



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: 154 Laura Drive		Project Name/Business Name:	
Parcel ID No.(s): 025-000694-00	Zoning Designation: Residential SF-3	Total Acreage: .89 acres	
Description of Variance Requested: Proposed New garage exceeds Zoning for garage Square Footage			
STAFF USE ONLY – Code Section(s): 1143.09 - Off-Street Parking 1167.17(b) - Accessory Use			
APPLICANT Name-do <u>not</u> use a business name: David R. Miller		Applicant Address: 10096 Serene Court, Twinsburg Ohio 44087	
Applicant E-mail: david.miller745699@gmail.com		Applicant Phone No.: (Cell Phone) 330-814-3657	
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) Estate of Marvane C Poth (Died 7-11-20)		Property Owner Contact Information (phone no./email): David R. Miller - Executor of Marvane C. Poth Estate	

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: **David R. Miller** Date: **5-17-21**

INTERNAL USE

Zoning File No.

V-03382021

RECEIVED:

AW

DATE:

6-16-21

PAID:

250.00

DATE:

6-16-21



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

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.

David R. Miller (Executor of Marvene C. Poth Estate)

(property owner name printed)

David R. Miller

(property owner signature)

6-22-21

(date)

Subscribed and sworn to before me on this 22nd day of June, 2021.

State of Ohio County of Cuyahoga

Notary Public Signature: Penn L Simmons



Applicant/Property

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.

David R. Miller (Executor of Marvene C. Poth Estate)

(applicant/representative/property owner name printed)

David R. Miller

(applicant/representative/property owner signature)

6-22-21

(date)

Subscribed and sworn to before me on this 22nd day of June, 2021.
State of Ohio County of Cuyahoga
Notary Public Signature: Penn L Simmons



REASONS FOR VARIANCE REQUEST FOR INCREASE GARAGE SQUARE FOOTAGE FOR 154 LAURA DRIVE

Marvene C. Poth (Died 7-11-21) was the aunt of David R. Miller (Exceutator of Marvene C. Poth Estate). Due to Marvene Poth's declining health, a handicap lift was installed in the 2 car garage resulting in insufficient space to park 2 full size cars in the attached 2 car garage.

Due to my age (69 years old) and my wife being on a cane, we do not want to remove the handicap lift since we may need the handicap lift within the next 10 to 15 years.

I own and collect antique cars. I still own my first car (my dad gave me a 1956 Chevy) that was restored to like new condition. I also still own my second car (a 1974 Impala) that I bought when I gradurated from Ohio State and drove on my honeymoon. My antique car insurance requires that the cars be stored in a locked garage when not in use.

I grew up in the Gahanna area and was a member of Peace Lutheran Church when I was young. My sisters currently live in Gahanna and my cousins live in the Columbus area. I would like to move to Gahanna in retirement.

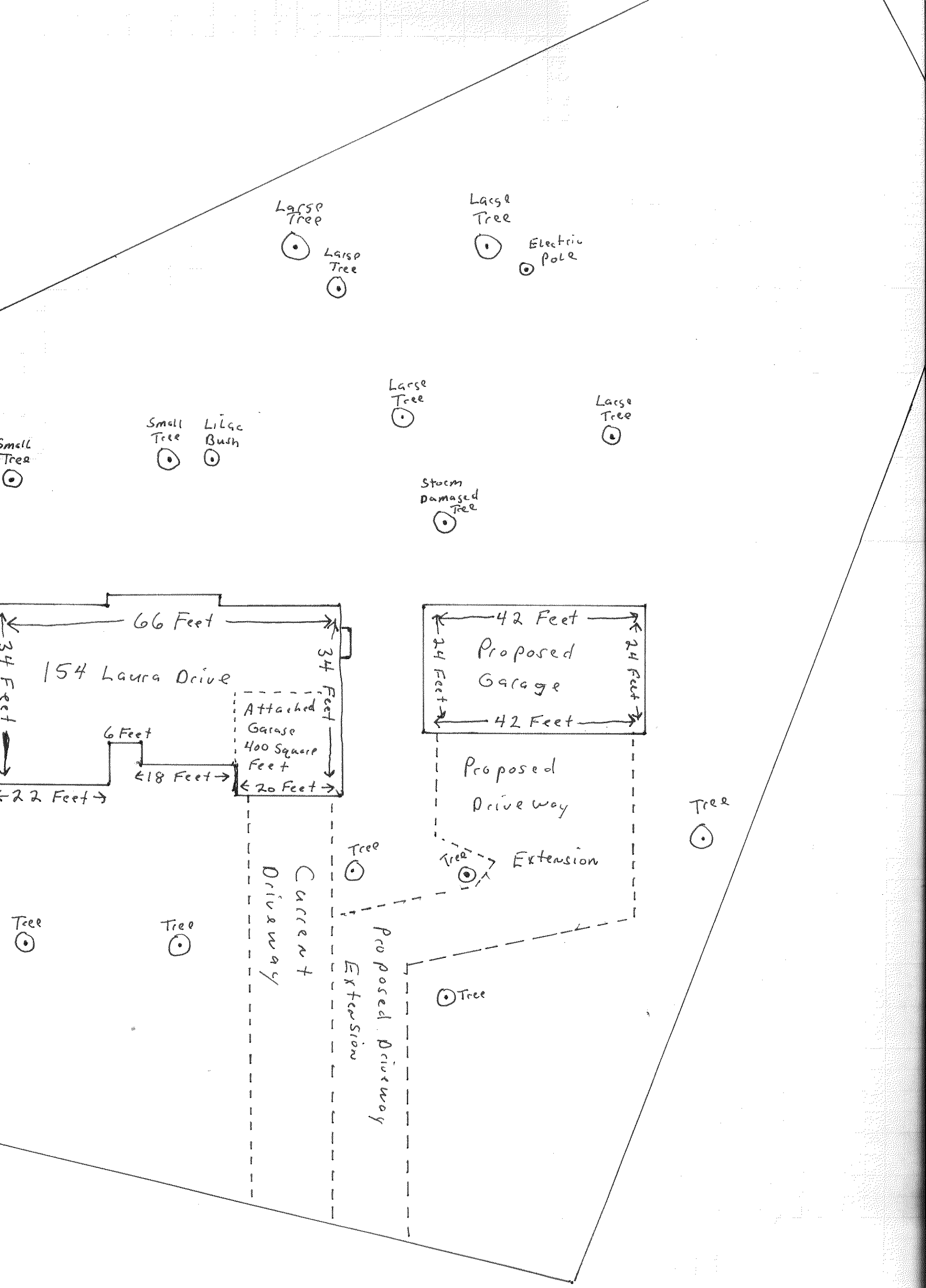
Lack of sufficient garage space is a deal breaker as far as buying the 154 Laura Drive property.

There is sufficient space for the proposed garage at 154 Laura Drive because the vacant lot beside house belongs to the same property as 154 Laura Drive. Per Gahanna Zoning request Parcel Number 025-000694-00 was combined with Parcel Number 025-000695-00 and the combined Parcels are listed as Parcel Number 025-000694-00

LIST OF CONTIGUOUS PROPERTY OWNERS

Nathan & Elizabeth Hartley	148 Laura Drive (next door neighbor)
Larry & Jill Burchfield	168 Laura Drive (next door neighbor)
James & Barbara Dowell	304 Mill Street (back yard neighbor)





Scale 1 \square = 4 Foot Square



RECEIVED
MICHAEL STINZIANO

APR 07 2021

FRANKLIN COUNTY AUDITOR
BY: *[Signature]*
DEPUTY COUNTY AUDITOR

Combination Request of Tax Parcels

I, as the ☐ owner ☒ owner's representative, request the Franklin County Auditor to combine the following: (David R. Miller-Executor of Marvene Poth Estate)
Parcel Numbers:

025-000694-00 - Home built on parcel
025-000695-00 - Side yard to home-No building on parcel

Current Owner(s): Estate of Marvene C. Poth (Marvene Died 7-11-20)

Is there a home or other structure on any of the above listed parcels? ☒ Yes ☐ No

What is the reason for combining the above listed parcels?

☐ I want one tax bill

☒ This is required for a building permit

☐ This is a planning commission requirement

☐ Other: _____

Gahanna Zoning requires that parcel Numbers 025-000694 and 025-000695-00 be combined to build a garage on parcel Number 025-000695-00
Note: Sale of property is contingent of being able to build a garage on combined parcels

Would you like to receive a copy of this completed form via email? ☒ Yes ☐ No

Signature: David R. Miller

Date: 3-28-21

Print: David R. Miller

Cell Phone: 330-814-3657

David Miller
10096 Serene Ct
Twinsburg OH 44087-1135

Email: david.miller745699@gmail.com

For Auditor's Use Only

Tax district: ☒ Ownership: ☒ GIS map: ☒ Parcel sheets verified: ☒

Deputy Auditor: CF TID: 386491 File folder: (025) 5

Approved: ☒ Contact date: 4/7/2021 Phone/Email (circle one)

Denied: ☐ Parcel number retained: 025-000694

Map/Page: N-039-E



Search mail

Compose

Inbox

Starred

Snoozed

Chats

Sent

Scheduled

Drafts

More

Meet

New meeting

Join a meeting

Hangouts



Parcel Combination

Inbox x

Farrell, Cody M. <cmfarrell@franklincountyohio.gov>

to me

Good afternoon,

Attached is a copy of the completed parcel combination request. This cc continue to receive separate tax bills until January 2023, at which point 1 affected parcels will be visible on the Franklin County Auditor's website. I know if you have any questions.

Sincerely,

Cody Farrell

Deputy Auditor

Franklin County Auditor's Office

373 South High Street | 19th Floor

Columbus, OH 43215

(614) 525-6266

www.franklincountyauditor.com





July 12, 2021

David Miller
10096 Serene Crt
Twinsburg, OH 44087

RE: Project 154 Laura Dr
154 Laura Dr

Dear David Miller:

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

Building

1. Building plan review and permitting will be required for the structure. The structure will be required to comply with the Residential Code of Ohio.

Engineering

2. Engineering has no objection to the requested variance.
3. Please note that low areas on the vacant parcel may be subject to shallow flooding during large storms. We request that the applicant coordinate with Gahanna's Engineering Division during permitting so the garage and its contents may be designed to avoid water damage.

Fire District

4. The Fire Division has no objection to the Variance for the new garage.

Parks

5. 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 permit an unattached accessory structure, a garage, in the side yard and at a size that exceeds code. Zoning code requires that unattached accessory structures, regardless of size or use, be located to the rear of the dwelling. The garage is proposed to be located to the side of the dwelling. The proposed location does meet setback requirements.

The second variance is to permit a total of approximately 1,408 square feet of garage space. 400 square feet is existing and 1,008 square feet is proposed. 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 home is approximately 1,7000 square feet. Code would permit up to 800 square feet of garage space without a variance.

It should be noted that online mapping does not accurately depict the property boundaries as two parcels were recently combined into one. The property is just under one acre.

Variance

- Chapter 1143.09 – Garages are limited to 800 square feet or 1/3 the size of the main structure
 - The existing garage is approximately 400 square feet; new garage is approximately 1,008 square feet for a total of 1,408 square feet
- Chapter 1167.17 – Accessory use structures must be located to the rear of the dwelling.
 - The request is to locate the structure to the side of the dwelling.

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.

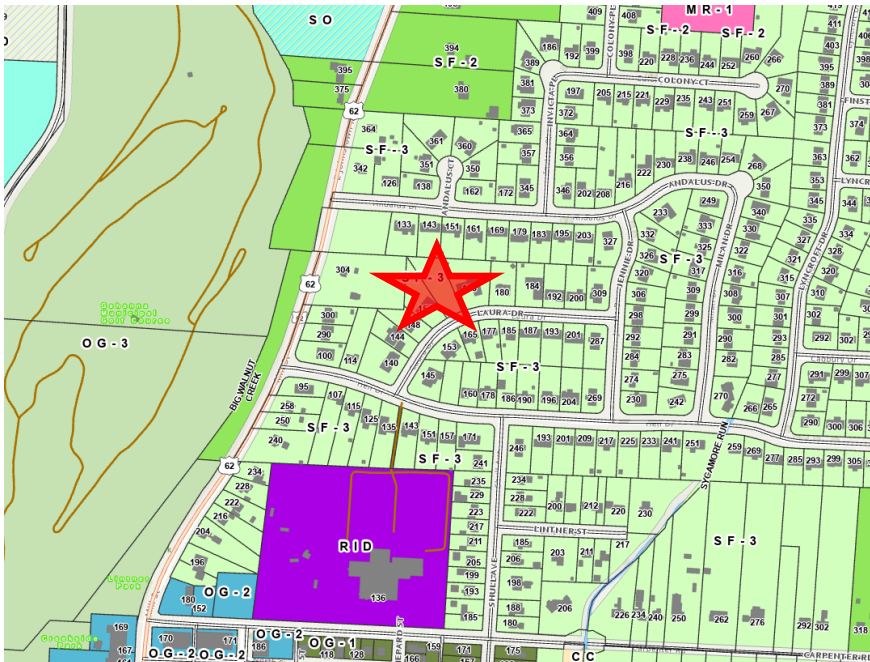
Staff Comments

Staff recommends approval of the variances as requested. The property is substantially larger than code requirements. SF-3 requires a minimum lot area of 11,000 square feet. The property is almost 4 times larger than minimum requirements. Granting the variances would not appear to result in overcrowding or negatively impact surrounding properties.

Street View



Location/Zoning Map



Respectfully Submitted By:
Michael Blackford, AICP
Director of Planning