



# VARIANCE APPLICATION SUMMARY



<b>File Number</b>	V-26-7
<b>Property Address</b>	1105 ARCARO DR GAHANNA, OH 43230
<b>Parcel ID</b>	025-013261
<b>Zoning District</b>	R-1 - Large Lot Residential
<b>Project/Business Name</b>	Handler House
<b>Applicant</b>	Jon Handler [REDACTED]
<b>Description of Variance Request</b>	I am requesting a variance for the original 5ft allowed between my property and my neighbor and the south side of my house .

## Requested Variances

Code Section	Code Title
Ch 1103.07	Large Lot Residential

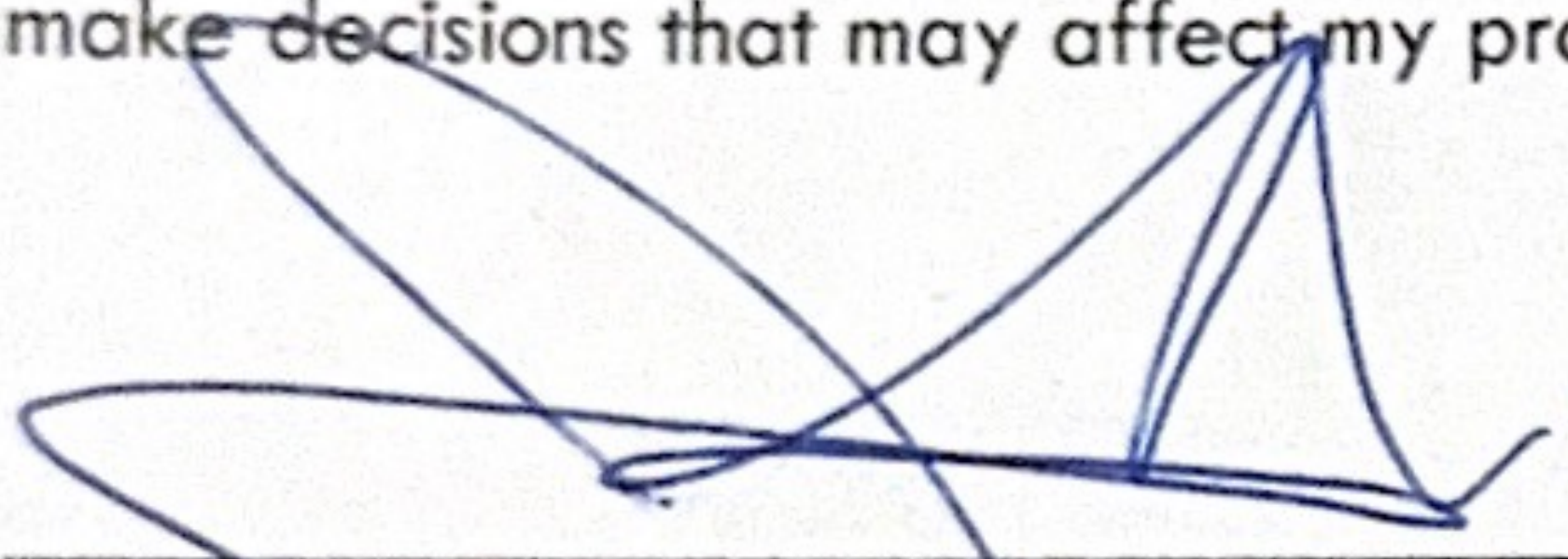
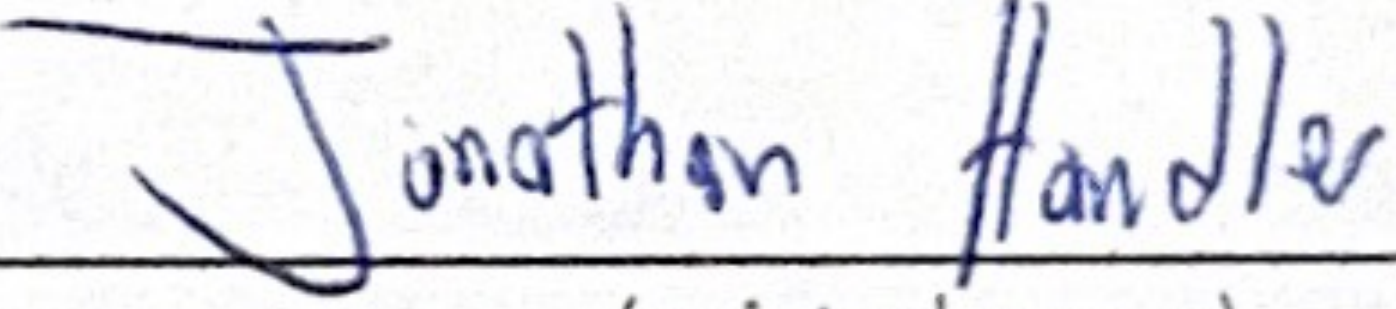
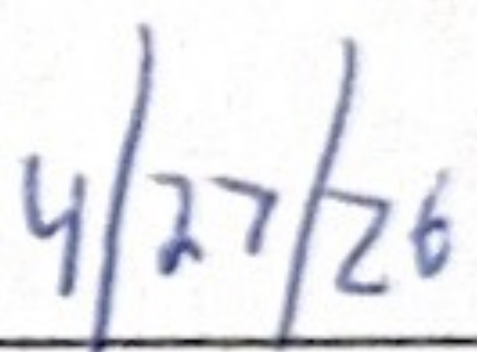

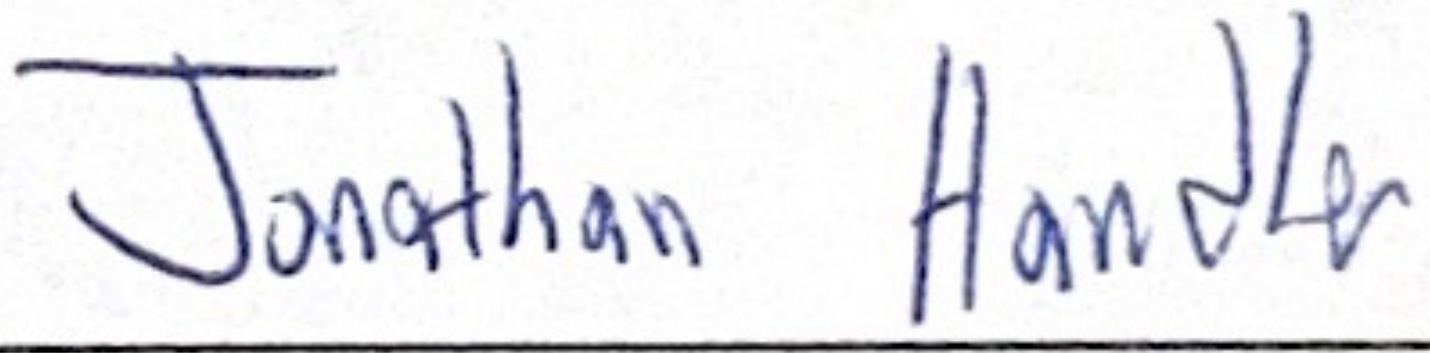
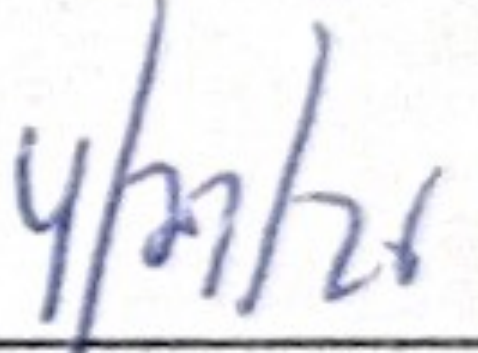


## AUTHORIZATION CONSENT FORM

If you are filling out more than one application for the same project & address, you may submit a copy of this form with each additional application.

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As the owner or acting agent for the subject property, I have reviewed the application and hereby authorize the listed applicant to make decisions that may affect my property as it pertains to this application.

 _____	 _____	 _____
(property owner/acting agent signature)	(printed name)	(date)
 _____	 _____	 _____
(applicant signature)	(printed name)	(date)

### Handler House 1105 Arcaro Dr Statement of Variance

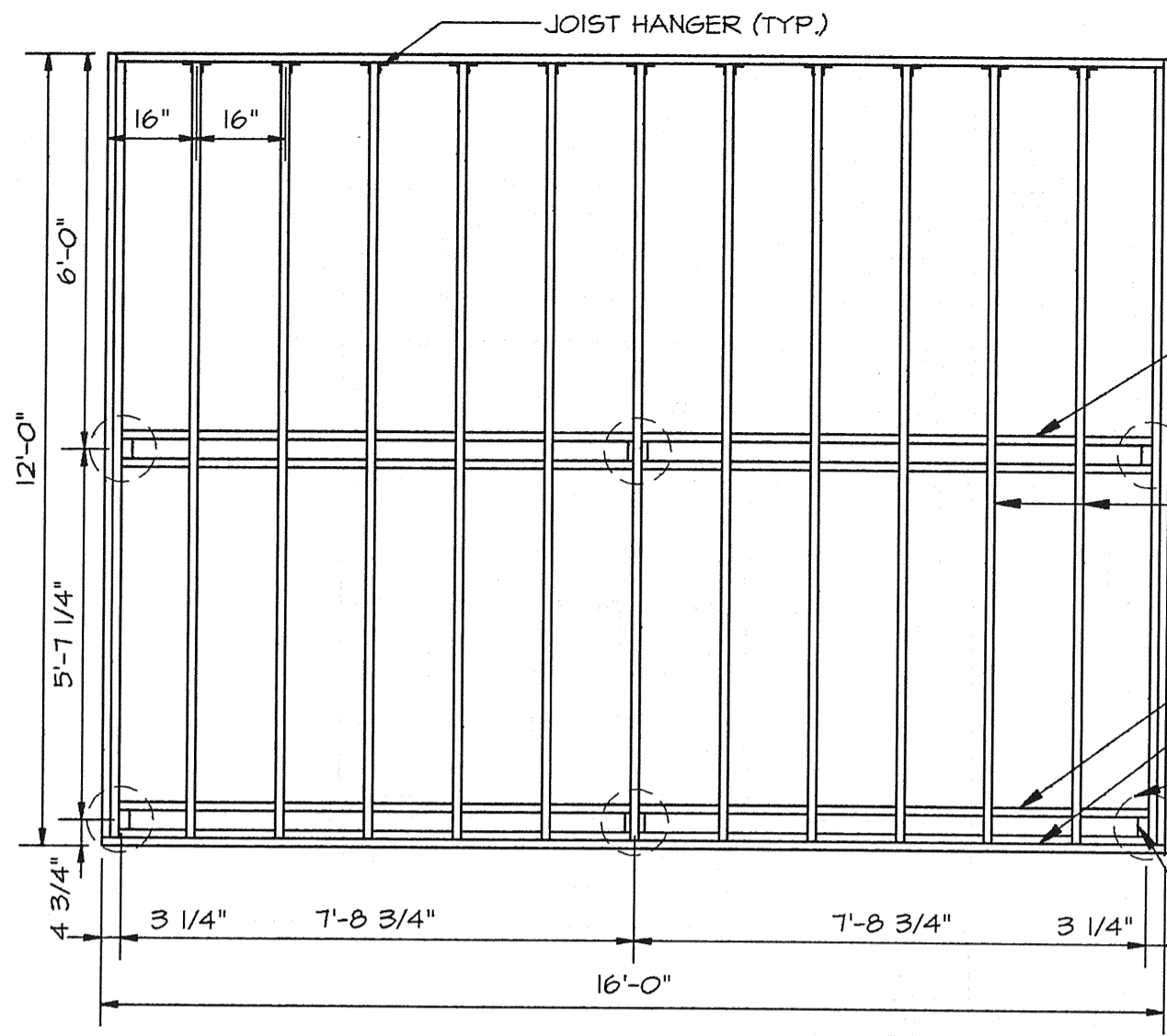
I am requesting a variance on the south side of my house so I can have the allowed 5ft of distance between property lines approved when the house was built in 2007.

- 1) No special circumstances are needed, this was already approved on the original building plans in 2007
- 2) This variance is necessary as I am building a all seasons room and the placement of this room is needed at 5ft.
- 3) This variance will have no affect on any surrounding area as its been this way since 2007

Thank you

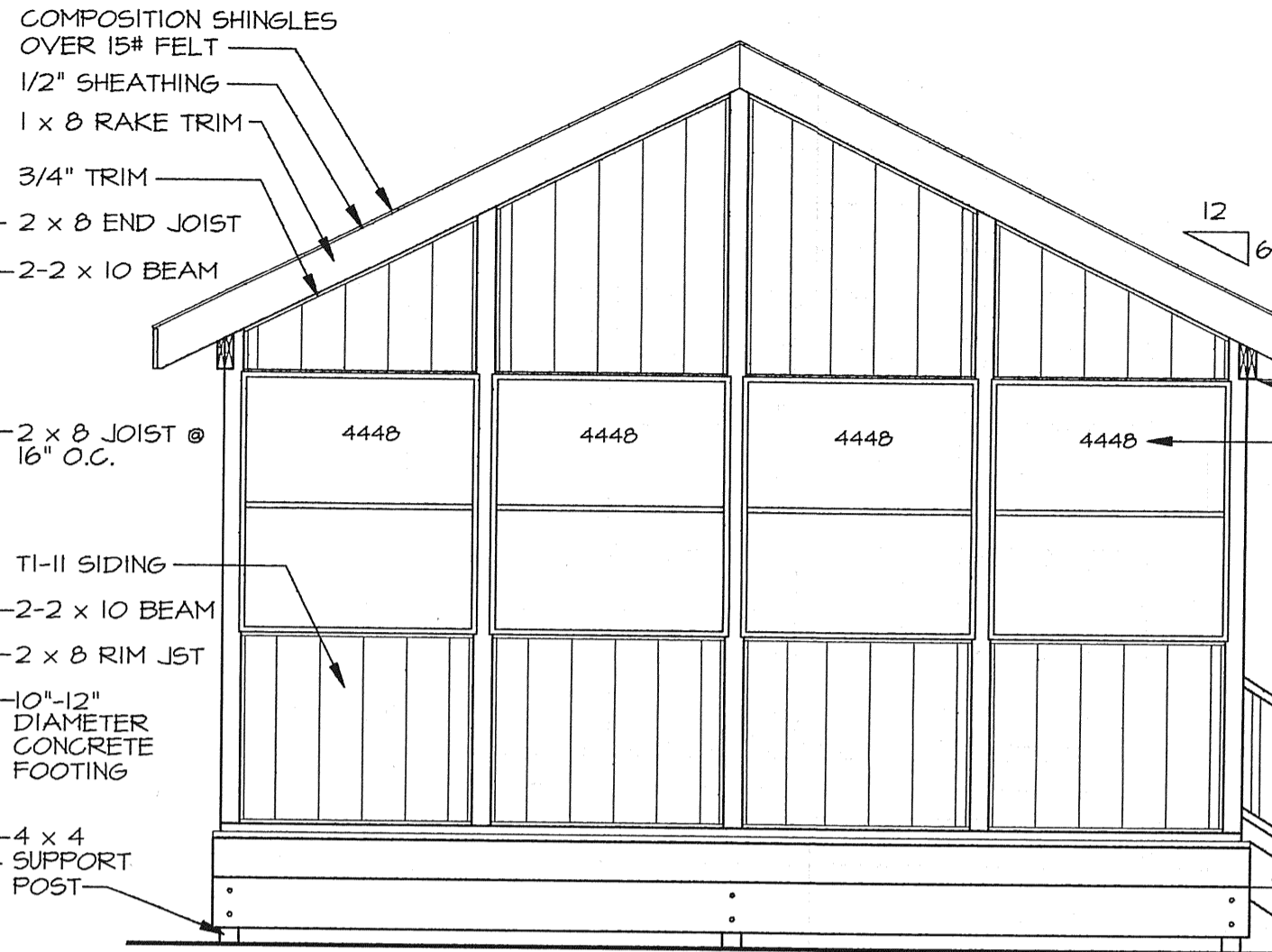
Jonh Handler

# 12' X 16' THREE-SEASON PORCH



12'-0" x 16'-0"  
FLOOR FRAMING PLAN  
SCALE: 3/8" = 1'-0"

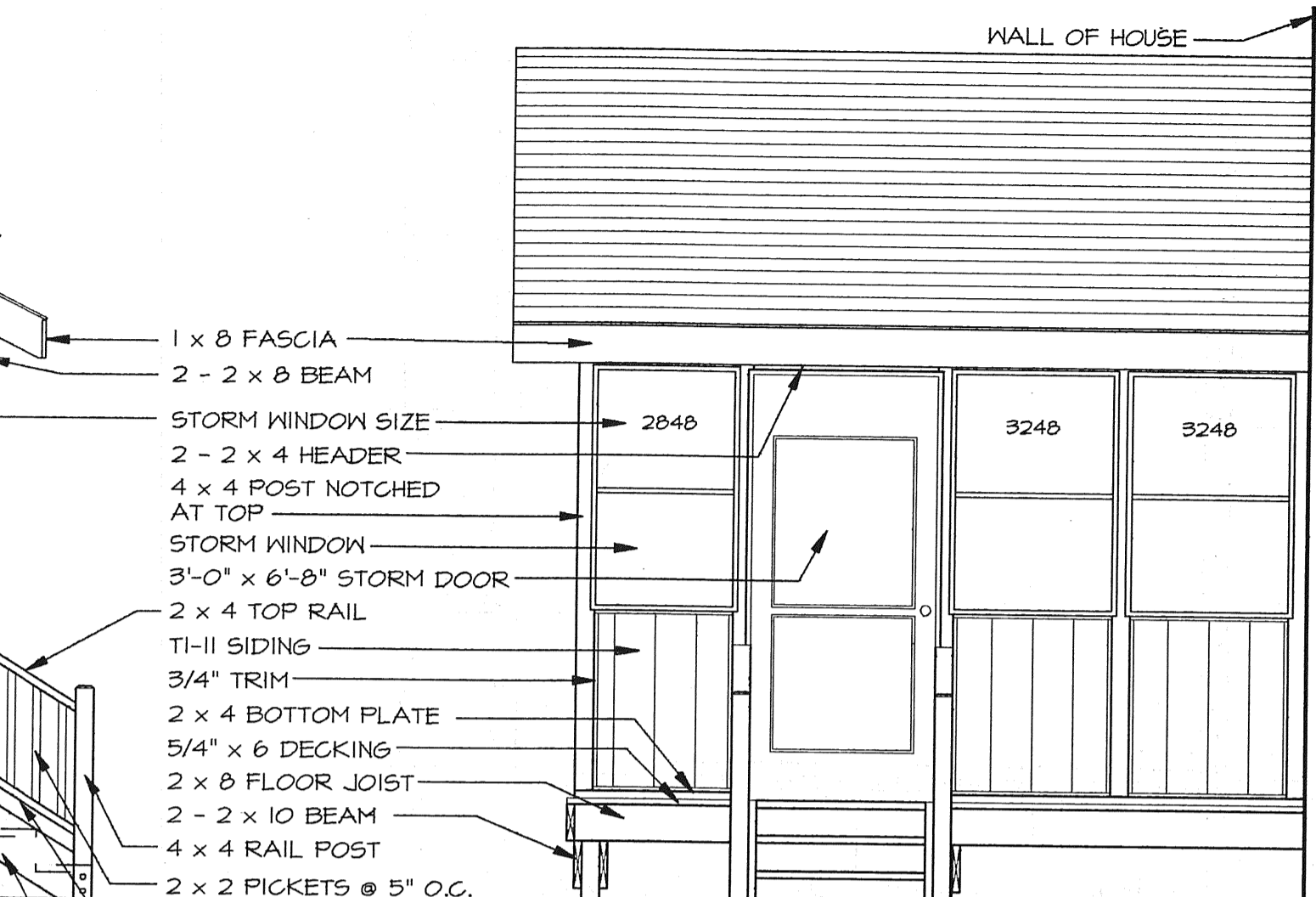
BOTH ROOF OPTIONS



NOTE: SEE DETAILS FOR FOOTING SPECIFICATIONS

16'-0" FRONT ELEVATION  
SCALE: 3/8" = 1'-0"

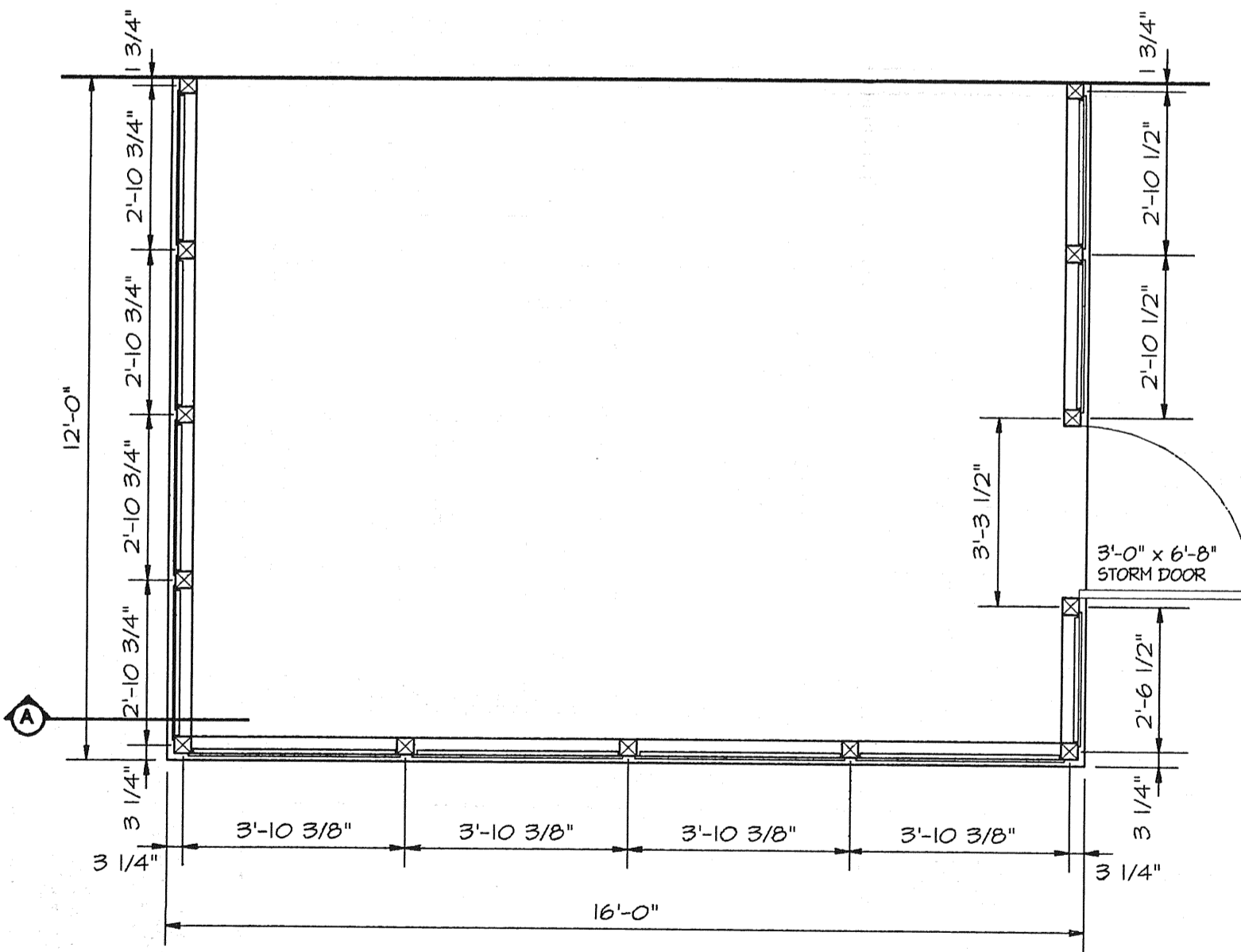
GABLE ROOF OPTION  
6/12 ROOF PITCH



NOTE: SEE DETAILS FOR FOOTING SPECIFICATIONS

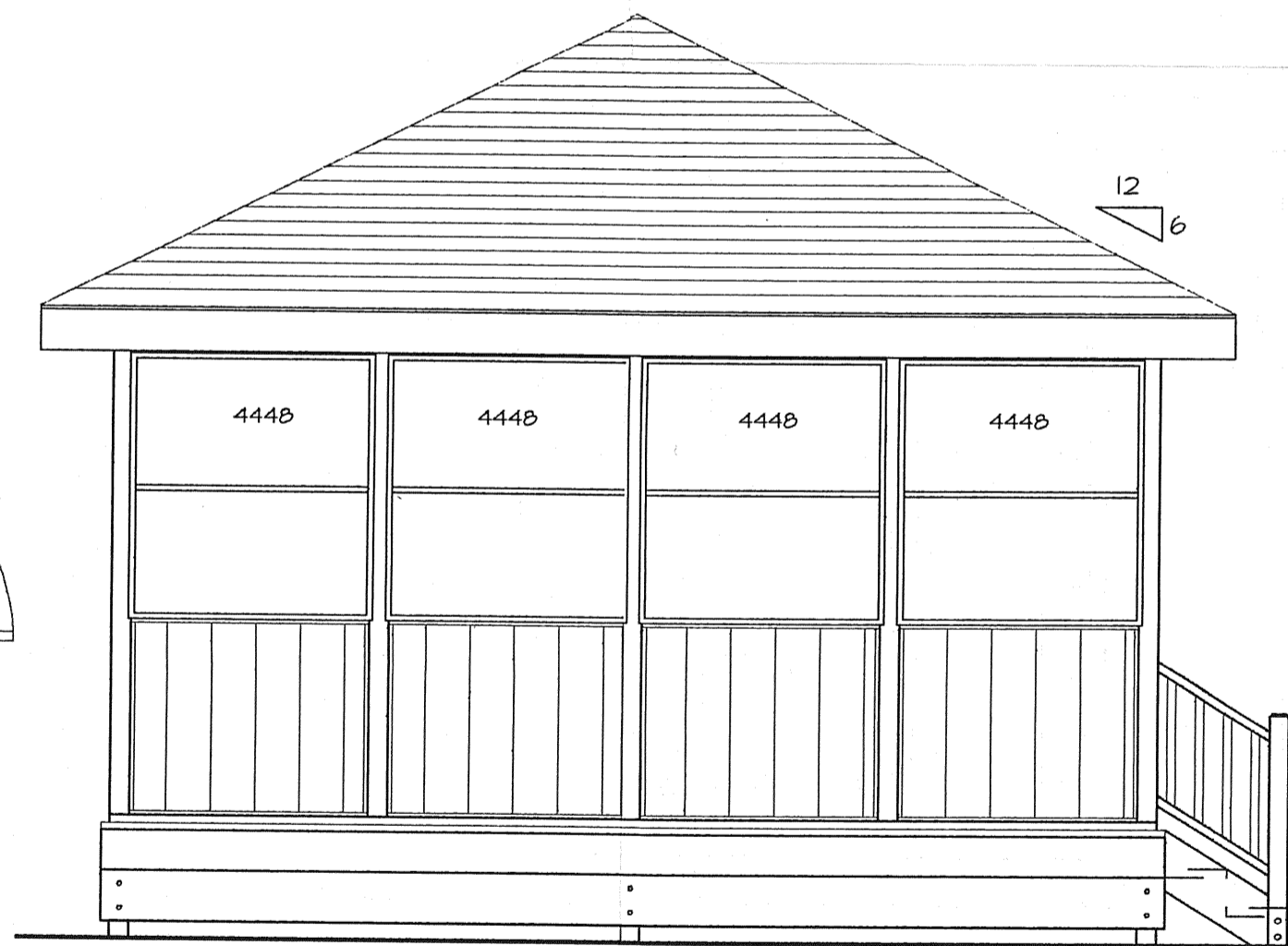
12'-0" RIGHT SIDE ELEVATION  
SCALE: 3/8" = 1'-0"

GABLE ROOF OPTION  
6/12 ROOF PITCH



12'-0" x 16'-0"  
FLOOR PLAN  
SCALE: 3/8" = 1'-0"

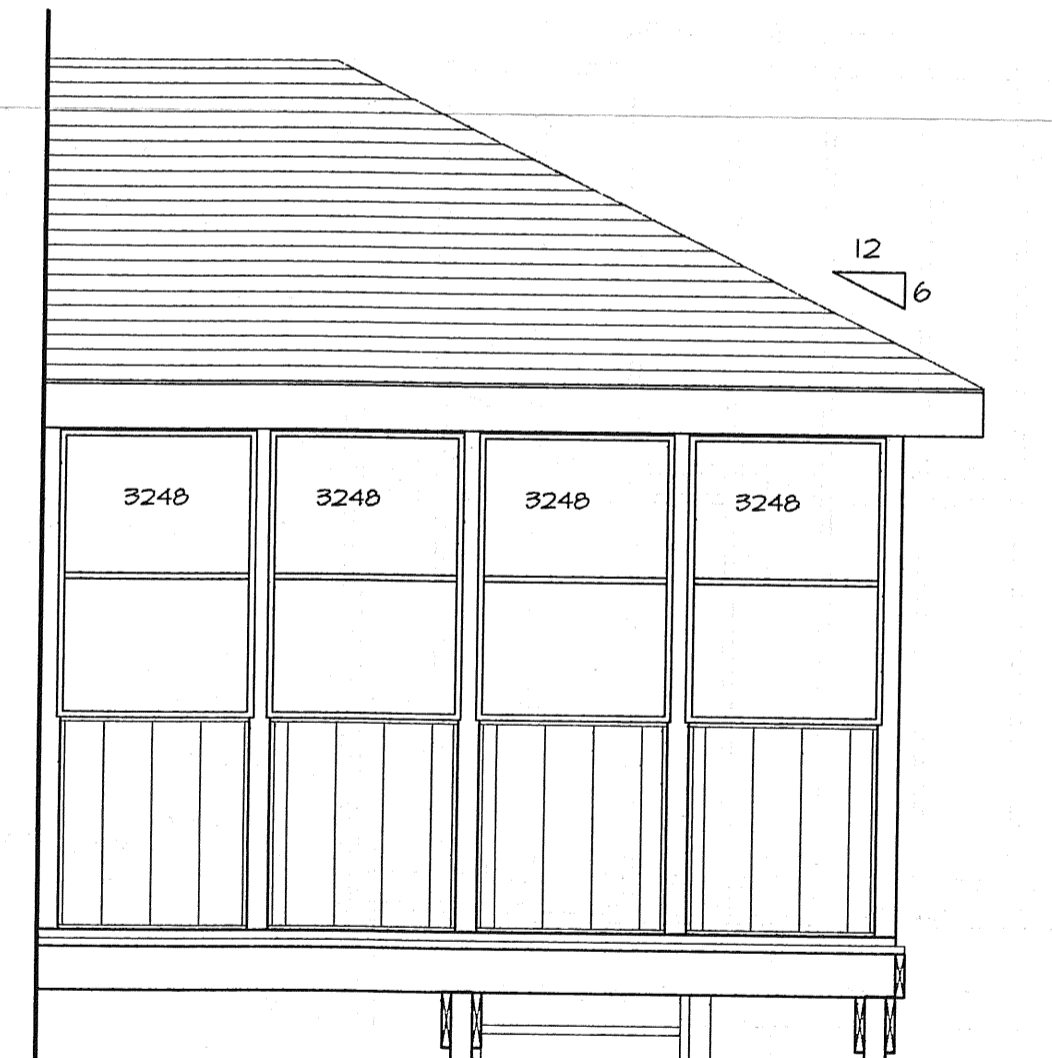
BOTH ROOF OPTIONS



NOTE: SEE DETAILS FOR FOOTING SPECIFICATIONS

16'-0" FRONT ELEVATION  
SCALE: 3/8" = 1'-0"

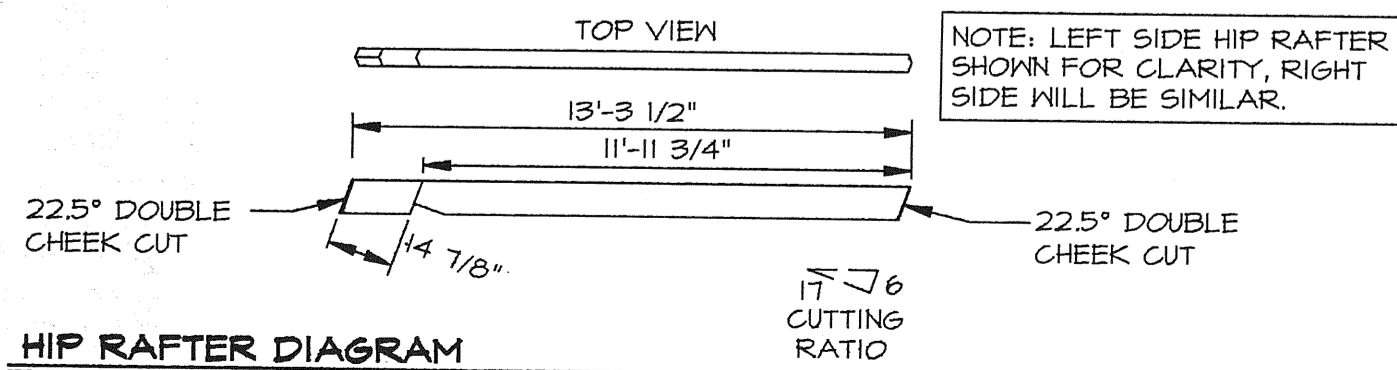
HIP ROOF OPTION  
6/12 ROOF PITCH



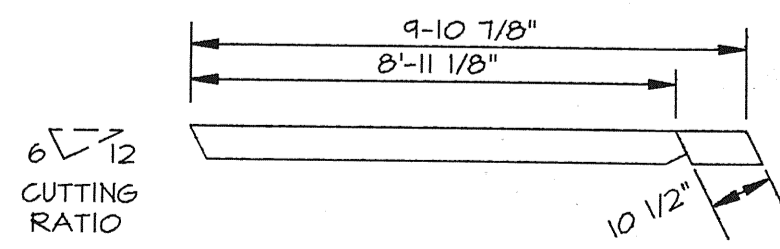
NOTE: SEE DETAILS FOR FOOTING SPECIFICATIONS

12'-0" LEFT SIDE ELEVATION  
SCALE: 3/8" = 1'-0"

HIP ROOF OPTION  
6/12 ROOF PITCH



HIP RAFTER DIAGRAM  
NO SCALE



COMMON RAFTER DIAGRAM  
NO SCALE

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**THREE-SEASON PORCH**

90034



REV:899011

Distance of all sides to property line

Drawing based on Gohanna GIS and field measurements

1)



Handler Residence  
1105 Arcaro Drive  
Gohanna, OH 43230

Room is 30ft from Property line

12x12 Three Season Room

Room is 8ft from Property line

Room is 30ft from Property line

8 ft on South side of House

30ft on West side of House

30ft on North side of house

Site Survey for 1105 Arcaro Dr Three Seasons Room

2) I originally asked for a Variance of 5 ft to my neighbors house on the South side. When the house was built in 2009 the allowed space was 5 ft. The current space I need is actually 8 ft. This is why I asked for a variance on the South side of the house.

Current Plans show my wall will be 8 ft from my neighbors property line on the South side of the house.

3) The height of the Sunroom will be 8-10 ft at the eaves (wall height), with a peak of sloped roof rising 10-12 ft

## PLANNING COMMISSION STAFF REPORT

### Project Summary – 1105 Arcaro Drive

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- Meeting Date:** July 8, 2026
- Zoning:** Large Lot Residential (R-1)
- Application Type(s):** Variance (V)
- Staff Representative:** Maddie Capka, Planner II
- Recommendation:** Staff recommends approval of the application.

#### Location Map:



## Staff Review

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### Overview

The applicant is requesting approval of a variance to allow an attached all-seasons room to encroach into a side yard setback. The site is zoned R-1, which requires a 15 ft side yard setback for the principal structure. This setback applies to the all-seasons room since it will be attached to the existing house.

The addition is proposed at 8 ft from the southern side property line and meets all other side and rear setbacks. It would be attached to the rear of the existing house and is proposed at 144 SF. The existing house is around 7 ft from the south property line. The maximum height of the addition is 12 ft.

When the house was constructed in 2007, there was an Overlay for the neighborhood that allowed a minimum setback of 5 ft. In conjunction with the 2024 zoning code rewrite, most overlays in the City were removed. Due to this, the standard setback of 10 ft now applies, and a variance is required for the addition.

There is an existing privacy fence that would partially block the view of the shed from the ROW and the adjacent site. However, the shed is still taller than the fence by more than four feet. There is a bit of existing landscaping to also help screen it.

## Review Criteria

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### Variance (V)

The following variance has been requested:

1. 1103.07 – Large Lot Residential
  - a. The side yard setback is 15 ft.
  - b. The proposed addition is 8 ft from the southern side property line.

Before granting a variance, Planning Commission shall find that:

- a) The variance is not likely to result in substantial change to the essential character of the neighborhood;
- b) The variance is not likely to result in damage to adjoining properties;
- c) The variance is not likely to affect the delivery of governmental services (e.g., water, sewer, garbage);
- d) The variance is not likely to result in environmental impacts greater than what is typical for other lots in the neighborhood;
- e) The variance is necessary for the economical use of the property, and such economical use of the property is not easily achieved through some method other than a variance; and,
- f) The variance is not likely to undermine the objectives of the land use plan.
- g) The variance is not substantial and is the minimum necessary to make possible the reasonable use of land or structures; and,
- h) The practical difficulty cannot be eliminated by some other method, even if the solution is less convenient or more costly to achieve.

## Recommendation

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Staff recommends approval of the variance application. The addition is slightly farther from the south property line than the existing house and would have been permitted without a variance when the Overlay was in effect. The addition is fully to the rear of the house and will not be visible from the right-of-way. The site is also only 7,200 SF while the minimum lot area for R-1 is 20,000 SF, which makes it more difficult to meet all setback requirements.