

New Albany Board of Zoning Appeals Agenda

July 26, 2021 7:00pm

Members of the public can attend the meeting in person at New Albany Village Hall at 99 West Main Street or via Zoom Webinar from your computer, tablet or smartphone.

Join this meeting on your computer, tablet or smartphone.

https://us02web.zoom.us/j/81484846340 Or dial in using your phone: 646-558-8656 Access Code: 814-8484-6340

Information and directions for logging into this meeting can be found at www.newalbanyohio.org

- I. Call To Order
- II. Roll Call
- **III.** Action of Minutes: June 28, 2021
- IV. Additions or Corrections to Agenda

Swear in All Witnesses/Applicants/Staff whom plan to speak regarding an application on tonight's agenda. "Do you swear to tell the truth and nothing but the truth".

- V. Hearing of Visitors for Items Not on Tonight's Agenda
- VII. Cases:

VAR-70-2021 Variance

Variance to C.O. 1165.04(b)(3)(b) to allow a deck to be located in a platted easement at 7034 Dean Farm Road (PID: 222-002246)

Applicant: Suncraft Corporation, Inc c/o James Knox

- VIII. Other Business
- IX. Poll members for comment
- X. Adjournment



New Albany Board of Zoning Appeals met in the Council Chamber of Village Hall, 99 W. Main Street and was called to order by Board of Zoning Appeals Chair, Ms. Wiltrout, at 7:00 p.m.

Those answering roll call:

Ms. Andrea Wiltrout	Present
Mr. Everett Gallagher	Present
Mr. Kirk Smith	Present
Ms. Kerri Mollard	Absent
Mr. Shaun LaJeunesse	Present
Ms. Marlene Brisk)	Present

(Mr. Smith, Ms. Mollard, Mr. LaJeunesse, and Ms. Brisk present via Zoom.com).

Staff members present: Steven Mayer, Development Services Coordinator; Chris Christian, Planner; and Josie Taylor, Clerk (via Zoom.com).

Moved by Mr. Gallagher to approve the May 24, 2021 meeting minutes, seconded by Ms. Wiltrout. Upon roll call: Mr. Gallagher, yea; Ms. Wiltrout, yea; Mr. Smith, yea; Mr. LaJeunesse, yea; Ms. Mollard, yea. Yea, 5; Nay, 0; Abstain, 0. Motion carried by a 5-0 vote.

Ms. Wiltrout swore in those speaking before the Board of Zoning Appeals (hereafter, "BZA") this evening to tell the truth and nothing but the truth.

Ms. Alison Reis swore to tell the truth and nothing but the truth.

Ms. Wiltrout asked if anyone wanted to discuss items not on tonight's Agenda. (No response).

VAR-51-2021 Variance

Variance to C.O. 1165.04(b)(3)(c) to allow a deck to be located 6 feet from the side property line where code requires a minimum 10 foot setback.

Applicant: Archadeck of Columbus, c/o Keith Moelle

- Mr. Christian presented the staff report.
- Ms. Wiltrout asked the applicant to provide comments on the application.
- Ms. Alison Reis, owner of the property, discussed the application and reasons for the request.
- Mr. Gallagher asked if Ms. Reis if she had obtained letters from all surrounding neighbors.
- Ms. Reis stated they had obtained approval from all of the surrounding neighbors.
- Mr. Smith asked staff to discuss the screening in the conditions and what it would look like.
- Mr. Christian stated that if a deck was more than two (2) feet above grade then the exposed deck area needs to be screened.
- Ms. Mollard stated the illustration showed wood screening.

Mr. Christian stated it did look like that.

Ms. Mollard asked the applicant if the intent was to use wood as screening.

Ms. Reis stated it was the intent.

Ms. Mollard asked if any additional landscaping would be put in.

Ms. Reis stated no.

Mr. LaJeunesse asked if Code requirements would differ if this had been a patio.

Mr. Christian stated that if this had been an at grade patio then there would only have needed to be a five (5) foot setback from the side property line.

Ms. Wiltrout asked if the home was within the setback.

Mr. Christian stated yes, the home was only required to be setback five (5) feet from the side property line.

Ms. Wiltrout asked how large the requested variance on this was.

Mr. Christian stated it would be four (4) feet closer but it was in line with the home.

Moved by Mr. Gallagher to accept the staff report for VAR-51-2021 into the record, seconded by Mr. Smith. Upon roll call vote: Mr. Gallagher, yea; Mr. Smith, yea; Mr. LaJeunesse, yea; Ms. Mollard, yea; Ms. Wiltrout, yea. Yea, 5; Nay, 0; Abstain, 0. Motion carried by a 5-0 vote.

Moved by Mr. LaJeunesse to approve application VAR-51-2021, seconded by Ms. Mollard. Upon roll call vote: Mr. LaJeunesse, yea; Ms. Mollard, yea; Mr. Smith, yea; Mr. Gallagher, yea; Ms. Wiltrout, yea. Yea, 5; Nay, 0; Abstain, 0. Motion carried by a 5-0 vote.

VAR-52-2021 Variances

Variances to C.O. 1165.04 to allow a detached accessory structure to be largerthan 1,600 square feet, taller than code allows and to be constructed of metal at 5840 Kitzmiller Road (222-001963-00).

Applicant: Kyle Homan

Mr. Christian stated the applicant had withdrawn the application.

Other Business

Ms. Wiltrout asked if there was any other business.

Mr. Mayer stated that as of July 1 there would no longer be virtual meetings and all board and commission members would need to be present at Village Hall.

Ms. Wiltrout adjourned the meeting.

Meeting adjourned at 7:13 p.m.

Submitted by Josie Taylor.

APPENDIX



Board of Zoning Appeals Staff Report June 28, 2021 Meeting

5693 JERSEY DRIVE DECK SETBACK VARIANCE

LOCATION: 5693 Jersey Drive (PID: 222-003078-00)
APPLICANT: Archadeck of Columbus, c/o Keith Moeller

REQUEST: (A) Variance to C.O. 1165.04(b)(3)(c) to allow a deck to be located 6 feet

away from the side property line where city code requires a 10-foot setback.

ZONING: New Albany Links C-PUD

STRATEGIC PLAN: Residential APPLICATION: VAR-51-2021

Review based on: Application materials received on May 24, 2021

Staff report prepared by Chris Christian, Planner.

I. REQUEST AND BACKGROUND

The applicant requests a variance to construct a new 280 square foot deck with an 8-foot-tall freestanding pergola. The variance is to C.O. 1165.04(b)(3)(c) to allow a deck to be located 6 feet away from the side property line where city code requires a minimum 10-foot setback.

II. SITE DESCRIPTION & USE

The 0.15 acre property is located within the New Albany Link subdivision and contains a single family home. The surrounding properties are located within the same subdivision and contain residential uses.

III. ASSESSMENT

The application complies with application submittal requirements in C.O. 1113.03, and is considered complete. The property owners within 200 feet of the property in question have been notified.

Criteria

The standard for granting of an area variance is set forth in the case of Duncan v. Village of Middlefield, 23 Ohio St.3d 83 (1986). The Board must examine the following factors when deciding whether to grant a landowner an area variance:

All of the factors should be considered and no single factor is dispositive. The key to whether an area variance should be granted to a property owner under the "practical difficulties" standard is whether the area zoning requirement, as applied to the property owner in question, is reasonable and practical.

- 1. Whether the property will yield a reasonable return or whether there can be a beneficial use of the property without the variance.
- 2. Whether the variance is substantial.

- 3. Whether the essential character of the neighborhood would be substantially altered or adjoining properties suffer a "substantial detriment."
- 4. Whether the variance would adversely affect the delivery of government services.
- 5. Whether the property owner purchased the property with knowledge of the zoning restriction.
- 6. Whether the problem can be solved by some manner other than the granting of a variance.
- 7. Whether the variance preserves the "spirit and intent" of the zoning requirement and whether "substantial justice" would be done by granting the variance.

Plus, the following criteria as established in the zoning code (Section 1113.06):

- 8. That special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same zoning district.
- 9. That a literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Ordinance.
- 10. That the special conditions and circumstances do not result from the action of the applicant.
- 11. That granting the variance requested will not confer on the applicant any special privilege that is denied by the Zoning Ordinance to other lands or structures in the same zoning district.
- 12. That granting the variance will not adversely affect the health and safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.

III. EVALUATION

(A) Variance to C.O. 1165.04(b)(3)(c) to allow a deck to be located 6 feet away from the side property line where city code requires a 10-foot setback.

The following should be considered in the Board's decision:

- 1. The applicant proposes to construct a 280 square foot deck, attached to the rear of the home. A 8 foot tall freestanding pergola is on top of the deck. The deck is setback approximately 6 feet from the side property line. C.O. 1165.04(b)(3)(c) states that recreational amenities, which includes decks (covered or uncovered), shall be setback at least 10 feet from any rear or side property line, therefore a variance is required.
- 2. According to a survey provided by the applicant, the home is located approximately 6 feet away from the side property line. The required side yard setback for the home is 5 feet. The applicant's intent is to have the deck located at their back door and in line with the side elevation of the home so the deck is the same distance as the home to the property line.
- 3. The variance does not appear to be substantial and meets the spirit and intent of the code requirement. The intent of the code requirement is to ensure a physical separation between recreational structures, such as a deck, and other residentially used properties. The applicant is meeting this intent by matching the setback of the home which is 6 feet from this side property line.
- 4. It appears there are special conditions and circumstances that exist which are peculiar to the structure involved. The home's back door is located three feet from the corner of house. This results in a portion of the door being 9 feet from the side property line so in this case the side yard setback is greater than the distance to the door. If the applicant were to follow the side yard requirements, the deck couldn't expand the entire length of the doorway which is not desirable from a design or functional standpoint.
- 5. It appears that the essential character of the neighborhood will not be substantially altered if the variance is granted. The property is surrounded by residentially zoned and used properties, some of which also contain similar recreational structures that are built this close to their property lines. Additionally, the applicant has obtained a letter of support from the adjacent property owner where the encroachment is proposed and the letter is included in the application packet.

- 6. C.O. 1165.04 also requires the area under decks to be screened if they are more than 2 feet above grade to provide additional screening from offsite view. Staff recommends a condition of approval that the area underneath the deck be screened if it is more than 2 feet above grade. The remaining 6 feet between the deck and the side property line as well as the 17 feet from the rear property line appears to be enough space to install landscaping if another building material such as lattice is not used to meet this code requirement.
- 7. It appears that granting the variance will not adversely affect the health and safety of persons residing in the vicinity.
- 8. Granting the variance would not adversely affect the delivery of government services.

IV. RECOMMENDATION

Staff recommends approval of the variance request with conditions. The intent of the setback requirement is to ensure a physical separation between recreational structures, such as a deck, and other residentially used properties. The request meets the spirit and intent of this requirement and does not appear to be substantial as the proposed encroachment matches the setback of the current home. The essential character of the immediate area will not be impacted as other code requirements, such as screening will have to be met and adjacent properties also have similar recreational structures located on them that are this close to the side property lines.

V. ACTION

Should the Planning Commission find that the application has sufficient basis for approval, the following motion would be appropriate (conditions may be added):

Move to approve application VAR-51-2021 with the following condition:

1. The area underneath the deck must be screened if it is more than 2 feet above grade, subject to staff approval.



Source: Google Earth



Board of Zoning Appeals Memo June 28, 2021 Meeting

5840 KITZMILLER ROAD ACCESSORY STRUCTURE VARIANCES

LOCATION: 5840 Kitzmiller Road (PID: 222-001963)

APPLICANT: Kyle Homan
REQUEST: Variances
STRATEGIC PLAN: Residential
ZONING: Agricultural (AG)
APPLICATION: VAR-52-2021

Staff memo prepared by Chris Christian, Planner

After the June 28th Board of Zoning Appeals agenda was published, the applicant requested to withdraw the application. No further action is needed from the board regarding this case.



COMMUNITY CONNECTS US

Board of Zoning Appeals Staff Report July 26, 2021 Meeting

7034 DEAN FARM ROAD EASEMENT VARIANCE

LOCATION: 7034 Dean Farm Road (PID: 222-002246)
APPLICANT: Suncraft Corporation Inc. c/o James Knox

REQUEST: Variance to C.O. 1165.04(b)(3)(b) to allow a deck to encroach a platted

easement by 6 feet

ZONING: New Albany Links C-PUD

STRATEGIC PLAN: Residential APPLICATION: VAR-70-2021

Review based on: Application materials received on June 29, 2021

Staff report prepared by Chris Christian, Planner.

I. REQUEST AND BACKGROUND

The applicant requests a variance to C.O. 1165.04(b)(3)(b) to allow a deck to encroach 6 feet into a platted easement.

II. SITE DESCRIPTION & USE

The 0.21 acre property is located in section 1 of the New Albany Links subdivision and contains a single family residential home that was built in 1999. The property is surrounded by single family residential homes and backs onto open space that is owned by the city.

III. ASSESSMENT

The application complies with application submittal requirements in C.O. 1113.03, and is considered complete. The property owners within 200 feet of the property in question have been notified.

Criteria

The standard for granting of an area variance is set forth in the case of Duncan v. Village of Middlefield, 23 Ohio St.3d 83 (1986). The Board must examine the following factors when deciding whether to grant a landowner an area variance:

All of the factors should be considered and no single factor is dispositive. The key to whether an area variance should be granted to a property owner under the "practical difficulties" standard is whether the area zoning requirement, as applied to the property owner in question, is reasonable and practical.

- 1. Whether the property will yield a reasonable return or whether there can be a beneficial use of the property without the variance.
- 2. Whether the variance is substantial.
- 3. Whether the essential character of the neighborhood would be substantially altered or adjoining properties suffer a "substantial detriment."
- 4. Whether the variance would adversely affect the delivery of government services.
- 5. Whether the property owner purchased the property with knowledge of the zoning restriction.

- 6. Whether the problem can be solved by some manner other than the granting of a variance.
- 7. Whether the variance preserves the "spirit and intent" of the zoning requirement and whether "substantial justice" would be done by granting the variance.

Plus, the following criteria as established in the zoning code (Section 1113.06):

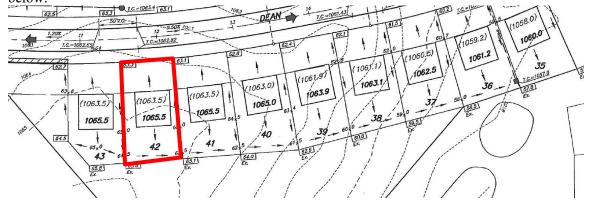
- 8. That special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same zoning district.
- 9. That a literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Ordinance.
- 10. That the special conditions and circumstances do not result from the action of the applicant.
- 11. That granting the variance requested will not confer on the applicant any special privilege that is denied by the Zoning Ordinance to other lands or structures in the same zoning district.
- 12. That granting the variance will not adversely affect the health and safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.

III. EVALUATION

Variance to C.O. 1165.04(b)(3)(b) to allow a deck to be located within a platted easement. The following should be considered in the Board's decision:

- 1. Codified Ordinance Section 1165.04(b)(3)(b) states that decks and other recreational amenities are not permitted to be located in an easement. According to the final plat for the subdivision, there is an existing 15-foot general utility easement that extends from the rear property line. According to the engineering plans for the subdivision, the easement provides a route for surface stormwater drainage for 9 properties along this section of the road.
- 2. The applicant is requesting a variance to allow a deck to encroach 6 feet into the easement. The deck has an area of 396 sq. ft. and half of that area will function as a screened in porch.
- 3. In October 2019, modifications to section 1165 of the city's Codified Ordinances were approved by City Council. The modifications included adding provisions that decks, patios and other recreational amenities are not permitted to be installed in easements. By adding this prohibition, a property owner can now request a variance. Prior to the adoption of these code modifications city code was silent on easements, and decks and similar at-grade encroachments into easements where regulated only by plat notes which typically state encroachments could only be approved by the city engineer. Plat notes provide no other mechanism for relief via a public process. The intent of this requirement is to protect property owners and to add an extra level of review for these types of encroachment requests.
- 4. Based on aerial imagery of the property, it appears that there is an existing patio at the rear of the home that encroaches into the easement. There are no records of a permit being issued for the patio. Since the existing patio was present prior to the code update, a variance for it is not required but it is considered existing, non-forming according to city code and cannot be made to be more non-conforming.
- 5. The variance request does not appear to be substantial. The city's engineering staff reviewed the application and confirmed that there are no public utilities installed in the easement. According to the approved engineering plans for the subdivision, this easement runs along the rear property line of 9 homes along this section of Dean Farm Road and

provides stormwater drainage for the properties north into an inlet as shown in the picture below.



- According to these plans, a portion of the stormwater (surface runoff) on neighboring lot 43 drains into this site which then drains into the next and so on until it reaches a stormwater inlet located on further north on the property lines between lots 36 and 35.
- O The applicant states that the deck will sit 3 feet above grade on posts in order to not negatively impact stormwater drainage. C.O. 1165.04 also requires the area under decks to be screened if they are more than 2 feet above grade to provide additional screening from offsite view. Staff recommends a condition of approval that the area underneath the deck be screened in accordance with city code.
- 6. The variance request appears to meet the spirit and intent of the zoning requirement which is to provide protection for property owners in the event that the city or a private utility provider must gain access to the easement. While the applicant proposes to install the deck within the easement, it will not be installed above any existing public utility lines. If a patio or another structure is installed in an easement and the city or another utility provider needs to access the easement, the deck or other structure may be taken down or partially removed in order to access utilities and the property owner is responsible for the expense of replacing or repairing the structure. Staff recommends a condition of approval that the homeowner enter into a hold harmless agreement (or similar legal mechanism to be determined by the city engineer and/or attorney) specifying that the property owner, and not the city, is responsible for any damages to the deck in the event that a public or private utility provider needs to access the easement area prior to the issuance of a building permit and any impacts to neighboring surface drainage must is the responsibility of the homeowner to address.
- 7. It appears that granting the variance will not adversely affect the health and safety of persons residing in the vicinity.
- 8. Granting the variance would not adversely affect the delivery of government services. The city's engineering staff reviewed the application and determined that there are no public utilities installed in the easement area. Additionally, the hold harmless agreement will ensure that the city bears no responsibility for any damages to the deck if utilities need to be installed within the easement area in the future.

IV. RECOMMENDATION

Staff recommends approval of the variance application should the Board of Zoning Appeals finds that the application has sufficient basis for approval. While the applicant proposes to install a deck within a platted easement, there are no public utilities installed within it. The hold harmless agreement ensures that the applicant is aware that the city is not responsible for any damages to the deck in the event that the easement area has to be accessed in the future and further ensures that the spirit and intent of the requirement is being met and the delivery of government services will not be negatively impacted.

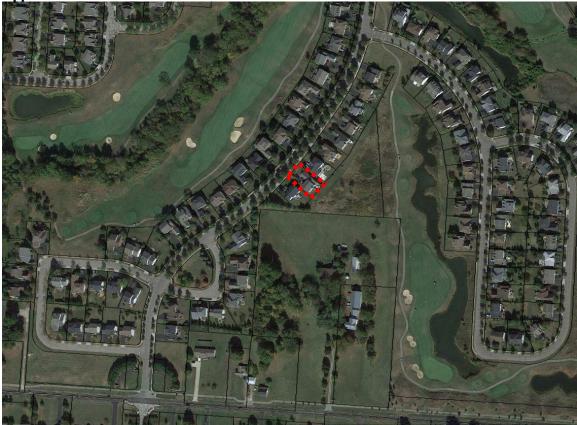
V. ACTION

Should the Board of Zoning Appeals find that the application has sufficient basis for approval, the following motion would be appropriate (conditions may be added):

Move to approve application VAR-70-2021 with the following condition (conditions of approval may be added).

- 1. The area underneath the deck must be screened in accordance with city code.
- 2. The homeowner enter into a hold harmless agreement (or similar legal mechanism to be determined by the city engineer and/or attorney) specifying that the property owner, and not the city, is responsible for any damages to the deck in the event that a public or private utility provider needs to access the easement area prior to the issuance of a building permit and any impacts to neighboring surface drainage must is the responsibility of the homeowner to address.

Approximate Site Location:



Source: Google Earth

Permit #	
Board	
Mtg. Date	



Community Development Planning Application

	Site Address 7034 Dean Farm	Road	
	Parcel Numbers 222 - 002246	·	
	Acres _0.21	# of lots created	
Project Information	□□Plat □□Lot Changes □□Minor Commercial Subdivision □□Vacation ϪWariance □□Extension Request	Preliminary Final Preliminary Final Combination Split Easement Amendment (rezoning)	Comprehensive Amendment Adjustment Street Text Modification 15' rear yard drainage
Contacts	Applicant's Name: Address: City, State, Zip: Phone number: Suncr 122 W. Joh Gahanna, C (614)475-000	Road OH, 43054 raft Corporation, unstown Road OH 43230	Pow
Signature	Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete. Signature of Owner Signature of ApplicantSuncraft Corp., Inc. by Date: 629.202		

Amnagl			250.00	
Appeal Certificate of Appr	ronrioteness		250.00	
Certificate of Appi		two family residential	100.00	
	_	•	300.00	
	ARB – All other residential or commercial ARB - Signage		75.00	
Conditional Use	7 HO - Dignage		600.00	
	- Preliminary PUD	or Comprehensive		
Bevelopment i ian	Planning fee	First 10 acres	750.00	
	3	Each additional 5 acres or part thereof	50.00 / each	
	Engineering fee	1-25 lots	155.00 / each	
	0 0	Minimum fee	1000.00	
	Engineering fee	26 – 50 lots	3875.00	
	0 0	Each additional lot over 26	75.00 / each	
	Engineering fee	Over 51 lots	5750.00	
	8	Each additional lot over 51	50.00 / each	
Development Plan	– Final PUD			
•	Planning fee	First 10 acres	650.00	
		Each additional 5 acres or part thereof	50.00	
	Engineering fee	1-25 lots	N	
		(minimum fee \$1,000.00)	155.00 / each	
	Engineering fee	26 – 50 lots	3875.00	
		Each additional lot over 26	75.00 / each	
	Engineering fee	Over 51 lots	5750.00	
		Each additional lot over 51	50.00 / each	
Development Plan – Non-PUD			300.00	
•	/ Text Amendment		600.00	
Plat – Road Prelim	•		,	
	Planning fee		350.00	
	Engineering fee	no lots on either side of street	1.00 / LF	
		lots on one side of street	.50 / LF	
		Minimum fee	1,000.00	
Plat – Road Final				
·	Planning fee		350.00	
	Engineering fee	no lots on either side of street	1.00 / LF	
		lots on one side of street	.50 / LF	
		Minimum fee	1,000.00	
Plat – Subdivision Preliminary				
	Planning		650.00	
}		Plus each lot	50.00 / each	
	Engineering fee	1-25 lots	15500/	
	Engineering for	(minimum fee \$1,000.00)	155.00 / each	
	Engineering fee	26 – 50 lots	3875.00	
	Engineering for	Each lot over 26	75.00 / each	
	Engineering fee	Over 51 lots Each lot over 51	5750.00	
		Each lot over 51	50.00 / each	

Plat – Subdivision Final				
I	Planning		650.00	
		Plus each lot	15.00 / each	
E	Engineering fee	1-25 lots		
		(minimum fee \$1,000.00)	155.00 /each	
F	Engineering fee	26-50 lots	3875.00	
		Each lot over 26	75.00 / each	
I	Engineering fee	Over 51 lots	5750.00	
		Each lot over 51	50.00 / each	*
Lot Changes			200.00	
Minor Commercial S	Subdivision		200.00	
Vacation (Street or E	asement)		1200.00	-
Variance				
Non-single	family, commercia	l, subdivision, multiple properties	600.00	
Single Family residence		250.00	\$250.00	
In conjunction with Certification of Appropriateness			100.00	
Extension Request			0.00	
Zoning				
· · · · · J	Rezoning - First 10	acres	700.00	
, ' , x		Each additional 5 acres or part thereof	50.00 / each	
	Rezoning to Rocky	Fork Blacklick Accord	250.00	
-	Text Modification		600.00	
Easement Encroachn	nent		800.00	

Easy Peel Address Labels Bend along line to expose Pop-up Edd

Kenneth & Nicole Parker 7034 Dean Farm Road New Albany, OH 43054

Brian Downey 7031 Dean Farm Road New Albany, OH 43054

Sunil Bhat 7039 Dean Farm Road New Albany, OH 43054

Lucia Nelson 7036 Dean Farm Road New Albany, OH 43054

Robert Dean 7215 Bevelhymer Road New Albany, OH 43054 Sridhar Kangala 7027 Dean Farm Road New Albany, OH 43054

Martin Wengel 7035 Dean Farm Road New Albany, OH 43054

Jie Zhang 7041 Dean Farm Road New Albany, OH 43054

Matthew Dennis 7038 Dean Farm Road New Albany, OH 43054

New Albany Links Golf Club

Christopher Helten 7029 Dean Farm Road New Albany, OH 43054

Parvinder Singh 7037 Dean Farm Road New Albany, OH 43054

Jason Jones 7030 Dean Farm Road New Albany, OH 43054

Terence Meier 7040 Dean Farm Road New Albany, OH 43054

VARIANCE STATEMENT 7034 Dean Farm Road

We hereby request a variance to add a screen porch and deck on the rear of the existing house.

The zoning for this neighborhood is CPUD, which this lot has a 15' drainage easement along the rear of the property that adjoins to a reserve area of New Albany Links.

The lot is narrow in comparison with lots in other sections of New Albany Links, and with this lot situated on a main road in the development, there is a 40' building line for the front of the property. Many of the other lots in adjacent sections have 25' and 30' building lines. The house is of forward garage design — the house sits further to the rear of the property than close to the front. The rear yard area of property is smaller than many other properties in the subdivision. This does not allow for much room for additional space to be added to the home.

We hereby request a variance to encroach 6' into the drainage easement. The proposed porch and deck is on posts and will be approximately 3 feet above grade. The existing drainage of the lot will not be restricted by the addition of porch and deck. Also, there are no neighbors at the rear of the property that will feel "crowded" by the porch and deck being close to them.

The variance is requested so that the homeowners can enjoy outdoor space on their property like their neighbors do.

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:

James Knox

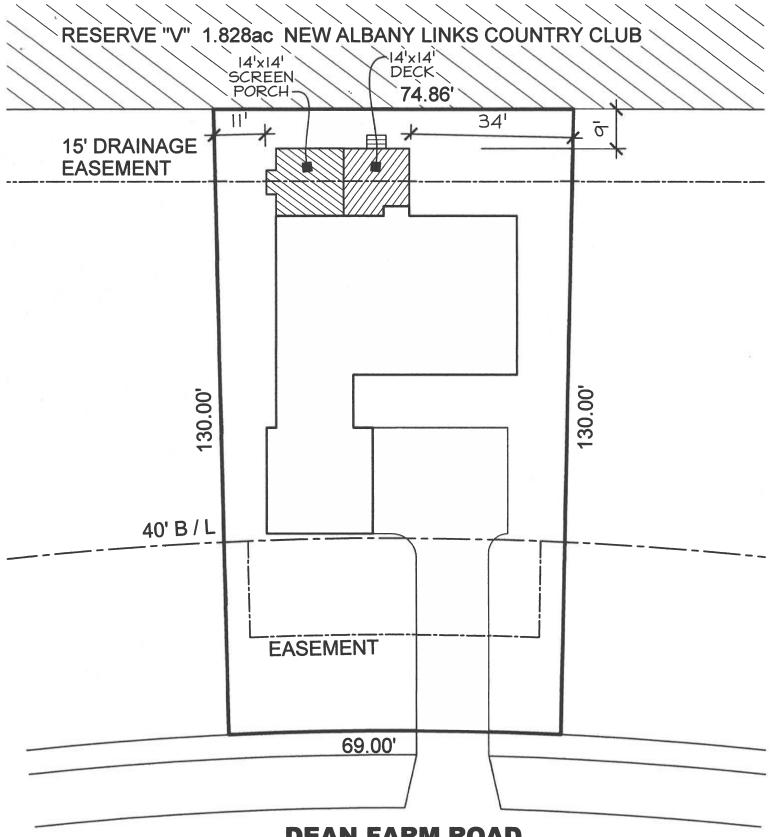
Permit Coordinator

Suncraft Corporation, Inc.

122 W. Johnstown Road

Gahanna, OH 43230

(614)475-0000

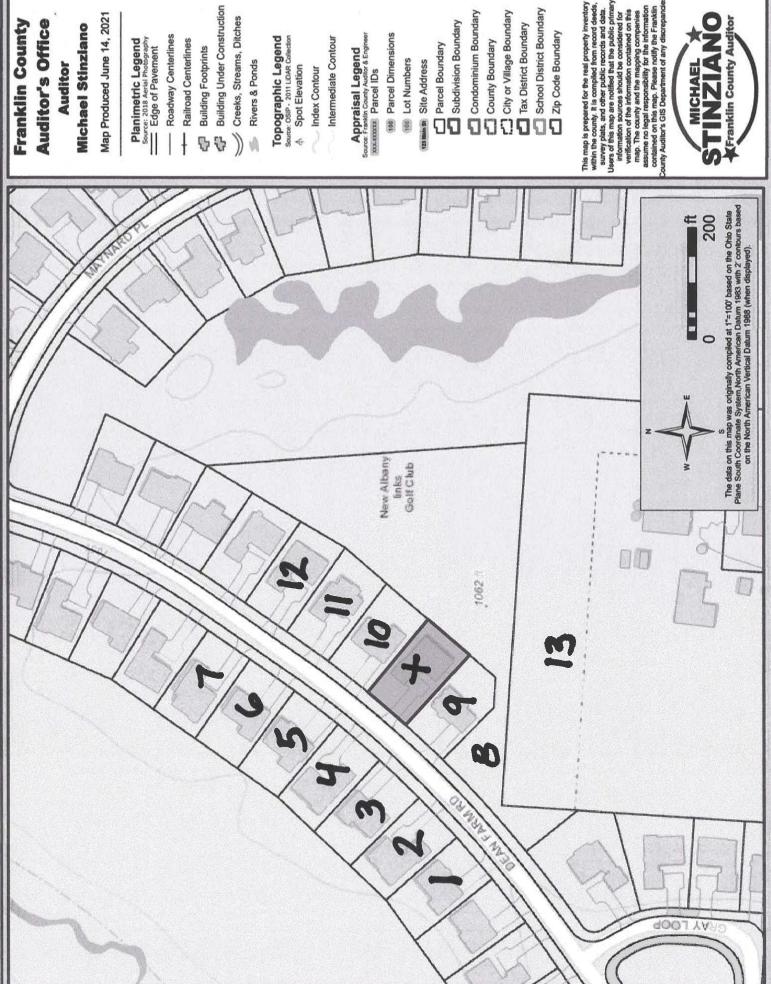


DEAN FARM ROAD



PARKER, KENNETH/NICOLE 7034 DEAN FARM ROAD NEW ALBANY, OH 43054 PARCEL# 222 - 002246

SUNCRAFT PARKER 21040



Auditor's Office Franklin County

Michael Stinziano Auditor

Map Produced June 14, 2021

Roadway Centerlines Railroad Centerlines **Building Under Construction**

Creeks, Streams, Ditches

Topographic Legend
Sours: OSIP - 2011 LIDAR Collection
A Spot Elevation

Index Contour

Appraisal Legend
Source: Franklin County Auditor & Engineer
MONTHS Parcel IDS

180 Parcel Dimensions

23 Main Si Site Address

Parcel Boundary
Subdivision Boundary

School District Boundary

Zip Code Boundary

This map is prepared for the real property inventory within the county, it is complied 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 discrepand



+	Parker, Kenneth / Nicole	7034 Dean Farm Road	New Albany, OH, 43054
1	Kangala, Sridhar	7027 Dean Farm Road	New Albany, OH, 43054
2	Helten, Christopher	7029 Dean Farm Road	New Albany, OH, 43054
3	Downey, Brian	7031 Dean Farm Road	New Albany, OH, 43054
4	Wengel, Martin	7035 Dean Farm Road	New Albany, OH, 43054
5	Singh, Parvinder	7037 Dean Farm Road	New Albany, OH, 43054
6	Bhat, Sunil	7039 Dean Farm Road	New Albany, OH, 43054
7	Zhang, Jie	7041 Dean Farm Road	New Albany, OH, 43054
8	New Albany Links Golf Club		
9	Jones, Jason	7030 Dean Farm Road	New Albany, OH, 43054
10	Nelson, Lucia	7036 Dean Farm Road	New Albany, OH, 43054
11	Dennis, Matthew	7038 Dean Farm Road	New Albany, OH, 43054
12	Meier, Terence	7040 Dean Farm Road	New Albany, OH, 43054
13	Dean, Robert	7215 Bevelhymer Road	New Albany, OH, 43054

VARIANCE STATEMENT 7034 Dean Farm Road

We hereby request a variance to add a screen porch and deck on the rear of the existing house.

The zoning for this neighborhood is CPUD, which this lot has a 15' drainage easement along the rear of the property that adjoins to a reserve area of New Albany Links.

The lot is narrow in comparison with lots in other sections of New Albany Links, and with this lot situated on a main road in the development, there is a 40' building line for the front of the property. Many of the other lots in adjacent sections have 25' and 30' building lines. The house is of forward garage design – the house sits further to the rear of the property than close to the front. The rear yard area of property is smaller than many other properties in the subdivision. This does not allow for much room for additional space to be added to the home.

We hereby request a variance to encroach 6' into the drainage easement. The proposed porch and deck is on posts and will be approximately 3 feet above grade. The existing drainage of the lot will not be restricted by the addition of porch and deck. Also, there are no neighbors at the rear of the property that will feel "crowded" by the porch and deck being close to them.

The variance is requested so that the homeowners can enjoy outdoor space on their property like their neighbors do.

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.

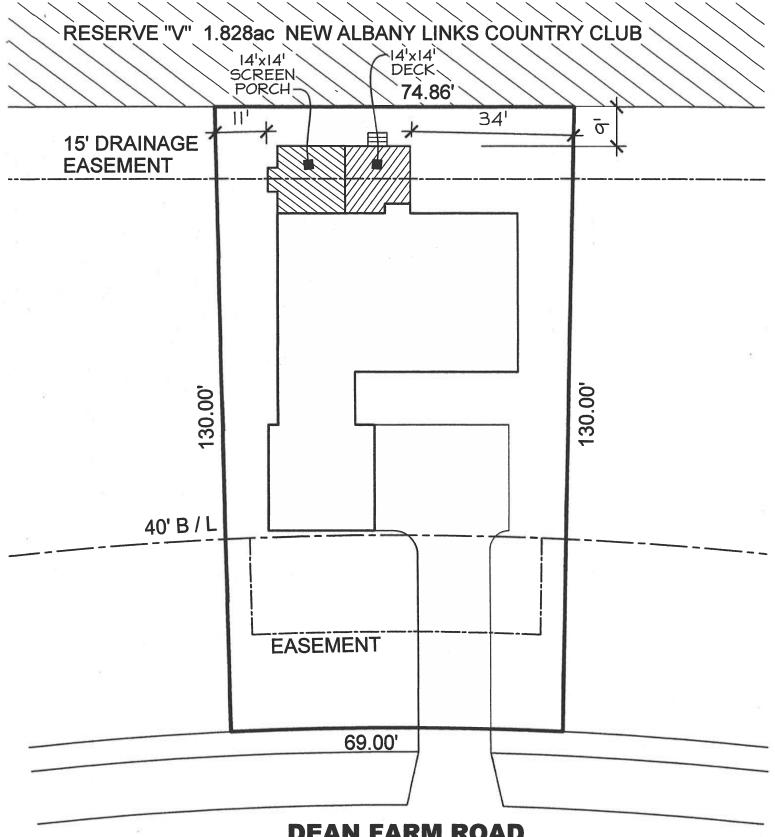
Submitted by:

James Knox

Permit Coordinator Suncraft Corporation, Inc. 122 W. Johnstown Road

Gahanna, OH 43230

(614)475-0000

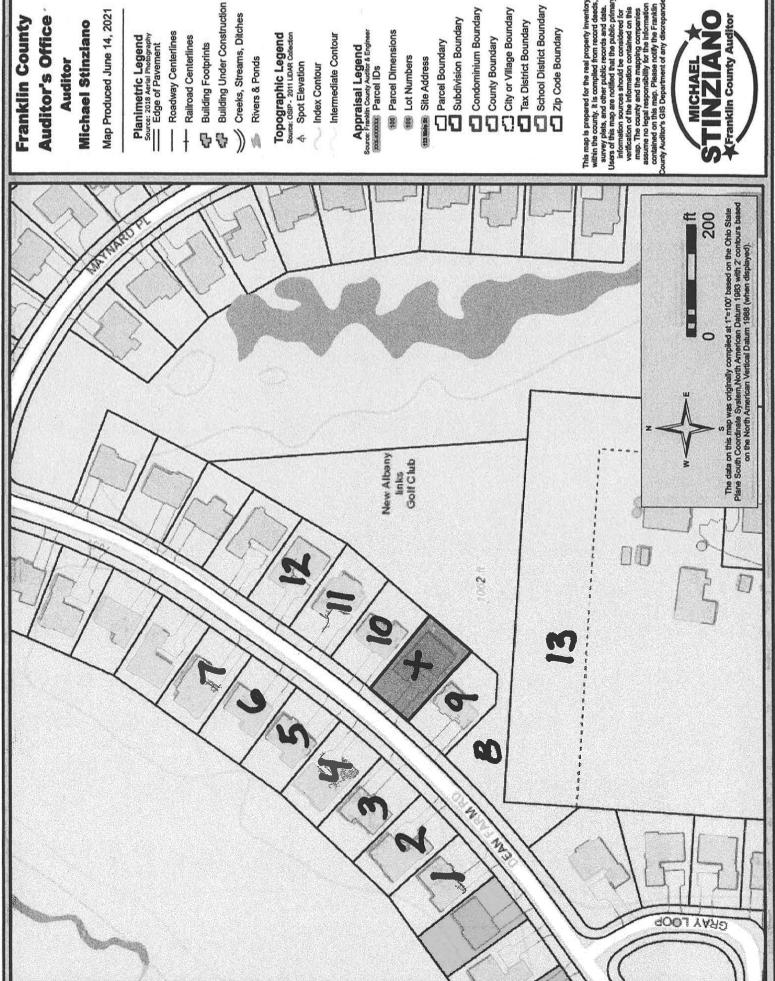


DEAN FARM ROAD



PARKER, KENNETH/NICOLE 7034 DEAN FARM ROAD NEW ALBANY, OH 43054 PARCEL# 222 - 002246

SUNCRAFT PARKER 21040



Franklin County **Auditor's Office**

Michael Stinziano

Map Produced June 14, 2021

Building Footprints

Creeks, Streams, Ditches

Rivers & Ponds

Topographic Legend Source: OSIP - 2011 LIDAR Collection A Spot Elevation

Index Contour

Appraisal Legend
Source: Franklin County Auditor & Engineer
SOURCE SOURCE | Franklin County Auditor & Engineer

900 Parcel Dimensions

rames Site Address

Subdivision Boundary Parcel Boundary

Condominium Boundary

County Boundary

School District 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 priman map. The county and the mapping companies assume no right in exponsibility for the information contained on this map. Please notify the Franklin ounty Auditor's GIS Department of any discrepann. information sources should be considered for verification of the information contained on this

Franklin County Auditor

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