



VARIANCE APPLICATION SUMMARY



File Number	V-26-5
Property Address	258 JAMES RD GAHANNA, OH 43230
Parcel ID	025-000868
Zoning District	R-2 - Medium Lot Residential
Project/Business Name	Breezeway
Applicant	Christina Ramirez [REDACTED]
Description of Variance Request	The house was built in 1965 and the garage was built in 1966 and it is not 20 ft from the property line and we just want to add inbetween those current structures. Current permit application is BRES-26-22

Requested Variances

Code Section	Code Title
Ch 1103.06(e)	Estate Residential

The Contiguous Property owner is

Holly McDonald

246 James Rd

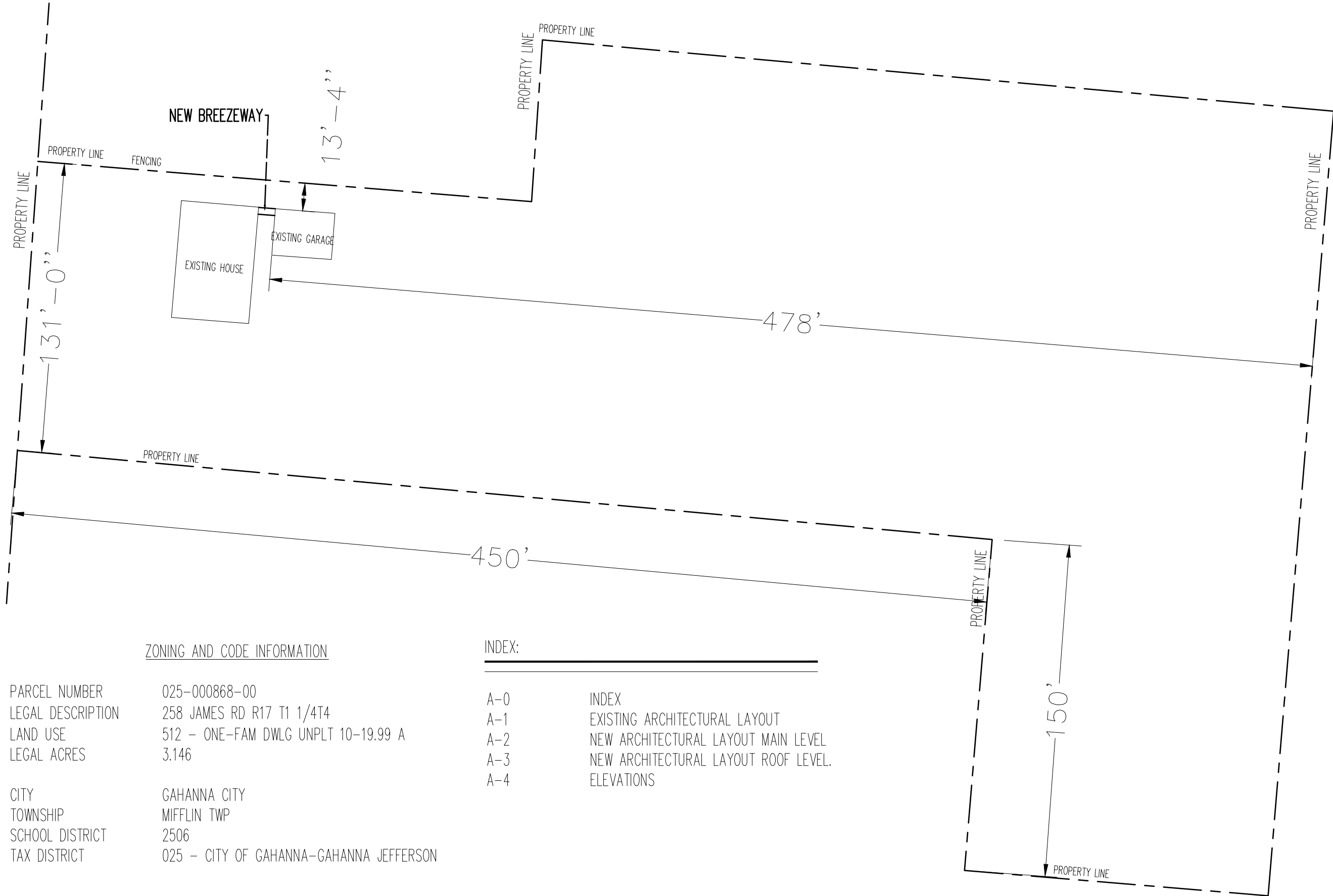
Columbus, Ohio 43230

The breezeway we want to build is between the house that was built in 1965, and the garage was built in 1966, and they are not 20 ft from the side property line and therefore the breezeway will not be 20 ft from the side property line.

The breezeway will protect us from the weather when going from the house to the garage and the garage to the house.

The breezeway will increase the property value and will not affect the health or safety of the surrounding areas.

JAMES RD



ZONING AND CODE INFORMATION

PARCEL NUMBER	025-000868-00
LEGAL DESCRIPTION	258 JAMES RD R17 T1 1/4T4
LAND USE	512 - ONE-FAM DWLG UNPLT 10-19.99 A
LEGAL ACRES	3.146
CITY	GAHANNA CITY
TOWNSHIP	MIFFLIN TWP
SCHOOL DISTRICT	2506
TAX DISTRICT	025 - CITY OF GAHANNA-GAHANNA JEFFERSON

INDEX:

A-0	INDEX
A-1	EXISTING ARCHITECTURAL LAYOUT
A-2	NEW ARCHITECTURAL LAYOUT MAIN LEVEL
A-3	NEW ARCHITECTURAL LAYOUT ROOF LEVEL.
A-4	ELEVATIONS

DATE	REVISION
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ENGINEERING

CHECKED BY:

OWNER:

TITLE:

SITE PLAN / INDEX

PROJECT:

258 JAMES RD,
COLUMBUS, OH 43230

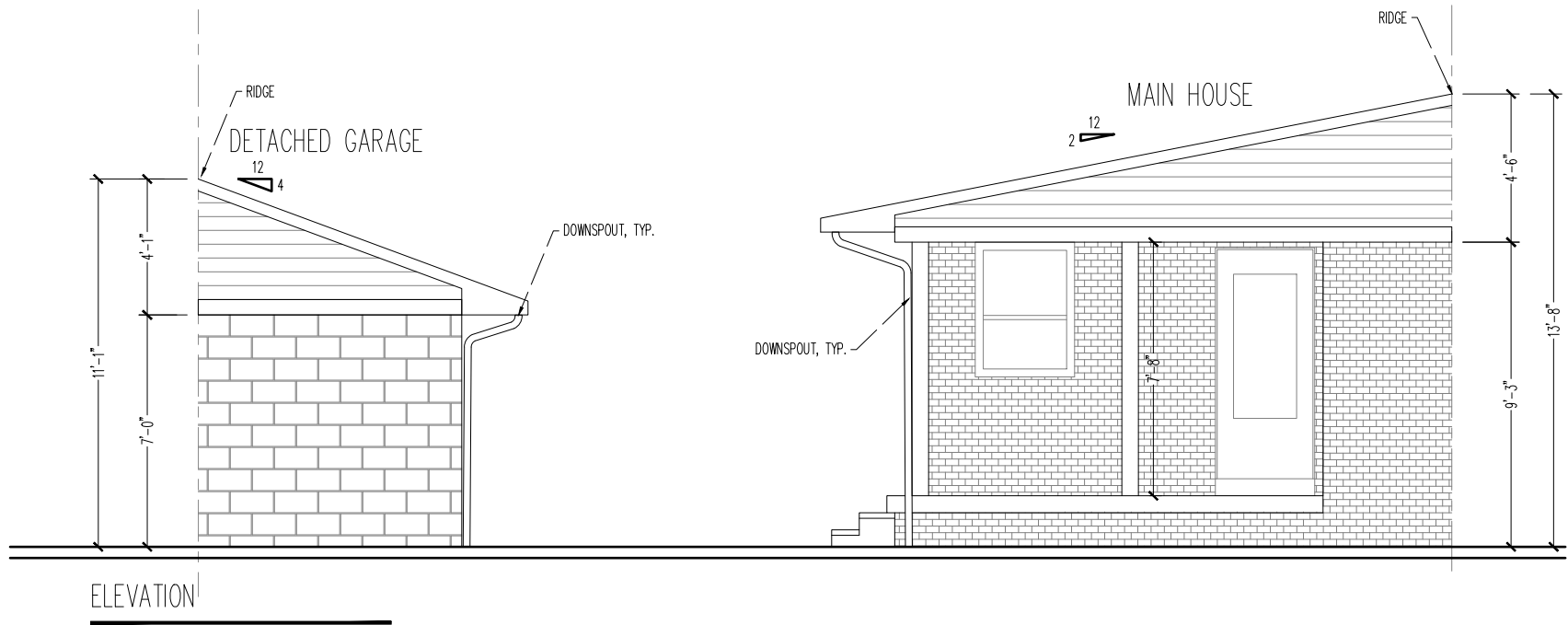
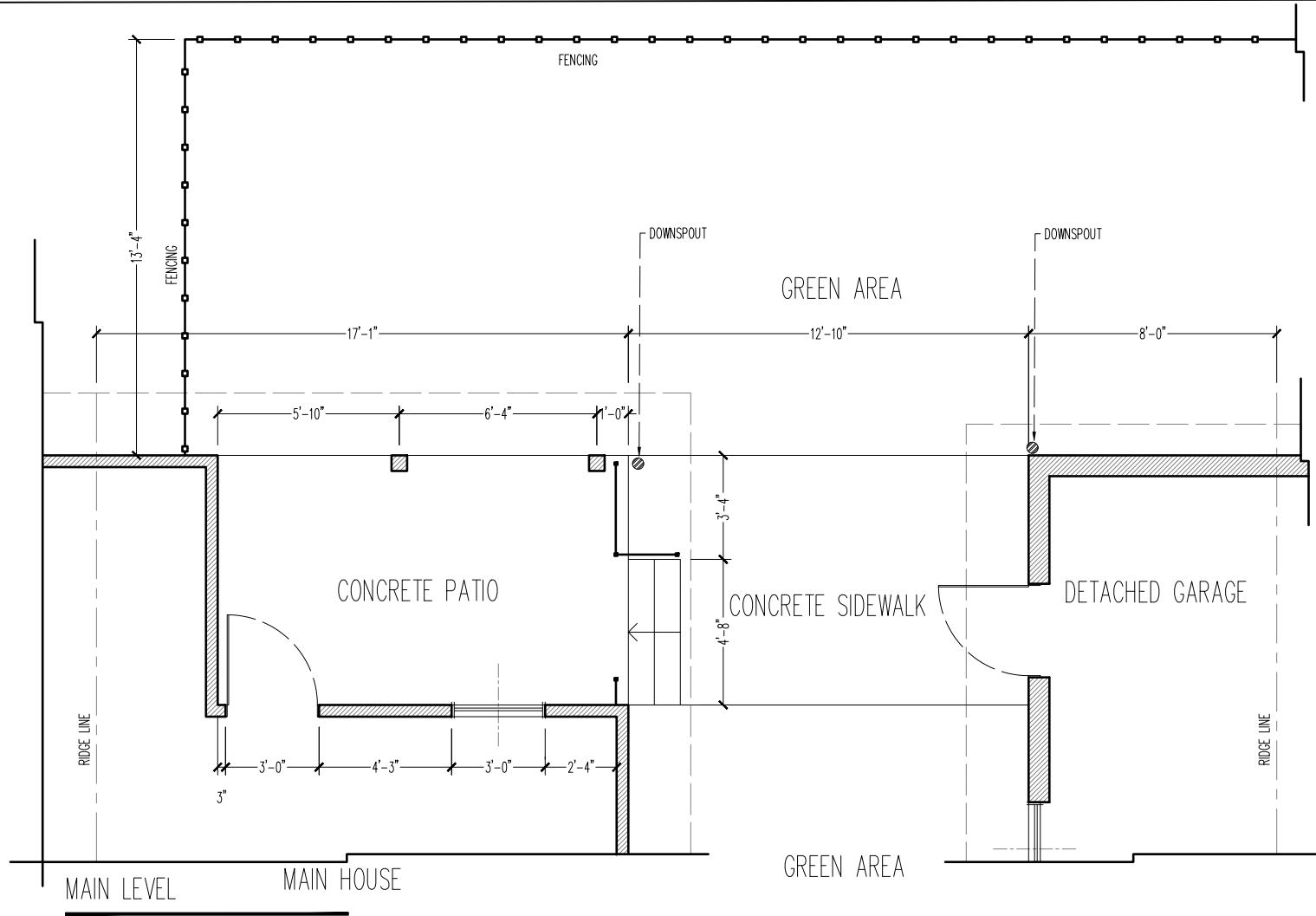
DRAWING NUMBER:

A-0

SCALE:

NO SCALE





SCOPE OF WORK:

- THE PROPOSED BREEZEWAY CONNECTS AN EXISTING DWELLING AND DETACHED GARAGE. THE ADDITION MAINTAINS THE EXISTING BUILDING LINE AND DOES NOT INCREASE THE DEGREE OF ENCROACHMENT INTO THE REQUIRED SIDE YARD SETBACK. WE RESPECTFULLY REQUEST CONSIDERATION BASED ON EXISTING SITE CONDITION.

DATE REVISION

ENGINEERING

CHECKED BY:

OWNER:

TITLE:

CURRENT ARCHITECTURAL LAYOUT

PROJECT:

258 JAMES RD,
COLUMBUS, OH 43230

DRAWING NUMBER:

A-1

SCALE:

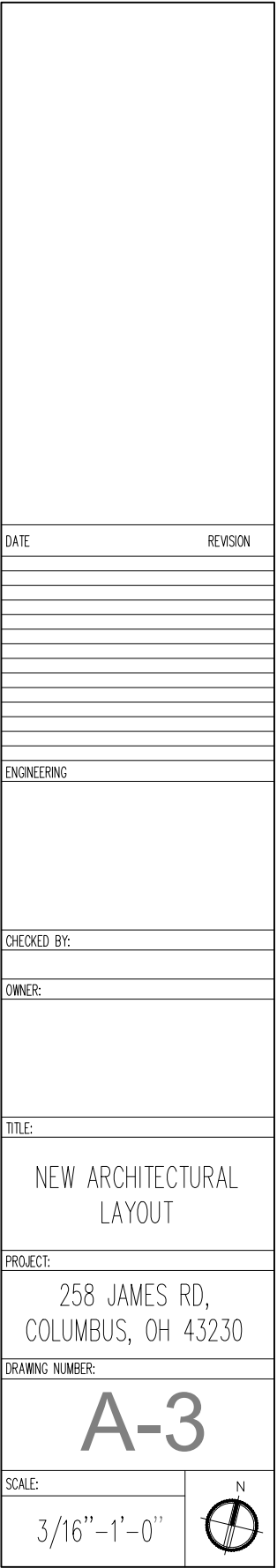
3/16"-1'-0"

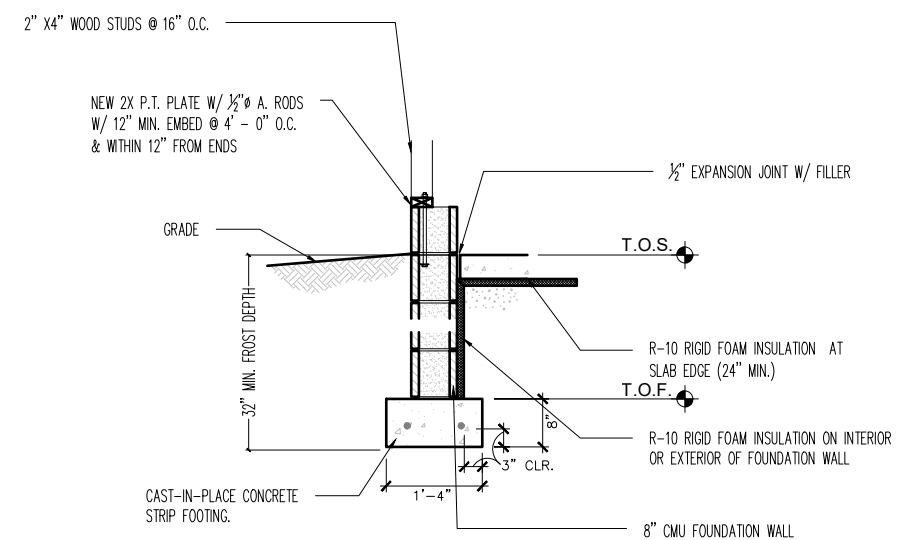
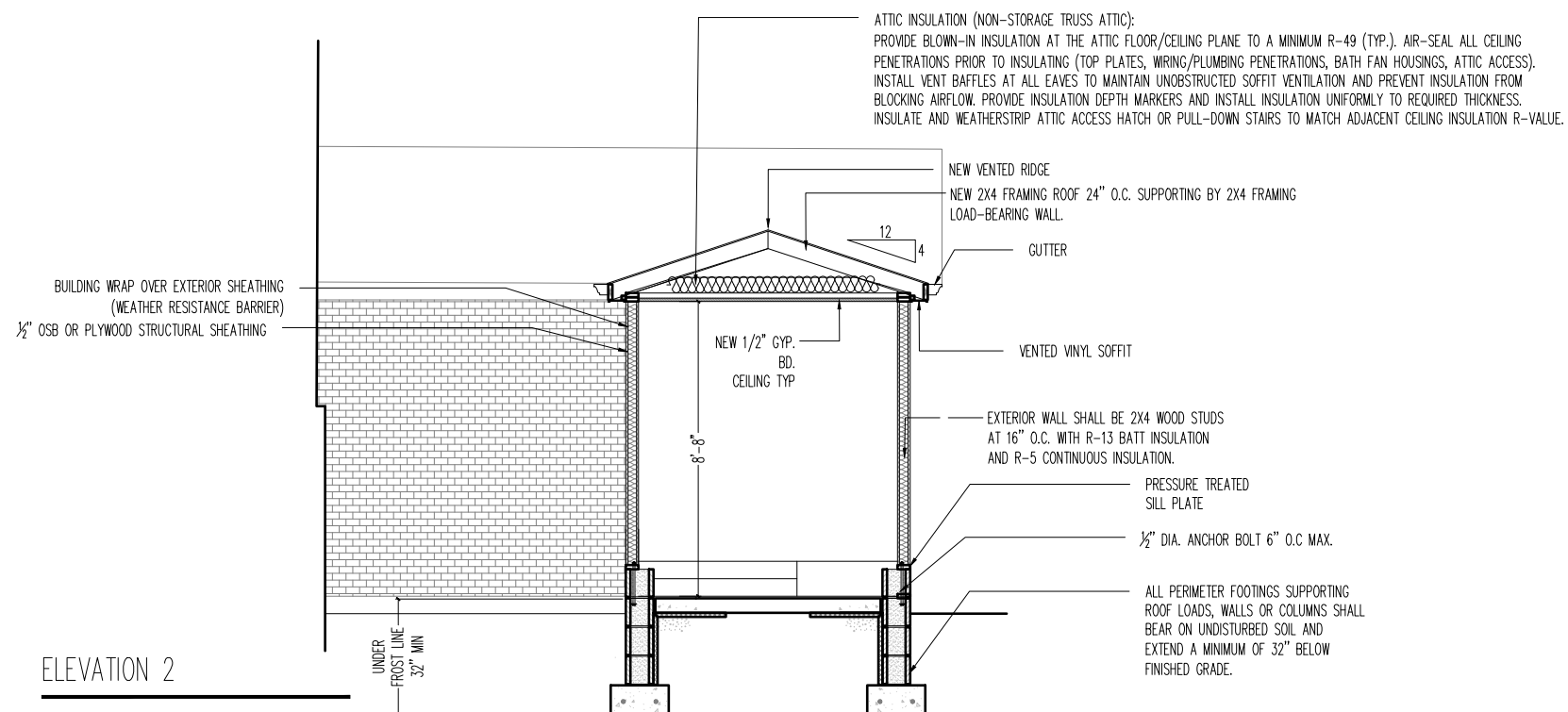
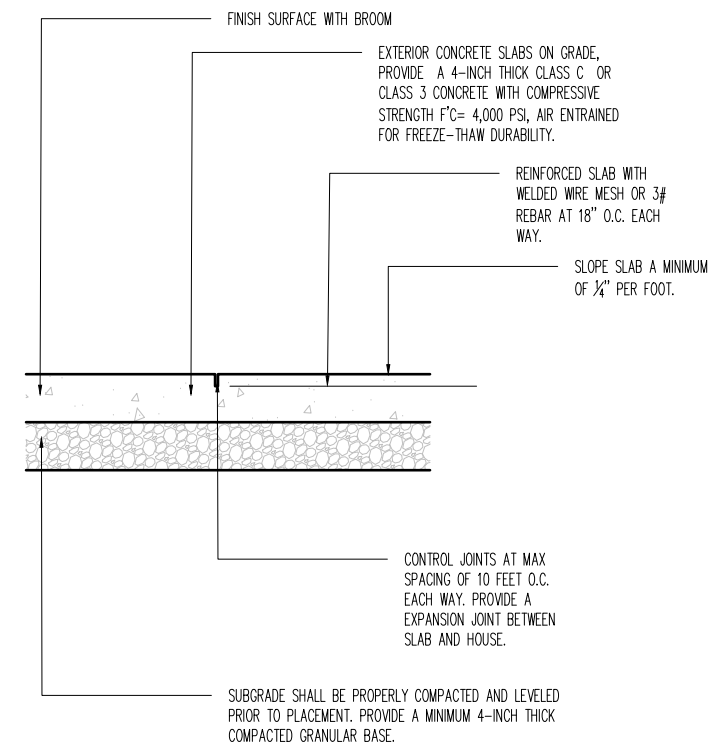
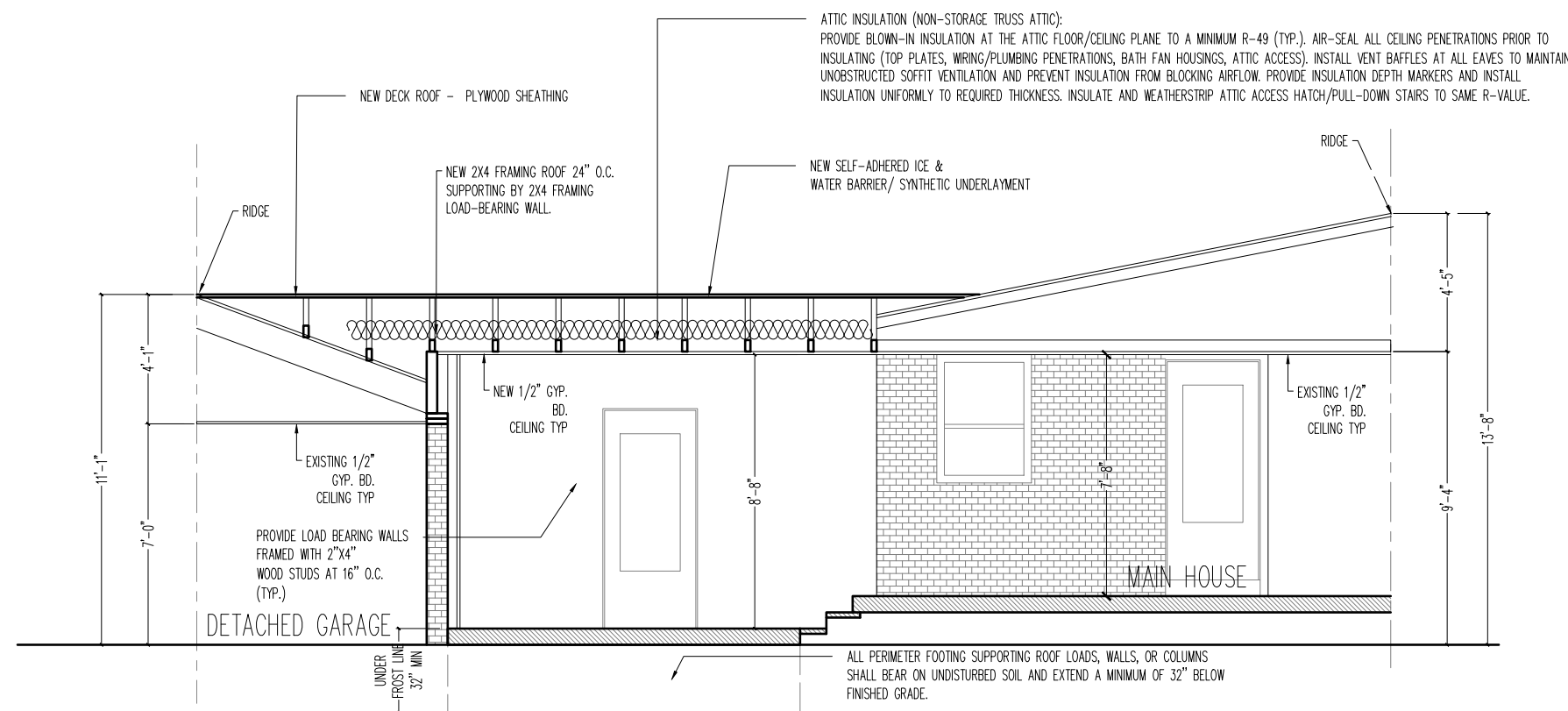


- NEW BREEZEWAY SHALL BE A CONDITIONED SPACE SERVED BY SINGLE-ZONE DUCTLESS MINI-SPLIT A/C AND HEAT PUMP.



DATE	REVISION
ENGINEERING	
CHECKED BY:	
OWNER:	
TITLE:	NEW ARCHITECTURAL LAYOUT
PROJECT:	258 JAMES RD, COLUMBUS, OH 43230
DRAWING NUMBER:	A-2
SCALE:	3/16"=1'-0"
N 	





DATE	REVISION
ENGINEERING	
CHECKED BY:	
OWNER:	
TITLE:	
ELEVATIONS	
PROJECT:	
258 JAMES RD, COLUMBUS, OH 43230	
DRAWING NUMBER:	
A-4	
SCALE:	
3/16" - 1' - 0"	



PLANNING COMMISSION STAFF REPORT

Project Summary – 258 James Road

Meeting Date: August 12, 2026

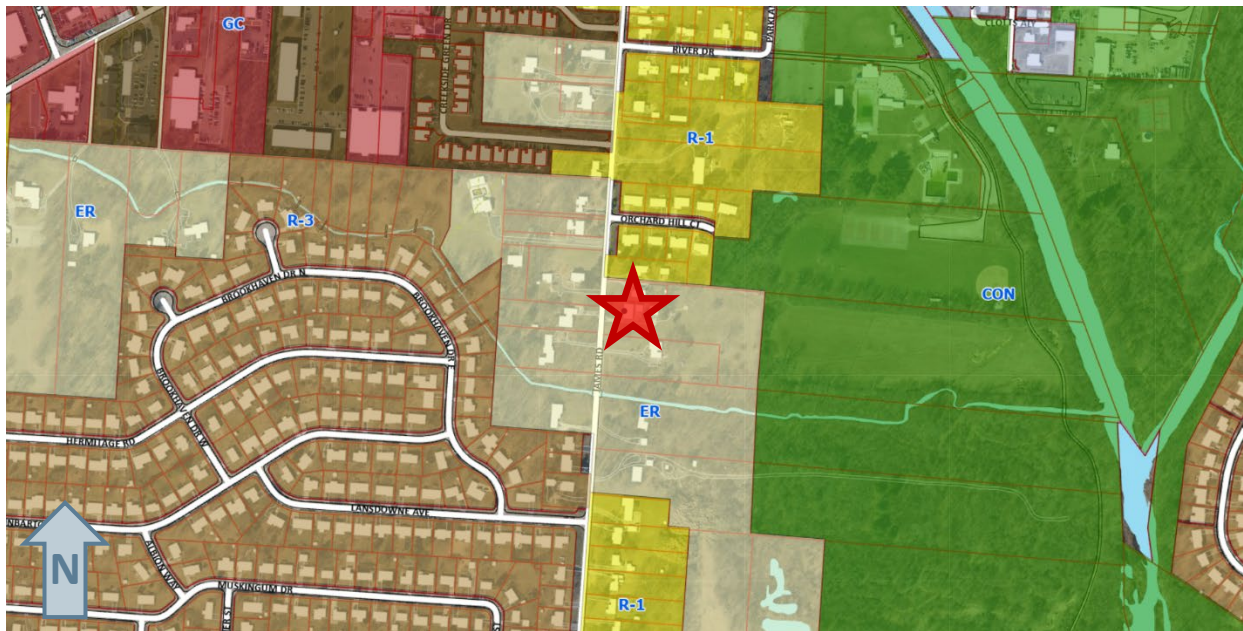
Zoning: Estate Residential (ER)

Application Type(s): Variance (V)

Staff Representative: Maddie Capka, Planner II

Recommendation: Staff recommends approval of the application.

Location Map:



Staff Review

Overview

The applicant is requesting approval of a variance to allow a breezeway connecting the existing house to the existing garage to encroach into a side yard setback. The site is zoned ER, which requires a 20 ft side yard setback for the principal structure. This setback applies to the breezeway since it is an addition on the existing principal structure.

The proposed breezeway is 195 SF and only 13 ft 4 in from the northern side property line. The existing house and detached garage are the same distance from the north property line, so both structures already encroach into the side yard setback. The breezeway would replace an existing sidewalk between the house and garage. This location was chosen for the breezeway because of the location of the existing door on the garage.

Review Criteria

Variance (V)

The following variance has been requested:

1. 1103.06 – Estate Residential
 - a. The side yard setback is 20 ft.
 - b. The proposed breezeway is 13 ft 4 in from the north 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

Staff recommends approval of the variance application. The breezeway is in-line with the existing house and detached garage, both of which were constructed in the 1960s. The addition is also relatively small and will replace an existing paved sidewalk.