



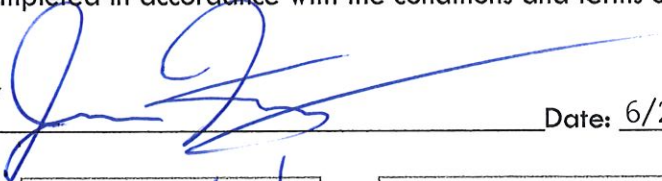
**ZONING DIVISION**  
200 S. Hamilton Road  
Gahanna, Ohio 43230  
614-342-4025  
zoning@gahanna.gov  
www.gahanna.gov

### VARIANCE APPLICATION

Project/Property Address or Location: 397 McCutcheon Road Columbus, OH 43230		Project Name/Business Name:	
Parcel ID No.(s): 025 - 003404	Zoning Designation: SF-3	Total Acreage: .26ac	
Description of Variance Requested: Requesting variance to encroach approximately 8' into front setback of property to build a 6'x4' open porch on front of house			
STAFF USE ONLY – Code Section(s): 1143.08(a)			
APPLICANT Name-do <u>not</u> use a business name: James Knox		Applicant Address: 122 W. Johnstown Rd. Gahanna, OH 43230	
Applicant E-mail: jim@suncraftdesignbuild.com		Applicant Phone No.: (614)475-0000	
BUSINESS Name (if applicable): Suncraft Corporation, Inc. 122 W. Johnstown Road Gahanna, OH 43230			
<b>ADDITIONAL CONTACTS Please List Primary Contact for Correspondence (please list all applicable contacts)</b>			
Name(s): Jeff Borovetz - Suncraft Corp., Inc.		Contact Information (phone no./email):	
PROPERTY OWNER Name: (if different from Applicant) Hayes, Zach/Jonathan		Property Owner Contact Information (phone no./email):	

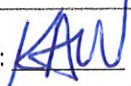
**APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED** (see page 2)

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.

Suncraft Corp., Inc. by  Date: 6/21/21  
Applicant/Primary Contact Signature: \_\_\_\_\_

INTERNAL USE

Zoning File No. V-0366-2021
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RECEIVED: 
DATE: 6-25-21

PAID: 250.00
DATE: 6-25-21





## VARIANCE APPLICATION – SUBMISSION REQUIREMENTS

### TO BE COMPLETED/SUBMITTED BY THE APPLICANT:

1. Review Gahanna Code Chapter 1131 (visit [www.municode.com](http://www.municode.com))  
(Sign Variances, refer to Chapter 1165.12; Fence Variances, 1171.05; Flood Plain Variances, 1191.18)
2. Survey of property certified by a registered surveyor (11"x17" copy) if Applicable
  - Site Plan, drawings, or survey that depicts where the Variance is requested.
3. A statement of the reason(s) for the variance request that address the following three conditions:  
(not applicable for Sign, Fence, or Flood Plain Variances; see code referenced in #1 above for applicable criteria)
  - Special circumstances or conditions
  - Necessary for preservation and enjoyment of property rights
  - Will not adversely affect the health or safety
4. List of contiguous property owners & their mailing address
5. One set of pre-printed mailing labels for all contiguous property owners
6. Application fee paid (in accordance with the Building & Zoning Fee Schedule)
7. Application & all supporting documents submitted in digital format
8. Application & all supporting documents submitted in hardcopy format
9. Authorization Consent Form Complete & Notarized (see page 3)

### Please Note:

The Public Hearing will not occur until the City Of Gahanna Staff reviews the Application for Code Consistency.  
Applications that are not consistent with the code will not be scheduled for hearing.





## 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.

Zachary Hayes

(property owner name printed)

Zachary Hayes

(property owner signature)

6-24-2021

(date)

Subscribed and sworn to before me on this 24 day of June, 2021.

State of Ohio County of Franklin

Notary Public Signature: Tatiana Miller



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.

James Knox - Suncraft

(applicant/representative/property owner name printed)

Suncraft Corp., Inc. by

(applicant/representative/property owner signature)

6/24/21

(date)

Subscribed and sworn to before me on this 24 day of June, 2021.

State of Ohio County of Franklin

Notary Public Signature: Tatiana Miller





**McCutcheon Road Variance**

Zach & Jonathan Hayes  
397 McCutcheon Road  
Columbus, OH 43230

Travis Broskie  
411 McCutcheon Road  
Columbus, OH 43230

Aimee Cuaxico  
381 McCutcheon Road  
Columbus, OH 43230

Thomas Caleodis  
502 Foxwood Drive  
Columbus, OH 43230

Joel & Morgan Trainer  
3108 Hayden Road  
Columbus, OH 43235  
*(Re:3580 McCutcheon Road)*

Harry & Ahna Burris  
403 McCutcheon Road  
Columbus, OH 43230

Erin Gregory  
408 Denwood Drive N  
Columbus, OH 43230

Jacob Kirchner  
3870 McCutcheon Road  
Columbus, OH 43230

Denise May  
389 McCutcheon Road  
Columbus, OH 43230

Livlink, LLC  
947 E. Johnstown Road #202  
Gahanna, OH 43230  
*(Re:400 Denwood Dr. N.)*



June 21, 2021

**VARIANCE STATEMENT**  
**397 McCutheon Road**

We hereby request a variance to build a 4'x6' porch addition to the front of house.

The current zoning for this neighborhood is SF – 3, which now has a 35' front setback requirement. The sub-division was platted with a 30' building line for the front of the property. Therefore the house was built encroaching into the current 35' setback. The addition of the front porch will extend 4' further into the setback than the current footprint of the house.

This house and all the neighboring houses encroach in to the 35' setback.

We request a variance to encroach 8' into the front setback. The existing house sits approximately 31' from the front lot line.

The variance is requested so that the homeowners can enjoy a covered entry to their home.

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:

A handwritten signature in black ink, appearing to read 'James Knox', with a long horizontal line extending to the right.

James Knox  
Permit Coordinator  
Suncraft Corporation, Inc.  
122 W. Johnstown Road  
Gahanna, OH 43230  
(614)475-0000







# Franklin County Auditor's Office

**Auditor**

**Michael Stinziano**

Map Produced June 9, 2021

## 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

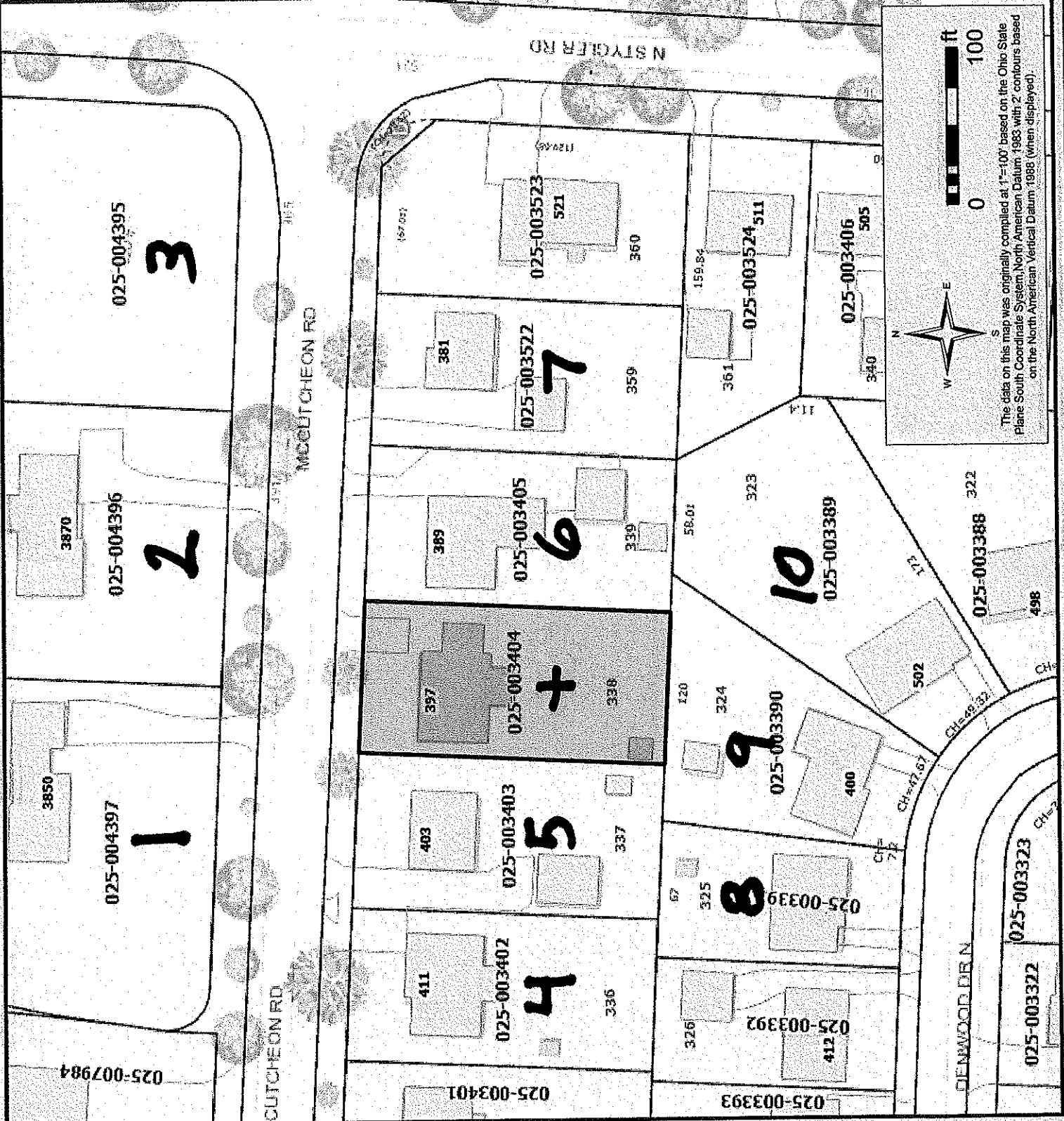
City or Village Boundary

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.





<b>+</b>	Hayes, Zach / Jonathan	397 McCutcheon Road	Columbus, OH 43230
<b>1</b>	3850 McCutcheon Road	Columbus, OH 43230	Mailing address below
	Trainer, Joel / Morgan	3108 Hayden Road	Columbus, OH 43235
<b>2</b>	Kirchner, Jacob	3870 McCutcheon Road	Columbus, OH 43230
<b>3</b>	City of Gahanna		
<b>4</b>	Broskie, Travis	411 McCutcheon Road	Columbus, OH 43230
<b>5</b>	Burris, Harry / Ahna	403 McCutcheon Road	Columbus, OH 43230
<b>6</b>	May, Denise	389 McCutcheon Road	Columbus, OH 43230
<b>7</b>	Cuaxico, Aimee	381 McCutcheon Road	Columbus, OH 43230
<b>8</b>	Gregory, Erin	408 Denwood Drive North	Columbus, OH 43230
<b>9</b>	400 Denwood Drive North	Columbus, OH 43230	Mailing address below
	Livlink, LLC	947 E. Johnstown Road	Gahanna, OH 43230
<b>10</b>	Caleodis, Thomas	502 Foxwood Drive	Columbus, OH 43230





July 13, 2021

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

RE: Project 397 Mccutcheon Rd 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.

**Engineering**

1. No Comment from Engineering.

**Fire District**

2. The Fire Division has no objection to the Variance for the porch addition.

**Parks**

3. No Comment Per Julie Predieri

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  
Planning and Zoning Coordinator



## STAFF REPORT

### Request Summary

A variance has been requested to allow a reduced front yard setback for a proposed 24sqft open porch at 397 McCutcheon Rd. The property is zoned Single Family (SF-3) which requires a 35' front yard setback per Section 1143.08(a) of the zoning code. The applicant is requesting a 27' setback for the proposed 6' x 4' porch. The existing house is setback 31 feet from the right-of-way line which means the porch will encroach 8 feet into the required setback.

### 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.

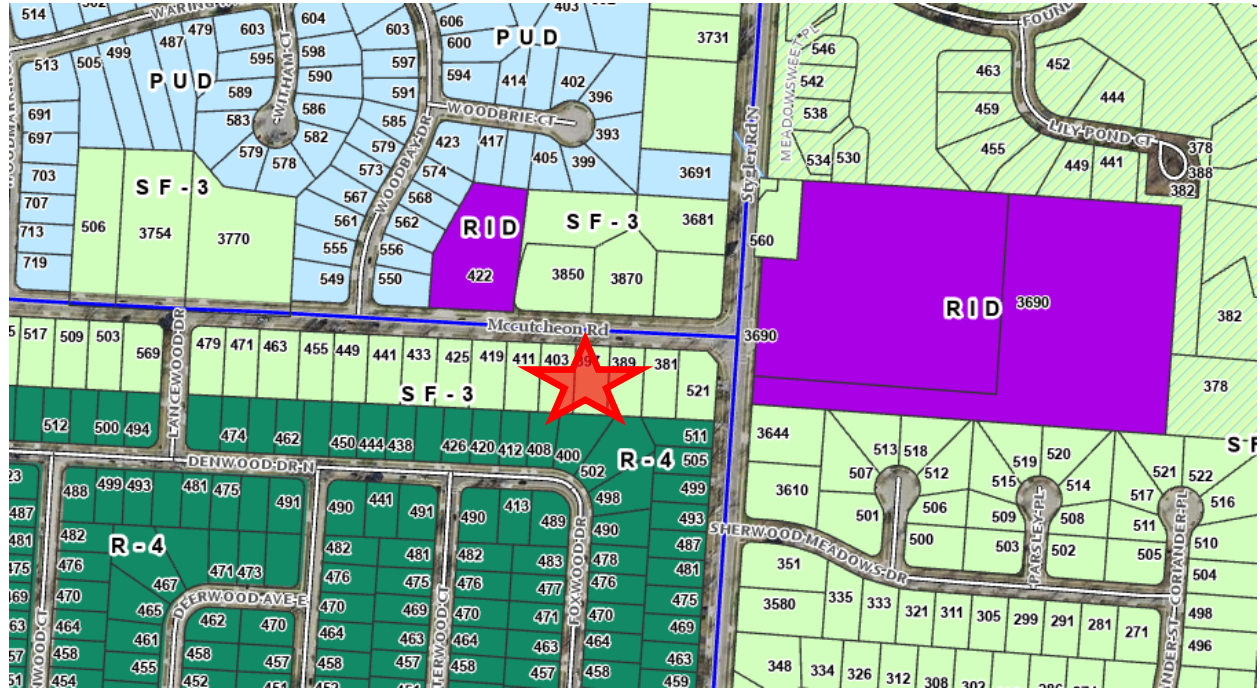
### Staff Comments

Staff would like to note that the Brentwood Subdivision was platted with a 30ft building line and the house was constructed with a 31' setback. However, due to the required setback standards in the zoning code, the house is existing non-conforming which means that the structure may be continued to be used if the nonconformity is not increased per Section 1161.04 of the zoning code.

Staff recommends approval of the requested variance. It is staff's opinion that an open porch over the front entry door does not affect the character of the neighborhood or create a nuisance.



Location/Zoning Map



2019 Street View Image



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