



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: 855 Leaflock Ct Gahanna, OH 43230		Project Name/Business Name: Surber Residence Addition	
Parcel ID No.(s): 025-005482-00	Zoning Designation: R-Residential PUD -2.C 7/13/21	Total Acreage: .32 acres	
Description of Variance Requested: Variance is being requested for the 25' building line along Helm bright Dr. for a new addition. The new addition would be 6' over the building line. Owner is requesting the building line be adjusted to 19' along Helmbright Dr.			
STAFF USE ONLY - Code Section(s): 1151.15 (e) (2)			
APPLICANT Name-do <u>not</u> use a business name: Joe Schmauch		Applicant Address: 5818 Winchester Rd.	
Applicant E-mail: jschmauch@njwconstruction.com		Applicant Phone No.: 740-800-7050	
BUSINESS Name (if applicable): NJW Construction			
ADDITIONAL CONTACTS Please List Primary Contact for Correspondence (please list all applicable contacts)			
Name(s): Joel Walter		Contact Information (phone no./email): 740-800-7050 jwalter@njwconstruction.com	
PROPERTY OWNER Name: (if different from Applicant) Michael + Susan Surber		Property Owner Contact Information (phone no./email): 614-562-5231 susan.surber@yahoo.com	

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: *Joseph Schmauch* Date: *06.23.21*

INTERNAL USE

Zoning File No. *V-0372-2021*

RECEIVED: *KAW*
 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) <i>(Sign Variances, refer to Chapter 1165.12; Fence Variances, 1171.05; Flood Plain Variances, 1191.18)</i>
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: <i>(not applicable for Sign, Fence, or Flood Plain Variances; see code referenced in #1 above for applicable criteria)</i> - 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 <i>(in accordance with the Building & Zoning Fee Schedule)</i>
7. Application & all supporting documents submitted in digital format
8. Application & all supporting documents submitted in hardcopy format
9. Authorization Consent Form Complete & Notarized <i>(see page 3)</i>

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.

Susan Surber

(property owner name printed)

[Handwritten Signature]

(property owner signature)

6.23.21

(date)

Subscribed and sworn to before me on this 23rd day of June, 2021

State of Ohio County of Fairfield

Notary Public Signature: *[Handwritten Signature]*



KIMBERLY S. GRILEY
Notary Public, State of Ohio
My Commission Expires
August 2, 2024

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.

(applicant/representative/property owner name printed)

(applicant/representative/property owner signature)

(date)

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

State of _____ County of _____

Notary Public Signature: _____

Stamp of Seal



6/24/2021

Joe Schmauch
N.J.W. Construction Inc.
5818 Winchester Rd.
Carroll, Ohio 43112

Zoning Division
200 S. Hamilton Rd.
Gahanna, Ohio 43230

RE: Zoning Variance Application for 855 Leaflock Court

The owners of the property at 855 Leaflock Ct. (PID #025-005482-00) are requesting a variance to section 1145.06 Yard Requirements. The requested variance would adjust the current 25' building line to 19' along Helmbright Drive.

The proposed variance would allow the owner's to build a 487 sq.ft. addition to the existing home. The new addition will accommodate an in-law suite.

Special Circumstances or Conditions

The property is a corner lot which limits the use of the existing sideyard as compared to a normal lot in the neighborhood.

Necessary for preservation and enjoyment of property rights

Owner would like to have the ability to add additional square footage to their home to allow for the care of an in-law.

Will not adversely affect the health or safety of persons residing or working in the neighborhood

The addition will not adversely affect health or safety. The addition is held back from the front of the home to ensure that any corner traffic vision requirements are met.

N.J.W. Construction Inc.



SURBER RESIDENCE

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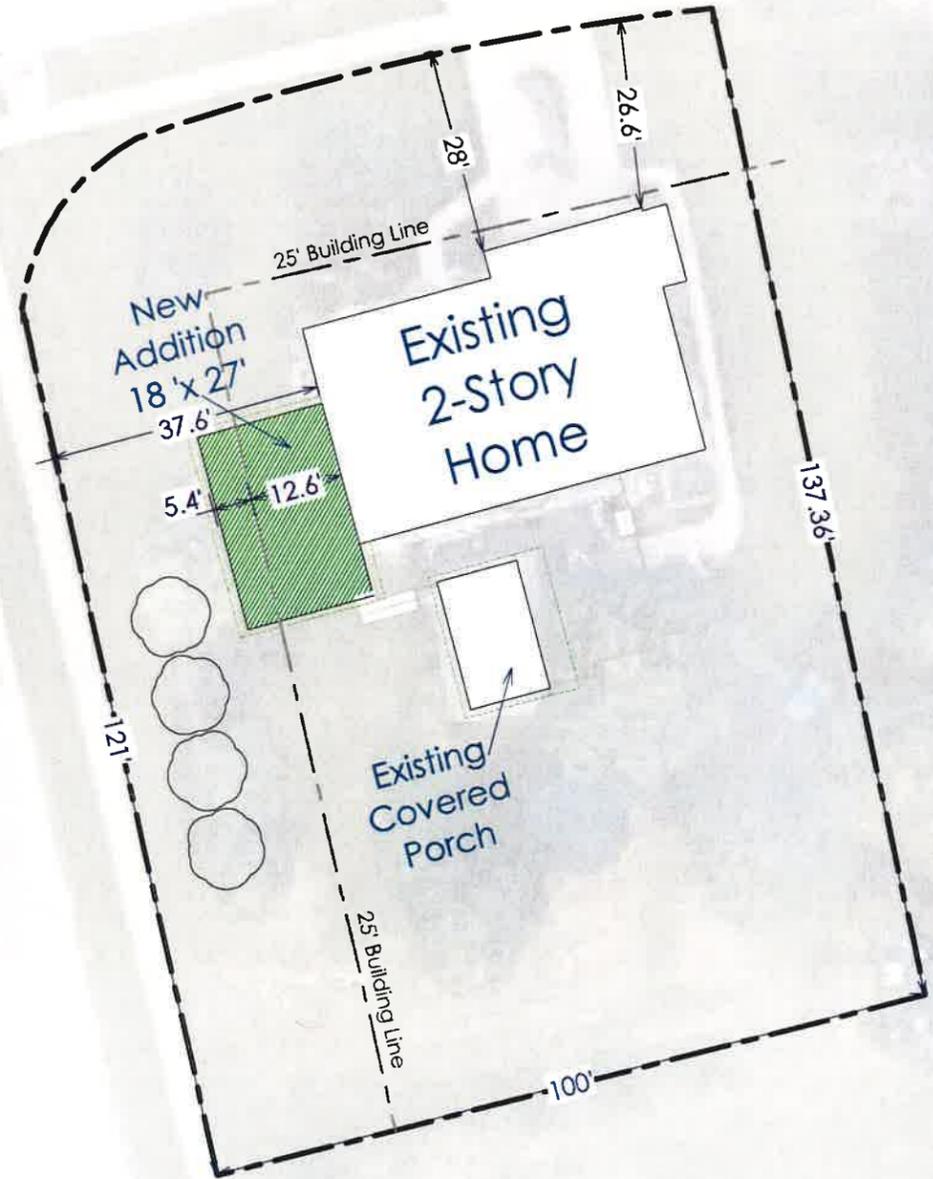
DESIGNED BY:
NJW CONSTRUCTION
 5818 Winchester Rd.
 Carroll, Ohio 43112
 Office: 740-800-7050
www.njwconstruction.com

SHEET
1
 COVER

PROJECT NAME:	Surber Residence
PROJECT DESCRIPTION:	Addition
PROJECT ADDRESS:	855 Leaflock Ct Gahanna, Oh
DATE:	Friday, June 11, 2021

HELMBRIGHT DR

LEAFLOCK CT



Site Notes

1.

Site Plan

Scale 1":25'

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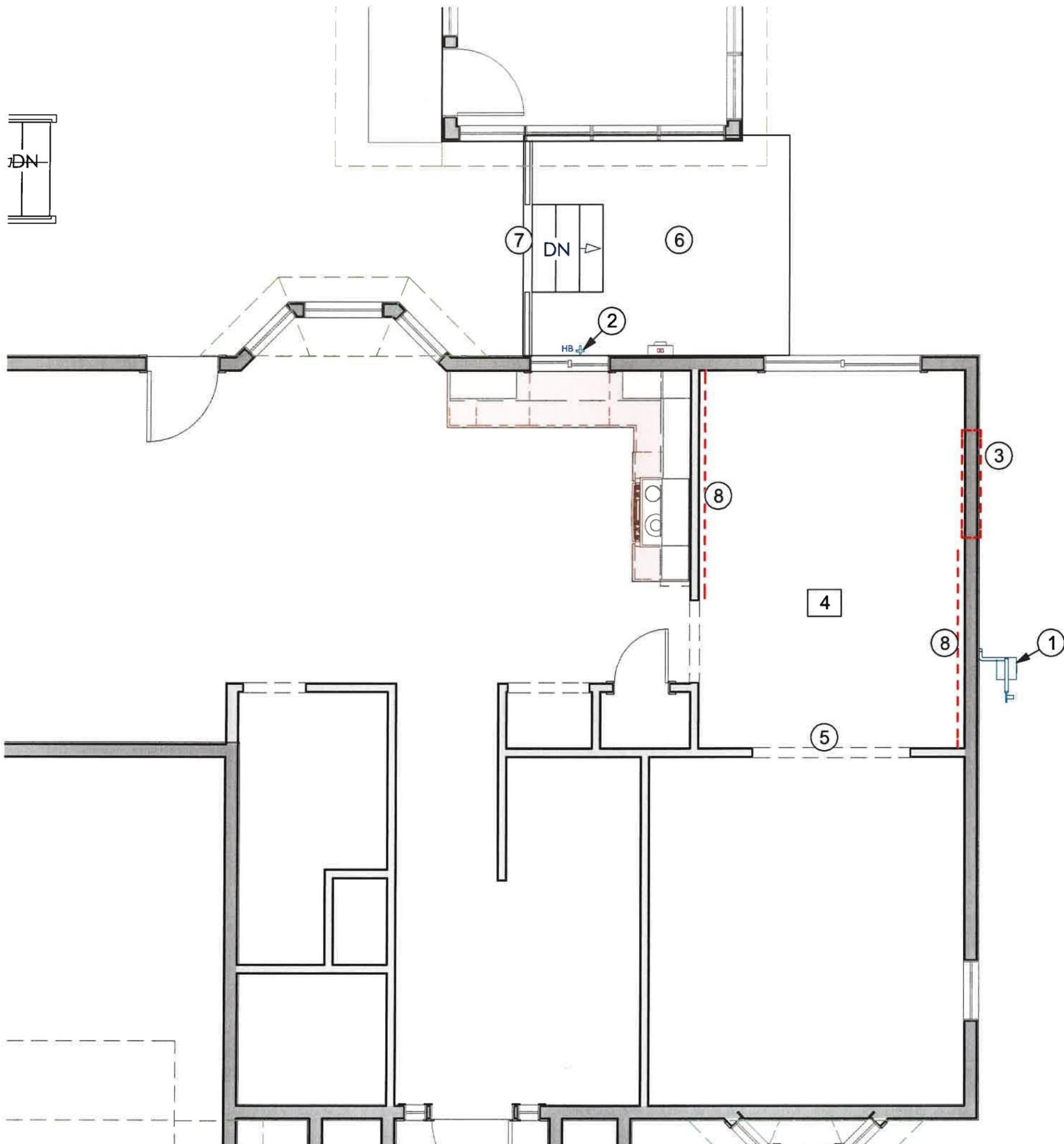


SHEET

2

SITE

PROJECT NAME:	Subur Residence
PROJECT DESCRIPTION:	Addition
PROJECT ADDRESS:	855 Leaflock Ct Gahanna, Oh
DATE:	Friday, June 11, 2021



Demo Notes

1. Remove existing gas meter. Prepare for relocation.
2. Remove existing hose bibb. Cap line back to main.
3. Remove portion of existing wall as required for new door opening.
4. Remove existing flooring to subfloor.
5. Remove casing from existing opening.
6. Remove existing pavers. Salvage to owner for reuse.
7. Remove existing stairs and railing.
8. Remove drywall as required for mechanical work.

Demo Plan

Scale 1/4":1'

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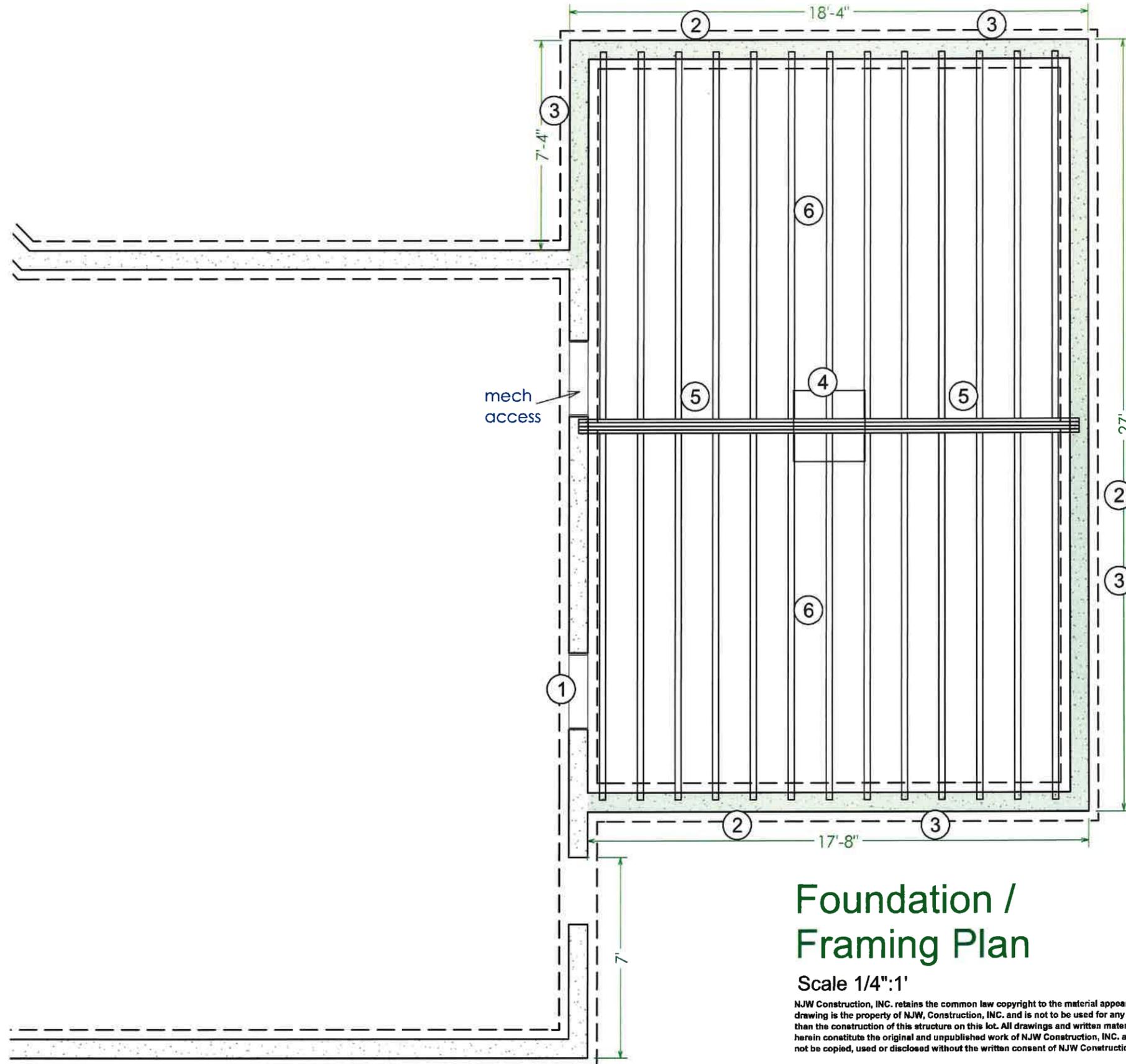
3

DEMO

PROJECT NAME:	Surber Residence
PROJECT DESCRIPTION:	Addition
PROJECT ADDRESS:	855 Leaflock Ct Gahanna, Oh
DATE:	Friday, June 11, 2021

Foundation Notes

1. Provide 32x24 crawlspace access.
2. Provide 10"x16" concrete footing with (2) #5 rebar continuous.
3. Provide 8" CMU foundation wall with 2x8 PT sill plate. Connect with 1/2"x16" anchor bolts @ 72" O.C. and 12" from each corner.
4. Provide 30"x30"x12" concrete pad with 3 1/2" O.D. steel post with base and cap plate.
5. Provide (4) 2x10 floor beam. - 1 3/4" x 9.25 LVL 3 ply?
6. Provide 2x10 floor joists @ 16" O.C. and 3/4" OSB T&G floor sheathing. Cross bracing as required.



Foundation / Framing Plan

Scale 1/4":1'

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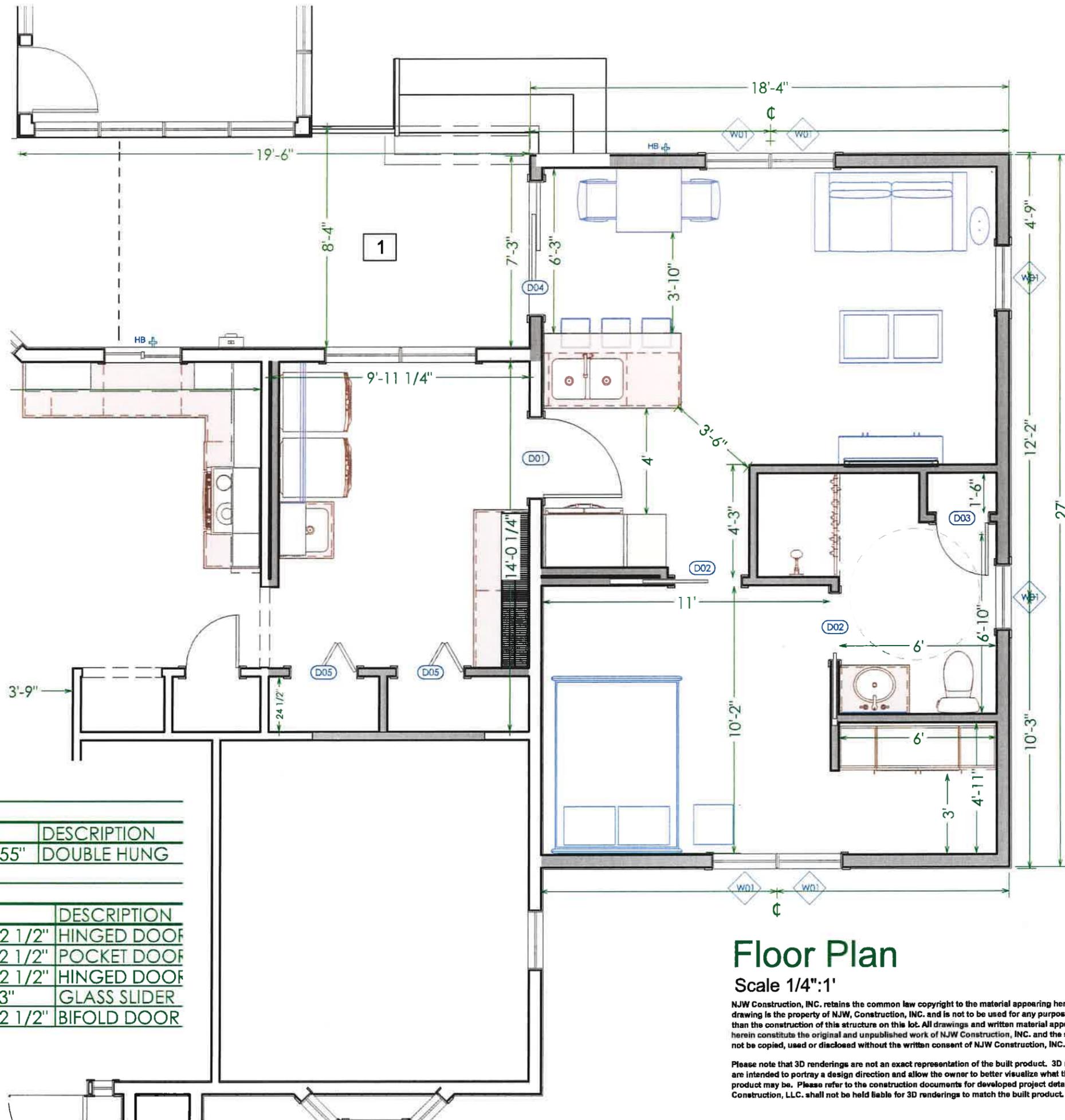
4

FOUNDATION

PROJECT NAME:	Surber Residence
PROJECT DESCRIPTION:	Addition
PROJECT ADDRESS:	855 Leaflock Ct Gahanna, Oh
DATE:	Friday, June 11, 2021

Floor Plan Notes

1. Extend existing deck as shown.



WINDOW SCHEDULE					
NUMBER	QTY	WIDTH	HEIGHT	R/O	DESCRIPTION
W01	6	30"	54"	31"X55"	DOUBLE HUNG

DOOR SCHEDULE					
NUMBER	QTY	WIDTH	HEIGHT	R/O	DESCRIPTION
D01	1	36"	80"	38"X82 1/2"	HINGED DOOR
D02	2	30"	80"	62"X82 1/2"	POCKET DOOR
D03	1	24"	80"	26"X82 1/2"	HINGED DOOR
D04	1	60"	80"	62"X83"	GLASS SLIDER
D05	2	30"	80"	32"X82 1/2"	BIFOLD DOOR

Floor Plan

Scale 1/4":1'

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SHEET

5

FLOOR PLAN

PROJECT NAME: Surber Residence

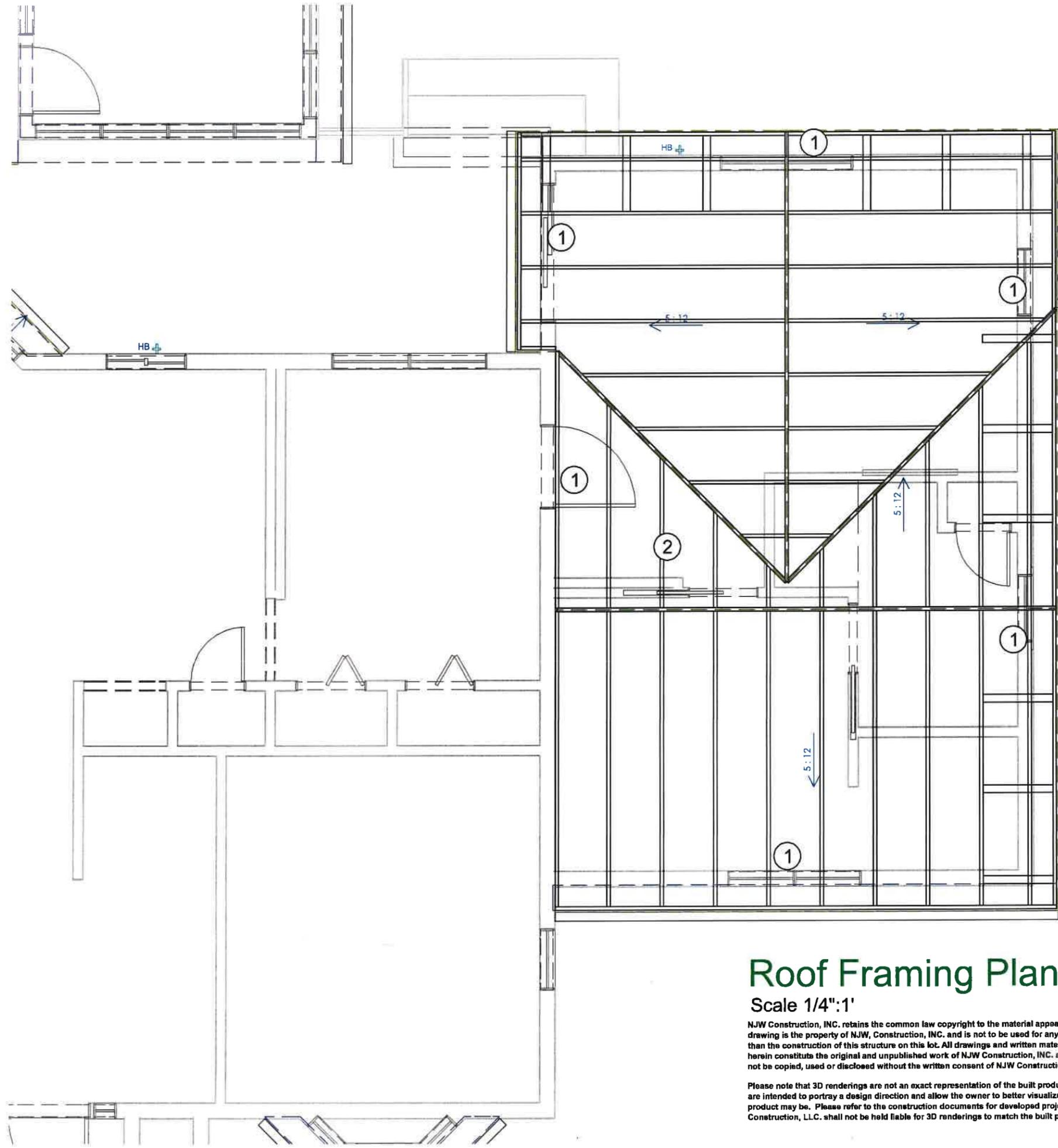
PROJECT DESCRIPTION: Addition

PROJECT ADDRESS: 855 Leaflock Ct
Gahanna, Oh

DATE: Friday, June 11, 2021

Roof Framing Notes

1. New 2x window/door header.
2. New trusses at 24" OC.



Roof Framing Plan

Scale 1/4"=1'

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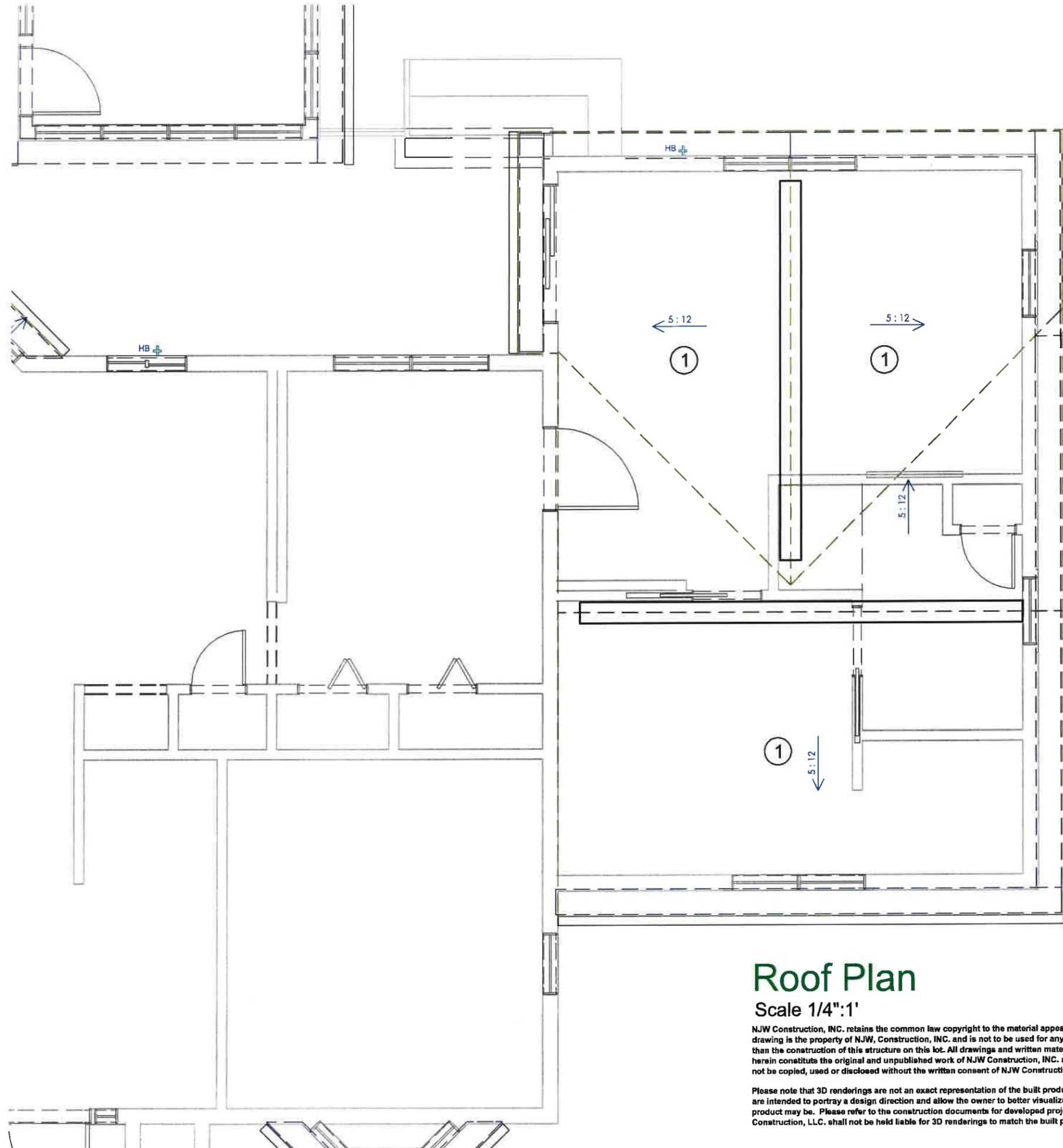
6

ROOF FRAMING

PROJECT NAME:	Surber Residence
PROJECT DESCRIPTION:	Addition
PROJECT ADDRESS:	855 Leaflock Ct Gahanna, Oh
DATE:	Friday, June 11, 2021

Roof Notes

1. New shingles to match existing over 7/16" roof sheathing and synthetic felt. Provide ice and water dam at all eaves and valleys 3'-0" minimum.
2. New prefinished gutters and downspouts to existing storm water lines.



Roof Plan

Scale 1/4":1'

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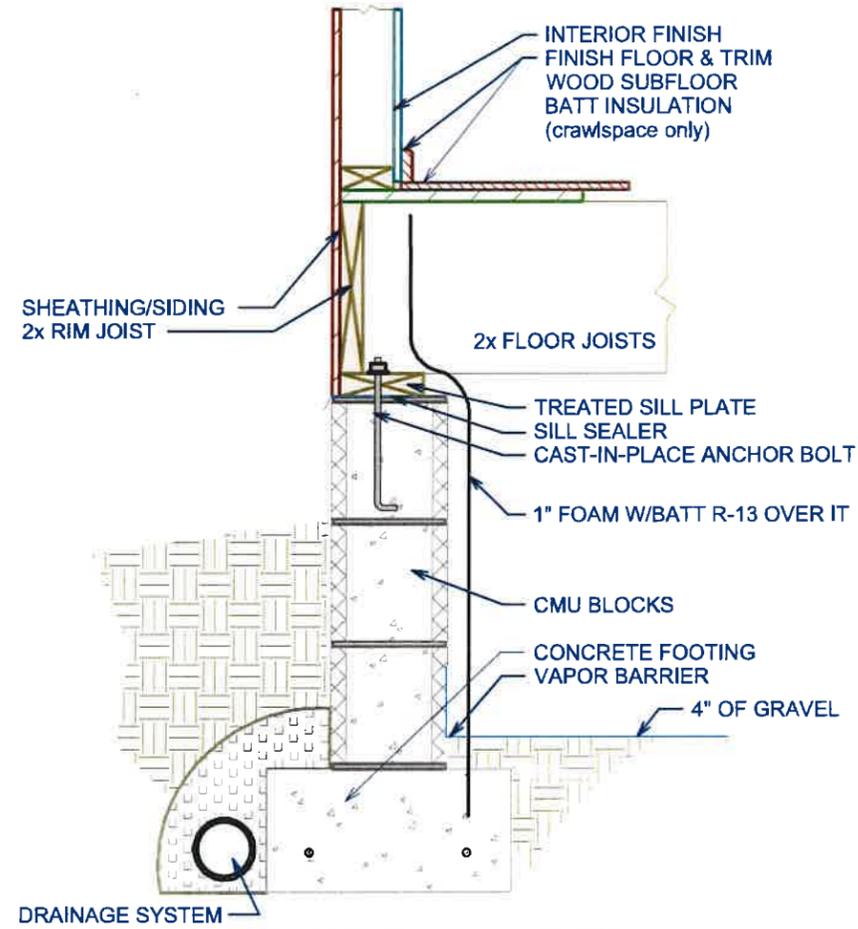


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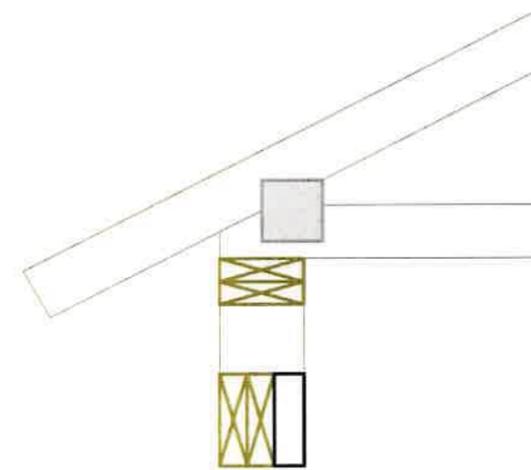
7

ROOF

PROJECT NAME:	Surber Residence
PROJECT DESCRIPTION:	Addition
PROJECT ADDRESS:	855 Leaflock Ct Gahanna, Oh
DATE:	Friday, June 11, 2021



Typical CMU Crawl Space



Cantilevered Truss

Section Cuts

Scale 1":1'

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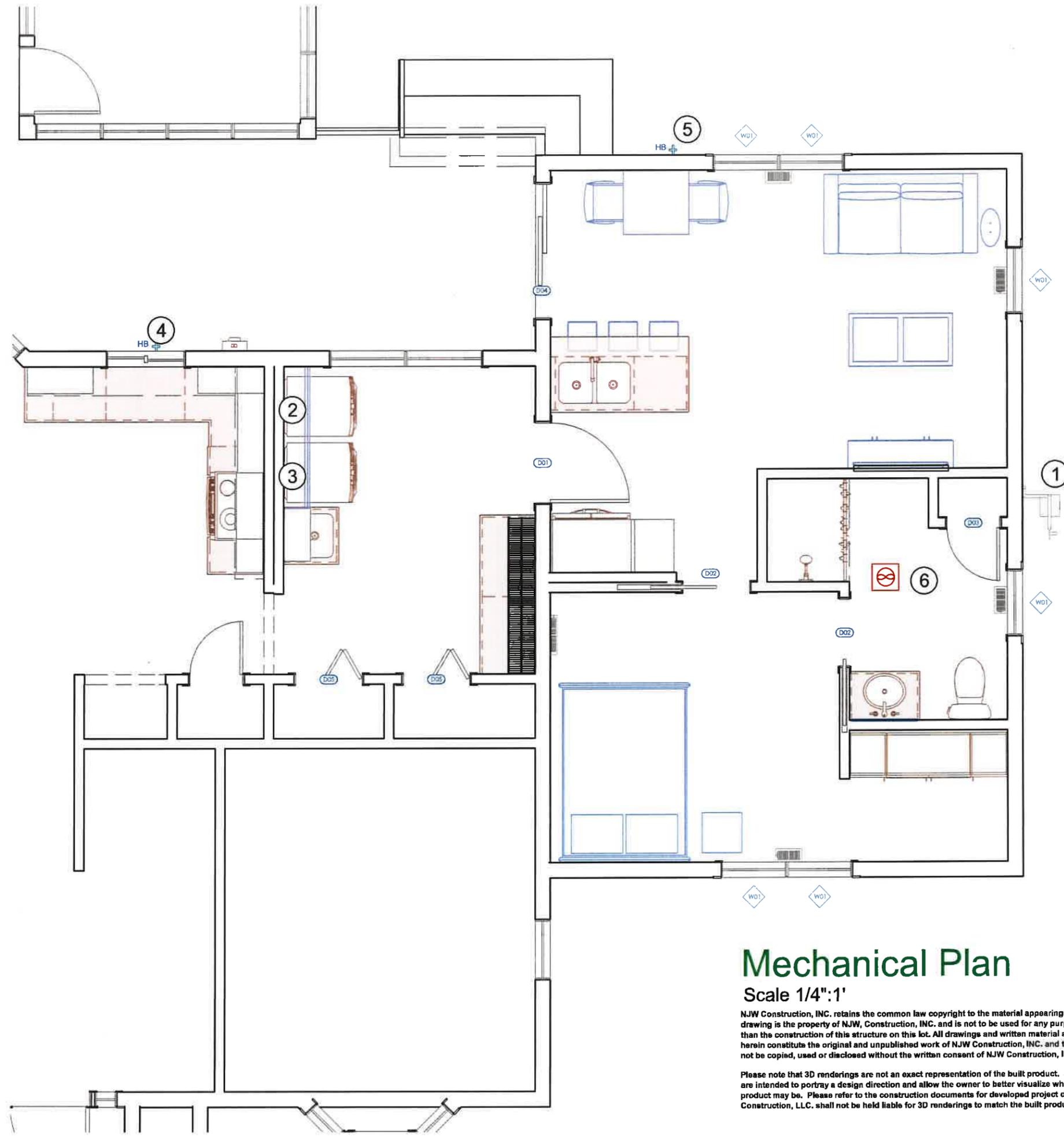
8

SECTION CUTS

PROJECT NAME:	Surber Residence
PROJECT DESCRIPTION:	Addition
PROJECT ADDRESS:	855 Leaflock Ct Gahanna, Oh
DATE:	Friday, June 11, 2021

Mechanical Notes

1. Relocate gas service.
2. Provide washer box.
3. Provide dryer vent to exterior.
4. Remove existing hose bibb. Cap lines back to main.
5. New hose bibb.
6. Provide bath fan. Vent to exterior.



Mechanical Plan

Scale 1/4":1'

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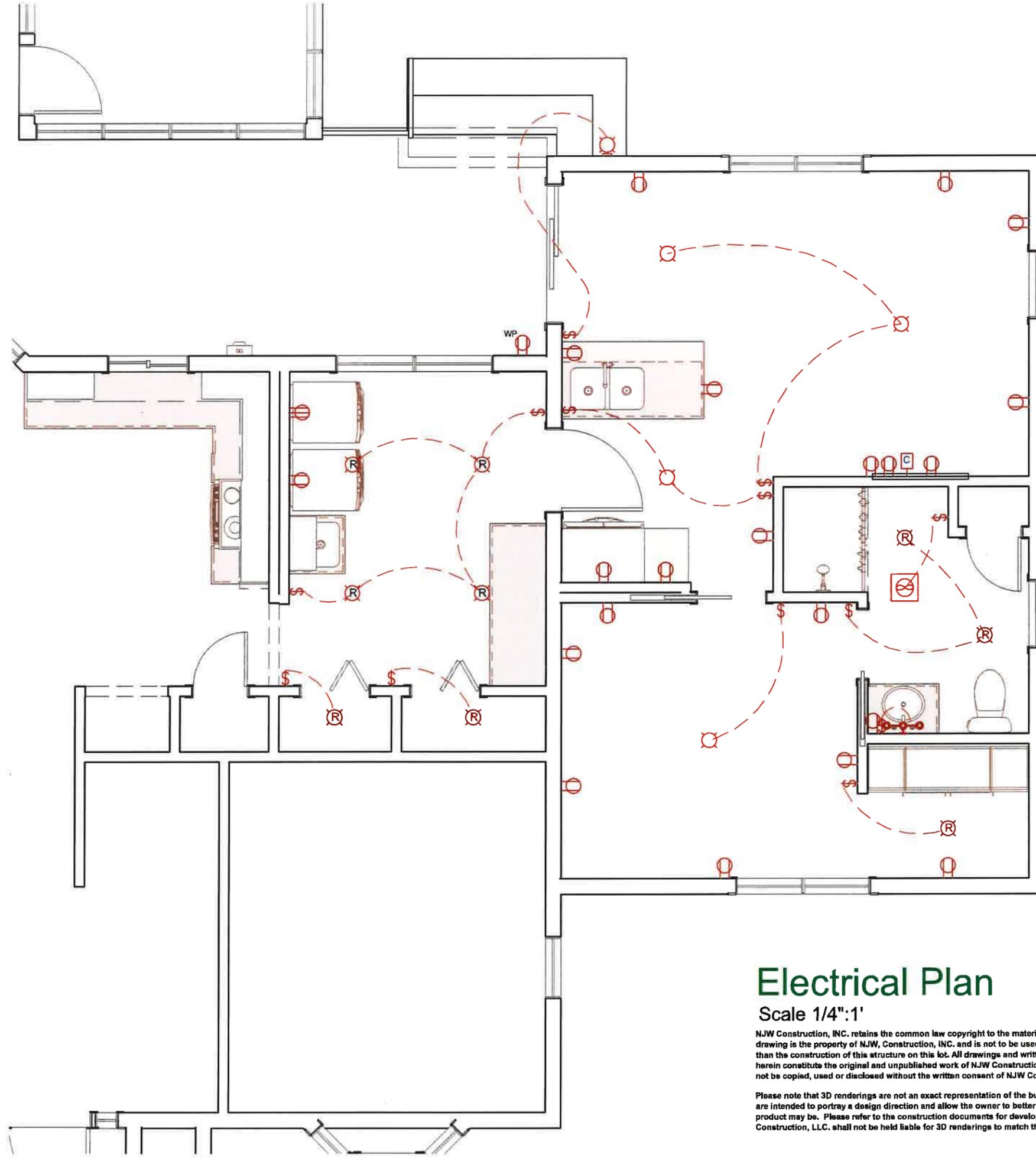
9

MECHANICAL

PROJECT NAME:	Surber Residence
PROJECT DESCRIPTION:	Addition
PROJECT ADDRESS:	855 Leaflock Ct Gahanna, Oh
DATE:	Friday, June 11, 2021

Electrical Notes

1.



Electrical Plan

Scale 1/4":1'

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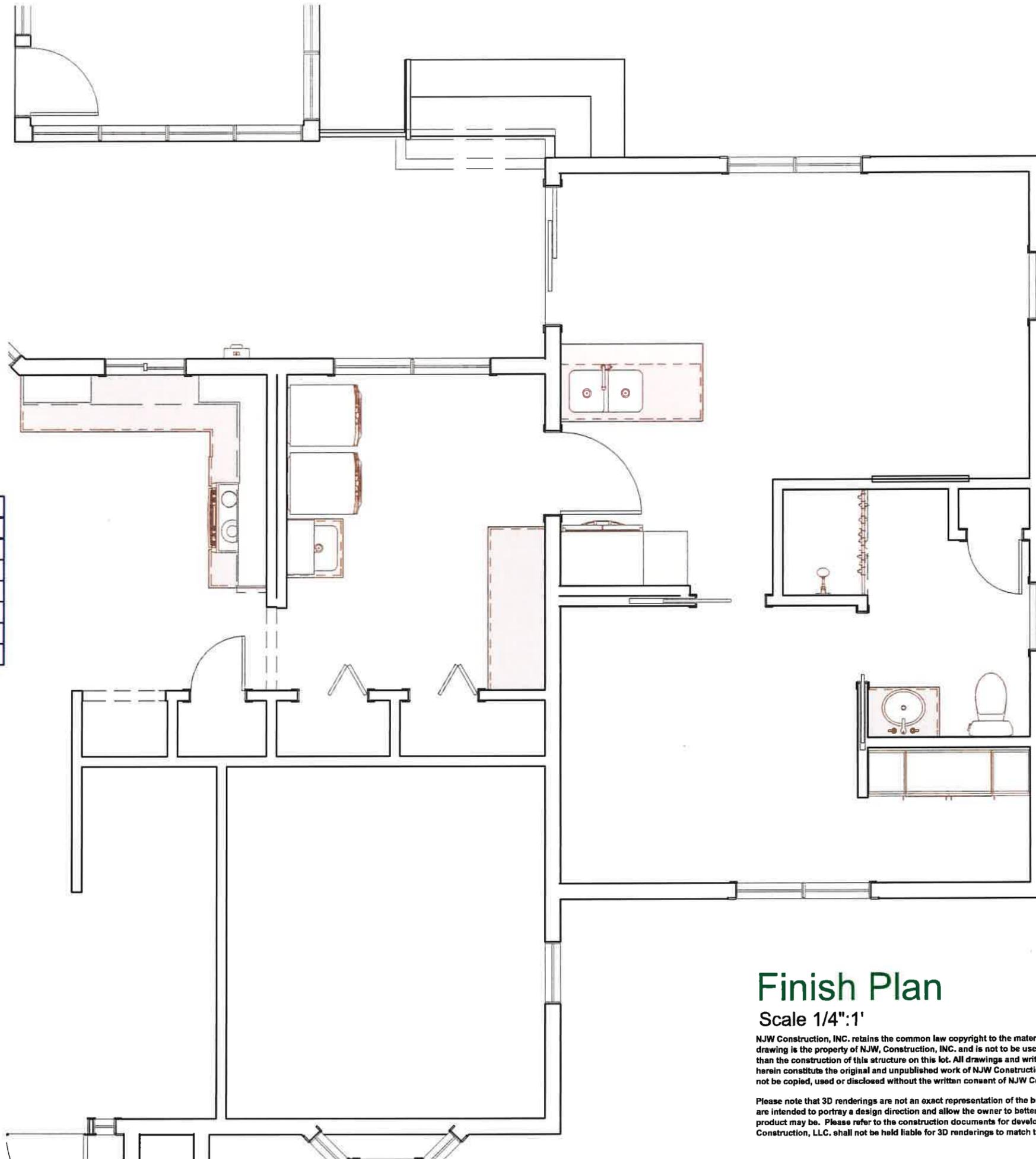
ELECTRICAL

PROJECT NAME:	Surber Residence
PROJECT DESCRIPTION:	Addition
PROJECT ADDRESS:	855 Leaflock Ct Gahanna, Oh
DATE:	Friday, June 11, 2021

Finish Notes

1.

FINISH SCHEDULE		
PT-1		
PT-2	CEILING WHITE	
B-1	MATCH EXISTING	
CS-1	MATCH EXISTING	
FLR-1		
FLR-2		
FLR-3		



Finish Plan

Scale 1/4":1'

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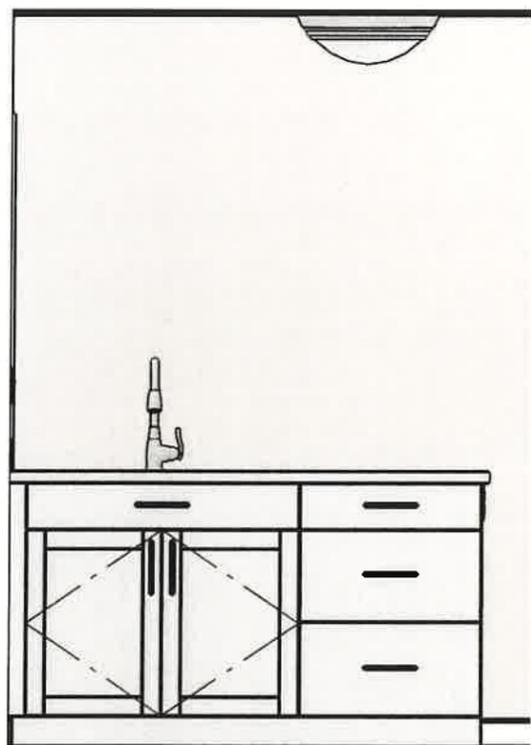


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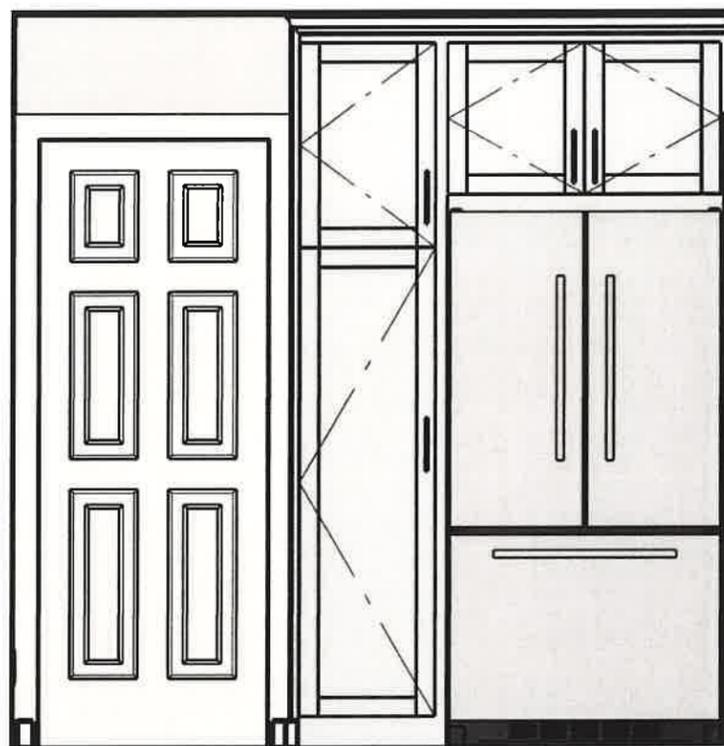
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FINISH

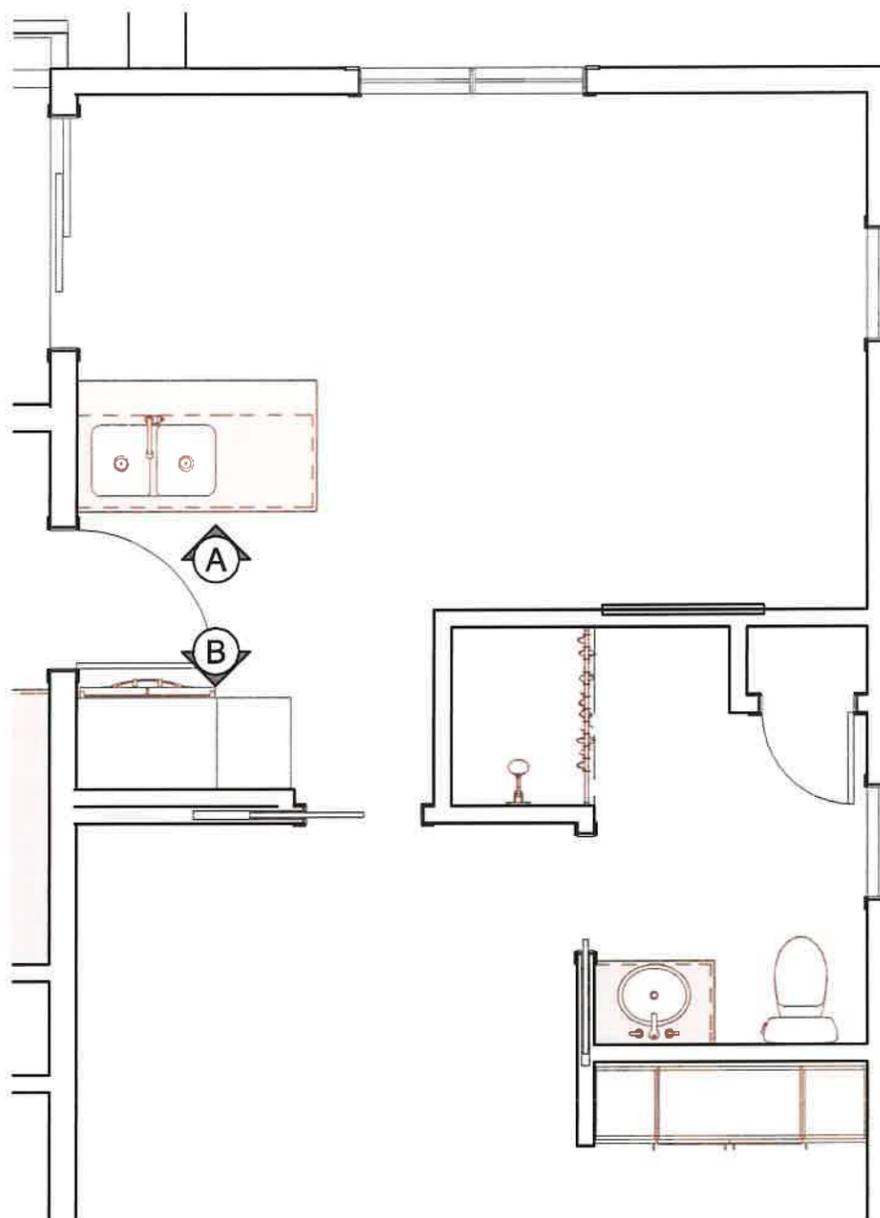
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A



B



Kitchen Elevations

Scale 1/2":1'

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SHEET

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KITCHEN ELEV

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Front Elevation



Back Elevation



Side Elevation

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SHEET

13

ELEVATIONS

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Exterior Elevations

Scale 1/8":1'

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 www.njwconstruction.com



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PROJECT NAME:	Surber Residence
PROJECT DESCRIPTION:	Addition
PROJECT ADDRESS:	855 Leaflock Ct Gahanna, Oh
DATE:	Friday, June 11, 2021

SHEET
16



DESIGNED BY:
NJW CONSTRUCTION
 5818 Winchester Rd.
 Carroll, Ohio 43112
 Office: 740-800-7050
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SHEET

17

PROJECT NAME:	Surber Residence
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PROJECT NAME:	Surber Residence
PROJECT DESCRIPTION:	Addition
PROJECT ADDRESS:	855 Leaflock Ct Gahanna, Oh
DATE:	Friday, June 11, 2021

SHEET
18



DESIGNED BY:
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July 13, 2021

NJW Construction Inc
5818 Winchester Rd.
Carroll, OH 43112

RE: Project 855 Leaflock Ct
855 Leaflock Ct

Dear NJW Construction Inc:

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

Engineering

1. No Comments from Engineering.

Fire District

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

Building

3. No comments on the variance other than that the project will be required to comply with the Residential Code of Ohio.

Parks

4. No Comment Per Julie Predieri

Community Development

5. For informational purposes, please note that if the proposed addition is turned into a rental in the future, you will be required to register the unit as a rental per Section 780.03 of the city code.

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 reduced front yard for a proposed 487sqft home addition at 855 Leaflock Ct. The property is zoned Planned Unit Development (PUD) which requires a 25' front yard setback for properties of this size (lot size dictates setback requirements). The applicant is requesting a 19' setback to accommodate the proposed addition.

Variance

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

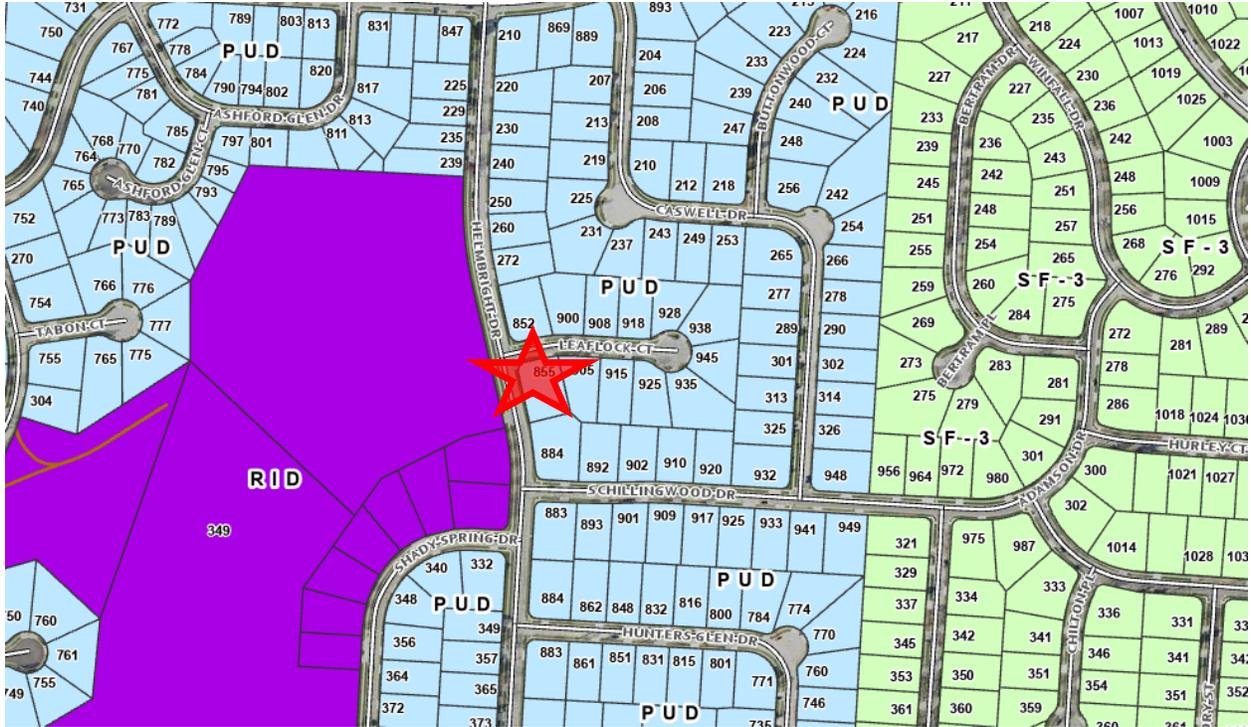
- a) There are special circumstances or conditions applying to the land, building or use referred to in the application.
- b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.
- c) The granting of the application will not materially affect adversely 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 use for the proposed addition is for an in-law suite to allow care for a family member. The submitted site plan does indicate several existing trees along the west property line to provide screening. Google street view shows three large evergreen trees that would help conceal a portion of the addition from public view on the west side of the property.

The addition does include a full bath and kitchen, which is suitable for a separate dwelling unit. Staff wants the applicant to be aware that if the addition is rented in the future, they will be required to register it as a rental unit. Due to an existing deck and detached sunroom at the rear of the house, it is Staff's opinion that there are limited areas for a building addition of this nature to meet building setbacks.

Location/Zoning Map



2019 Street View Image



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