



# VARIANCE APPLICATION SUMMARY



**File Number** V-24-34  
**Property Address** 683 VIVIAN CT  
 GAHANNA, OH 43230  
**Parcel ID** 025-007564  
**Zoning District** R-1 - Large Lot Residential  
**Project/Business Name** Jahahn addition  
**Applicant** Bill Graver mhast@stonepillarconstruction.com  
**Description of Variance Request** Planning for project began in 2023 prior to zoning setback change. We were in compliance of the setback of 15 ft rear yard, but zoning changed to 25 ft rear yard. Our project is 19.1 in the southwest corner and 25.3 in northwest corner.

We are asking for relief for the 19.1 dimension to be in compliance (which we were prior to zoning change).

I have spoken to staff about this request.

### Requested Variances

Code Section	Code Title	Code Description
Ch 1103.07(e)	Large Lot Residential	The principal structure must be 25 ft from the rear property line.



## 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.

*William P Graver Jr*  
\_\_\_\_\_

(property owner/acting agent signature)

William P Graver Jr  
\_\_\_\_\_

(printed name)

9/4/2024  
\_\_\_\_\_

(date)

*William P Graver Jr*  
\_\_\_\_\_

(applicant signature)

William P Graver Jr  
\_\_\_\_\_

(printed name)

9/4/2024  
\_\_\_\_\_

(date)

Address		
73 Marrus Dr Columbus, Ohio 43230	Marvin Stillwell	025-005512-00
75 Marrus Dr Columbus, Ohio 43230	Karen and James Pierce	025-005511-00
87 Marrus Dr Columbus, Ohio 43230	Jill and Brian Matticola	025-005510-00
675 Vivian Ct Columbus, Ohio 43230	Julia and Clint Carter	025-007566-00
679 Vivian Ct Columbus, Ohio 43230	Chris Early	025-007565-00
687 Vivian Ct Columbus, Ohio 43230	Mary and James Arnsby	025-007563-00

September 9th 2024

1. What are the special circumstances or conditions necessitating the variance?

*Planning for the project began in 2023 prior to zoning setback change. We were in compliance with the setback of the 15 ft rear yard, but zoning changed to 25 ft rear yard. Our project is 19.1 in the southwest corner and 25.3 in the northwest corner. This project was designed and in process before the zoning change that was codified. Everything was designed with respect to the guidelines we had available at that time. We had a preliminary zoning clearance then it was revised AFTER it was given the zoning clearance. This is per Kelly and my conversation with her. We are asking for relief for the 19.1 dimension to be in compliance (which we were prior to zoning change).*

*I have spoken to staff about this request.*

2. How is the variance necessary for preservation and enjoyment of property rights?

*This variance is necessary to comply with the new code. We followed the guidelines prior to the change in zoning code as is evident in the initial zoning clearance.*

3. How will the variance not adversely affect the health or safety of the surrounding area?

*This variance does not have any adverse effect to the health or safety of the surrounding area. While we understand the needs to modify and make adjustments to rules and codes, this instance causes no issues. This development is 25+ years in existence and nothing in this addition created issues in a few months of the codified zoning setback revision.*

We hope this can be done as an administrative action and not a whole process. We welcome any conversations to resolution so we can continue the project for the homeowner.

Sincerely,

Bill Graver  
Stone Pillar Construction  
614-3291499



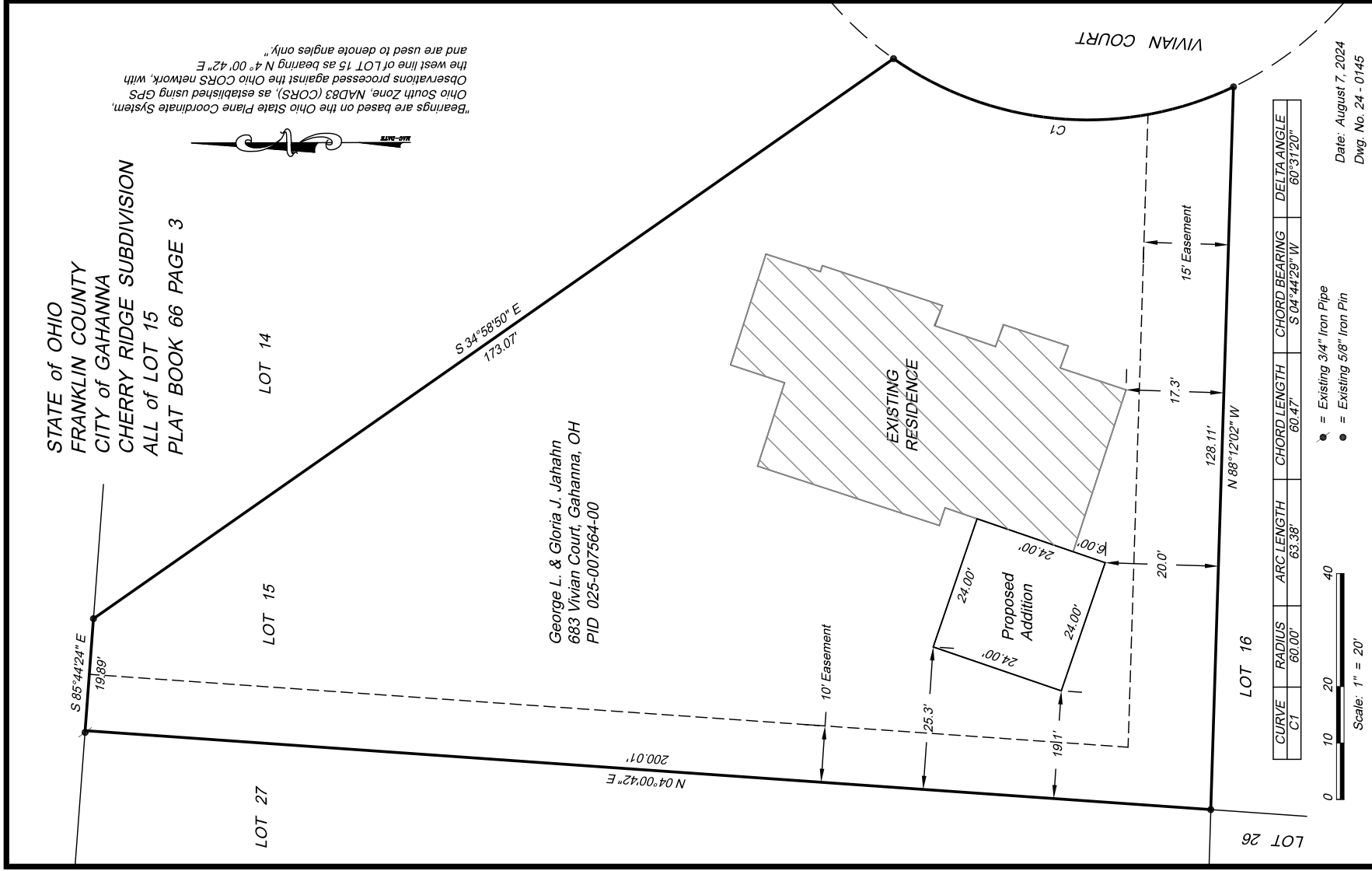
GEORGE AND GLORIA JAHAHN  
683 VIVIAN COURT GAHANNA, OH 43230

\*PROJECTED CONSTRUCTION START: 8-20-24  
OVERALL SCOPE: MASTER SUITE ADDITION

DRAWING DATE: 8-27-24

# JAHAHN REMODEL

## SITE PLAN

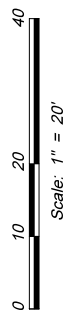


"Bearings are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (CORS), as established using GPS Observations processed against the Ohio CORS network, with the west line of LOT 15 as bearing N 4° 00' 42" E and are used to denote angles only."



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	63.38'	60.47'	S 04°44'29" W	60°31'20"

- = Existing 3/4" Iron Pipe
- = Existing 5/8" Iron Pin

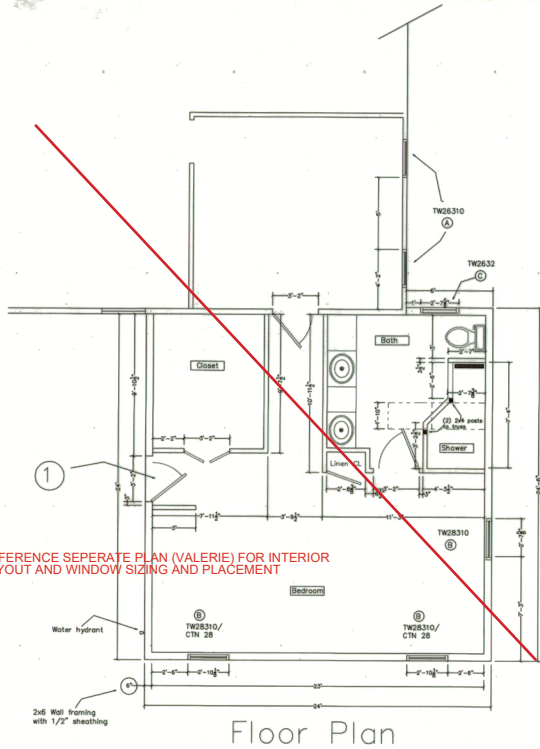


Date: August 7, 2024  
Dwg. No. 24 - 0145

PREPARED by:  
PAUL J. BOESHART, P.S.# S-6512  
Eesley Land Surveying LLC  
P.O. Box 102, Mt. Vernon, Ohio 43050  
Phone: 740-501-0190 ~ Email: Eric@EesleyLandSurveying.com

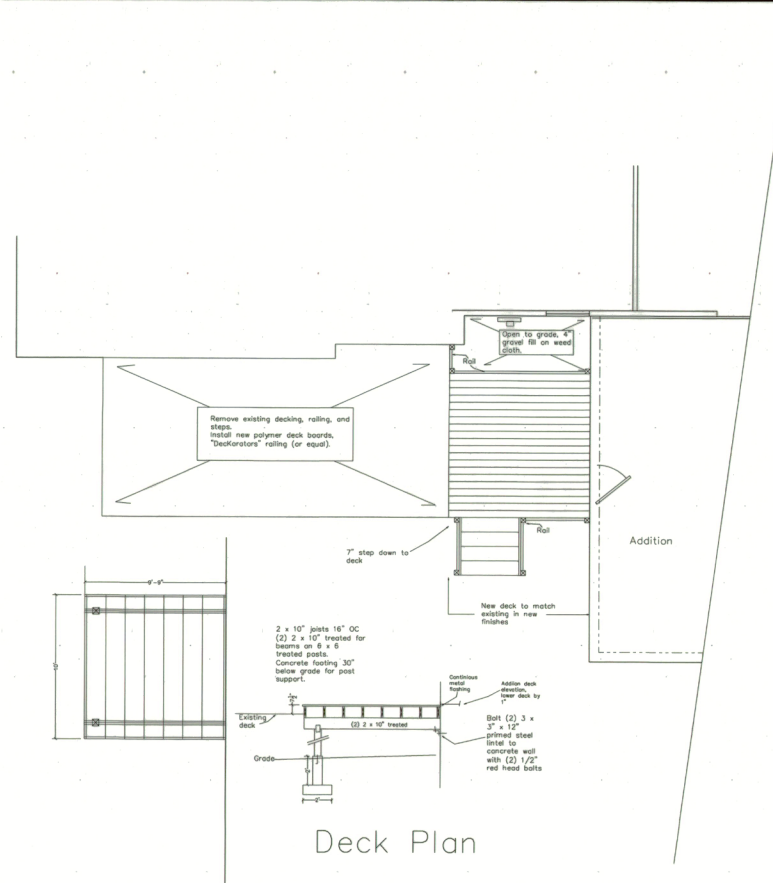
**JAHAHN RESIDENCE ADDITION**  
683 Vivian Court  
Gahanna, OH





REFERENCE SEPERATE PLAN (VALERIE) FOR INTERIOR LAYOUT AND WINDOW SIZING AND PLACEMENT

Floor Plan



Deck Plan

- (A) TW 26310 2' 8 1/8" 4' 0 7/8"
- (B) TW 28310 2' 10 1/8" 4' 0 7/8"
- (C) TW 2632T 2' 8 1/8" 3' 4 7/8"
- (B)-1 CTN 28 2' 10 1/8" 1' 7 3/4"

Interior doors to be 6 panel solid core oak.

- (1) Door to be fiberglass 1/2 glass with interior blind. 3/0 x 6/8
- (2) Door to be fiberglass flush with PVC jamb 3/0 x 6/8

General Notes

Addition  
576 SF

Deck  
98 SF

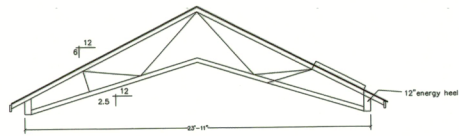
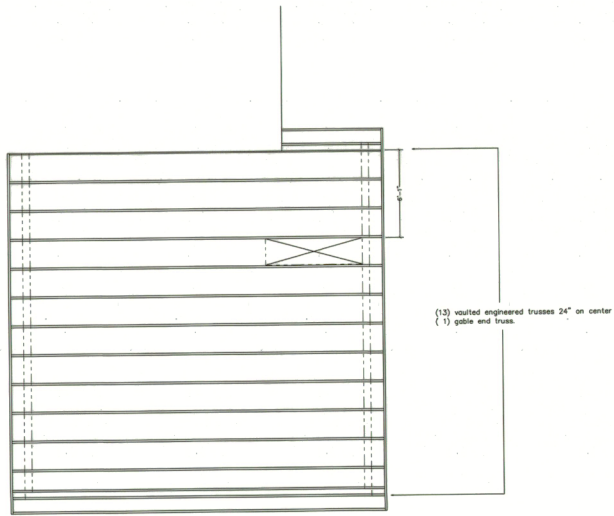
No.	Revision/Issue	Date

Fin Name and Address  
**Third Street Design**

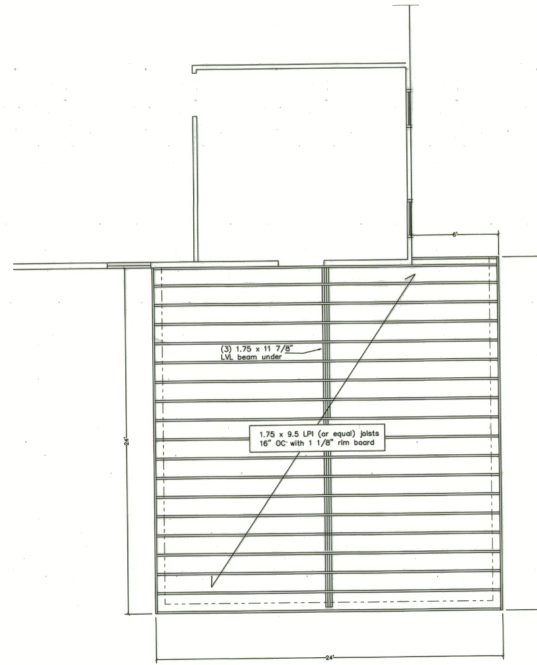
Project Name and Address  
**Jahahn**  
683 Vivian Ct  
Gahanna OH

Project <i>Addition</i>	Sheet <b>A-2</b>
Date May 5 2022	Scale 1/4" = 1'





Truss Plan



Floor Joists

General Notes

No.	Revision/Issue	Date

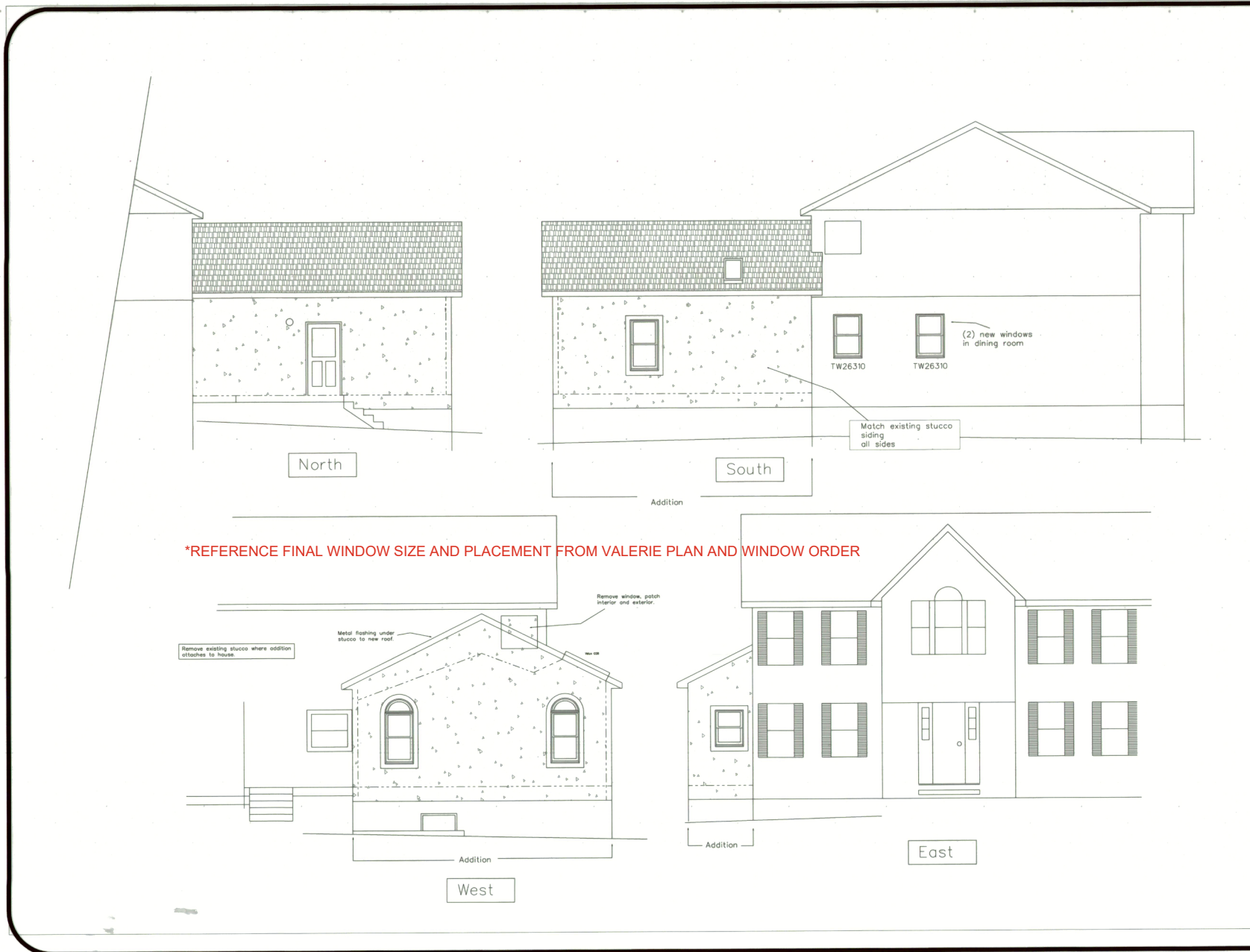
Firm Name and Address  
**Third Street Design**

Project Name and Address  
**Jahahn**  
 683 Vivian Ct  
 Gahanna OH

Project **Addition** Sheet **A-3**  
 Date **May 5 2022**  
 Scale **1/4" = 1'**

# JAHAHN REMODEL

## ARCHITECTURAL SET- PAGE 4



\*REFERENCE FINAL WINDOW SIZE AND PLACEMENT FROM VALERIE PLAN AND WINDOW ORDER

General Notes

No.	Revision/Issue	Date

Project Name and Address

**Third Street Design**

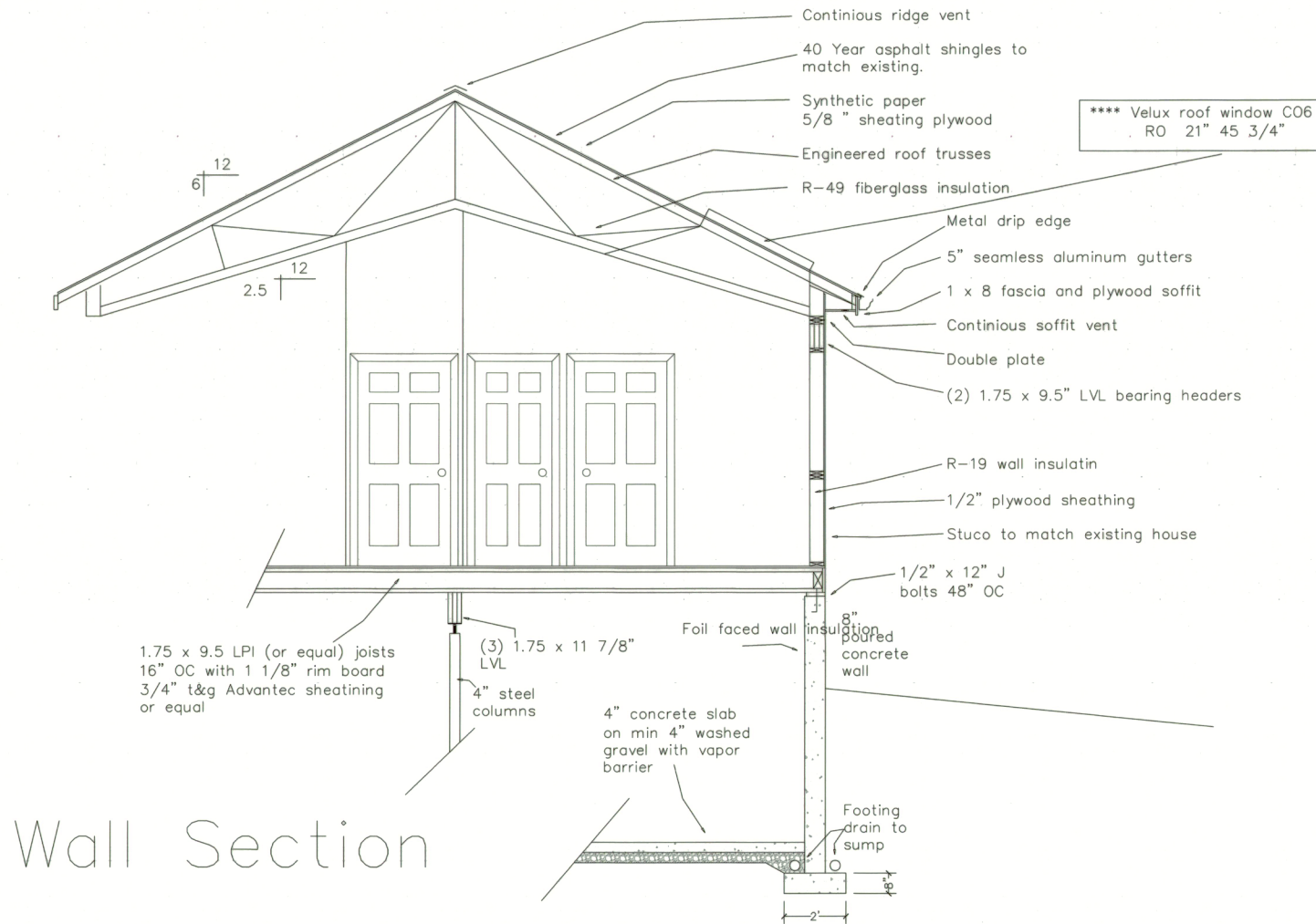
Project Name and Address

**Jahahn**  
683 Vivian Ct  
Gahanna OH

Project: **Addition** Sheet: **A-4**

Date: May 5 2022

Scale: 1/4" = 1'



Wall Section

General Notes

No.	Revision/Issue	Date

File Name and Address

**Third Street Design**

Project Name and Address

**Jahahn**  
 683 Vivian Ct  
 Gahanna OH

Project *Addition* Sheet  
 Date **May 5 2022**  
 Scale **NTS** **A-5**

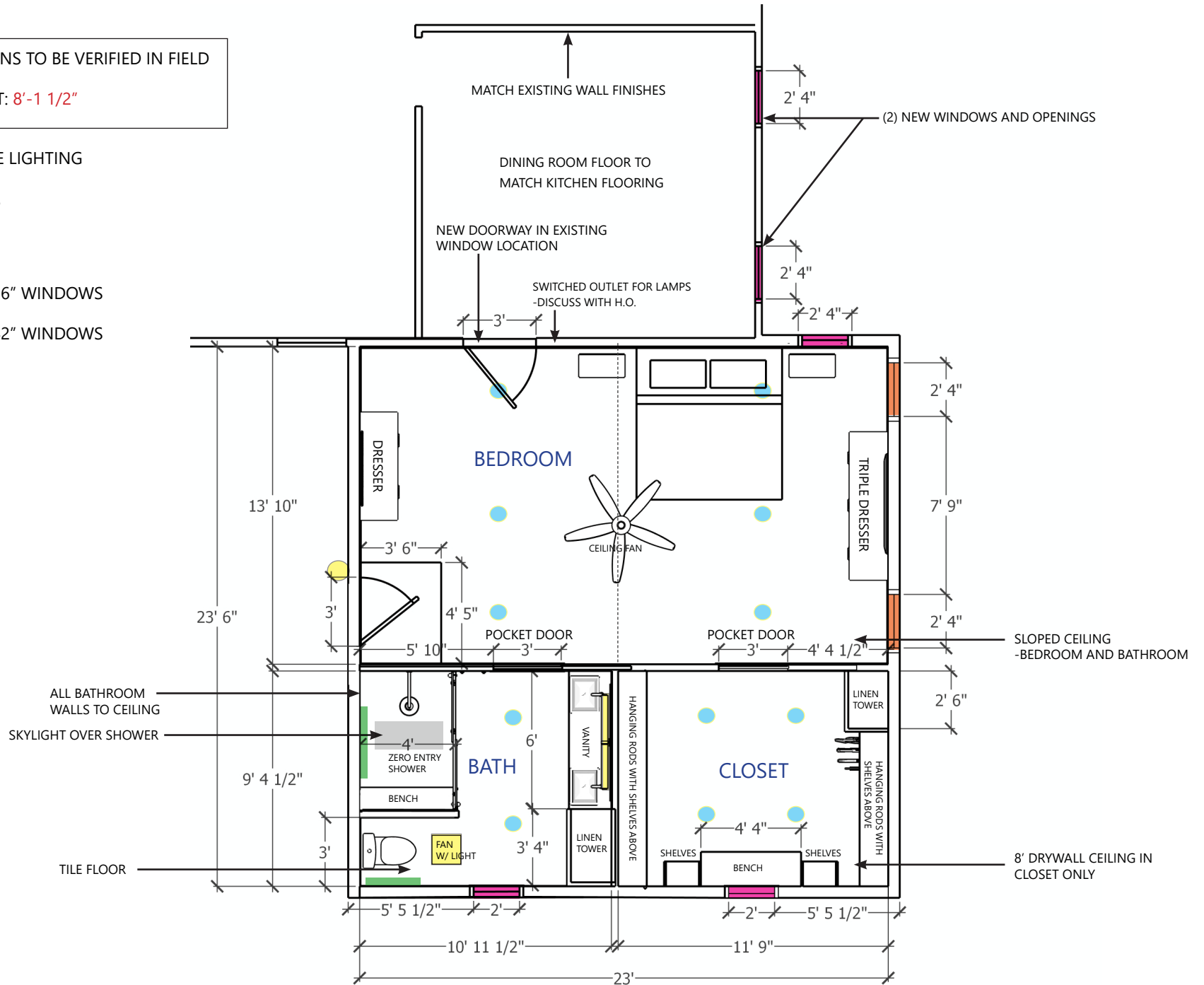
# JAHAHN REMODEL

## PLAN

\*ALL DIMENSIONS TO BE VERIFIED IN FIELD

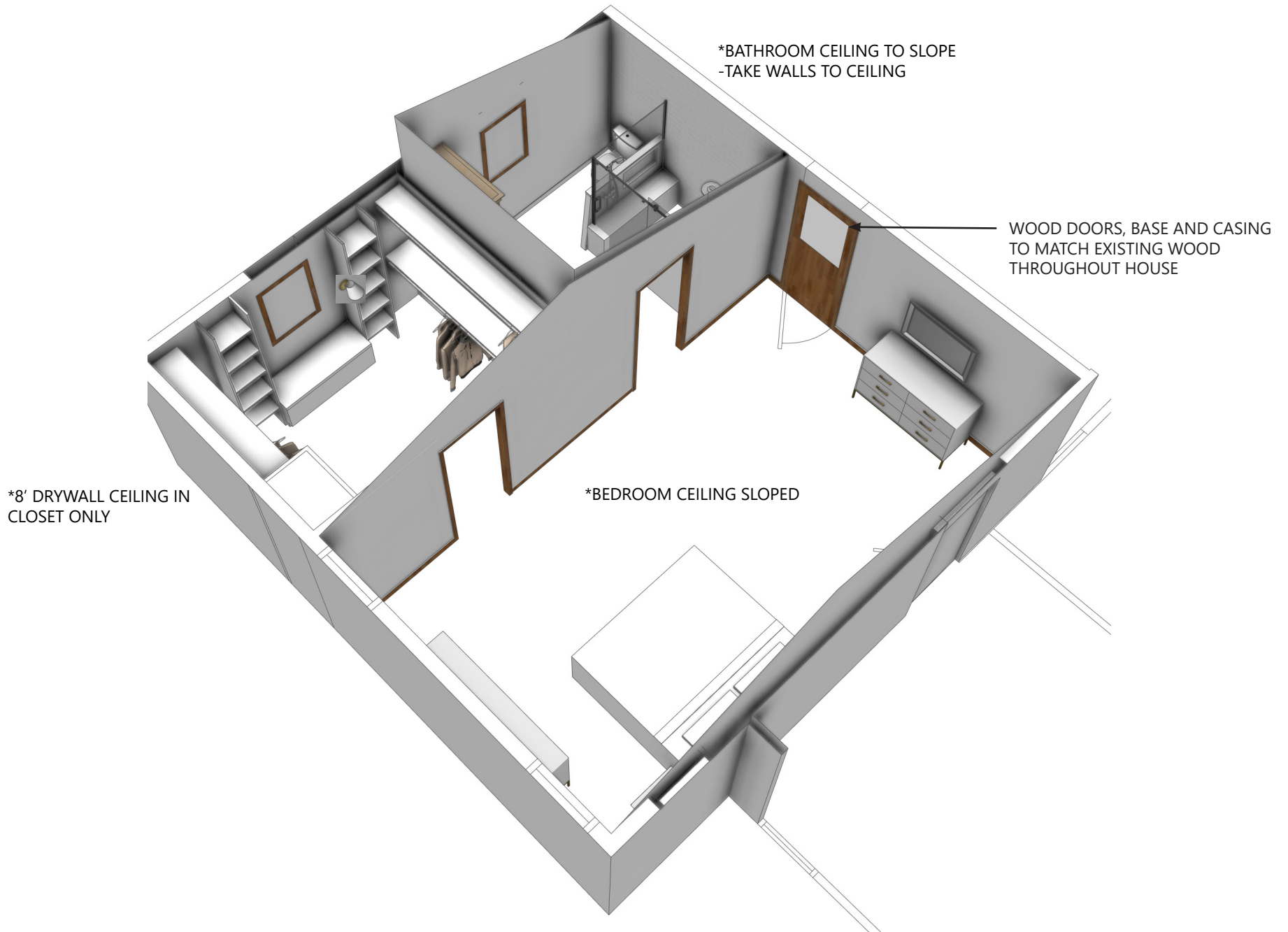
CEILING HEIGHT: 8'-1 1/2"

- DECORATIVE LIGHTING
- CAN LIGHTS
- GRAB BARS
- NEW- 24"X36" WINDOWS
- NEW- 28"X42" WINDOWS



# JAHAHN REMODEL

AXON 1



JAHAHN REMODEL

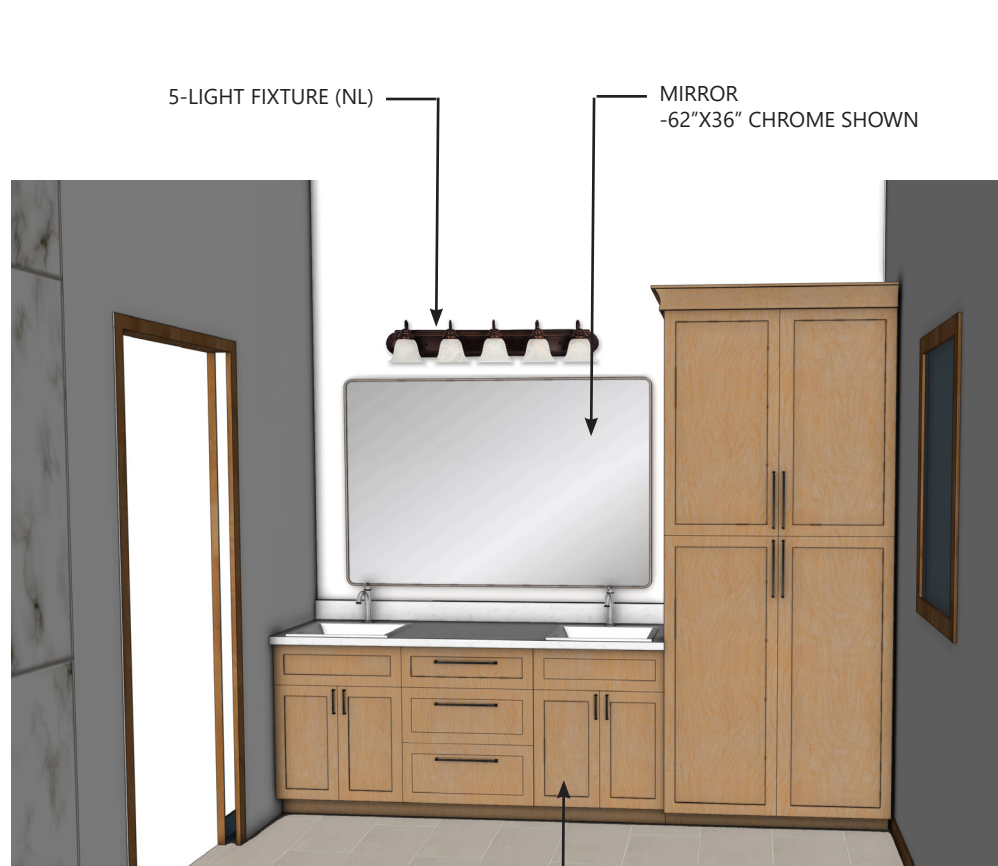
AXON 2



BEDROOM VIEW

# JAHAHN REMODEL

## BATHROOM- PERSPECTIVE VIEWS



5-LIGHT FIXTURE (NL)

MIRROR  
-62"X36" CHROME SHOWN

60" DOUBLE VANITY WITH LINEN  
TOWER ON SIDE  
-FINISH: DARK OAK  
-QUARTZ COUNTERTOP  
-CHROME PLUMBING FIXTURES



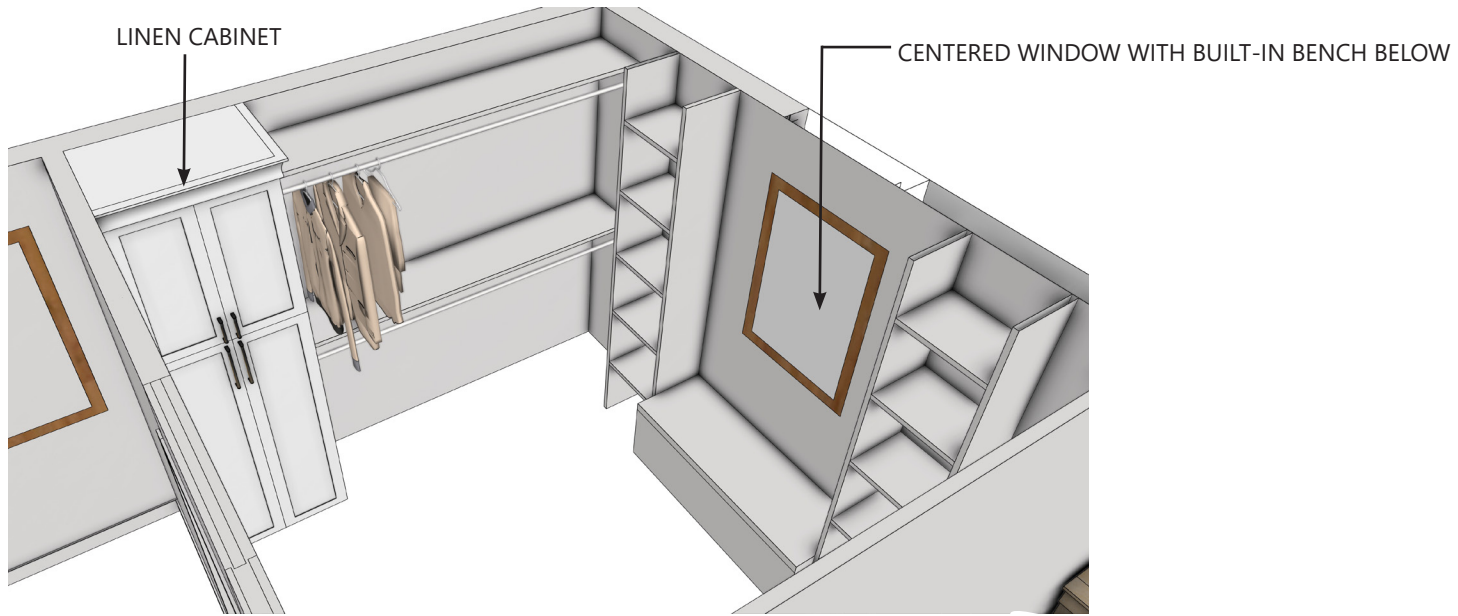
VERTICAL SHOWER NICHE  
VERTICAL BAR FOR HANDHELD  
-1ST CONTROL SWITCH

SHOWER HEAD WITH ARM  
-2ND CONTROL SWITCH

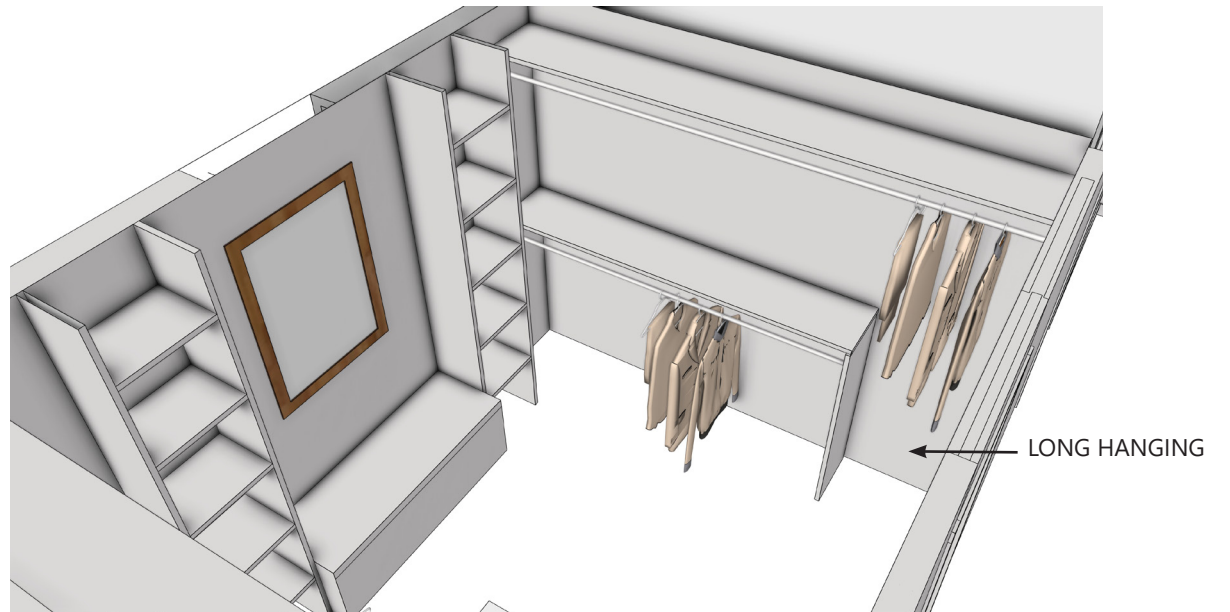
LARGE, ZERO-ENTRY SHOWER  
-SHOWER DOOR- SLIDING DOOR  
-BENCH  
-SMALL TILE ON SHOWER FLOOR

# JAHAHN REMODEL

## CLOSET- PERSPECTIVE VIEWS



INSPIRATION





# JAHAHN REMODEL

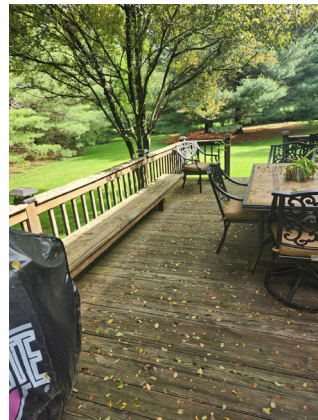
## SCOPE

<b>Demo</b> 07.3 Demo	Demo existing rear wall of stucco at dining room area, remove windows for new door opening to addition space. Remove window 2nd floor bedroom. Remove drywall at side wall of Dining room for new windows to be framed in.
<b>Window and door labor</b> 13.3 Window/ Doors Labor	Labor to install new windows and exterior doors per plan. Includes front door
<b>Framing materials</b> 07.1 Framing Material	Lumber materials for 24'x24' addition off dining based on current plans. Need final plans. Based on today's current lumber pricing. Lumber will be invoiced at time of delivery and could go up or down from this amount.
<b>Frame labor</b> 07.2 Framing Labor	Frame labor for new addition based on current plans. Need final plans. Floor system, walls, and roof. Tie into Dining room. Bench seat framed in shower.
<b>HVAC Allowance</b> 15.1 HVAC Rough	Materials and labor to tie into existing furnace and add 4 heat runs along with 1 cold air return. Supply and install 1-QT110 bath fan in master bath. Customer replacing furnace and making sure it can handle the extra square footage being added.
<b>Plumbing allowance</b> 14 Plumbing	Materials and labor to add master bath. 1 toilet, shower only, 2 vanities. Set all finish trims. PVC drains and PEX water lines.
<b>Electrical Allowance</b> 16.1 Electric Rough	Materials and labor to add 16-(6") LED can lights to bedroom, bathroom, closet, and hallway of addition. Add ceiling fan to bedroom area, add 2 overhead vanity lights, 1 fan only at toilet. 1 exterior coach light. 15 outlets, 1 GFCI exterior outlet, 4 dimmers, move wires at new opening from dining room. TV outlet bedroom. Need to check electric panel for a sub panel. This price does not include a sub panel. Need final sub walk for final pricing.
<b>Insulation</b> 17 Insulation	Materials and labor to insulate exterior walls with R-21 batt insulation and R-38 ceilings. Seal all penetrations per code. Includes crawl space band, 1st floor walls, ceiling of new addition space. No foam in this quote.
<b>Drywall Allowance</b> 18 Drywall	Materials and labor to hang, tape, and finish all walls and ceilings of new addition space. Approx. 575 sq' . Knockdown texture ceiling. Cathedral ceiling. Need final plans.
<b>Interior trim materials allowance</b> 20.1 Interior Trim Material	Materials for all baseboards, shoe mold, casings, interior doors per plan. 6 panel solid poplar doors stained. with 4-1/2" colonial stained baseboard and 3-1/2" colonial stained casing. Windows to be jammed and cased.. 4 interior doors, 6 windows, 1 exterior door. Closet system to have wood shelves and rods. 4 wood shelves in linen closet. Need final drawing for closet for final pricing.
<b>Interior trim labor allowance</b> 20.2 Interior Trim Labor	Labor to install all above materials. Allowance based for trim and materials. Includes 2 dining room windows and baseboards back in Dining room. Keeping chair rail in Dining room.
<b>Cabinet Labor</b> 20.25 Cabinet Installation	Labor to install all cabinets, trim, knobs, toe kicks master bath.
<b>Master bath tile labor</b> 22.2 Wall Tile Labor	Labor allowance to supply and install 1/2" durarock on shower walls and 1/4" durarock on floor. Install tile on shower walls, floor, and bath floor on standard pattern. Does not include marble, glass, or stone install. Price will increase accordingly.

<b>Exterior trim materials Allowance</b> 10.1 Exterior Trim Material	Materials for all exterior trim on addition only. Hardi Trim materials. Need final plans. Soffits, rakes, windows. Need final plans
<b>Excavation and Hauling</b> 03 Excavation	Excavate and haul dirt for new foundation at rear addition crawl space.
<b>Footer</b> 04.1 Footing	Footer for new addition 10"x16" footer with (2) #5 rebar horizontal only. Access from street into yard. Footer pad in crawl space. Pump truck.
<b>Block wall foundation</b> 05.1 Block Masonry	Materials and labor for block walls at crawl space. 6 courses of block currently figured.
<b>Backfill Allowance</b> 03 Excavation	Materials and labor to backfill gravel at new foundation for addition.
<b>Roofing allowance</b> 09 Roof	Materials and labor for roofing at addition. Dimensional shingles on roof to match current house shingles. 1 21"x46" Velux skylight at shower area.
<b>Exterior trim labor</b> 10.2 Exterior Trim Labor	Labor to install all exterior trim at addition. Soffits, corners, and window wraps.
<b>Exterior painting allowance</b> 24.2 Exterior Painting	Materials and labor to paint all new exterior trim on addition. Includes prep, caulking, and paint. Paint new stucco to match house and paint rear wall of house partial to blend. Filling in stucco at old window.
<b>Gutters allowance</b> 11.5 Gutters & Downspouts	Materials and labor for gutters allowance at addition. 6" gutter and 4" downspouts
<b>Niche Allowance</b> 23.31 Niche Allowance	Allowance for 1 niche 12x18 at shower area with 2 sills
<b>Mud bed Master bath</b> 23.4 Mud Pan	Allowance for materials and labor to install clear path zero entry shower pan ready for tile.
<b>Conductors allowance</b> 26.3 Conductors	Materials and labor allowance to tie in 2 new conductors to current existing lines out to street.
<b>Grade and seed allowance</b> 26.1 Landscape	Allowance to final grade around new foundation at rear and seed and straw all affected areas in yard.
<b>Stucco Allowance</b> 44 Stucco	Allowance for Materials and labor to stucco 3 new exterior walls of stucco and patch window at bedroom 2nd floor.
<b>Rear deck allowance</b> 10 Exterior Trim & Decks	Materials and labor allowance for rear deck off new addition. 12'x10' allowance with Treated decking and Treated wood railing. Not doing anything with existing deck. would include Post holes, treated lumber for under decking. Treated decking and railing
<b>Waterproofing</b> 04.2 waterproofing	Materials and labor to water proof crawl space and add 10" foam board to interior of crawl space.

JAHAHN REMODEL  
PRE CONSTRUCTION PHOTOS

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## PLANNING COMMISSION STAFF REPORT

### Project Summary – 683 Vivian Court

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**Meeting Date:** December 4, 2024

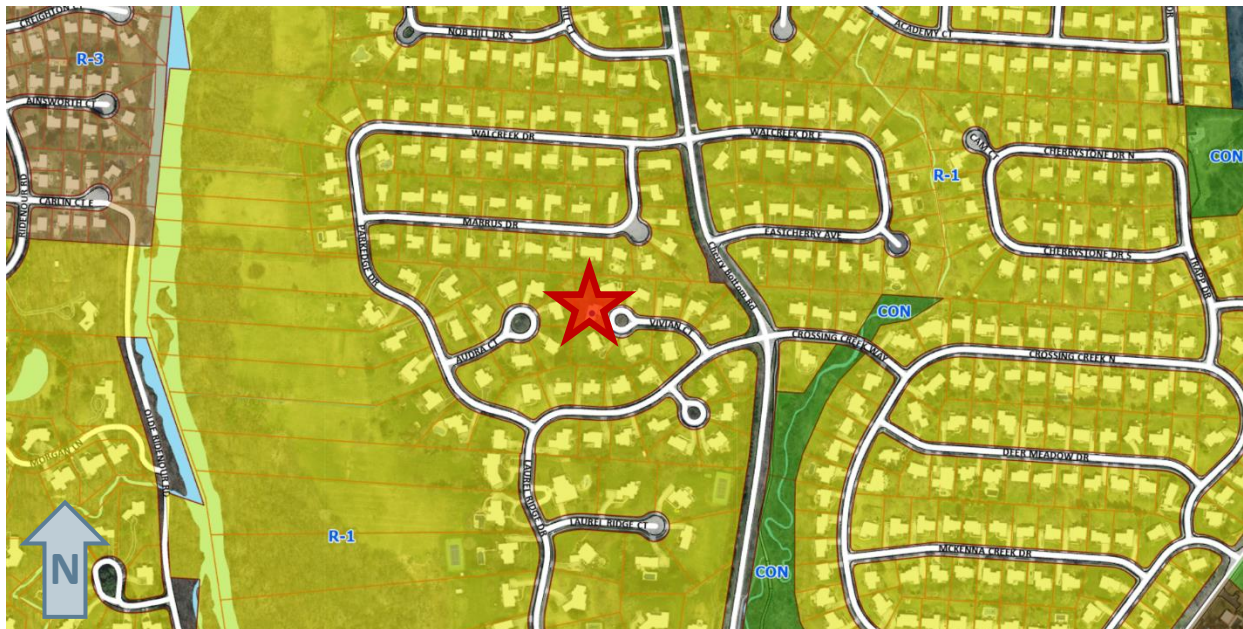
**Zoning:** Large Lot Residential (R-1)

**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 addition within a rear yard setback. The Zoning Code requires a 25 ft rear yard setback for the principal structure on the lot, and the addition is 19.1 ft from the rear property line at the closest point.

Under the previous Zoning Code, this property was zoned SF-2, which also had a rear yard setback of 25 ft. However, “attached accessory structures” had a reduced rear setback of 15 ft. Under the new Zoning Code, attached additions or structures must comply with setbacks for the principal structure. The addition meets side yard setback and lot coverage requirements.

The applicant states that they have been planning this addition since 2023, when the required setback was only 15 ft. The permit for the addition was submitted under the new Code, which is why the new setback regulations apply.

## Review Criteria

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### Variance (V)

The following variance has been requested:

1. 1103.07(e) – Large Lot Residential
  - a. The principal structure must be at least 25 ft from the rear property line.
  - b. The proposed addition is 19.1-25.3 ft from the rear 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.

## Recommendation

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Staff recommends approval of the variance as submitted. The addition was in compliance with the former Zoning Code during its planning stages, and the addition is at a slant, meaning its distance from the property line varies from 19.1 ft to 25.3 ft. Based on the configuration of the house on the lot and existing trees and landscaping, the addition is mostly screened from the ROW.