



Request Summary

- Requesting approval of a variance to allow a pool house to exceed the maximum height for accessory structures
 - 542 SF pool house that is 17 ft tall
 - Max height is 15 ft
 - Variance approved in 2022 for pool house to encroach into 10 ft side yard setback by 3 ft
 - Applicant states the increased height will allow more sun onto the deck
 - 4 ft tall fence around backyard and tall trees along rear property line but not side



Approx. pool
house location

View from Braemer Ct (west)

Request Summary

- Requested Variance
 - Ch 1103.07(e) – Large Lot Residential
 - The maximum height for accessory structures is 15 ft
 - The proposed pool house is 17 ft tall

Request Summary

- **Variance Criteria**
 - The variance is not likely to result in substantial damage to the essential character of the neighborhood
 - The variance is not likely to result in damage to adjoining properties
 - The variance is not likely to affect the delivery of government services
 - The variance is not likely to result in environmental impacts greater than what is typical for other lots in the neighborhood
 - The variance is necessary for the economical use of the property, and such economical use of the property cannot be achieved through another method
 - The variance is not likely to undermine the objectives of the land use plan

Request Summary

- Staff recommends disapproval of the variance
 - There are no special circumstances to necessitate a variance
 - Staff is unaware of other structures over 15 ft in the area
 - The fence is only 4 ft high and does not screen majority of structure
 - The pool house would be very visible from ROW and property to north
 - However, a 2 ft increase is minor



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