if in right-of-way; right-of-way permit required) (includes 1 inspection) |
| \$100 | <input type="checkbox"/> FENCE (higher than 6' – requires proof of variance through the Zoning Division) (includes 2 inspections) |
| \$250 | <input checked="" type="checkbox"/> GARAGE (detached: misc. and utility structures) (includes 5 inspections) |
| \$50 | <input type="checkbox"/> PERMIT REINSTATEMENT (includes no revision to construction documents) |
| \$150 | <input type="checkbox"/> PLAN REVISION (after plan approval) - new home |
| \$50 | <input type="checkbox"/> REPLACEMENT BUILDING CARD |
| \$75 | <input type="checkbox"/> ROOFING (ice guard required) (includes 2 inspections) select options below: <input type="checkbox"/> tear off & re-roof <input type="checkbox"/> sheathing repair/replacement <input type="checkbox"/> roof over (allowed 1x per RCO) |
| \$50 | <input type="checkbox"/> SHED (less than or equal to 200 sq. ft., if over 200 sq. ft., select Garage above) (includes 1 inspection) |
| \$50 | <input type="checkbox"/> SIDEWALK (only new requires building permit; if in right-of-way, right-of-way permit is always required) (includes 1 inspection) |
| \$0 | SWIMMING POOL (electrical permit may be required) <input type="checkbox"/> IN GROUND - \$200 (includes 2 inspections) <input type="checkbox"/> ABOVE GROUND - \$100 (includes 1 inspection) |
| | DRAINAGE IS TO: <input type="checkbox"/> storm sewer <input type="checkbox"/> sanitary sewer <input type="checkbox"/> open ditch |
| \$150/ea. = 0 | <input type="checkbox"/> ADDITIONAL INSPECTIONS: 0 no. of additional inspections purchased (only the specified included number of inspections are allotted with the permit; all additional inspections must be purchased prior to scheduling inspections.) NOTE: there will be no refunds for unused inspections. |
| \$0 | <div style="display: flex; justify-content: space-between;"> <div> TOTAL FEES - payment due at time permit is issued; includes BBS fees. reference: Building & Zoning Fee Schedule </div> <div style="border: 1px solid black; padding: 5px; width: 200px;"> INTERNAL USE: PAID <input type="checkbox"/> PAYMENT: _____ RECD. BY/DATE: _____ </div> </div> |

☒ If work is determined to be more extensive than represented on this application, additional fees may be required.

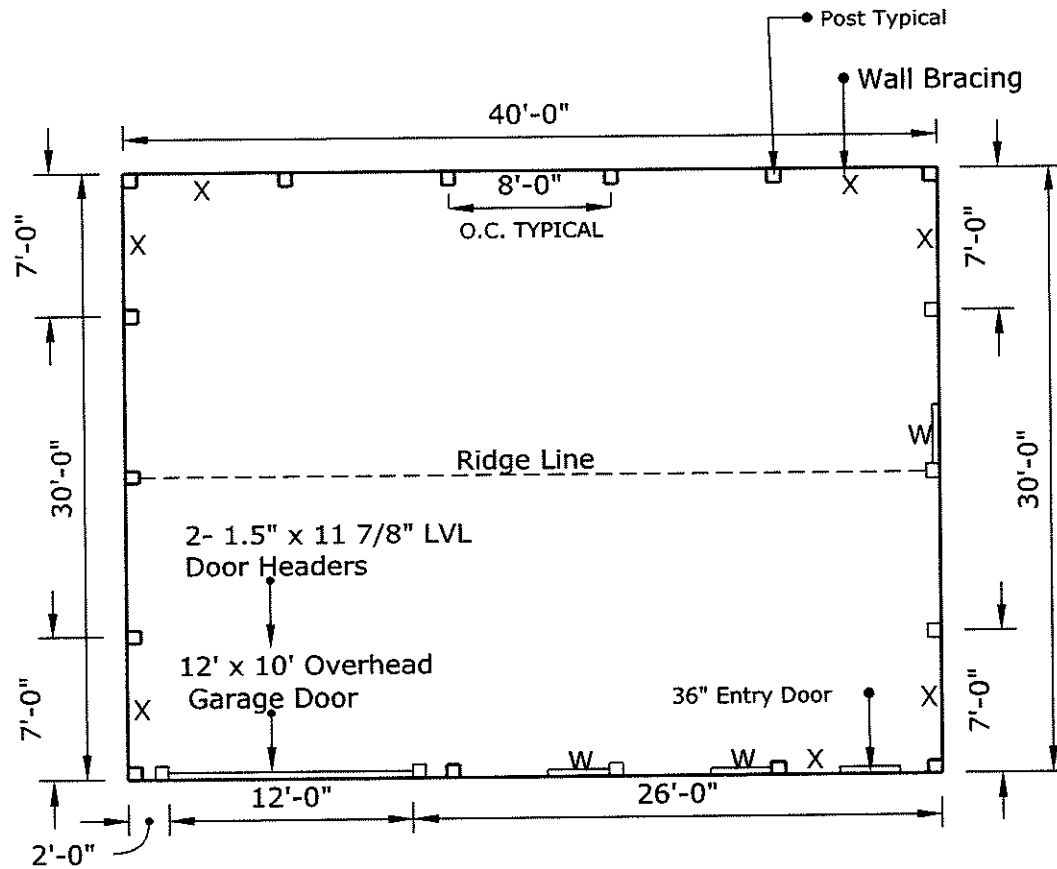
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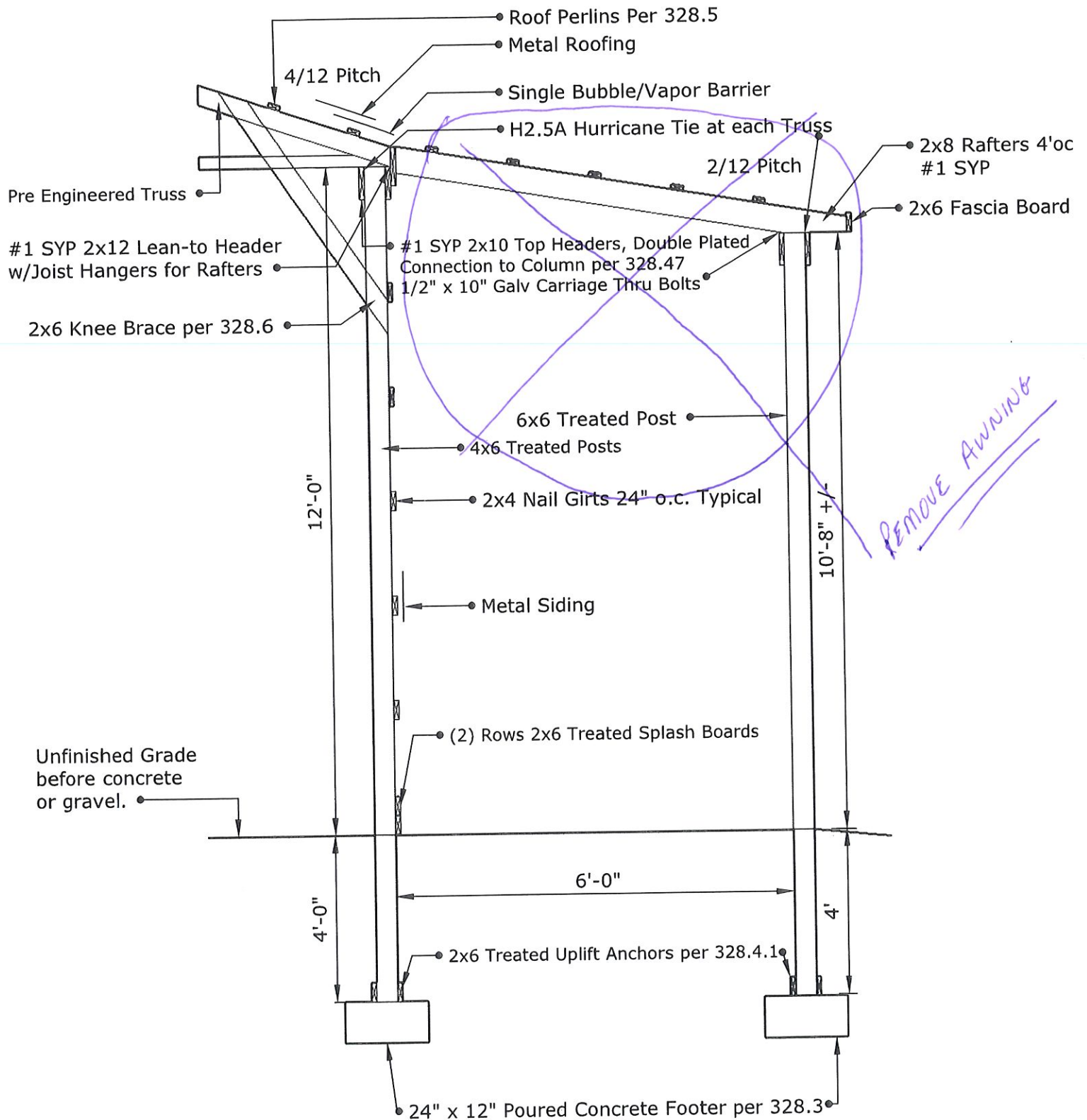
Jeremy Letzelter Elevations



Jeremy Letzelter Floor Layout



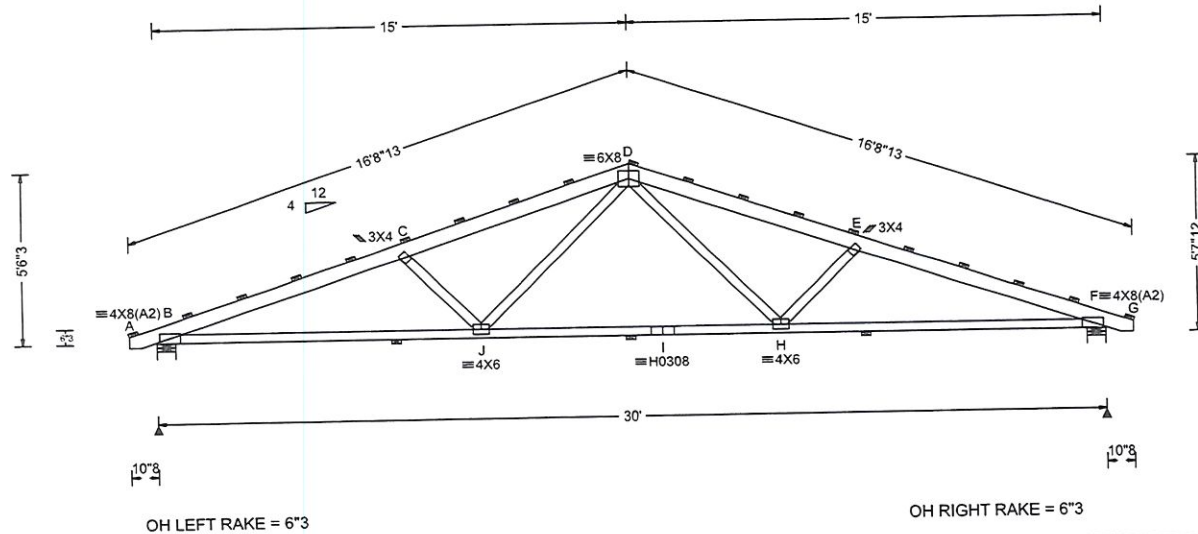
Wall Section



2004078

JEREMY LETZELTER 30 JEREMY LETZELTER 30 GRABER OAK
30Ply: 1
Qty: 9
Wgt: 148.4 lbsSEQN: 412182 / T60 / COMN
FROM: DG

DRW: ... / ... 11/25/2020

**Loading Criteria (psf)**

TCLL: 25.00
TCDL: 4.00
BCLL: 0.00
BCDL: 4.00
Des Ld: 33.00
NCBCLL: 0.00 Soffit: 2.00
Load Duration: 1.15
Spacing: 48.0 "

Wind Criteria

Wind Std: ASCE 7-10 Speed: 115 mph
Enclosure: Part. EncCategory: II EXP: B
TCDL: 2.4 psf BCDL: 2.4 psf
Mean Height: 15.00 ft
MWFRS Parallel Dist: 0 to h/2
C&C Dist a: 3.00 ft
I: 1.0 GCpi: 0.55
Wind Duration: 1.33

Snow Criteria

(Pg, Pf in PSF)
Pg: 25.0 Ct: 1.1
Pf: 19.3 Ce: 1.0
CAT: II
Lu: - Cs: 1.00
Snow Duration: 1.15

Code / Misc Criteria

Bldg Code: IBC 2015
TPI Std: 2014
Rep Factors Used: No
FT/RT: 20(0)/10(0)
Plate Type:
WAVE, HS

Defl/CSI Criteria

PP Deflection in loc L/defl L/#
VERT(LL): 0.272 H 999 240 Max TC CSI: 0.658
VERT(TL): 0.360 H 989 240 Max BC CSI: 0.974
HORZ(LL): 0.094 H - - Max Web CSI: 0.443
HORZ(TL): 0.125 H - - Creep Factor: 2.0
Mfg Specified Camber:

VIEW Ver: 19.02.02B.0122.15

▲ Maximum Reactions (lbs)

| Gravity | | | Non-Gravity | | | |
|---------|----|------|-------------|------|-----|------|
| Loc | R+ | / R- | / Rh | / Rw | / U | / Rl |

| | | | | | | |
|---|------|---|---|------|------|------|
| B | 2103 | - | - | /827 | /501 | /131 |
| F | 2103 | - | - | /827 | /501 | - |

Wind reactions based on MWFRS

B Brg Width = 7.0 Min Req = 1.7

F Brg Width = 7.0 Min Req = 1.7

Bearings B & F are a rigid surface.

Maximum Top Chord Forces Per Ply (lbs)

| Chords | Tens. | Comp. | Chords | Tens. | Comp. |
|--------|-------|-------|--------|-------|-------|
|--------|-------|-------|--------|-------|-------|

| | | | | | |
|-------|------|-------|-------|------|-------|
| A - B | 35 | 0 | D - E | 2214 | -3971 |
| B - C | 2434 | -4568 | E - F | 2434 | -4568 |
| C - D | 2214 | -3971 | F - G | 35 | 0 |

Maximum Bot Chord Forces Per Ply (lbs)

| Chords | Tens. | Comp. | Chords | Tens. | Comp. |
|--------|-------|-------|--------|-------|-------|
|--------|-------|-------|--------|-------|-------|

| | | | | | |
|-------|------|-------|-------|------|-------|
| B - J | 4208 | -2150 | I - H | 2924 | -1374 |
| J - I | 2924 | -1374 | H - F | 4208 | -2150 |

Maximum Web Forces Per Ply (lbs)

| Webs | Tens. | Comp. | Webs | Tens. | Comp. |
|------|-------|-------|------|-------|-------|
|------|-------|-------|------|-------|-------|

| | | | | | |
|-------|------|------|-------|------|------|
| C - J | 638 | -863 | D - H | 1079 | -517 |
| J - D | 1079 | -517 | H - E | 638 | -863 |

Lumber

Top chord: 2x6 SP #1;
Bot chord: 2x4 SP 2400f-2.0E;
Webs: 2x4 SP #2;

Wind

Wind loads based on MWFRS with additional C&C member design.

Purlins

In lieu of structural panels or rigid ceiling use purlins to laterally brace chords as follows:

| Chord | Spacing(in oc) | Start(ft) | End(ft) |
|-------|----------------|-----------|---------|
| TC | 24 | -0.88 | 15.00 |
| TC | 24 | 15.00 | 30.88 |
| BC | 93 | 0.15 | 29.85 |

Apply purlins to any chords above or below fillers at 24" OC unless shown otherwise above.

Loading

Truss designed for unbalanced snow loads.

****WARNING**** READ AND FOLLOW ALL NOTES ON THIS DRAWING!****IMPORTANT**** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS

Trusses require extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Component Safety Information, by TPI and WTCA) for safety practices prior to performing these functions. Installers shall provide temporary bracing per BCSI. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly attached rigid ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10, as applicable. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to drawings 160A-Z for standard plate positions.

ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the truss in conformance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page listing this drawing, indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this drawing for any structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.

For more information see this job's general notes page and these web sites: ITWBCG: www.itwbcg.com; TPI: www.tpinst.org; WTCA: www.sbcindustry.com; ICC: www.iccsafe.org

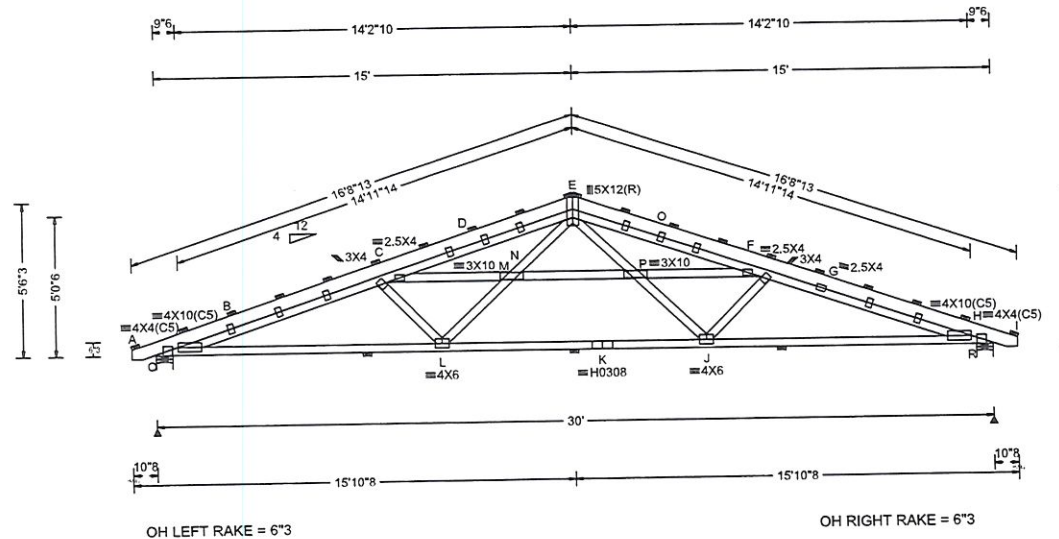


2004078
JEREMY LETZELTER 30 JEREMY LETZELTER 30 GRABER OAK
30GBH

Ply: 1
Qty: 2
Wgt: 214.2 lbs

SEQN: 411086 / T61 / COMN
FROM: DG
Page 1 of 2

DRW:
... / ... 11/25/2020



Loading Criteria (psf)
TCLL: 25.00
TCDL: 4.00
BCLL: 0.00
BCDL: 4.00
Des Ld: 33.00
NCBCLL: 0.00 Soffit: 2.00
Load Duration: 1.15
Spacing: 48.0"

Wind Criteria
Wind Std: ASCE 7-10 Speed: 115 mph
Enclosure: Part. EncCategory: II EXP: B
TCDL: 2.4 psf BCDL: 2.4 psf
Mean Height: 15.00 ft
MWFRS Parallel Dist: 0 to h/2
C&C Dist a: 3.00 ft
I: 1.0 GCpi: 0.55
Wind Duration: 1.33

Snow Criteria
(Pg,Pf in PSF)
Pg: 25.0 Ct: 1.1
Pf: 19.3 Ce: 1.0
CAT: II
Lu: - Cs: 1.00
Snow Duration: 1.15

Code / Misc Criteria
Bldg Code: IBC 2015
TPI Std: 2014
Rep Factors Used: No
FT/RT: 20(0)/10(0)
Plate Type:
WAVE, HS

Defl/CSI Criteria
PP Deflection in loc L/defl L/#
Max TC CSI: 0.436
Max BC CSI: 0.975
Max Web CSI: 0.288
Creep Factor: 2.0
Mfg Specified Camber:

VIEW Ver: 19.02.02B.0122.15

Lumber
Top chord: 2x4 SP #2;
Bot chord: 2x4 SP 2400F-2.0E;
Webs: 2x4 SP #2;

Plating Notes

All plates are 2.5X4(**) except as noted.
(**) 11 plate(s) require special positioning. Refer to scaled plate plot details for special positioning requirements.
Handling stresses not considered for plates. Handling of this truss requires special care by truss manufacturer and installation contractor to prevent plate damage.

Loading

Truss designed for unbalanced snow loads.

Purlins

In lieu of structural panels or rigid ceiling use purlins to laterally brace chords as follows:

| Chord | Spacing(in oc) | Start(ft) | End(ft) |
|-------|----------------|-----------|---------|
| TC | 24 | -0.88 | 15.00 |
| TC | 24 | 15.00 | 30.88 |
| BC | 94 | 0.29 | 29.71 |

Apply purlins to any chords above or below fillers at 24" OC unless shown otherwise above.

Wind

Wind loads based on MWFRS with additional C&C member design.

Additional Notes

Truss has been designed for vertical in-plane loads only. Any lateral/horizontal wind loads shall be transferred into the roof and ceiling diaphragms. Connection and design of these systems is the responsibility of the Building Designer in accordance with ANSI/TPI 1.

| ▲ Maximum Reactions (lbs) | | | | | | |
|-------------------------------------|-----------------|------|---------------|-------------|------|------|
| Gravity | | | | Non-Gravity | | |
| Loc | R+ | / R- | / Rh | / Rw | / U | / RL |
| Q | 2103 | - | - | /828 | /501 | /131 |
| R | 2103 | - | - | /828 | /501 | - |
| Wind reactions based on MWFRS | | | | | | |
| Q | Brg Width = 7.0 | | Min Req = 1.7 | | | |
| R | Brg Width = 7.0 | | Min Req = 1.7 | | | |
| Bearings Q & R are a rigid surface. | | | | | | |

| Maximum Top Chord Forces Per Ply (lbs) | | | | | |
|--|-------------|--------|-------|--------|--|
| Chords | Tens.Comp. | Chords | Tens. | Comp. | |
| N - E | 1955 - 3279 | D - C | 323 | - 542 | |
| O - F | 323 - 542 | E - O | 1955 | - 3279 | |
| R - H | 2495 - 4651 | F - G | 1159 | - 1742 | |
| A - B | 35 | G - F | 909 | - 1334 | |
| B - Q | 2495 - 4651 | H - I | 35 | 0 | |
| C - D | 1159 - 1742 | | | | |

| Maximum Bot Chord Forces Per Ply (lbs) | | | | | |
|--|-------------|--------|-------|--------|--|
| Chords | Tens.Comp. | Chords | Tens. | Comp. | |
| B - L | 4274 - 2197 | K - J | 3267 | - 1601 | |
| L - K | 3267 - 1601 | J - H | 4274 | - 2197 | |

| Maximum Web Forces Per Ply (lbs) | | | | | |
|----------------------------------|------------|-------|-------|-------|--|
| Webs | Tens.Comp. | Webs | Tens. | Comp. | |
| C - L | 508 - 726 | E - O | 936 | - 394 | |
| L - M | 917 - 373 | P - J | 917 | - 373 | |
| N - E | 936 - 394 | J - G | 508 | - 726 | |

| Maximum Gable Forces Per Ply (lbs) | | | | | |
|------------------------------------|------------|--------|-------|-------|--|
| Gables | Tens.Comp. | Gables | Tens. | Comp. | |
| D - M | 531 - 804 | P - F | 531 | - 804 | |

****WARNING**** READ AND FOLLOW ALL NOTES ON THIS DRAWING!

****IMPORTANT**** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS

Trusses require extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Component Safety Information, by TPI and WTCA) for safety practices prior to performing these functions. Installers shall provide temporary bracing per BCSI. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly attached rigid ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10, as applicable. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to drawings 160A-Z for standard plate positions.

ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the truss in conformance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page listing this drawing, indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this drawing for any structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.

For more information see this job's general notes page and these web sites: ITWBCG: www.itwbcg.com; TPI: www.tpinet.org; WTCA: www.sbcindustry.com; ICC: www.iccsafe.org



2004078

JEREMY LETZELTER 30 JEREMY LETZELTER 30 GRABER OAK
30GBHPly: 1
Qty: 2
Wgt: 214.2 lbsSEQN: 411086 / T61 / COMN
FROM: DG
Page 2 of 2DRW:
... / ... 11/25/2020

N - O 541 - 817

****WARNING**** READ AND FOLLOW ALL NOTES ON THIS DRAWING!****IMPORTANT**** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS

Trusses require extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Component Safety Information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary bracing per BCSI. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly attached rigid ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10, as applicable. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to drawings 160A-Z for standard plate positions.

Alpine, a division of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the truss in conformance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page listing this drawing, indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this drawing for any structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.

For more information see this job's general notes page and these web sites: ALPINE: www.alpineitw.com; TPI: www.tpinst.org; SBCA: www.sbcindustry.com; ICC: www.iccsafe.org



Kenneth Adkinson
1207 Harrison Pond Dr
New Albany, Ohio 43054

Jan & James Ross
1282 Bayboro Dr
New Albany, Ohio 43054

Tapinder Singh
1288 Bayboro dr
New Albany, Oh 43054

Tod & Ruza Popovski
1217 Harrison Pond Dr
New Albany, Oh 43054

John Grubb
1227 Harrison Pond Dr
New Albany, Ohio 43054

Steven Black
1237 Harrison Pond Dr
New Albany, Oh 43054

Nancy Brown
1247 Harrison Pond Dr
New Albany, Oh 43054

Bryan Flieman
1257 Harrison Pond Dr
New Albany, Oh 43054

Richard Ridgewood
1267 Harrison Pond Dr
New Albany, Oh 43054

Justin Harris
1276 Bayboro Dr
New Albany, Oh 43054

Amy Harris
4444 Shull Rd
Gahanna, Oh 43230

Kenneth Adkinson
 1207 Harrison Pond Dr
 New Albany, Ohio 43054

Jan & James Ross
 1282 Bayboro Dr
 New Albany, Ohio 43054

Tapinder Singh
 1288 Bayboro dr
 New Albany, Oh 43054

Tod & Ruza Popovski
 1217 Harrison Pond Dr
 New Albany, Oh 43054

John Grubb
 1227 Harrison Pond Dr
 New Albany, Ohio 43054

Steven Black
 1237 Harrison Pond Dr
 New Albany, Oh 43054

Nancy Brown
 1247 Harrison Pond Dr
 New Albany, Oh 43054

Bryan Flieman
 1257 Harrison Pond Dr
 New Albany, Oh 43054

Richard Ridgewood
 1267 Harrison Pond Dr
 New Albany, Oh 43054

Justin Harris
 1276 Bayboro Dr
 New Albany, Oh 43054

Amy Harris
 4444 Shull Rd
 Gahanna, Oh 43230



April 28, 2021

Jeremy and Amy McIlvoy Letzelter
4490 Shull Rd
Columbus, OH 43230

RE: Project 4490 Shull Rd Variance Letter

Dear Jeremy and Amy McIlvoy Letzelter:

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

Engineering

1. No Comment

Parks

2. No Comments per Julie Predieri

Community Development

3. Informational Comment - No questions/concerns regarding the request. Please see forthcoming staff report for additional information regarding the request.

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

The applicant is requesting variance approval to permit the construction of an unattached garage. The zoning code limits the size of garages to the greater of 800 square feet or 1/3 the size of the floor area of the home. The limitation on size applies to garages only. Meaning that a similar unattached structure such as a barn does not have a size limitation.

The zoning code also limits the height of unattached accessory structures to 15 feet. The building plans indicate that the garage is 17' in height. Unattached accessory structures are also required to be located in the rear yard (to the rear of the home). The site plan indicates the garage is to the side of the home.

The subject property is zoned Estate Residential (ER-2) and is almost 4 acres in size. The property contains a significant amount of tree cover. It would appear that this or any other accessory structure would have little to no impact on adjacent properties.

Variance

- Chapter 1137.08(b) – Accessory structure height limited to 15'
 - 17' requested
- Chapter 1137.08(b) – Accessory structures must be located in rear yard
 - Requested to be in side yard
- Chapter 1137.09 – Garages are limited to 800 square feet or 1/3 the size of the main structure
 - The existing garage is approximately 460 square feet; new garage is 1,200 square feet for a total of 1,660 square feet

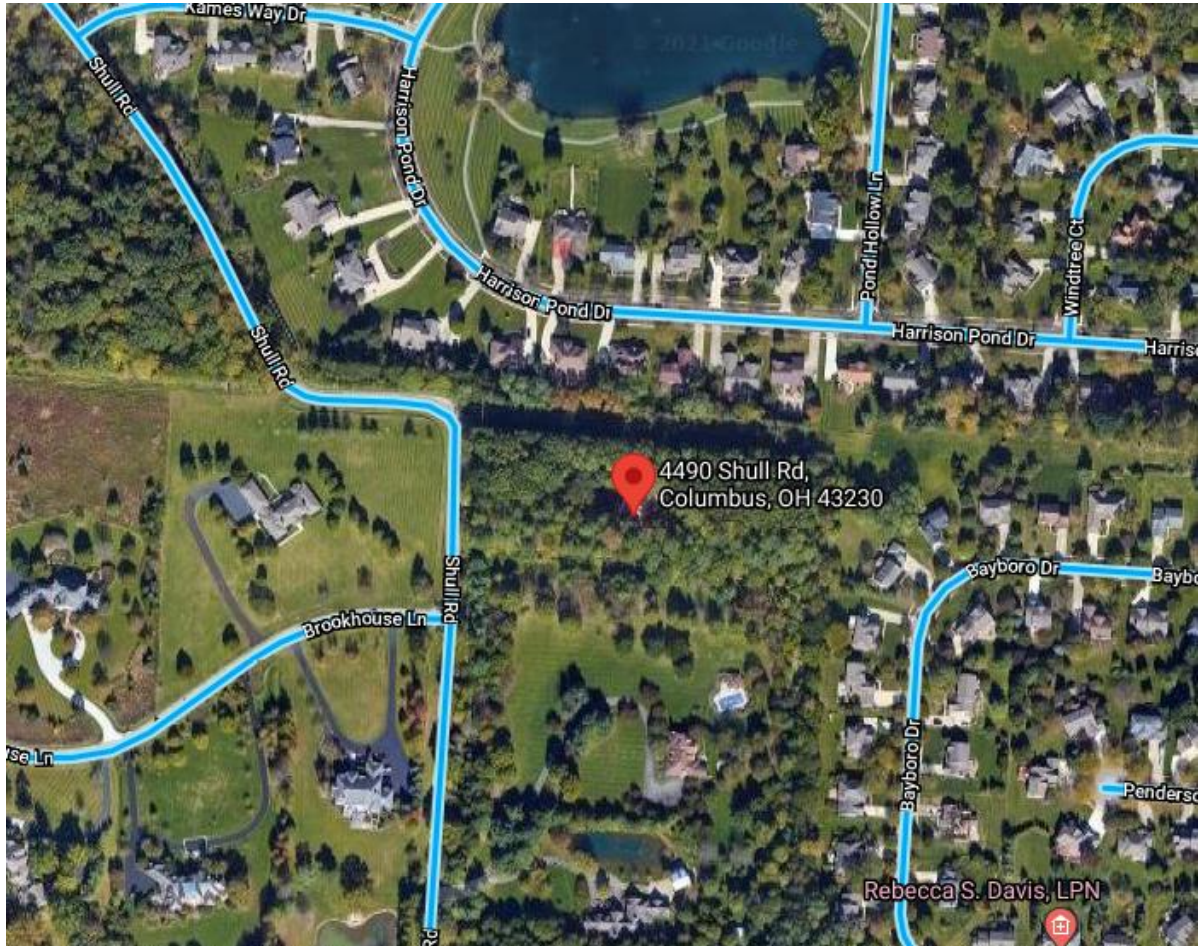
Planning Commission shall not grant a variance unless it finds that all of the following conditions apply:

- 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.

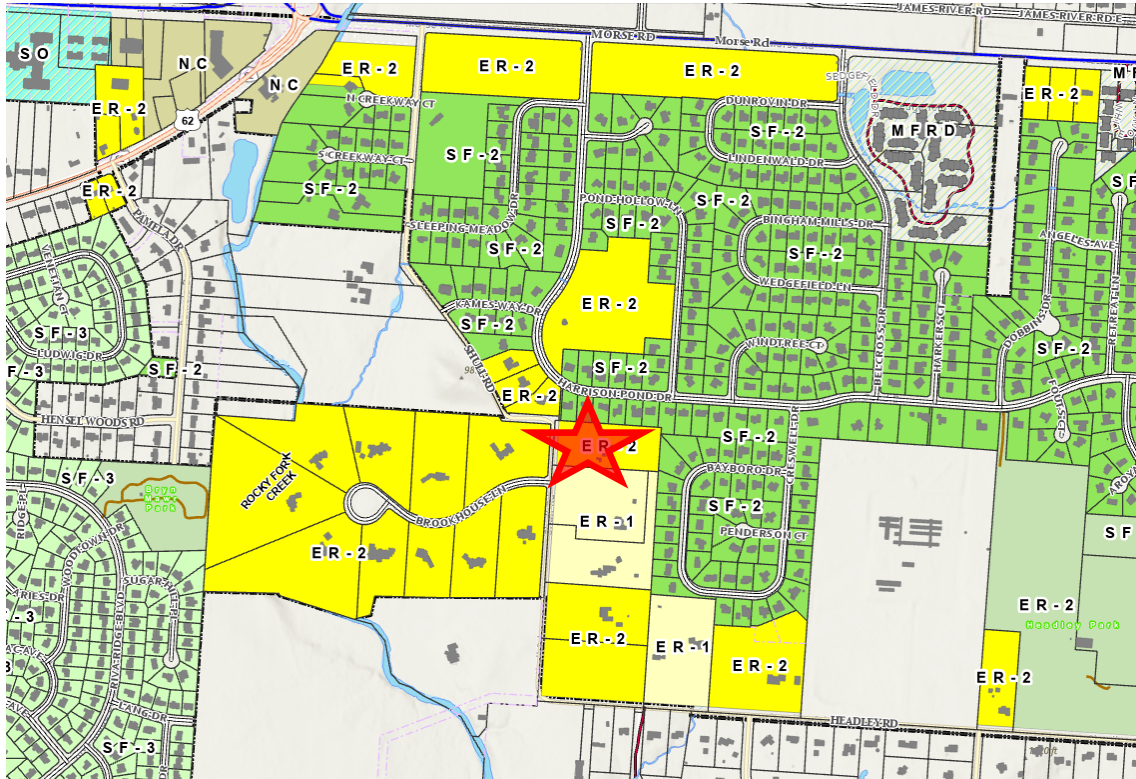
Recommendation

Staff recommends approval of the variances as requested. The property is substantially larger than the majority of property in Gahanna. The large size of the lot would appear to negate any possible negative impacts of the garage.

Imagery



Location/Zoning Map



Respectfully Submitted By:
Michael Blackford, AICP
Director of Planning