



ZONING DIVISION
200 S. Hamilton Road
Gahanna, Ohio 43230 614-342-4025

www.gahanna.gov

zoning@gahanna.gov

VARIANCE APPLICATION

Project/Property Address or Location: 893 Caroway Blvd		Project Name/Business Name: Shed	
Parcel ID No.(s): 025-010765-00	Zoning Designation: SF-1 PUD MB 7/8	Total Acreage: .37	
Description of Variance Requested: Shed location from rear property line			
STAFF USE ONLY – Code Section(s): 1151.15(g)(2) - Rear yard setback			
APPLICANT Name-do <u>not</u> use a business name: William M. McConnell		Applicant Address: 893 Caroway Blvd	
Applicant E-mail: wmccconnell893@gmail.com		Applicant Phone No.: 614 269 3076	
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.

Applicant/Primary Contact Signature: _____

Date: 5-22-21

Zoning File No.

V-0278-2021

RECEIVED:

KAW

DATE:

5-14-21

PAID:

250.00

DATE:

5-14-21

VARIANCE APPLICATION – SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY THE APPLICANT:

1. Review Gahanna Code Chapter [1131](#) (visit 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)

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.

William M McConnell

(applicant/representative/property owner name printed)

(applicant/representative/property owner signature)

(date)

Subscribed and sworn to before me on this 12 day of May, 2021.

State of OHIO County of FRANKLIN

Notary Public Signature:

(Notary Public Signature)

AUSTIN MONTGOMERY
Notary Public, State of Ohio
Commission No. 2021-RE-828179
My Commission Expires
March 14, 2026



PLANNING COMMISSION APPLICATION PROCESS/TIMELINE

(FOR APPLICATIONS THAT DO NOT REQUIRE CITY COUNCIL ACTION)

1. Applicant submits complete application with payment to Zoning Division

2. Zoning staff reviews application for a. if incomplete – applicant is notified completeness (within 2 business days)

b. applicant resubmits/adds missing items to application

3. Zoning staff pushes to City Review Team

4. City Review Team reviews application & submits comments to Zoning Staff (within 10 business days)

5. Zoning staff compiles comments and a. if comments require applicant action, go back to 2b submits to applicant (within 2 business days)

6. Planning & 7. Applicant writes staff Commission staff according to application specific requirements Planning Commission agenda is 8. Planning Commission staff advertises Development submitted to on the next available Planning report

9. Planning Commission staff notifies applicant of their Planning Commission meeting date (minimum 6 days prior to meeting)

Reason for Variance Application:

Per Zoning Division my shed is located in an easement area. The city said there is a 10 foot easement on my property from the south property line, the shed is five foot north of the south property line.

Prior to the shed being erected I had checked with the city and there was no permit required. I also had checked the city website and it stated the same. The contractor also checked with the city and told there was no permit required. This was done May of 2018.

Moving of the shed will cause pooling of water due to the swales on the property. Which could lead to a mosquito breeding ground, which would be a health hazard for the neighborhood.

There is no other location on the property that the shed placement would be appealing to us or the public due to the sloping landscape.

I have included a report from AEP that states there is no conflict with electrical service in said easement.

Contiguous Property Owners:

Ken and Linda Granville

905 Caroway Blvd

Gahanna, Ohio 43230

Colin and Emily Doty

204 Caswell Drive

Gahanna, Ohio 43230

Kenneth Granville
905 Caroway Blvd
Gahanna, Ohio 43230

Kenneth Granville
905 Caroway Blvd
Gahanna, Ohio 43230

Kenneth Granville
905 Caroway Blvd
Gahanna, Ohio 43230

Colin Doty
204 Caswell Drive
Gahanna, Ohio 43230

Colin Doty
204 Caswell Drive
Gahanna, Ohio 43230

Colin Doty
204 Caswell Drive
Gahanna, Ohio 43230



William McConnell <wmccconnell893@gmail.com>

AEP Research 893 Caroway Blvd, Gahanna, OH

2 messages

Tue, May 11, 2021 at 4:12 PM

Shelley E Jahn <sejahn@aep.com>

To: "wmccconnell893@gmail.com" <wmccconnell893@gmail.com>

Mr. McConnell,

What I understood from our conversation is a request for AEP to research any easements or facilities on your south property line. Attached is AEP's research for your address and the adjacent address at 204 Caswell. We do not show electric facilities on either side of the property line between these addresses. There is an electric easement at the rear/east property lines of these two lots. I included a photograph from google streetview of shed. The Hunters Ridge Section 15 Plat 81 Page 13 indicates a 30 foot building line on your west property but no platted easements.

If you have further concerns, please contact me.

**SHELLEY E JAHN | RIGHT OF WAY AGENT SR**

SEJAHN@AEP.COM | D:614.883.6864 | C:614.296.2152

700 MORRISON ROAD, GAHANNA, OH 43230

2 attachments

SniplImage.JPG
200K

1/2021

Gmail - AEP Research 893 Caroway Blvd, Gahanna, OH

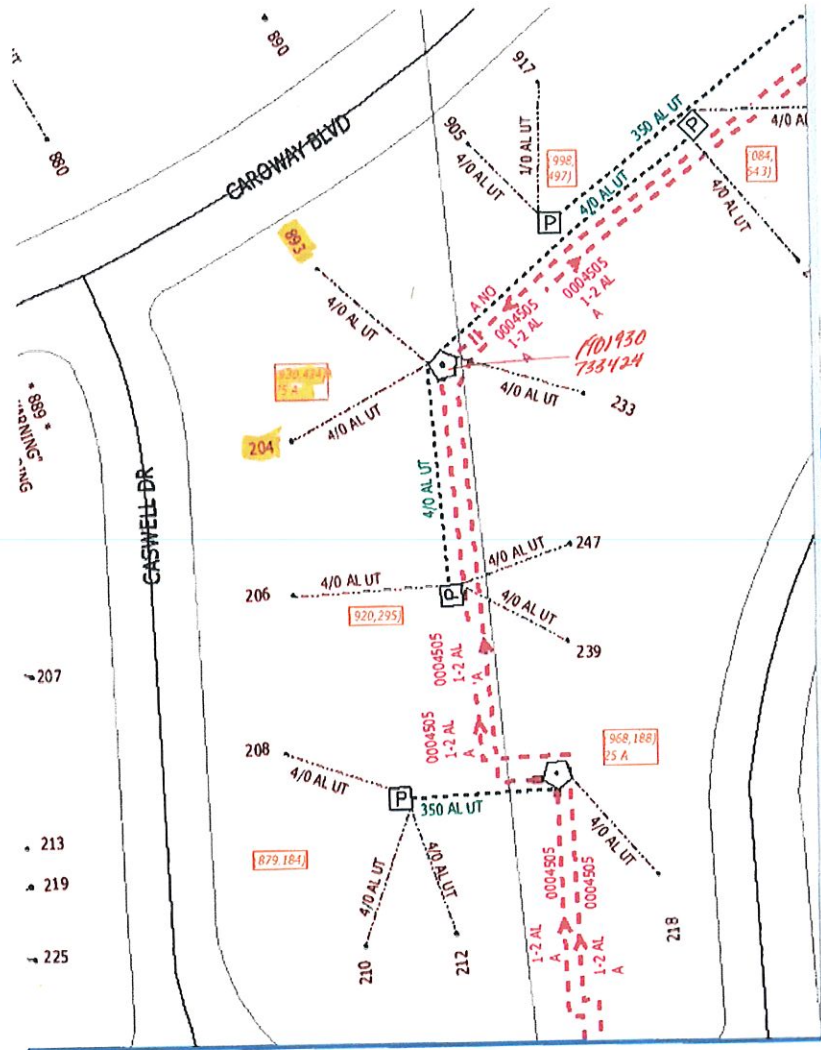


 **Scanned from a Xerox Multifunction Printer.pdf**
721K

William McConnell <wmccconnell893@gmail.com>
To: Shelley E Jahn <sejahn@aep.com>

Tue, May 11, 2021 at 10:42 PM

Thank you so much on. Your speedy response it is greatly appreciated.
Thanks again
Bill McConnell
[Quoted text hidden]



Tuesday, May 11, 2021 10:34 AM

27403A15

NO MAIL
ENVELOPE FURNISHED
COLUMBUS SOUTHERN POWER

9523-915.1(11-82)SE

Right Of Way and Easement

HOMWOOD CORPORATION

Hunter's Ridge Section 15

(Hereinafter called "Grantor(s)") in consideration of the sum of One Dollar (\$1.00), the receipt of which is hereby acknowledged, and other good and valuable consideration received from Columbus Southern Power Company (hereinafter sometimes call "Grantee") does hereby grant and convey unto the said Columbus Southern Power Company, its successors, assigns, lessees and licensees, so long as the same may be used, a right of way and easement for lines for the transmission and/or distribution of electric energy for any and all purposes for which electric energy is now, or may hereafter be used, together with the right to construct, either underground or overhead, all towers, poles, structures, and appurtenant wires, cables, conduits, manholes, anchors, grounding systems, counterpoises, communication circuits, equipment and all other apparatus and fixtures necessary, convenient or incidental to the use of said right of way and easement now and in the future and add to the number of wires, conduits, cables, anchors or other incidental equipment; and the right to construct, reconstruct, erect, operate, repair, maintain, use, relocate, enlarge, extend, remove and replace said facilities, and for the attachment and carrying of the wires and cables of other companies using electric energy in the conduct of their business, upon, over, under and through the following property situated in R. 16, T. 3, S. 16, E. 1, Sec. 3, Franklin, Survey, USHL, in the City of Sandusky, County of Franklin, and State of Ohio, and known as 36.0 acres, more or less, or lots as the same is more particularly described in the deed dated 3 March 1973 and recorded in Deed Book 3314, Page 359 from Ohio National Bank of Columbus to Equitable Development Corporation, aka Homewood Corporation, Recorder's Office, Franklin, County, Ohio. Part of the above described acreage is now a proposed subdivision to be known as Hunter's Ridge Section 15, a subdivision of lots 807 thru 835.

TIME 1 11 0 AM
RECORDER FRANKLIN CO., OHIO

SEE ATTACHED ADDENDUM AND RELATED DRAWING

SEP 8 1994

RICHARD B. METCALE, RECORDER

In the case of underground services, the Grantee is hereby granted the right and easement to install the necessary service facilities, which shall remain the property of the Grantee, from its distribution feeder lines, in such location or locations as may be necessary to serve with electric energy the building or buildings, existing or to be constructed on the subject property or lots.

If at any time the Grantee is required by the State Highway Department or any other governmental authority having control over highways to relocate said transmission and/or distribution line or any towers, poles, structures or above-mentioned appurtenances, then the Grantee may and is hereby granted the right to relocate said transmission and/or distribution line right of way and easement or any towers, poles, structures, or above-mentioned appurtenances along the existing highway or any highway established hereafter.

Said Grantee, its successors and assigns, by its employees and agents, shall have the right of ingress to and egress from said right of way and easement over property belonging to the Grantor(s) its heirs, successors or assigns.

Said right of way and easement includes the right to cut, trim, remove, and completely clear or otherwise control such trees, shrubbery, undergrowth or overhanging branches or other obstructions both within and without the limits of the right of way and easement as, in the opinion of such Grantee, may now or at any time hereafter interfere with the construction, use, maintenance or successful operation of said facilities and/or the transmission and/or distribution of electric energy thereby.

The Grantee hereby agrees to pay for damages to the stock, growing crops, fences, gates, drains, ditches, or structures of the Grantor(s) or the disturbance of seeded lawns done by the Grantee or its employees while engaged in the construction or maintenance of said electric energy line.

164595

The Grantor(s) shall have the right to use said right of way and easement for purposes not inconsistent with Grantee's full enjoyment of the rights hereby granted; however, Grantor, for Grantor and Grantor's heirs, successors, and assigns, agrees that they will not cause or permit any structure or building to be built or placed within the easement area; change the level of the ground by excavation or mounding without the written consent of the Grantee; drill or operate a well; maintain any pile or debris within the right of way or easement herein granted; interfere in any way with the lateral support of the towers, poles, or other structures placed by Grantee on said right of way or easement, nor permit any excavation deeper than eighteen (18) inches within said easement area except for utilities, but such utilities shall not interfere with the Grantee's right to locate, construct, operate, and maintain its facilities as herein granted.

Grantor has full power to convey this right of way and easement, and warrants and will defend the same against all claims by any persons.

Witness his hand this 18th day of August, 19 94.

Signed and acknowledged in the presence of:

John M. Sherrman
John M. Sherrman
John M. Sherrman
John M. Sherrman

HOMWOOD CORPORATION
by John M. Sherrman
title Vice President

7-374035

This instrument was prepared by Columbus Southern Power Company

89411

C.W.O.

Drawing No.

EASEMENT ADDENDUMSubdivisions

Said lines shall be constructed within the limits of certain strips of land, as shown and delineated by shaded areas upon the attached drawings and made a part hereof for the purpose of placing electric lines, both primary and secondary voltages, overhead and/or underground, to serve buildings and structures on the indicated property and to extend these electric lines to serve other properties as the need shall arise, together with the right to overhang above and/or be buried beneath the surface of the ground on any and all lots of said subdivision with service wires and/or cable, conduit, or conductor for the benefit of any other lots of said subdivision. In the case of overhead construction and in those situations where the distance from the rear lot line of the lots to the buildings is greater than 100 feet, the right is hereby granted to set poles along or near side lot lines and to overhang lots with wires in order to reduce the length of service to 100 feet or less.

The granting of this easement does not preclude the use of this easement area by water, sewer, gas, telephone, or television cable facilities.

With the granting of this easement, the owner and/or developer hereby consents to the Company installing underground lines, ducts, conduit and/or overhead lines within the limits of proposed streets and roadways as they are presently designed.

This document prepared by Columbus Southern Power Company.

74310

State Of Ohio Franklin County, SS:

Before, a Notary Public in and for said county and state, personally appeared the above named

Raymond

who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

In Witness Whereof, I have hereunto subscribed my name and affixed my official seal this 16th day of August, 19 94.



Theresa L. Rice, Notary Public
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 3/16/98

Commission Expires 3/16/98 day of March, 19 98.

State Of Ohio Franklin County, SS:

Before me a Notary Public in and for said county and state, personally appeared the above named

Columbus Southern Power Company

who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In Witness Whereof, I have hereunto subscribed my name and affixed my official seal this 16th day of August, 19 94.

Notary Public

Commission Expires 3/16/98 day of March, 19 98.

(The above form of acknowledgement is to be used if the Grantors are individuals.)

74310

Serial No. Recorder's File No.	TO	Columbus Southern Power Company	Right of Way and Easement	TRANSFER NOT NECESSARY SEP 8 1994 JOSEPH W. TESTA AUDITOR FRANKLIN COUNTY, OHIO	CONVEYANCE TAX EXEMPT JOSEPH W. TESTA FRANKLIN COUNTY AUDITOR
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Recorder

State of Ohio Franklin County, SS:

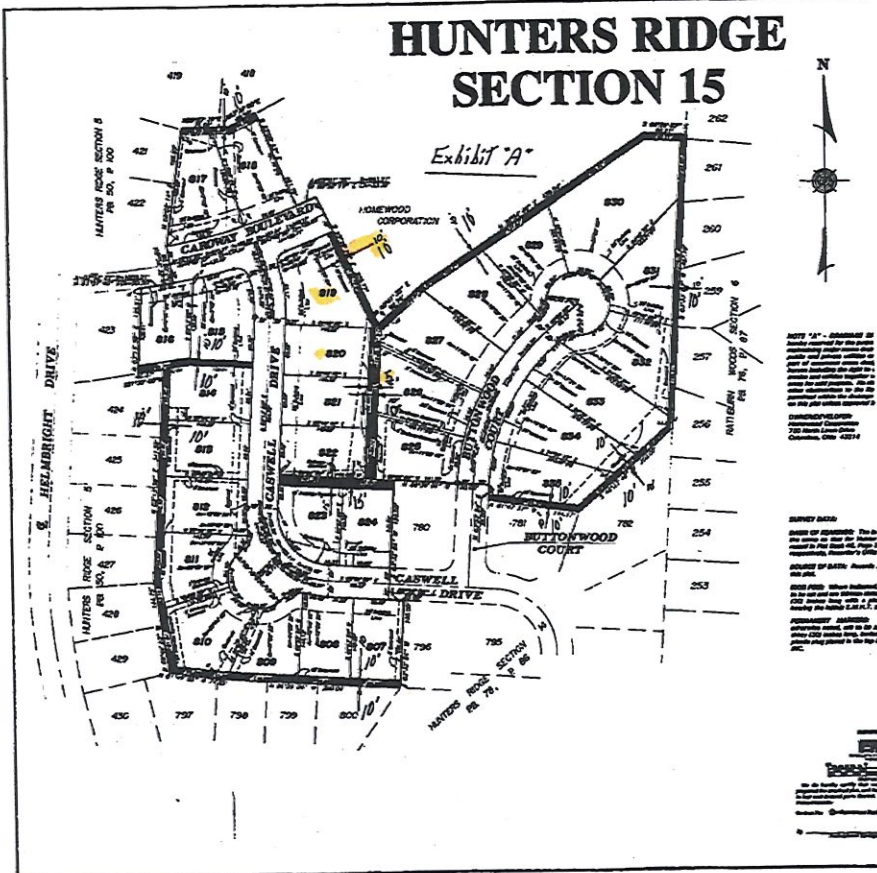
Personally came before me, this 16th day of August, 19 94, the above named Columbus Southern Power Company and they to me known to be the officers of the above named corporation, and by me duly sworn, did severally depose and say that they executed the foregoing instrument for and on behalf of said corporation as such officers, being duly authorized to do so, and further did severally depose and say that they are such officers of said corporation and that the seal affixed to said instrument is the seal of said corporation.

Notary Public

Commission Expires 3/16/98 day of March, 19 98.

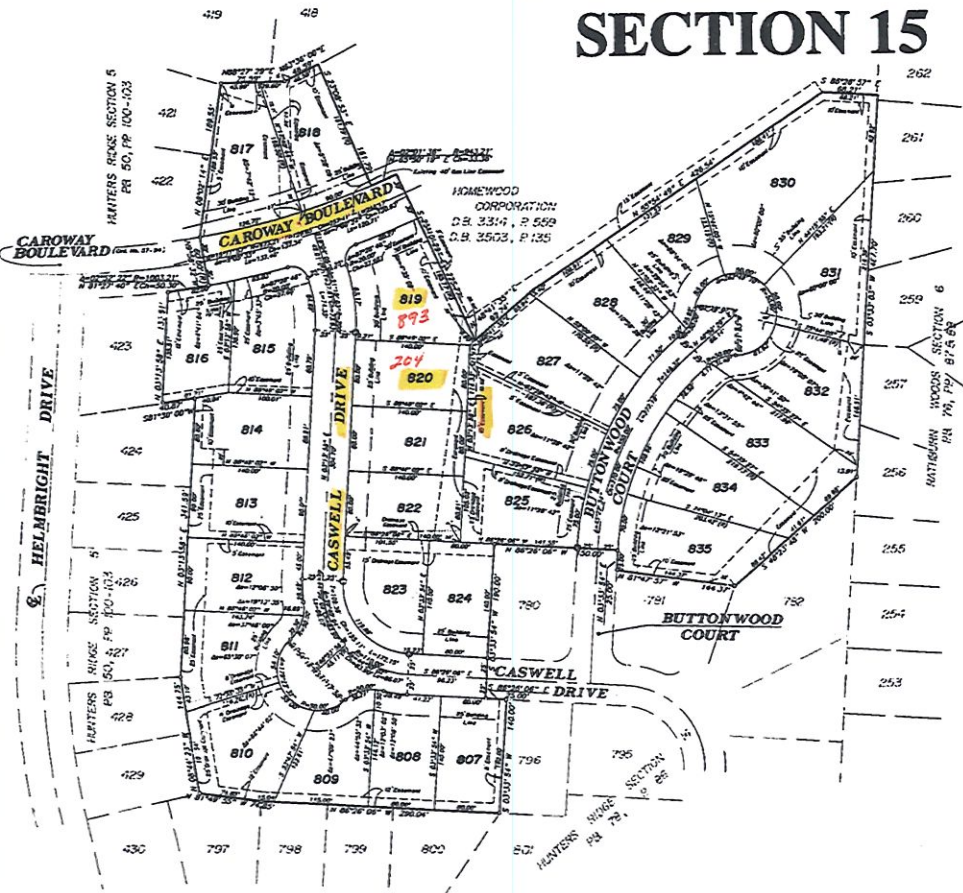
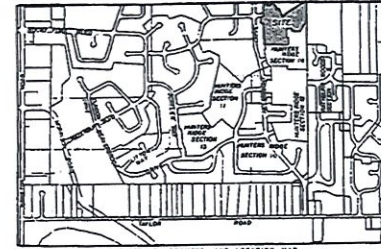
(This acknowledgement is to be executed if the Grantor is a corporation.)

7.1310



HUNTERS RIDGE SECTION 15

PLAT BOOK 81
PAGE 13



NOTE "A" - DRAINAGE EASEMENT: An easement is hereby reserved for the purpose of constructing, using and maintaining major sewer drains and other underground public and private utilities and easement works in any part of easement areas designated "Drainage Easement" herein including the right to clean, repair and care for said drains and utilities together with the right of access to said areas for said purposes. No above grade structures, ditches or other obstructions to the flow of water shall be permitted within the drainage easement areas as delineated on this plat unless approved by the Galena City Engineer.

OWNER/DEVELOPER:
HomeWood Corporation
750 North Lenoir Drive
Columbus, Ohio 43214

SURVEY DATA:

BASE OF BEARINGS: The bearing system for this plat is the same as that for Hunters Ridge Section 3 and 4 of record in Plat Book 46, Page 3 and Plat Book 46, Page 15, respectively, Recorder's Office, Franklin County, Ohio.

SOURCE OF DATA: Records shown in the plan and text of this plat.

IRON PINS: Where indicated, unless otherwise noted, are to be set and are thirteen sixteenths (13/16) inch I.D., thirty (30) inches long with a plastic plug placed in the top bearing the words L.M.H.S.T., INC.

PERMANENT MARKERS: Where indicated, unless otherwise noted, are to be set and are one (1) inch I.D., thirty (30) inches long, buried one (1) foot in depth with a plastic plug placed in the top bearing the words L.M.H.S.T., INC.



By E.M.H. Surveyor
Witness [Signature]



Recorded this 28th day of Oct 1974
By [Signature] Recorder

Plat Book 81 Page 13

Shaded in the State of Ohio, County of Franklin, City of Galena and in Quarter Township 2, Township 1, Range 16, Under State Military Lands, more or less, 11.263 acres of land, more or less, said 11.263 acres being part of Lots 1 and 2 of David Taylor Subdivision of record in Plat Book 1, Page 15, said 11.263 acres being comprised of parts of lands conveyed to Equitable Development Corp. by deeds of record in Plat Book 3214, Page 555, and Deed Book 1293, Page 513 and 517, and said Equitable Development Corp. now being HOMEWOOD CORPORATION as the result of a merger of record in Deed Book 3503, Page 135, all being of record in the Recorder's Office, Franklin County, Ohio.

The undersigned, HOMEWOOD CORPORATION, an Ohio corporation, by JOHN H. BARR, President, and GARY M. KLEBER, Vice President, duly authorized by its Board of Directors, does hereby certify that this plat correctly represents its "HUNTERS RIDGE SECTION 15", a subdivision containing lots numbered 807 to 835, both inclusive, does hereby accept this plat of same and dedicates to public use as such, all or parts of the Subdivided Court and Ohio, shown herein and not delineated hereon.

Examinations are returned, when indicated on the plat, for construction, operation and maintenance of all public and quasi public utilities above and beneath the surface of the ground and, where necessary, are for the construction, operation and maintenance of drainage easement connections to all adjacent lots and for utility water drainage. Examinations shown herein outside of the plat area, within those lands owned by the undersigned, are for the uses and purposes expressed herein.

In Witness Whereof, JOHN H. BARR and GARY M. KLEBER, as President and Vice President, respectively, of HOMEWOOD CORPORATION, have hereunto set their hand this 28th day of September, 1974.

Signed and acknowledged
in the presence of
[Signature] HOMEWOOD CORPORATION
By [Signature] President
[Signature] GARY M. KLEBER, Vice President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared JOHN H. BARR and GARY M. KLEBER, as President and Vice President, respectively, of HOMEWOOD CORPORATION, who acknowledged the signing of the foregoing instrument to be their voluntary act and deed and the voluntary act and deed of said HOMEWOOD CORPORATION, for the uses and purposes expressed therein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 28th day of September, 1974.

My Commission Expires 3-14-79
[Signature] Notary Public, State of Ohio

Approved this 28th day of Sept 1974
[Signature] City Engineer, Galena, Ohio

Approved this 3rd day of Oct 1974
[Signature] Vice Chairman, Planning Commission, Galena, Ohio

Approved and accepted this 28th day of Sept 1974, by Ordinance No. 14-74, wherein all of the Subdivided Court and Ohio dedicated herein are accepted in such by the Council for the City of Galena, Ohio. Approval of this plat shall become null and void unless recorded prior to March 1, 1975.

Mayor, [Signature] Galena, Ohio
City Engineer, [Signature] Galena, Ohio

Accepted for placing this 28th day of Oct 1974.
[Signature] Franklin County, Ohio

[Signature] Deputy Auditor, Franklin County, Ohio

Filed for record this 28th day of Oct 1974
[Signature] Recorder, Franklin County, Ohio

at 12:40 P.M. Fee \$25.00 File No. 197474

Recorded this 28th day of Oct 1974
[Signature] Deputy Recorder, Franklin County, Ohio




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

SHED PERMIT APPLICATION

Project/Property Address or Location: 893 Caroway Blvd		Project Name/Business Name (if applicable):	
Parcel ID No.(s): 025-010765-00	Current Zoning: SF-1	Total Acreage: .37	
Size of Shed: 10x12		Is the property a corner lot: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
APPLICANT Name (primary contact) -do <u>not</u> use a business name: William M McConnell		Applicant Address: 893 Caroway Blvd	
Applicant E-mail:		Applicant Phone No.: 614-269-3076	
BUSINESS Name (if applicable):			
Contractor Name: Alum Creek Garden Buildings		Gahanna Registration No.:	
E-Mail: www.alumcreeksheds.com		Phone No.: 614-395-4017	
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 Signature: 

Date: 3-30-21

INTERNAL USE

Zoning File No. _____

RECEIVED: _____

DATE: _____

PAID: _____

DATE: _____

CHECK#: _____



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

SHED PERMIT APPLICATION – SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY THE APPLICANT:

1. Review Gahanna Code for your property's zoning designation (visit www.municode.com)
2. Drawings & specifications to include:
 - Exact location of the shed
 - Dimension from the shed to the rear and side property lines
 - Full dimensions of the shed
3. Property plot plan or certified survey showing streets, structures, building lines & easements.
Note:
 - Plot plans can be found at www.franklincountyauditor.com/your-property.
 - Certified surveys can be found in the homeowners closing documents
4. Corner lots only – certified survey plan
5. Application fee (in accordance with the [Building & Zoning Fee Schedule](#))
6. Application & all supporting documents submitted in digital or hardcopy format
7. The applicant must contact the City of Gahanna, Zoning Division via email at Zoning@gahanna.gov or 614.342.4025 to schedule an inspection upon completion of installation

893 Caroway Blvd

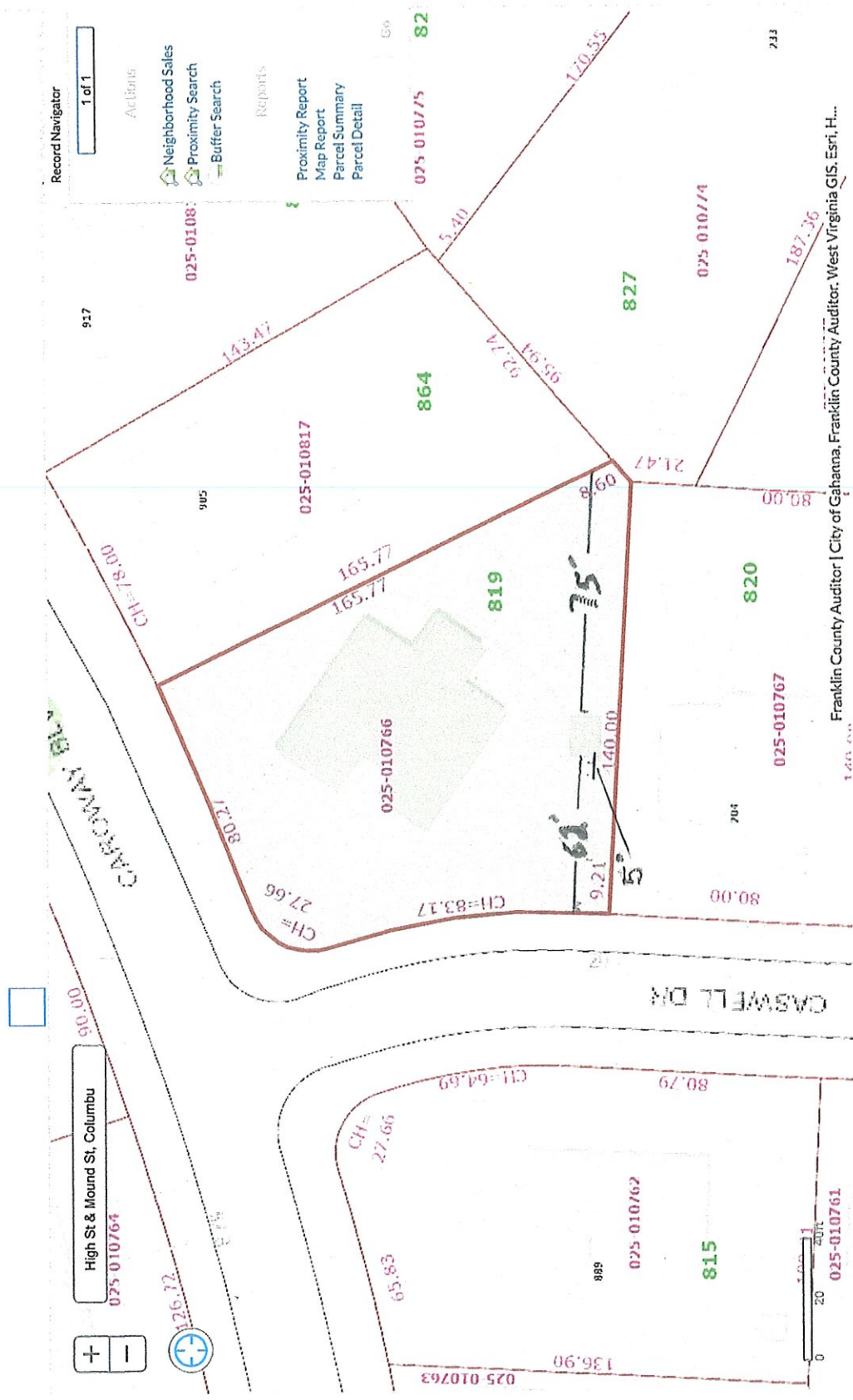
Shed:

The shed is 10 foot by 12 foot wood construction see attached sheet for details.

Location:

The shed is located 5 feet north of the south property line and 62 feet east of the west property line.

[Summary](#)
[Land Profile](#)
[Residential](#)
[Commercial](#)
[Improvements](#)
[Permits](#)
[Mapping](#)
[Sketch](#)
[Photo](#)
[StreetSmart](#)
[Aerial Photos](#)
[Transfers](#)
[BOR Status](#)
[CAUV Status](#)
[Tax & Payments](#)
[Tax Distribution](#)
[Tax Calculator](#)
[Value History](#)
[Rental Contact](#)
[Incentive Data](#)
[Quick Links](#)



Franklin County Auditor | City of Gahanna, Franklin County Auditor, West Virginia GIS, Esri, H...

June 16, 2021

Gahanna Zoning

Attn: Kelly Wicker

RE: Project 893 Caroway Blvd. Shed

Revised Submittal

Fire District

1. Has no objection.

Parks

2. No comment.

Community Development

3. There appears to be plenty of areas to move the shed and be in compliance with minimum setbacks. Also the property sloped from the rear towards the street. It is unclear how moving the shed 5', and therefore be in compliance with setbacks, would create ponding,

Response:

The yard slopes not only south to north but also east to west. There is an easement on the east side of the property for sewer and also utilities are on the east side as well. Where the shed is now located keeps it out of any ponding. Ponding does occur after moderate rains in front of the shed extending into the west side yard. The moving of the shed 5' would not put it in compliance. Moving the shed north and west would make it more accessible for break ins. Pictures are included to give more of a view of the property layout. I would like to know the reason for the setback on my property.

4. Understand the easement and setback, and now ask for a variance in the setback. Does the setback continue all the way through the property.

Engineering

5. The location of the shed does not conflict with any public utilities
6. The drainage pattern along the south property line is East to West.
Drainage from the south property line is also South to North.


The shed does not obstruct any views for the neighbors. It is a well constructed unit, painted and matches the house.

The shed is not in a building setback, as that setback is along the west property line per Hunters Ridge Section 15 Plat 81 Page 13.

Sincerely



William M. McConnell
893 Caroway Blvd.



2 Ft. drop to
Property line

06.15.2021



water pools in
here after
heavy rain

06.15.2021



water pools in
here after heavy
rain 06.15.2021

Sewer line and
utilities run
thru this area

SE Corner

4ft. drop to
the fence

06.16.2021



July 9, 2021

William M Portia S McConnell
893 Caroway Blvd
Gahanna, OH 43230

RE: Project 893 Caroway Blvd
893 Caroway Blvd

Dear William M Portia S McConnell:

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

Fire District

1. The Fire Division has no objection to the Variance for the shed. This type of variance is not referenced in the 2017 Ohio Fire Code.

Parks

2. No Comment Per Julie Predieri

Engineering

3. Informational Comment - The proposed location of the shed does not conflict with any public utilities.
4. The drainage pattern along the southern property line is from East to West. Minor grading may be needed to maintain positive drainage around the shed.

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 rear yard for a shed at 893 Caroway Blvd. The property is zoned Planned Unit Development (PUD) which requires a 10' rear yard setback for properties of this size (lot size dictates setback requirements). The applicant is requesting a five foot setback as the slope of the rear yard and drainage prevents the shed from being located consistent with code.

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.

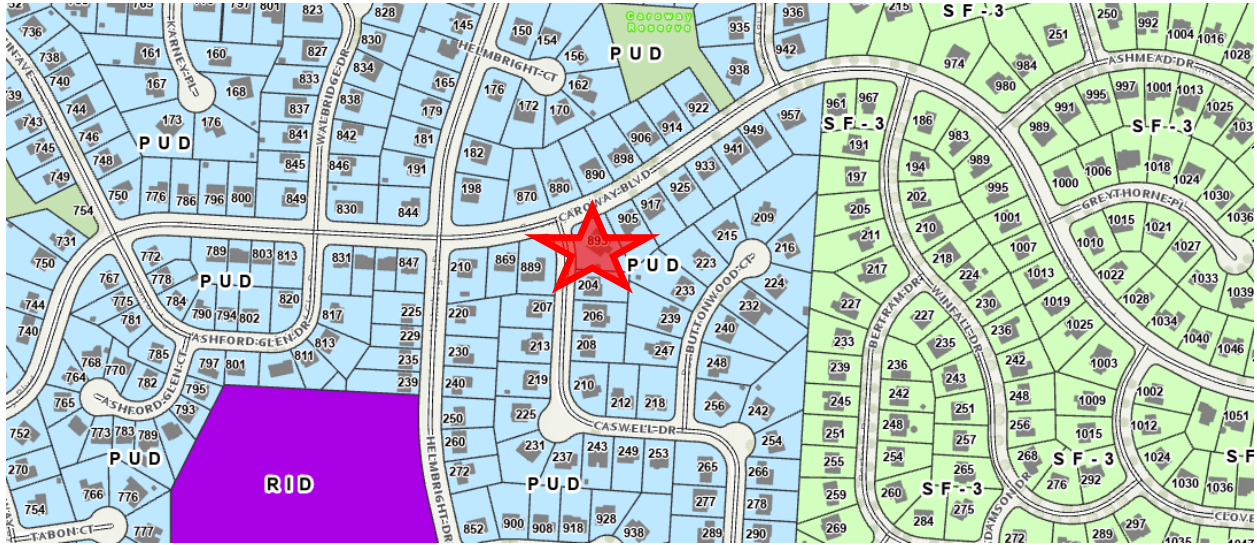
Staff Comments

The variance is being filed because of code enforcement action. The shed was installed in 2018 and, according to the application, he was told no permit was needed. Sheds have always required permitting. The requirements in 2018 were that all sheds, regardless of size, required a building permit.

Staff did drive by the property and noticed some sloping from the rear of the property towards Caswell Dr. GIS mapping indicates that the property slopes approximately 4' from east to west. This is more slope than some properties but not an overly rare occurrence. In fact, an adjacent property, 223 Buttonwood Ct, has a similarly sloping property. Their shed is located within the rear yard and meets required setbacks.

It is staff's opinion that there are areas on the property where the shed may be located that meets setbacks, however, the current location of the shed does not appear to be causing any nuisance. The shed has been up for a few years without complaint. The code enforcement action originated from code enforcement patrols and not from a neighborhood complaint.

Location/Zoning Map



2019 Street View Image



Respectfully Submitted By:
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Director of Planning