

Jonah Staten  
1028 Columbus Street  
Etna, OH 43018

Etna Variance Application #12 (a-g)

12.

a) By allowing the variance from the required 56 parking spaces to the available 37 spaces, this will be more than adequate parking for a maximum of 22 patients (which accommodates the 22 operatory rooms) and the 13 employees at any given time, if each patient drove separately. Without allowing the parking variance, the property would not be within the required code for allowable parking (i.e., 1 parking spot for every 100 square feet), thus leaving it out of compliance.

b) While a 19 parking spot request of variance does appear to be substantial, it really isn't when compared to the office's needs. Thirty-Seven spots more than meet our parking needs for employees and patients at maximum capacity.

c) It is my opinion that allowing the parking variance, and thus allowing Old School Dental to expand, would only enhance the neighborhood and further allow us to fulfill a need to access to quality dental care.

d) The allowance of the variance should in no way adversely affect the delivery of governmental services.

e) When I bought the property, I only bought it to allow more parking for my current dental office as it stands. I knew that it would allow more and easier parking for patients and staff. It was upon evaluation of the property for an expansion of the current office that I found that it would fall short of the required minimum number of parking spaces for an addition of that size.

f) Unfortunately, I have not been able to solve this parking dilemma in any other way given my current parking area and limited resources.

g) I truly think and feel that both the spirit and intent behind the zoning requirement would be observed, and substantial justice done by granting the variance. Again, it allows the office with more than adequate parking and provides, what I strongly feel is an essential need for this growing community.

**SITE DATA**

**SITE ADDRESS:**  
1028 COLUMBUS ST. ETRA, OHIO 43018

**OWNER:**  
STATEN REAL ESTATE HOLDINGS LLC (PER AUDITOR)

**PARCEL:**  
20230471000M15

**SITE:**  
0.003 AC

**BUILDING AREA:**  
EXISTING = 1,100 SQFT  
PROPOSED = 4,084 SQFT (PER ARCHITECTURAL PLANS)  
TOTAL = 5,184 SQFT

**CURRENT ZONING:**  
M1 - GENERAL BUSINESS

**EXISTING USE:**  
DENTIST OFFICE

**HEIGHT LIMIT:**  
CODE - NO BUILDING SHALL EXCEED TWO AND ONE-HALF (2.5) FLOORS OR 35 FEET HEIGHT.

**LOT AREA & WIDTH:**  
EVERY LOT SHALL HAVE A MINIMUM WIDTH OF TWO HUNDRED (200) FEET EXCLUSIVE OF ROAD RIGHT OF WAY AND SHALL BE IN ADDITION TO ANY EASEMENTS OF RECORD.

**SETBACKS:**  
FRONT YARD - NOT LESS THAN FORTY (40) FEET IN DEPTH  
SIDE YARD - NOT LESS THAN FORTY (40) FEET  
REAR YARD - NOT LESS THAN FORTY (40) FEET  
10' SETBACK FROM NORTH PL PER V432-08

**PARKING REQUIREMENTS:**  
1 SPACE FOR EVERY 100 SQUARE FEET OF GROSS FLOOR AREA.  
EXISTING BUILDING = 1,100 SF  
TOTAL BUILDING = 5,184 SF  
25' STANDARD 8' x 10' PARKING SPACES  
2 ACCESSIBLE SPACE 8' x 10'  
TOTAL = 37

**KEYED NOTES**

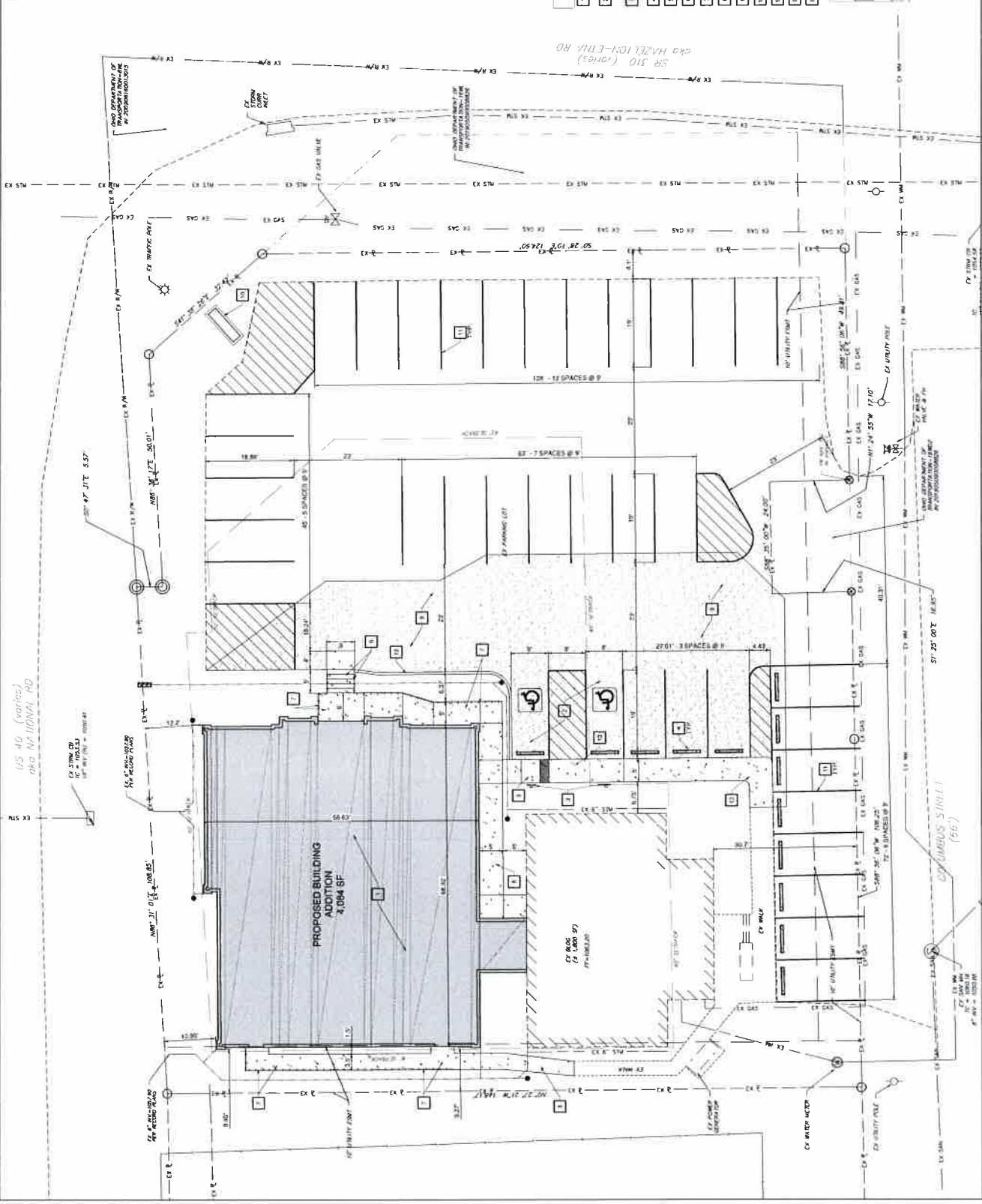
- 1 PROPOSED BUILDING REFER TO ARCHITECTURAL PLANS FOR DETAIL.
- 2 AREA SHALL MEET ADA AND LOCAL ACCESSIBILITY CODES AND REQUIREMENTS. SEE GRADING PLAN FOR DETAILS.
- 3 RELOCATED MONUMENT SIGN SHALL MEET ALL LOCAL REQUIREMENTS. SEE DETAIL SHEET.
- 4 CONCRETE WHEEL STOP
- 5 ACCESSIBLE CURB RAMP
- 6 CONCRETE STEPS WITH HANDRAIL. SEE ARCHITECTURAL PLANS FOR DETAILS.
- 7 ELEVATED SIDEWALK WITH HANDRAIL. SEE ARCHITECTURAL PLANS FOR DETAILS.
- 8 CONCRETE SIDEWALK. SEE DETAIL ON SHEET.
- 9 APPROXIMATE AREA OF ASPHALT PAVEMENT REPLACEMENT.
- 10 RELOCATED MONUMENT SIGN
- 11 4" PAVEMENT STRIPING
- 12 6" CONCRETE CURB
- 13 CONCRETE WALK WITH INTEGRAL CURB (IF REVEAL)

**PLAN LEGEND**

- PROPOSED BUILDING
- PROPOSED CONCRETE WALK
- PROPOSED ASPHALT PAVEMENT

**GRAPHIC SCALE**  
1" = 10' - 18' 0"

**DESIGNER:** NPH  
**CHECKED:** NPH  
**SHEET NO.:** 4




## Area Variance Application Narrative 10403 Tollgate Road SW, Etna OH 43062

To Whom It May Concern:

This letter is to respectfully request the granting of a variance from Section 1005.1 to permit the construction of an accessory structure (i.e., "pole barn") on the residential property located at 10403 Tollgate Road SW, Etna, Ohio. This property is approximately 7.1 acres and contains a newly built two-story 3,400 square foot single-family home. Our family will be moving into this home in mid-July 2023. We plan on using this property in a purely residential manner (no business). Still, the pole barn would be highly beneficial in storing the equipment needed to care for/maintain the 7.1 acres, perform some farming on the property (for personal use), and provide general storage and workspace. We appreciate your consideration of this application and look forward to becoming Etna Township and Licking County residents. We welcome any questions you may have regarding this application.

  
Joseph C. Curmode III

  
Jessica K. Curmode

Please see below for the requested answers from the application and mailing addresses for all properties adjacent to this property.

1. Whether the property in question will yield a responsible return or whether there can be any beneficial use of the properties without a variance.
  - a. The property will not be used for any business/commercial purposes. The construction of a pole barn of this size will permit us to safely store equipment (tractor, implements, side-by-side/ATVs, mower, lawn equipment, etc.) necessary to maintain the 7.1 acres, perform some farming, provide a workspace for personally owned motorcycles and other projects, and offer general storage for the care of the property.
2. Whether a variance is substantial.
  - a. This variance is not substantial, as the pole barn would not be substantially larger than the residential or neighboring structures or seem "out of place" on the large property.
3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.
  - a. The essential character of the area would not be substantially altered, and adjoining properties would not suffer any detriment as a result of this variance. The surrounding area consists of mostly larger acreage residential properties, many of which have similarly sized accessory structures. The architectural style and size of the proposed pole barn would not be "out of place" in the area. Additionally, the purely personal and non-business use of the structure would not increase vehicular traffic in the area or result in an unreasonable increase in noise production.
4. Whether the variance would adversely affect the delivery of governmental services, (e.g. water, sewer, garbage).
  - a. The granting of this variance would not adversely affect the delivery of these services. The proposed location is far from the public right of way and would only be serviced by electricity and water from our personal well.

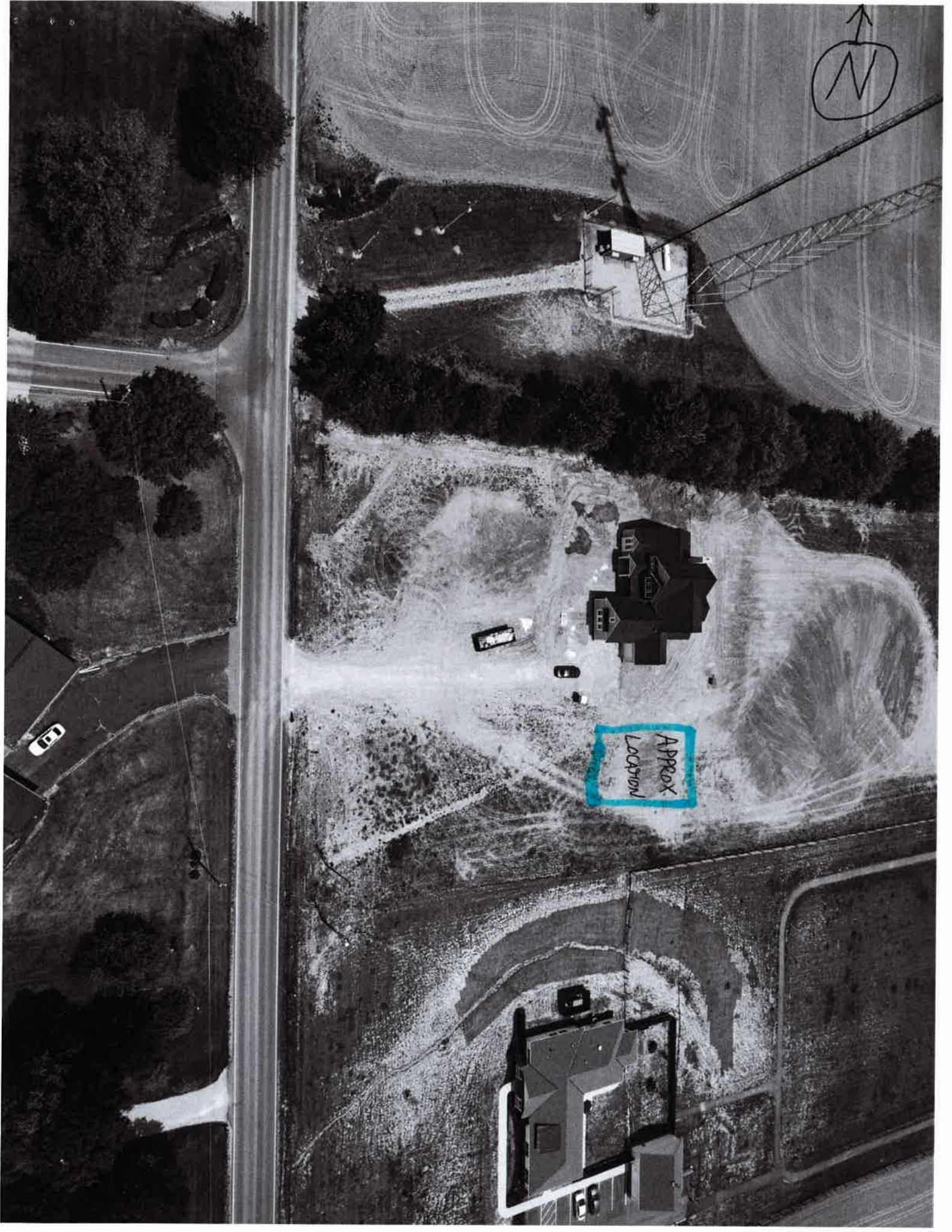
5. Whether the property owner purchased the property with knowledge of the zoning restrictions (prior knowledge does not destroy opportunity for area variance request)
  - a. We were aware of the zoning restriction when we purchased the property. We have been in contact previously with the Etna Township Zoning Office on how to apply for this variance and have waited to apply until the residential structure on the property was nearing completion.
6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.
  - a. Within the restrictions of Section 1005.1, the maximum size pole barn that could be constructed would be approximately 30 feet by 30 feet. This size would not provide adequate space for the purposes mentioned earlier and would make the care/maintenance of the 7.1 acre property more challenging.
7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
  - a. To our understanding, the spirit and intent of the zoning requirement are to (among other things) ensure that accessory structures constructed within the Township are reasonably sized, do not detract from the overall culture that has been developed in the area, and ensure that the quality of life for surrounding residents is not negatively impacted. If this variance is approved, we guarantee that we will operate within the spirit and intent of the zoning requirement. We do not believe that the construction of this structure will negatively impact the area, as many surrounding properties have similarly sized accessory structures, and the area has not been adversely affected. Additionally, the size of the pole barn will not significantly impact "sight lines" for any neighboring properties. Our family's daily personal use of this pole barn will not affect adjoining property owners and residents in any way.

### **Mailing Addresses of Owners of Adjacent and Affected Properties**

- Area of 10399 Tollgate Rd SW (Farm Field)
  - FKKL Harvey Properties LLC
  - Parcel 201512300028253
  - Possible Mailing Address
    - 12642 Palmer Rd SW, Reynoldsburg, OH 43068
- 10368 Tollgate Rd SW
  - Anthony Alan & Emily Meredith Gilmore
  - Parcel 201807190014759
- 10406 Tollgate Rd SW
  - David T. Peterson
  - Parcel 201701110000746
- 10472 Tollgate Rd SW
  - Jeffrey A & Kerry S Yuhas
  - Parcel 202008120020519
- 10485 Tollgate Rd SW
  - Licking County Board of Developmental Disabilities
  - Parcel 202106090017397
- 11244 Palmer Rd SW
  - Jayme C. Gates
  - Parcel 201903110004418



APPROX  
LOCATION





3d View for Joe Curmode

