



VARIANCE APPLICATION SUMMARY



File Number	V-25-24
Property Address	747 JONSOL CT GAHANNA, OH 43230
Parcel ID	025-004177
Zoning District	R-1 - Large Lot Residential
Project/Business Name	Dave Fox Design Build
Applicant	David Marshall dmarshall@davefox.com 614-459-7211
Description of Variance Request	Exisiting house sits in both side yard setbacks, and the proposed addition would extend the south side wall that is already in the setback. The south side yard is already encroached on by approximately 3.2' The addition will not encroach any further into the setback.

Requested Variances

Code Section	Code Title
Ch 1103.07(e)	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.

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.

Nathaniel R Brzenski
(property owner/acting agent signature)

Nathaniel Brzenski 8/12/25
(printed name) (date)

David Marshall
(applicant signature)

David Marshall 8/12/25
(printed name) (date)

List of Contiguous Property Owners to 747 Jonsol Ct

Howard, John P

751 Jonsol Ct, Gahanna, OH 43230

Juice Properties, LLC

707 Havens Corners Rd, Gahanna, OH 43230

McDermott, Matthew P

699 Havens Corners Rd, Gahanna, OH 43230

Mellinger, William J

706 Jonsol Ct, Gahanna, OH 43230

Sams, Gary L

714 Jonsol Ct, Gahanna, OH 43230

Schroen, Daniel J

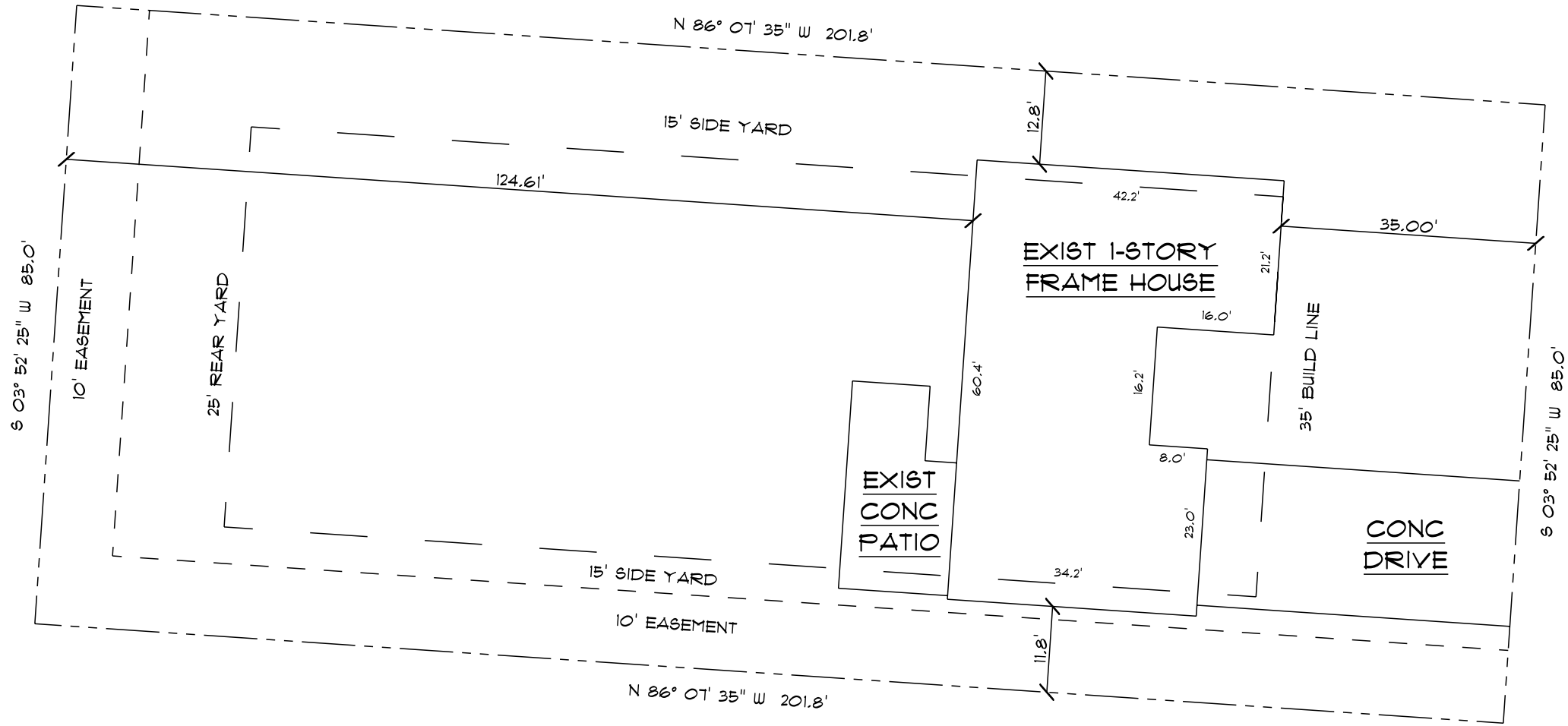
743 Jonsol Ct, Gahanna, OH 43230

Statement of Variance

This is a relatively small addition to the rear of the house (approx. 175 sq ft) that extends and practically doubles the size of the family room of the house and makes for a much more comfortable interior.

There is an existing concrete patio that sits on the proposed addition site currently that will need to be removed. Since the concrete already exists in that location, we aren't covering anymore of the yard than what is already covered, and the addition itself doesn't encroach any further into the setback than the house already does.

1. The family room is cramped and the homeowners would like to be able to enjoy it fully in the years to come.
2. As stated, the homeowners want to use and enjoy the extra room while also investing into their home.
3. The only neighbor whose sight lines would be affected by the addition would be the neighbor directly to the south, where there is also a fence with natural screening. The addition would still sit far enough away from the property line as to not impede in any emergency egress.



EXISTING SITE PLAN

SCALE: 1" = 20'

EXISTING WALLS ARE
DIMENSIONED TO DRYWALL
NEW WALLS ARE DIMENSIONED
TO THE STUD.
UNLESS NOTED OTHERWISE

Scale: 1/4" = 1' (unless otherwise noted)

NATHANIEL & MARGARET BUZENSKI RESIDENCE
747 JONSOL CT, COLUMBUS, OH 43230

DESIGNED BY:
SHANNON OVERMYER
ID BY:
T.B.D.
PM BY:
T.B.D.
JOB # 2419107
EXISTING
SITE PLAN

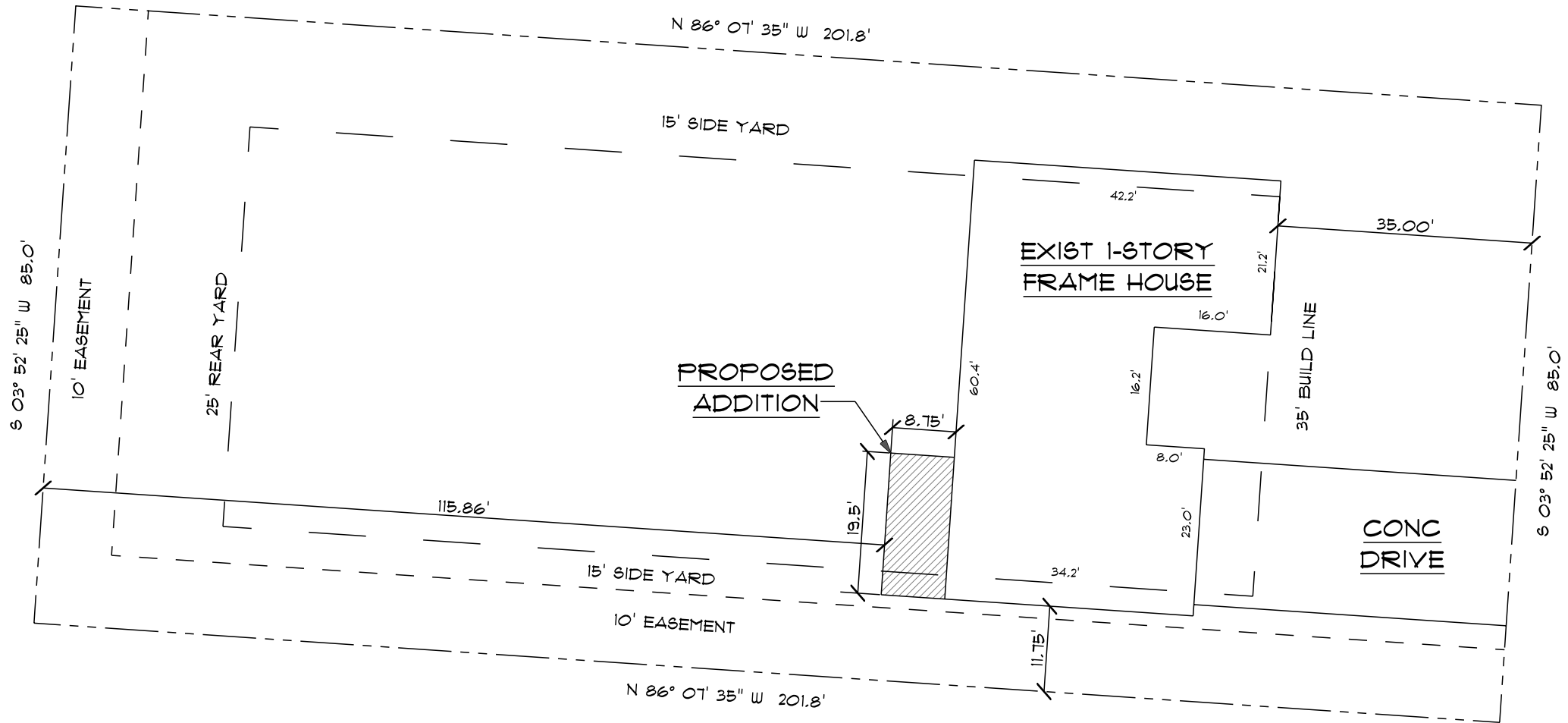
SHEET #
1 of 1

DAVE FOX
DESIGN • BUILD • REMODELERS
3505 W. Dublin-Granville Rd, Columbus, OH 43235 www.davefox.com 614-459-7211

Approved by: _____ Date: _____
Owner: _____ Date: _____

Design Plans: For use by agents of DFR
only. Use of or modifications of these
plans without express permission of DFR
is strictly prohibited. Mechanical plans
to be verified by licensed contractor.

A-O



PROPOSED SITE PLAN

SCALE: 1" = 20'

EXISTING WALLS ARE
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UNLESS NOTED OTHERWISE

Scale: 1/4" = 1' (unless otherwise noted)

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PM BY:
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JOB # 2419107
PROPOSED
SITE PLAN

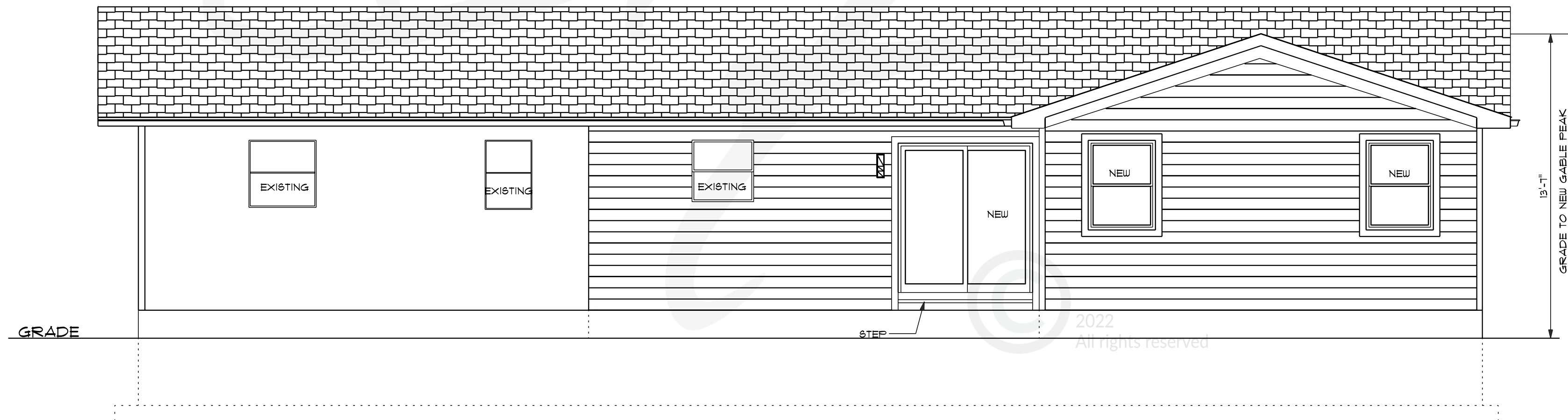
SHEET #
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FRONT ELEVATION



REAR ELEVATION

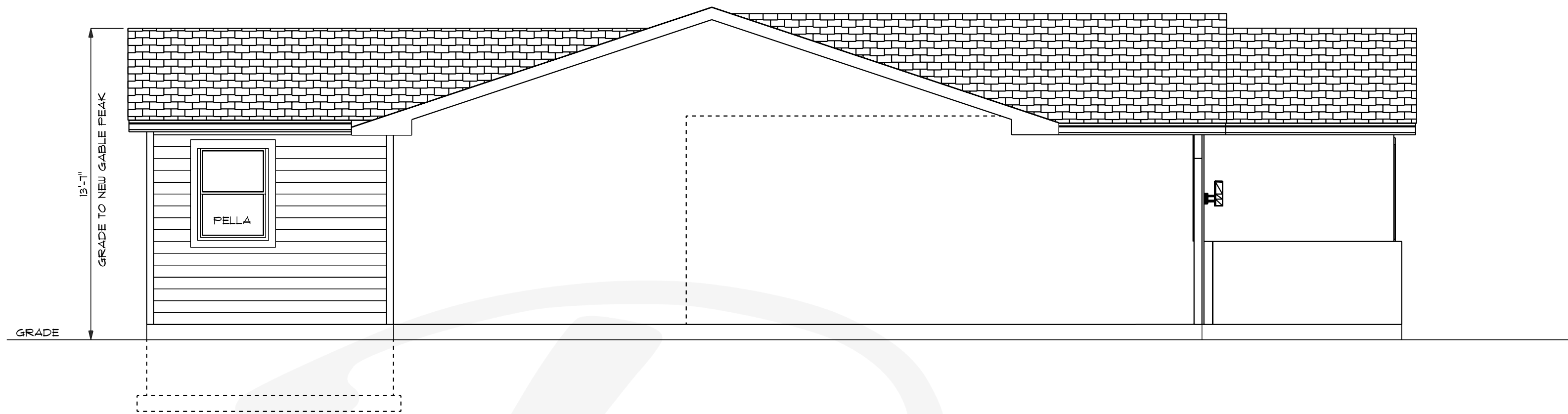
NATHANIEL AND MARGARET BUZENSKI RESIDENCE
147 JONSOL CT. COLUMBUS, OH 43230

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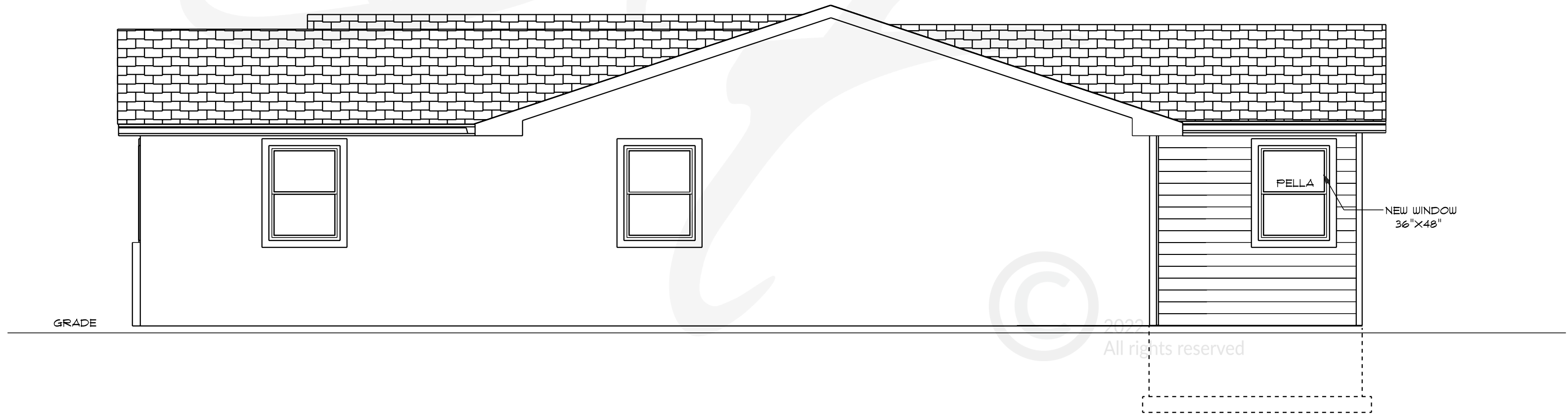
DESIGNED BY:
SHANNON OVERMYER
ID BY:
ANDREA CONLEY
PM BY:
T.B.D.
PROJ. # 2419107

FRONT AND REAR
ELEVATIONS

SHEET #
A 5.0



LEFT ELEVATION



RIGHT ELEVATION

NATHANIEL AND MARGARET BUZENSKI RESIDENCE
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ID BY:
ANDREA CONLEY
PM BY:
T.B.D.
PROJ. # 2419107

LEFT AND RIGHT
ELEVATIONS

SHEET #

A 5.1

Scale: 1/4" = 1' (unless otherwise noted)

PLANNING COMMISSION STAFF REPORT

Project Summary – 747 Jonsol Court

Meeting Date: September 10, 2025

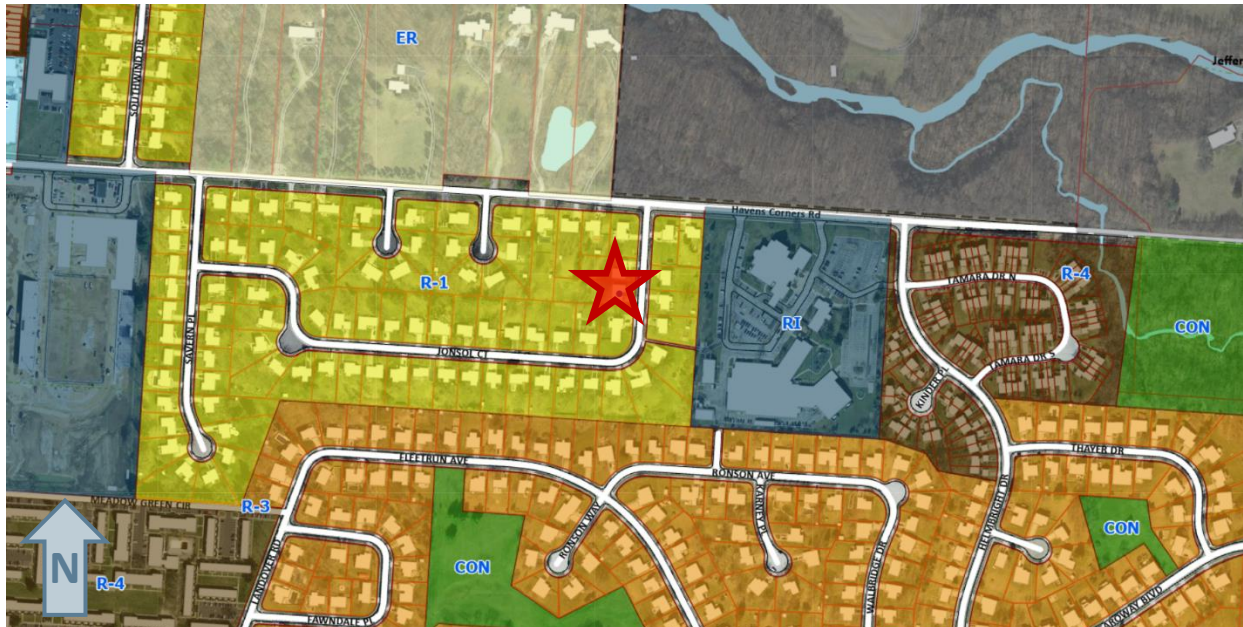
Zoning: Large Lot Residential (R-1)

Application Type(s): Variance (V)

Staff Representative: Maddie Capka, Planner II

Recommendation: Staff recommends approval of the application.

Location Map:



Staff Review

Overview

The applicant is requesting approval of a variance to allow an addition within a side yard setback. The zoning code requires a 15 ft side yard setback for all properties zoned R-1. The addition would be attached to the rear of the existing house and constructed in line with the south façade of the house at 11 ft 9 in from the side property line. There is an existing concrete patio in the exact location the addition is proposed at.

Under the previous zoning code, this property was zoned SF-2, which had a side yard setback of 10 ft. The proposed addition would have met all setback requirements under the former code. The house used to meet side yard requirements too but is now considered legal nonconforming.

Review Criteria

Variance (V)

The following variance has been requested:

1. 1103.07(e) – Large Lot Residential
 - a. The principal structure must be at least 15 ft from the side property line.
 - b. The proposed addition is 11 ft 9 in from the 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;
- f) The variance is not likely to undermine the objectives of the land use plan;
- g) Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of land or structures; and,
- h) The practical difficulty could 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 as submitted. The addition would be in-line with the existing house and other homes in the area. The height of the addition is less than the height of the existing home. All other setbacks are met.