

VARIANCE APPLICATION SUMMARY



File Number Property Address

Parcel ID
Zoning District
Project/Business Name
Applicant
Description of Variance Request

V-25-16 400 BRAEMER CT GAHANNA, OH 43230 025-011408

R-1 - Large Lot Residential

Cedar & Stone

Corey cschoo@cedarandstoneohio.com 614-264-5654

We applied for a previous variance and the council meeting was held on November 6th. during this meeting, the council asked the permit office representative present, if they had the ability to approve heights in excess of the zoning code without the need for the zoning or council approval? The representative responded, "yes, in this case we would have approved it in house, if it were at 16.5' in height". I was later told by the zoning office that the zoning representative present was the head of the zoning department. We discussed options about how we can reduce the height of the precut structure with the council, zoning rep, and homeowner. With the feedback and advice given in this meeting, the homeowner agreed for us to recut the structure to not exceed the 16.5' maximum height. We were under the impression that if we abided by the council, and zoning representatives' recommendations, we were to move forward by resubmitting the revised drawings, and scheduling the framing and final inspections accordingly. On November 8th, 2024 the corrected drawings to maximum height of 16.5' were uploaded to the portal. Framing and final inspections were requested near completion of the project. I have no record of a response from these inspection request. The project installation started on November 20th, 2024, and was completed on December 20th, 2024. We request that the existing structure be approved at the 16.5 existing height.

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.

John B Exter	John B Esterby	05/05/2025
(property owner/acting agent signature)	(printed name)	(date)
last	Corey Schoo	6/23/25
(applicant signature)	(printed name)	(date)

407 - Eric Jones - 390 Braemer Court

409 - Larry Keith Hooks - 404 Braemer Court

332 - Alissa Holfinger - 1001 Ridge Crest Drive

Andrew Joseph Ring - 1007 Ridge Crest Drive

Statement of Variance

May 9th, 2025

RE: Project Esterby Pool Pavilion, 400 Braemer Court. Gahanna, Ohio 43230

We are requesting a variance to Gahanna City Zoning Code, R-1 zoning designation 1103.07, the height of the unattached accessory structure cannot be over 15 feet. We are requesting a variance to allow the structure to have an overall height of 16.5'

Special Circumstances or Conditions:

We applied for a previous variance and the council meeting was held on November 6th. during this meeting, the council asked the permit office representative present, if they had the ability to approve heights in excess of the zoning code without the need for the zoning or council approval? The representative responded, "yes, in this case we would have approved it in house, if it were at 16.5' in height". I was later told by the zoning office that the zoning representative present was the head of the zoning department. We discussed options about how we can reduce the height of the precut structure with the council, zoning rep, and homeowner. With the feedback and advice given in this meeting, the homeowner agreed for us to recut the structure to not exceed the 16.5' maximum height. We were under the impression that if we abided by the council, and zoning representatives' recommendations, we were to move forward by resubmitting the revised drawings, and scheduling the framing and final inspections accordingly. On November 8th, 2024 the corrected drawings to maximum height of 16.5' were uploaded to the portal. Framing and final inspections were requested near completion of the project. I have no record of a response from these inspection request. The project installation started on November 20th, 2024, and was completed on December 20th, 2024. To lower the overall height or this existing structure, while maintain the aesthetics and storage capacity, would be an extremely costly affair to the client.

Necessary for preservation and enjoyment of property rights

It is necessary due to the path of the sun and the closeness of the structure to the pool. The increase allows the family to sit at the entrance to the pool and still receive sun for more hours of the day. There are already significant trees in the yard and that are very tall and the structure being slightly over 15 feet will not distract from the overall ambiance of the yard.

Will not adversely affect the health or safety

Kind Regards,

Corey Schoo

Variance Request – Pergola Height To Whom It May Concern: I am writing to respectfully request a variance from the City of Gahanna's building height restriction related to the installation of a pergola on my property. The current code limits the height of such structures to 15 feet. The pergola I propose measures 16.5 feet in height, exceeding the limit by 1.5 feet. The additional height is essential to the intended use and enjoyment of the space. The pergola is located at the front of our pool, where most pool users prefer to sit and sunbathe. A structure limited to 15 feet would create unintended shading of this key area, particularly given the path of the sun across the property. The requested height of 16.5 feet ensures that the pergola provides shade where desired while allowing unobstructed sunlight at the pool's edge and entrance, thereby preserving the functional design and intended use of the space. I appreciate your consideration of this request and am happy to provide any additional information or meet with the appropriate board or committee to review this proposal. Sincerely, John Esterby

Post to Concrete - Simpson ABU1010RZ with two 5/8" Concrete Expansion anchors

Post to Tie beam/top plate/rafter -All post have 2"x8" stub tendons where they meet any beams. M16 threaded Rod with SIMPLEX NUTS M16– 28.5x72mm – FE013340 impeded in posts at manufacture specification for wood species. Top of rod secured with 2-5/16 Washer with M16 Nut - SEE A10

Rafters to Top Plates - Two 10" timbers screws per connection

4"x 6"x 32" knees - four countersunk 6" screws per knee

4"x8"x96" Knees - Naturally sit into 1" shoulders mortises, secured with two 10" timber screws per connection.

6"x8"x114" Knees - Naturally sit into 1" shoulder mortises, secured with two 10" timber screws per connection.

Top Plate C to insides of post A & B - Naturally sit into 1" shoulder mortises SEE-A10, secured with four 10" timber screws per connection.



Cedar & Stone, LLC 3345 West Jefferson Kiousville Rd SE West Jefferson, OH 43162 614-264-5654

CLIENTJohn Esterby
400 Braemer Court
Gahanna, OH 43230

PROJECTREV 1
Esterby Pool
Pavilion

ISSUE 6/27/24 DRAWN BYC Corey Schoo

Connection Details



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Plot

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PERGOLA DIMENSIONS: 602 SF

Overall Footprint (Length x Width x Height): 21' 7" x 27' x 16' 6"

Lowest Beam Vertical Clearance from substrate: 9'

Post Outside to Outside Measurements: 15' 1/4" x 24' 9"

PAVILION DETAILS

Wood Species - Ohio Rough Sawn Pine

10 Post - 10"x10" Attached to concrete with Simpson Strong Tie abu1010rz post base expansion anchor. Post Bases trimmed with 2"x10".

3 Top Plate - 10"x12" -

1 Tie Beam - 8" x 10" -

1 Tie Beam - 10" x 12"

2 Upper Post - 10" x 10" -

10 Rafters - 4" x 8" Large roof

9 Rafters - 4" x 8" Small roof

3 Fascia - 2" x 10" Bevel rip top to roof pitch.

10 Knee Braces - 4"x6"x32" Attach with four 6" timber screws per brace.

4 Knee Braces - 6"x8" Attach with four 6" timber screws per brace.

PAVILION FOUNDATION DETAILS

Concrete monolithic Slab- Attach to existing.

INCLUDED PAVILION OPTIONS -

Roof Sheathing Boards (Ohio White Pine) - 2"x6" Tongue & Groove.

Stain - Apply one coat of Solid or Semitransparent stain to all surfaces prior to assembly. Color TBD

ROOFING DETAILS: 785 SF

Underlayment - Install Ice & Water shield along perimeter and #30 felt in field.

Standing Seam Metal Roofing - Install roofing shingles per manufacturer fastening schedule. Install Drip Edge along all eaves and rakes.

STORAGE ROOM DETAILS

Exterior Dimensions: 4' 9-1/4" x 23' 11"

Interior Open Dimensions: 3' 11-3/4" x 23' 1-1/4"

Stud Framing - 2" x 4" - 24" on center

Sheathing - 772 SF of 3/4" OSB. Install per manufacturing fastening schedule.

SIDING & TRIM DETAILS: 772 SF - Ohio White Pine

Moisture Barrier - Install per manufacturing fastening schedule. Apply tape over seams and openings. Lap Siding - 1" x 8" - ShipLap with 6" exposure - Install per manufacturing fastening schedule.

Door Trim - 1" x 4" & 1" x 3"

2 Doors



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> John Esterby 400 Braemer Court Gahanna, OH 43230

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Pavilion

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Cover Page

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PLAN APPROVAL

PLANS EXAMINER Michael Frey DATE03/24/2025

SEE ADDENDUM

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CONNECTION DETAILS

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plot

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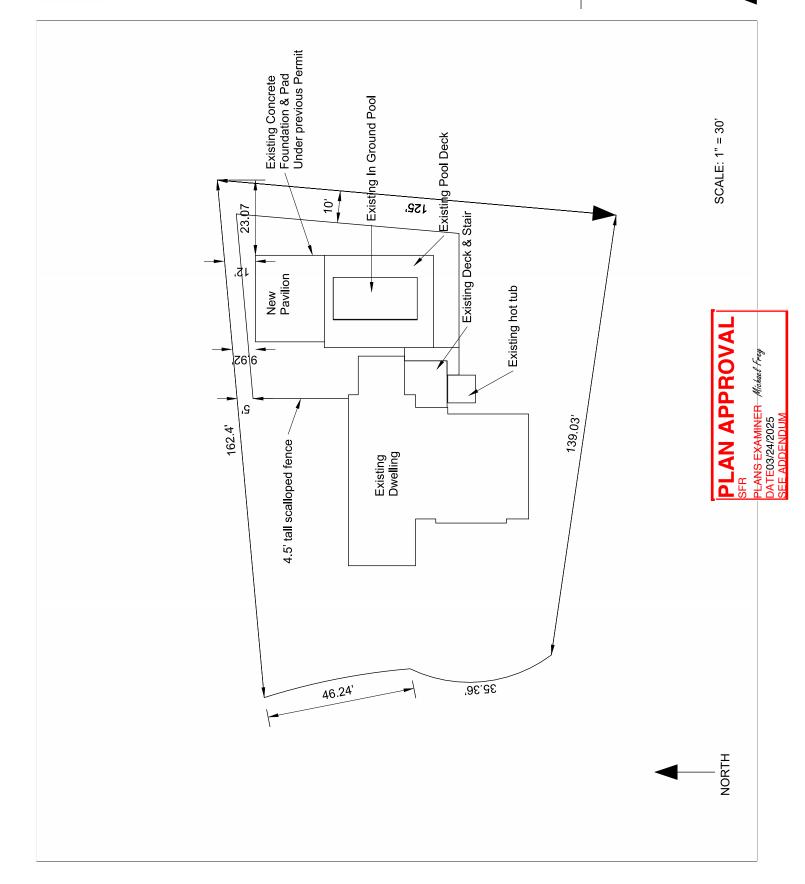
Esterby Pool Pavilion **РВОЈЕСТ** РЕУ 1

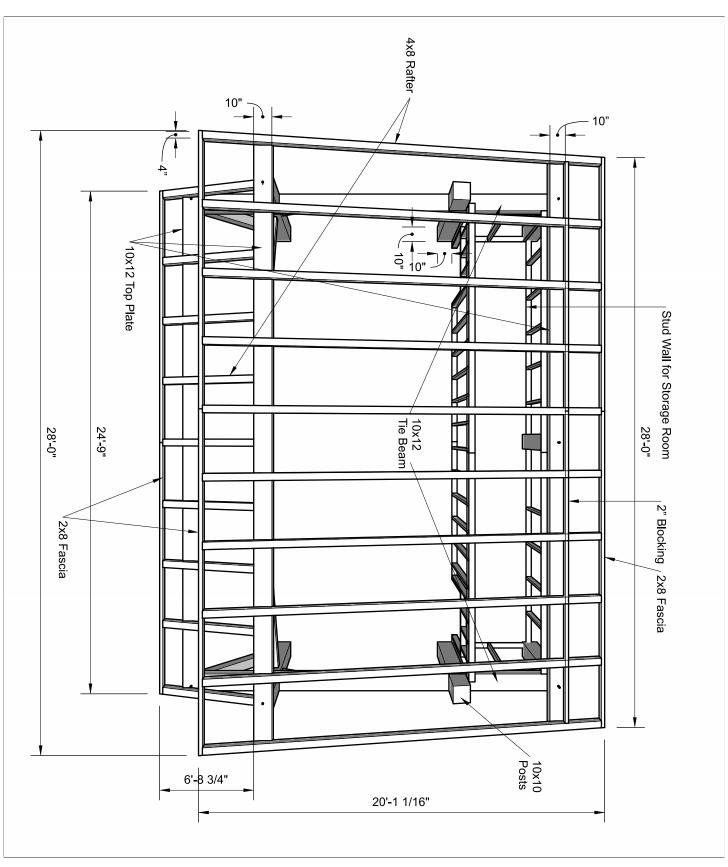
400 Braemer Court **сгієит** John Esterby

914-264-5654 Gahanna, OH 43230 Kiousville Rd SE 3345 West Jefferson









FramingOverheadView

ISSUE PROJECT CLIENT
6/27/24 REV 1 John Esterby

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Corey Schoo

PLANT APPRIA AND 43230

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PLANS EXAMINER Michael Frey
DATE03/24/2025

SEE ADDENDUM



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6/27/24

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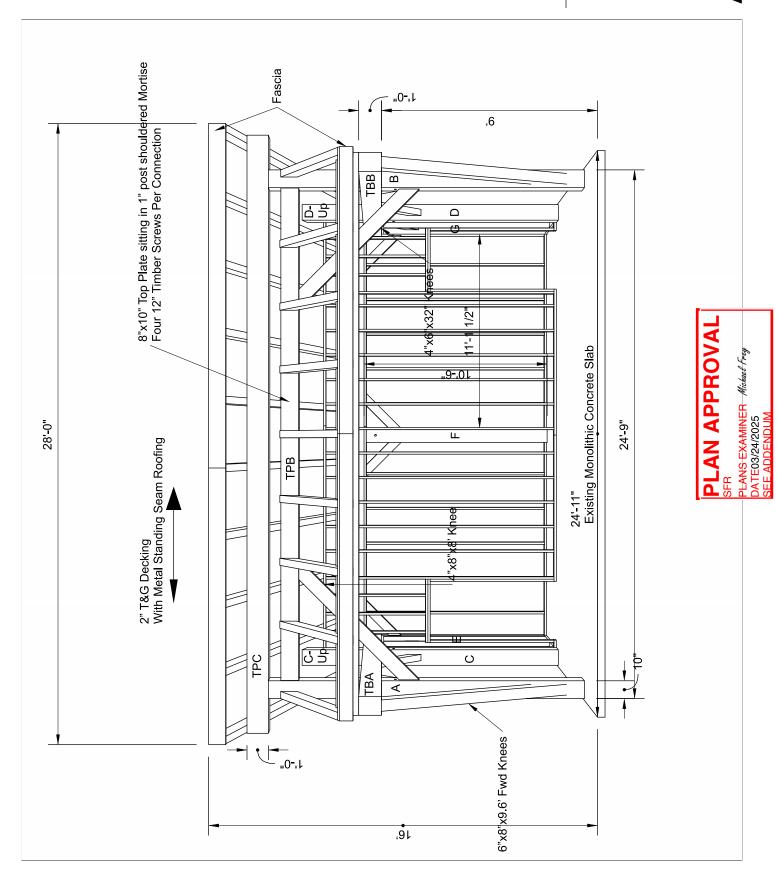
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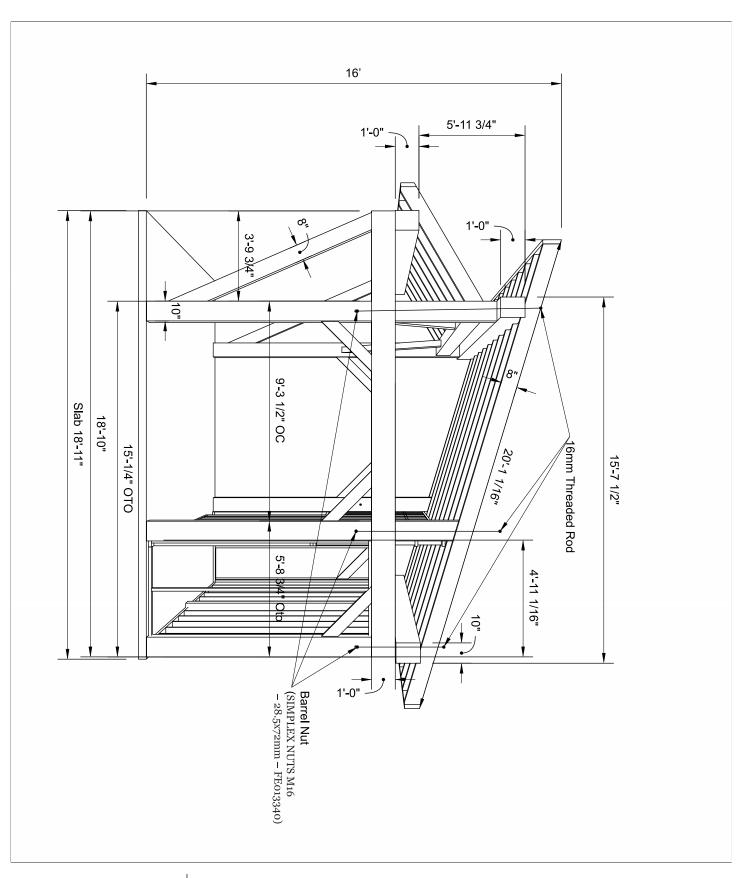
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сиемт John Esterby 400 Braemer Court Gahanna, OH 43230



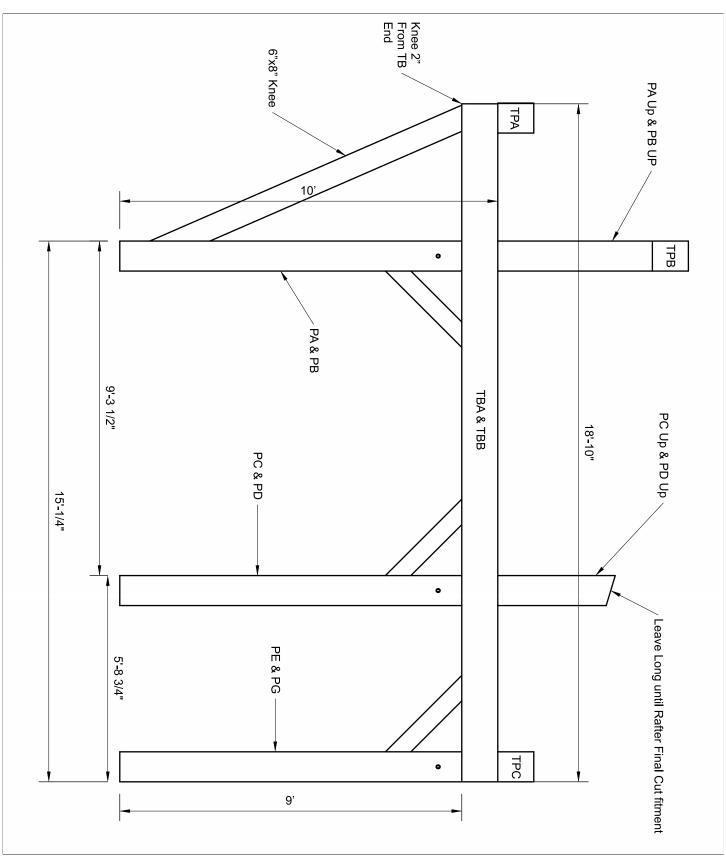




Elevation Side View ISSUE PROJECT CLIENT
6/27/24 REV 1 John Esterby

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PLANS EXAMINER Michael Frey
DATE03/24/2025
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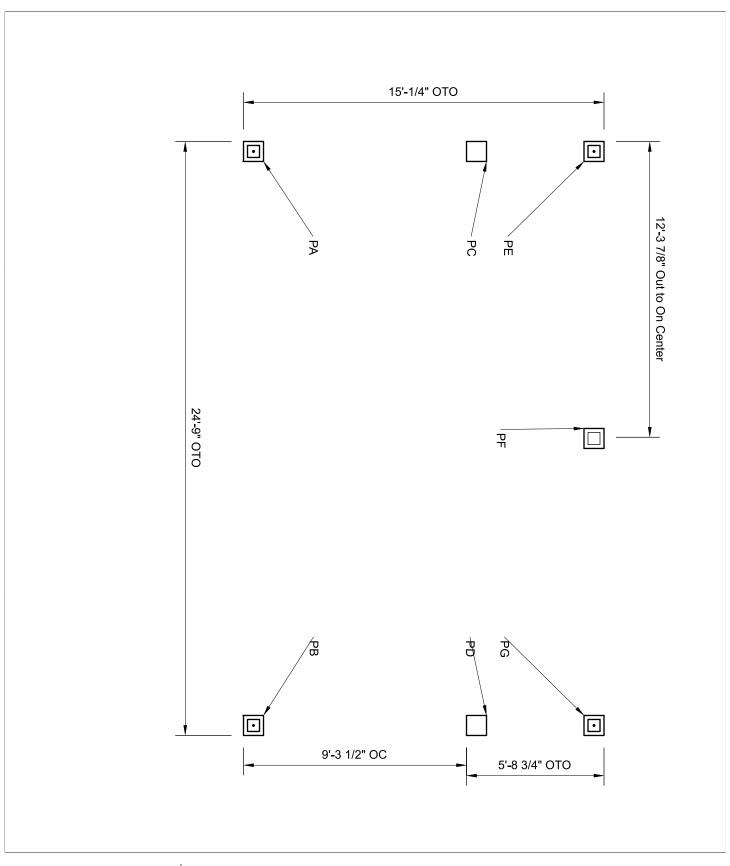


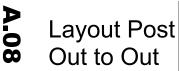


Mock Up Post & Tie Beam ISSUE PROJECT CLIENT
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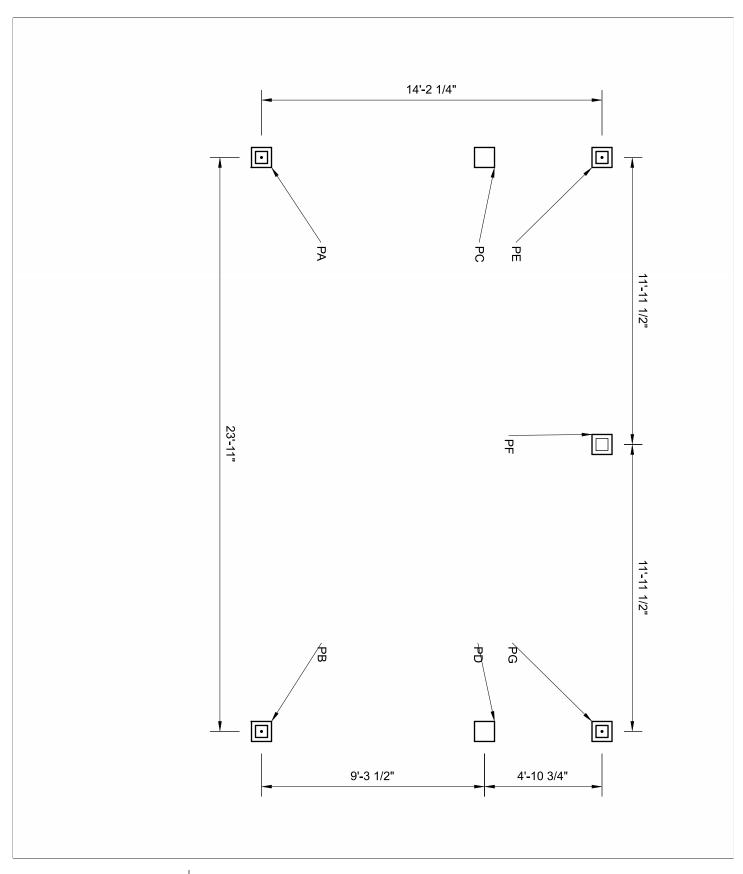
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Layout Post On Center ISSUE PROJECT CLIENT
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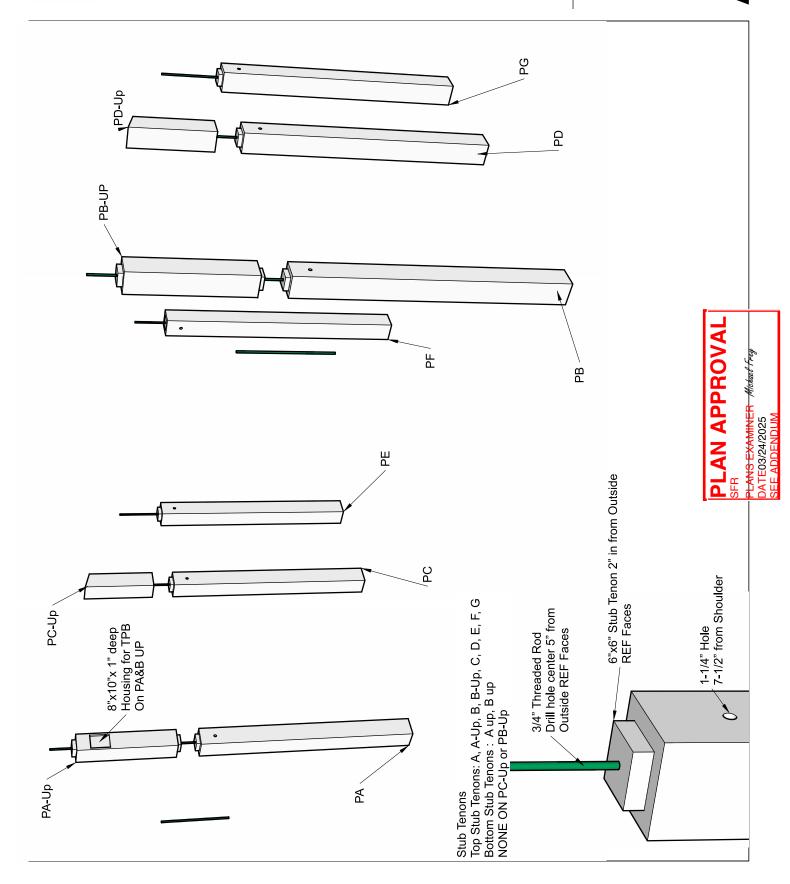


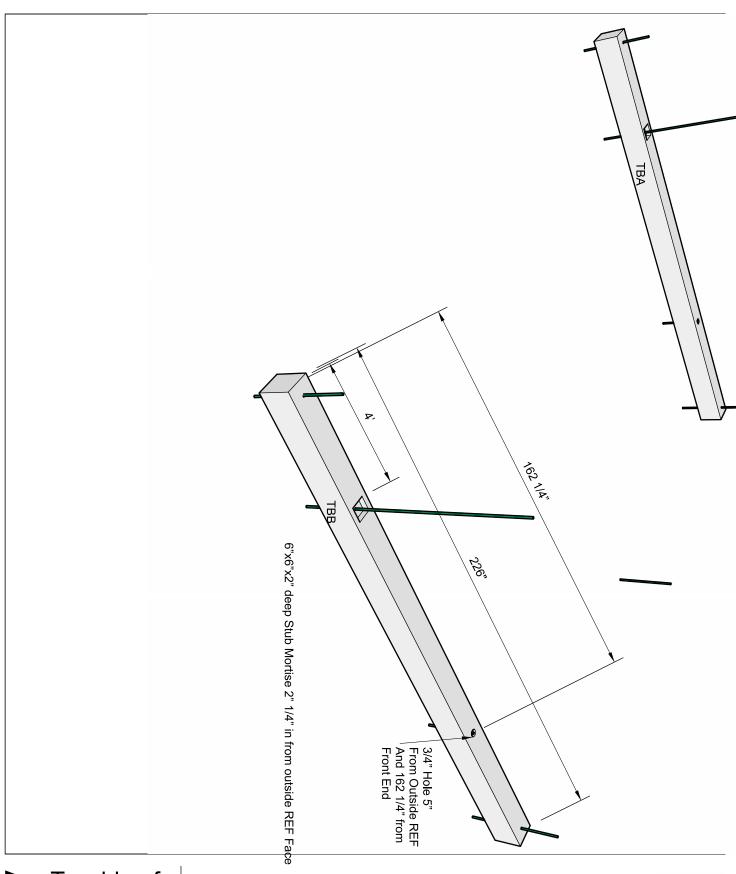
Esterby Pool Pavilion **РВОЈЕСТ** РЕУ 1

cLIENT John Esterby 400 Braemer Court Gahanna, OH 43230

914-264-2654 West Jefferson, OH 43162 Kiousville Rd SE 3345 West Jefferson Cedar & Stone, LLC







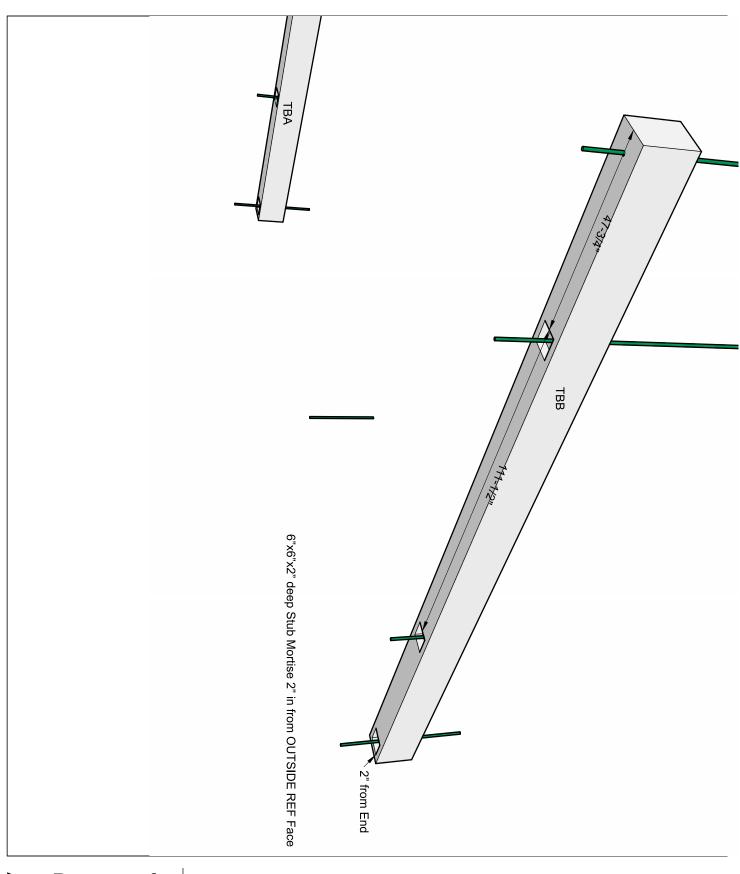
Topside of Tie Beam Detail

ISSUE 6/27/24 DRAWN BYO PROJECT REV 1

DATE03/24/2025 SEE ADDENDUM CLIENT John Esterby

400 Braemer Court PLANS EXAMINER Michael Frey





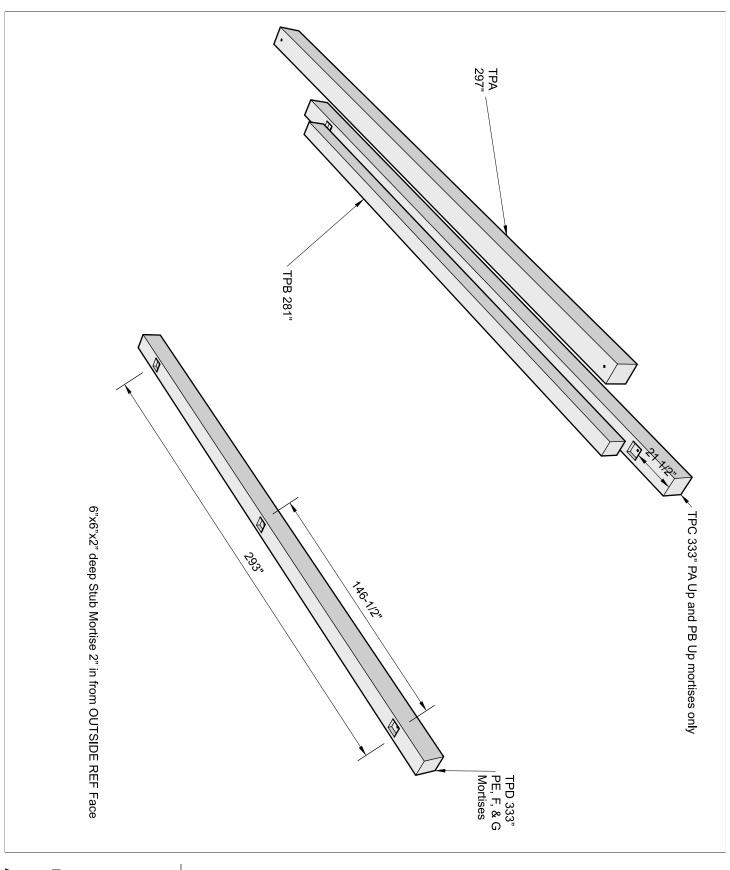
Bottom of Tie Beam Detail

ISSUE 6/27/24 DRAWN BYO Corey Schoo PROJECT REV 1

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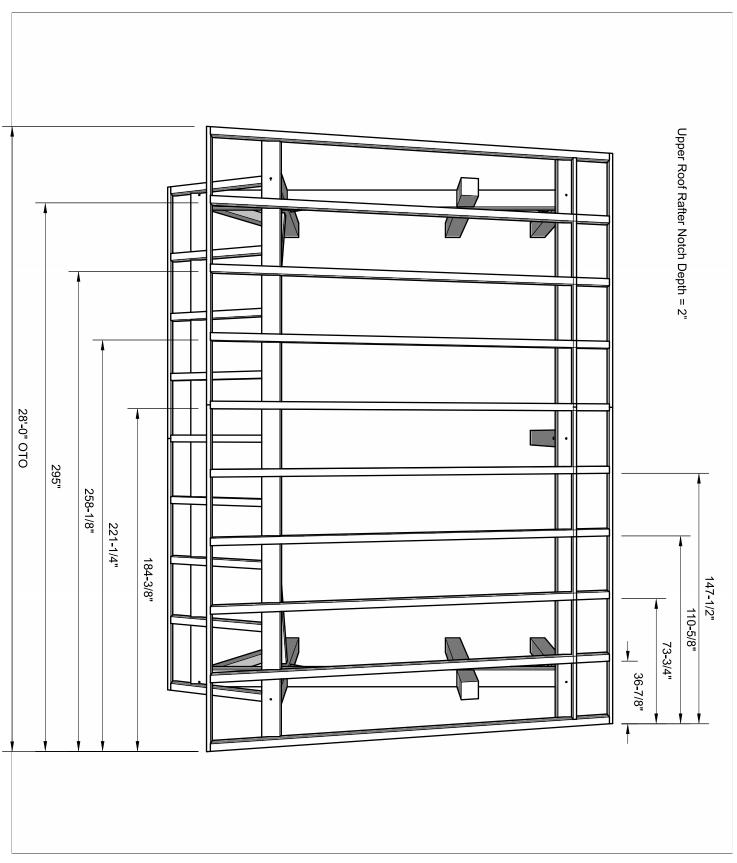
Detail

Bottom
Top Plate
Detail

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Upper Roof
Rafter Detail

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John Esterby

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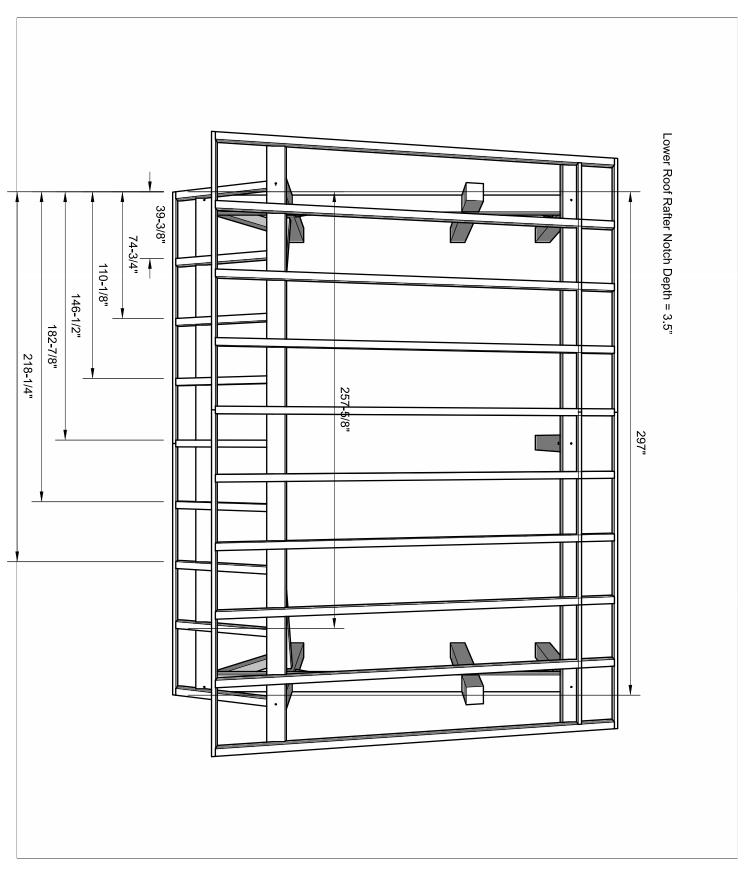
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Cedar & Stone, LLC

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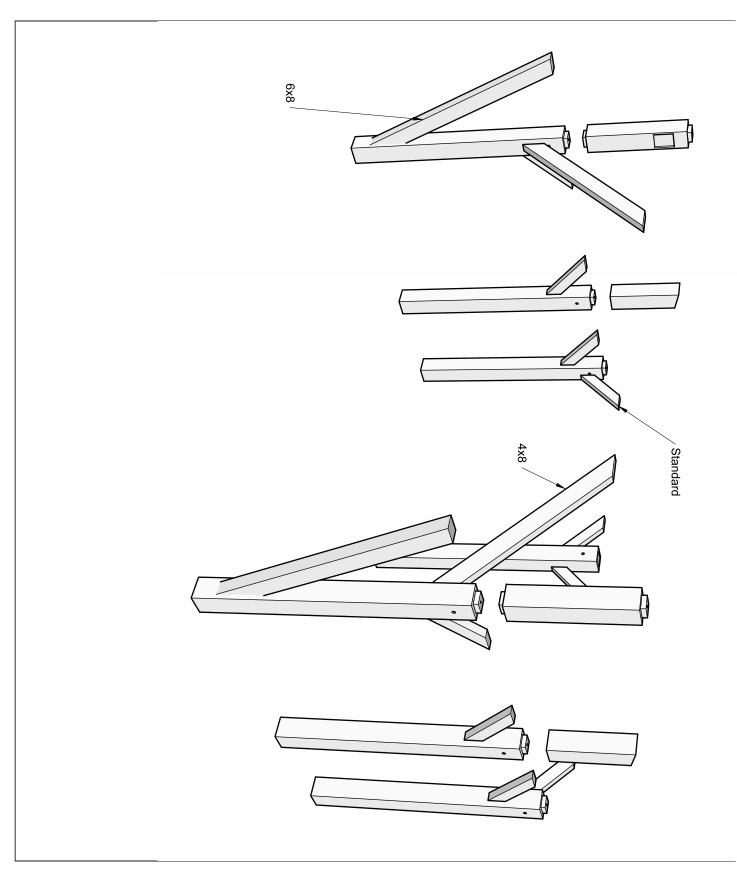
Lower Roof
Rafter Detail

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6/27/24 REV 1 John Esterby

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Corey Schoo

PLANCE AND APPROJECT
PLANCE EXAMINER Michael Frey
DATE03/24/2025

SEE ADDENDUM



Knee Detail

6/27/24

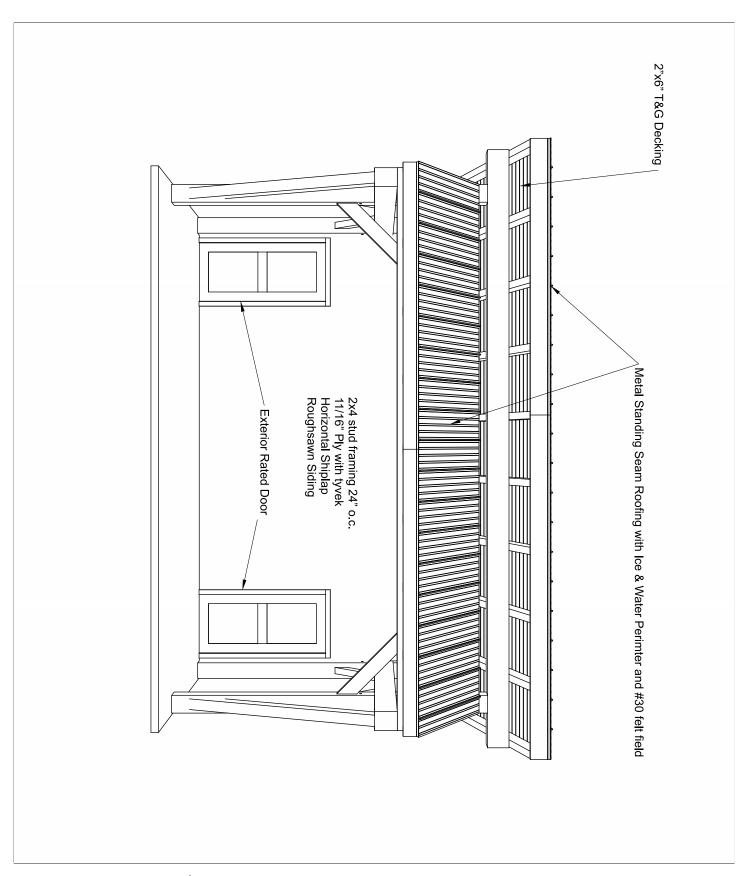
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PROJECT REV 1 CLIENT
John Esterby

PLAN APPROMADI 43230 SFR

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Storage Room

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PLANNING COMMISSION STAFF REPORT

Project Summary – 400 Braemer Court

Meeting Date: July 23, 2025

Zoning: Large Lot Residential (R-1)

Application Type(s): Variance (V)

Staff Representative: Maddie Capka, Planner II

Recommendation: Staff recommends disapproval of the application.

Location Map:



Staff Review

History

A Variance application for this property was approved in 2022. This variance allowed a pool house to encroach 3 ft into the required 10 ft side yard setback. The variance today is for the same structure, which was constructed prior to receiving approval of the submitted building permit. The structure is now at 9.9 ft from the side property line instead of 7 ft.

Another Variance application for the pool house was denied by Planning Commission in November 2024. The variance was to construct the pool house at 17 ft tall, exceeding the maximum accessory structure height of 15 ft. At the meeting, staff misspoke and stated that the height could be approved administratively at 16 ft tall, through a de minimis variance which allows code deviations of up to 10% without a public hearing. However, the zoning code states that de minimis variances cannot be applied to building and structure height.

Comment letters were sent to the applicant in January, February, and March, all of which stated that the structure had to be at 15 ft tall or below. The applicant was also contacted by phone and was left voicemails in January, none of which were answered. Due to the structure exceeding the height requirement, a building permit still has not been issued for the pool house.

In January, a code violation was issued for the site since the pool house was installed without an approved permit. The property owner was alerted of the violation and a physical notice mailed to the site. Code Enforcement also reached out via email. The applicant then submitted this variance application in May due to the code violation.

Overview

The applicant is requesting approval of a variance for a 542 SF pool house to exceed the maximum height requirement of 15 ft. The pool house is located near an existing in-ground pool and over the surrounding deck. The structure is ~9.9-12 ft from the side property line and ~23 ft from the rear property line.

The Zoning Code allows a maximum height of 15 ft for all accessory structures in residential districts and 35 ft for primary structures. The pool house is 16.5 ft tall at the highest part of the roofline, which is 6 inches less than originally proposed. The applicant states they are requesting the variance because increasing the height will allow more sun onto the deck. There is a 4 ft tall fence around the backyard also tall trees to the rear of the property.

There have only been two requested and approved variances to accessory structure height in recent years, one in 2018 and one in 2021. However, both variances were for properties at around one acre or above with dense foliage between the structures and the closest neighbors.

Review Criteria

Variance (V)

The following variance has been requested:

- 1. 1103.07(e) Large Lot Residential
 - a. The maximum height for accessory structures is 15 ft.
 - b. The pool house is 16.5 ft tall.

Before granting a variance, Planning Commission shall find that:

- 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;
- 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) 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 disapproval of the variance since there are no special circumstances on the property that necessitate approving this variance. Staff is also unaware of any accessory structures above 15 ft in the surrounding area. The fence is also not nearly high enough to screen the pool house and there are no trees for screening on the north side of the property, where it is closest to the property line. The pool house is also very visible from the ROW as the house does not block the view and there are no trees or landscaping in front of it.

However, the variance is only for 1.5 feet above the maximum height, and the height was reduced by 6 inches since the previous variance application.

The applicant and property owner were notified many times through various means that the structure did not meet code requirements, and the height needed to be reduced, but they received no response, and the structure was installed anyways.

View from ROW

