



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: 199 Ainsworth CT, 43230		Project Name/Business Name: Small Shed	
Parcel ID No.(s): Parcel ID: 025-008103-00	Zoning Designation: PUD	Total Acreage: .39	
Description of Variance Requested: I would like to be able to place a small 7 x 4 shed along the side of my house, towards the rear yard. My driveway is extremely steep, and we need a shed to hold snow removal equipment to keep it safe for my wife and our two small daughters (ages 2 and 4) in the winter. I don't feel comfortable storing the gas snow blower in the garage. Also, a backyard shed would be too far away for my wife to lug the snow removal equipment when I am at work. This is necessary for preservation and enjoyment of property rights and will not adversely affect the health or safety of anyone. In fact, the shed will not even be visible from the street.			
STAFF USE ONLY – Code Section(s): 1151.15(a)(4)			
APPLICANT Name-do <u>not</u> use a business name: Robert Seibel		Applicant Address: 199 Ainsworth Ct.	
Applicant E-mail: sibesrm@gmail.com		Applicant Phone No.: 412-715-2257	
BUSINESS Name (if applicable):			
ADDITIONAL CONTACTS Please List Primary Contact for Correspondence (please list all applicable contacts)			
Name(s):		Contact Information (phone no./email):	
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.

Robert Seibel

Applicant/Primary Contact Signature: _____

Digitally signed by Robert Seibel
Date: 2021.06.08 14:20:09 -04'00'

Date: **6/8/21**

INTERNAL USE

Zoning File No. **V-0355-2021**

RECEIVED: **FW.**

DATE: **6/8/21**

PAID: **Cheer 209**

DATE: **6/8/21**



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.

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.

Robert Seibel

(applicant/representative/property owner name printed)

Digitally signed by Robert Seibel
Date: 2021.06.08 14:20:51 -04'00'

(applicant/representative/property owner signature)

6/8/21

(date)

Subscribed and sworn to before me on this 8th day of June, 2021

State of Ohio County of Franklin

Notary Public Signature: _____



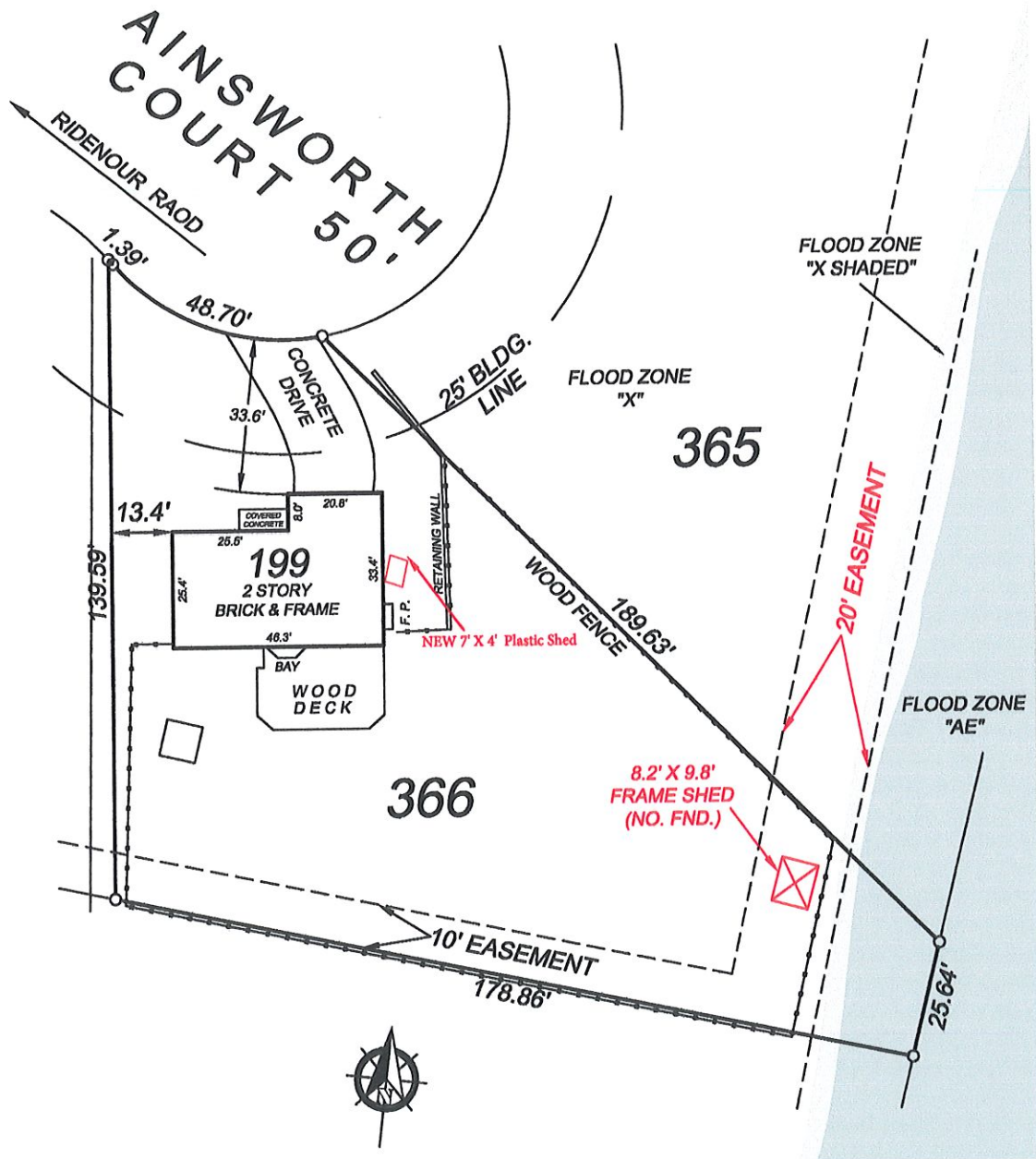
BRYANT NEWMAN
Notary Public, State of Ohio
My Comm. Expires Feb. 13, 2025

HOY LAND SURVEYING
39 Village Green Drive
Westerville, Ohio 43082
Phone: 614-679-1186



JOB NUMBER #: 337-2018 S DATE OF DRAWING 2-08-18

TITLE AGENCY GREAT AMERICAN TITLE LENDER N / A BUYER SEIBEL
LEGAL DESC. LOT 366 ~WOODSIDE GREEN SECTION 5 P.B. 67 PG. 68 COUNTY FRANKLIN
CITY/TWP. GAHANNA DRN. SJH CK. SS DRAWING SCALE 1" = 30'
FEMA INFORMATION: FLOOD ZONE X, AE, & X SHADED MAP PANEL INFO 39049C 0192K MAP DATE 6-17-08



We hereby certify that the foregoing MORTGAGE LOCATION SURVEY was prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a Boundary Survey pursuant to Chapter 4733-37, Ohio Administrative Code. This plat is prepared for mortgage loan and title purposes only and is not to be construed as having been prepared for the owner and is not to be used to erect fences or other structures. Easements shown on this plat were taken from the subdivision plat of record. Additional easements affecting this property may exist.

ENCROACHMENT INFORMATION
FRAME SHED IN
20' EASEMENT

By Steven J. Hoy



BMSC7450
FRONT VIEW

TOTAL VOLUME:

Interior: 186.8 cu ft

Exterior: 196.1 cu ft

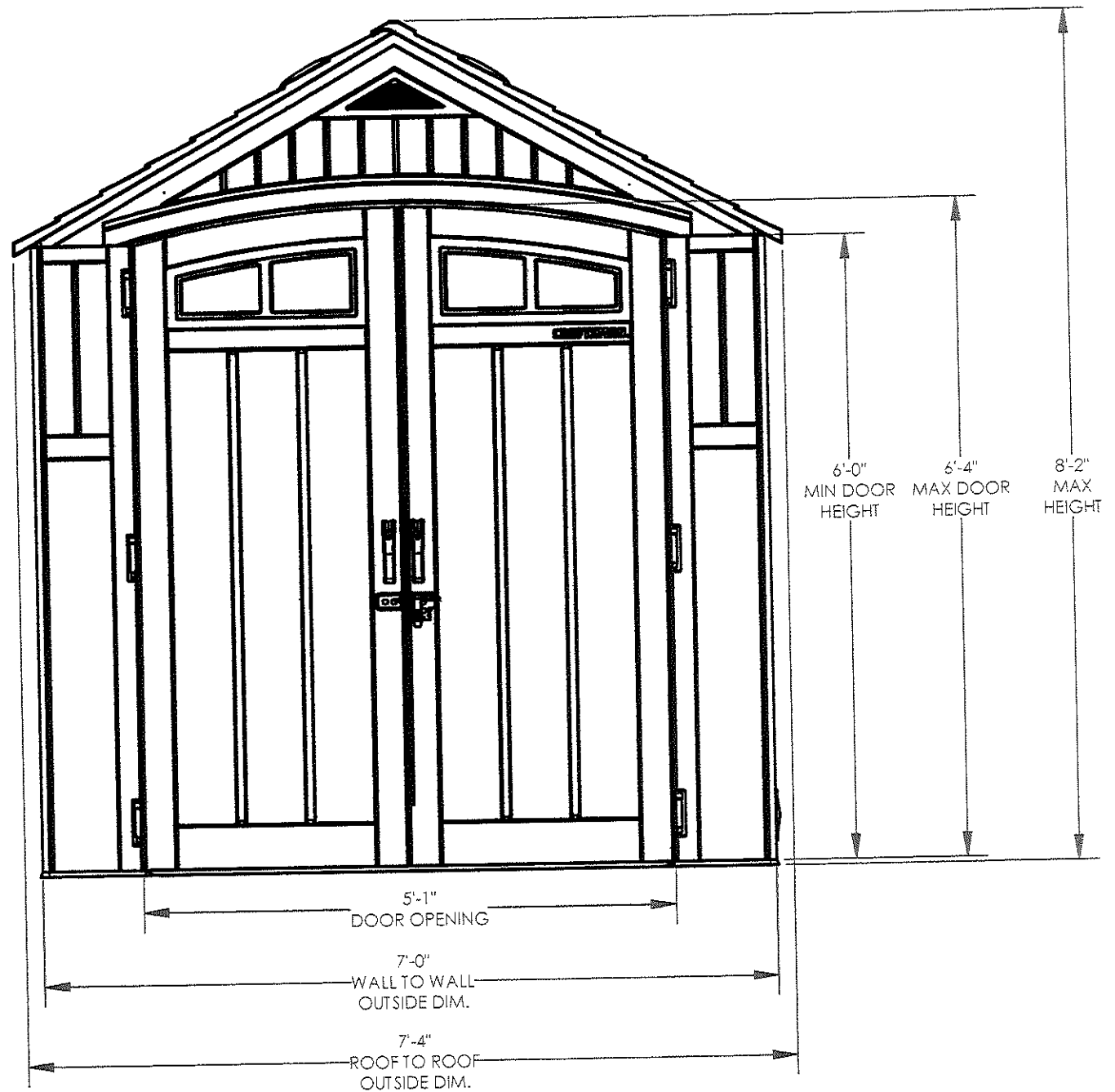
SQUARE FOOTAGE

Interior: 26.2 sq ft

Exterior: 28.6 sq ft

ROOF PITCH

7:12



**ALL DIMENSIONS ARE IN FEET
UNLESS OTHERWISE SPECIFIED**



July 13, 2021

Robert Seibel
199 Ainsworth Ct
Columbus, OH 43230

RE: Project 199 Ainsworth Ct Shed Variance

Dear Robert Seibel:

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

Engineering

1. No Comments from Engineering.

Parks

2. No Comment Per Julie Predieri

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

Sincerely,

Kelly Wicker
Planning and Zoning Coordinator

STAFF REPORT

Request Summary

A variance has been requested to allow a 28sqft shed to be located in the side yard at 199 Ainsworth Ct. The property is zoned Planned Unit Development (PUD) which requires that unattached accessory structures are located to the rear of the dwelling per Section 1151.15(q)(4). The applicant is requesting approval to place the shed within the side yard along the east side of the house.

Variance

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

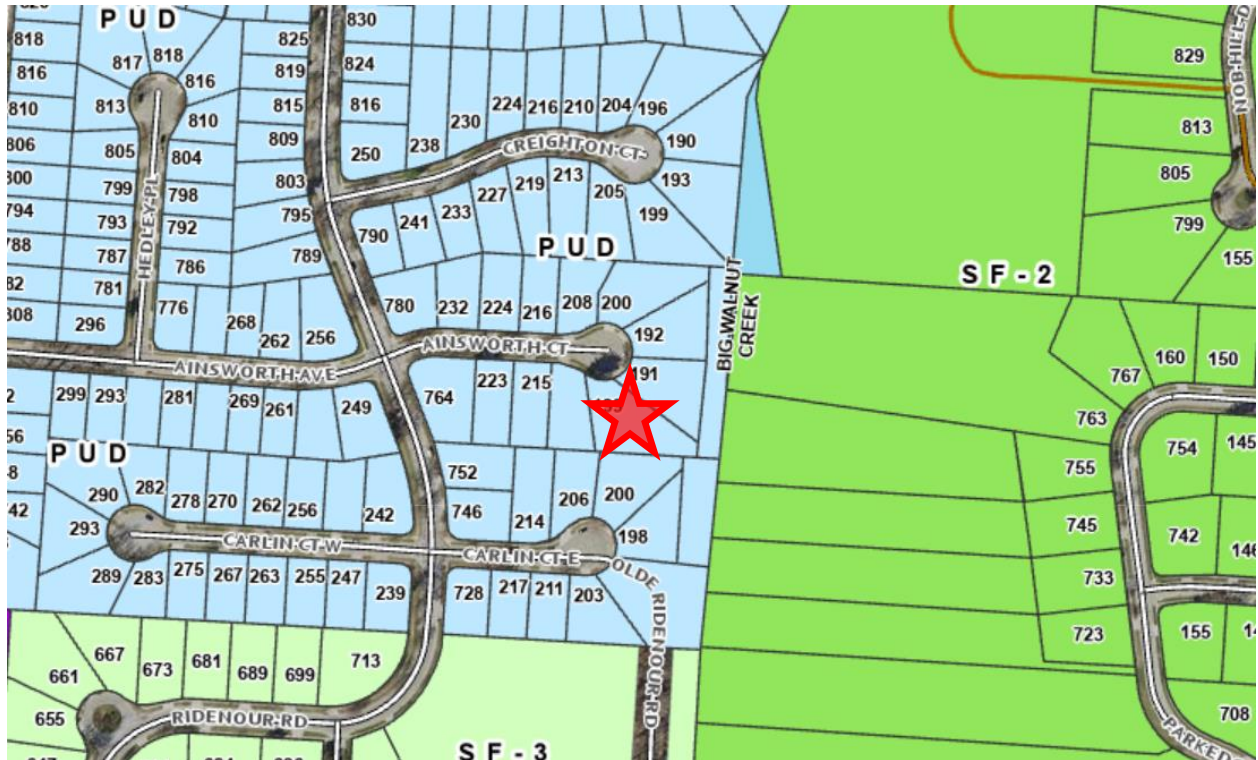
- a) There are special circumstances or conditions applying to the land, building or use referred to in the application.
- b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.
- c) The granting of the application will not materially affect adversely 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.

Staff Comments

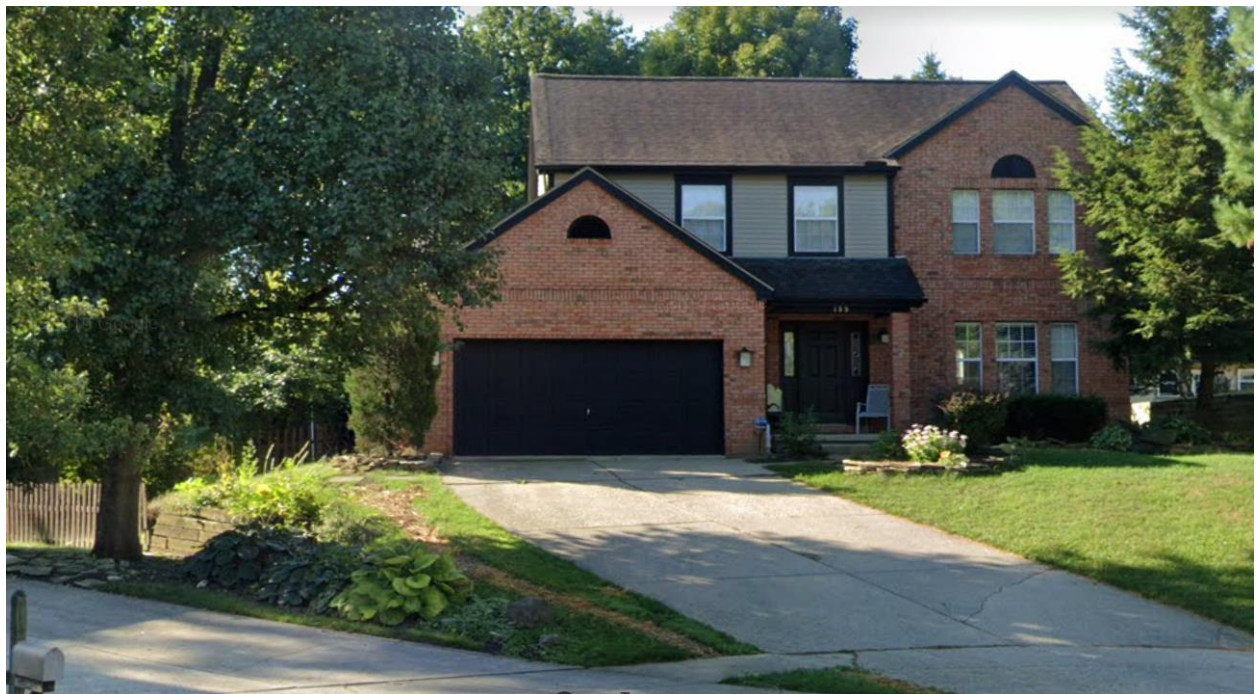
The applicant notes that the intent of the proposed shed is to be used to store snow removal equipment and specifically for the gas-powered snow blower to maintain the driveway during the winter. The applicant is not comfortable with storing the snow blower in the garage and indicates that placing the shed in the side yard provides better access than placing it in the rear yard.

Staff recommends approval of the variance as requested. Placement of the shed in the side yard is a common occurrence and staff anticipates the zoning code rewrite to recommend allowing unattached accessory uses in the side yard. In addition, per the 2019 Google street view, it appears that the location of the shed will not be visible from the street.

Location/Zoning Map



2019 Street View Image



Respectfully Submitted By:
Zack Cowan, AICP
Planning & Zoning Administrator