



VARIANCE APPLICATION SUMMARY



File Number	V-24-31
Property Address	400 BRAEMER CT GAHANNA, OH 43230
Parcel ID	025-011408
Zoning District	R-1 - Large Lot Residential
Project/Business Name	Esterby Pool Pavilion
Applicant	Corey Schoo cschoo@cedarandstoneohio.com
Description of Variance Request	We are asking for a variance to maintain the structures design and prebuilt height of 17', which is above the zoning maximum height of 15' for an accessory structure.

Requested Variances

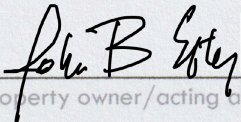
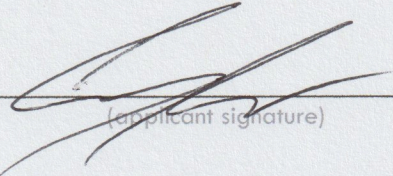
Code Section	Code Title	Code Description
1103.07(e)	Large Lot Residential R-1	Maximum Height of Structure



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 Esterby _____	10/3/2024 _____
(property owner/acting agent signature)	(printed name)	(date)
 _____	Corey Schoo _____	10/3/24 _____
(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

October 3rd, 2024

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 17'

Special Circumstances or Conditions:

This structure was designed and has been prebuilt in our woodshop, for this height. To lower the overall height, maintain the aesthetics and storage capacity, would be a 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

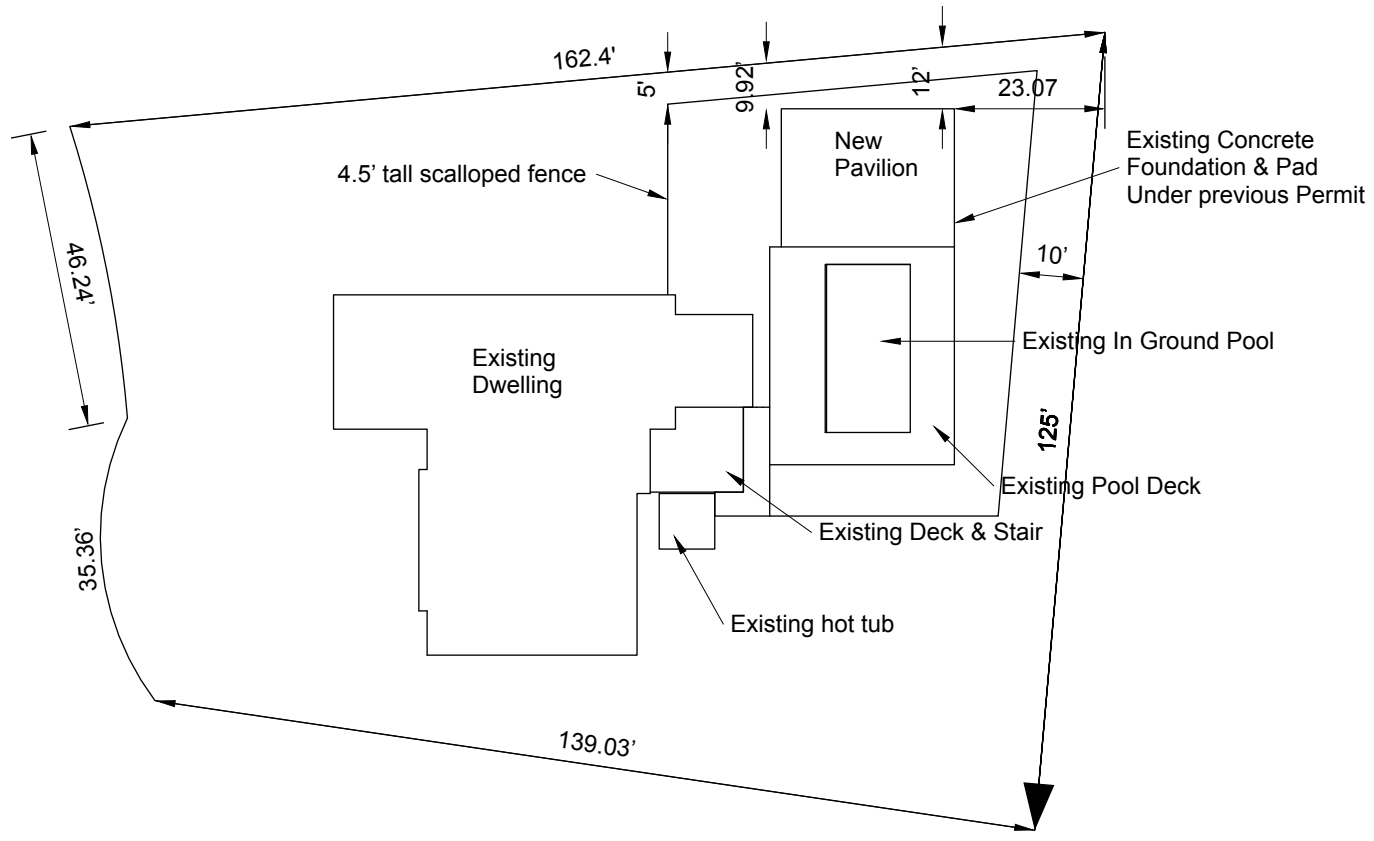
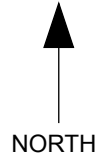


Cedar & Stone, LLC
 3345 West Jefferson
 Kiousville Rd SE
 West Jefferson, OH 43162
 614-264-5654

CLIENT
 John Esterby
 400 Braemer Court
 Gahanna, OH 43230

PROJECT
 REV 1
 Esterby Pool
 Pavilion

ISSUE
 6/27/24
DRAWN BY
 Corey Schoo



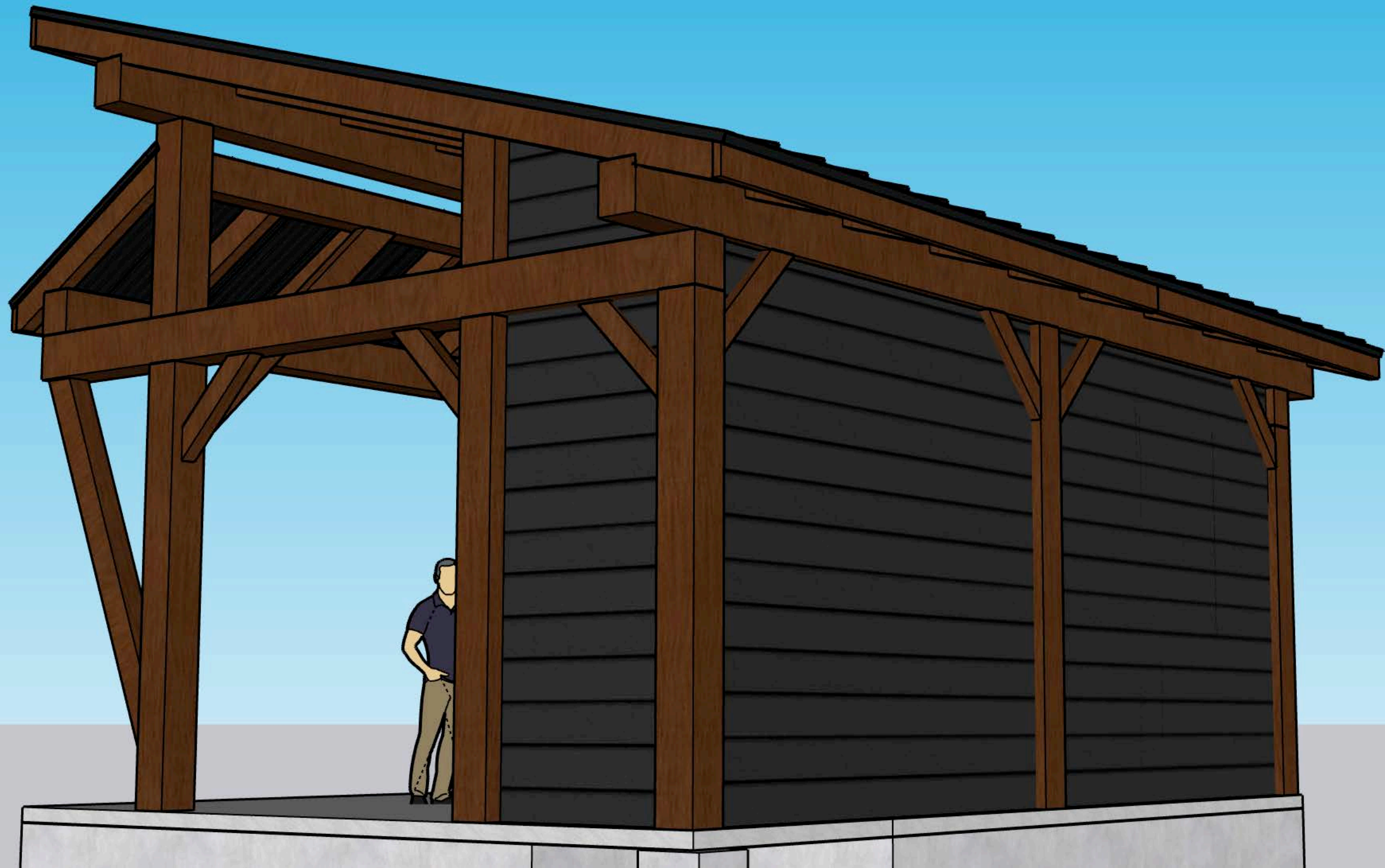
SCALE: 1" = 30'

Plot
A.03

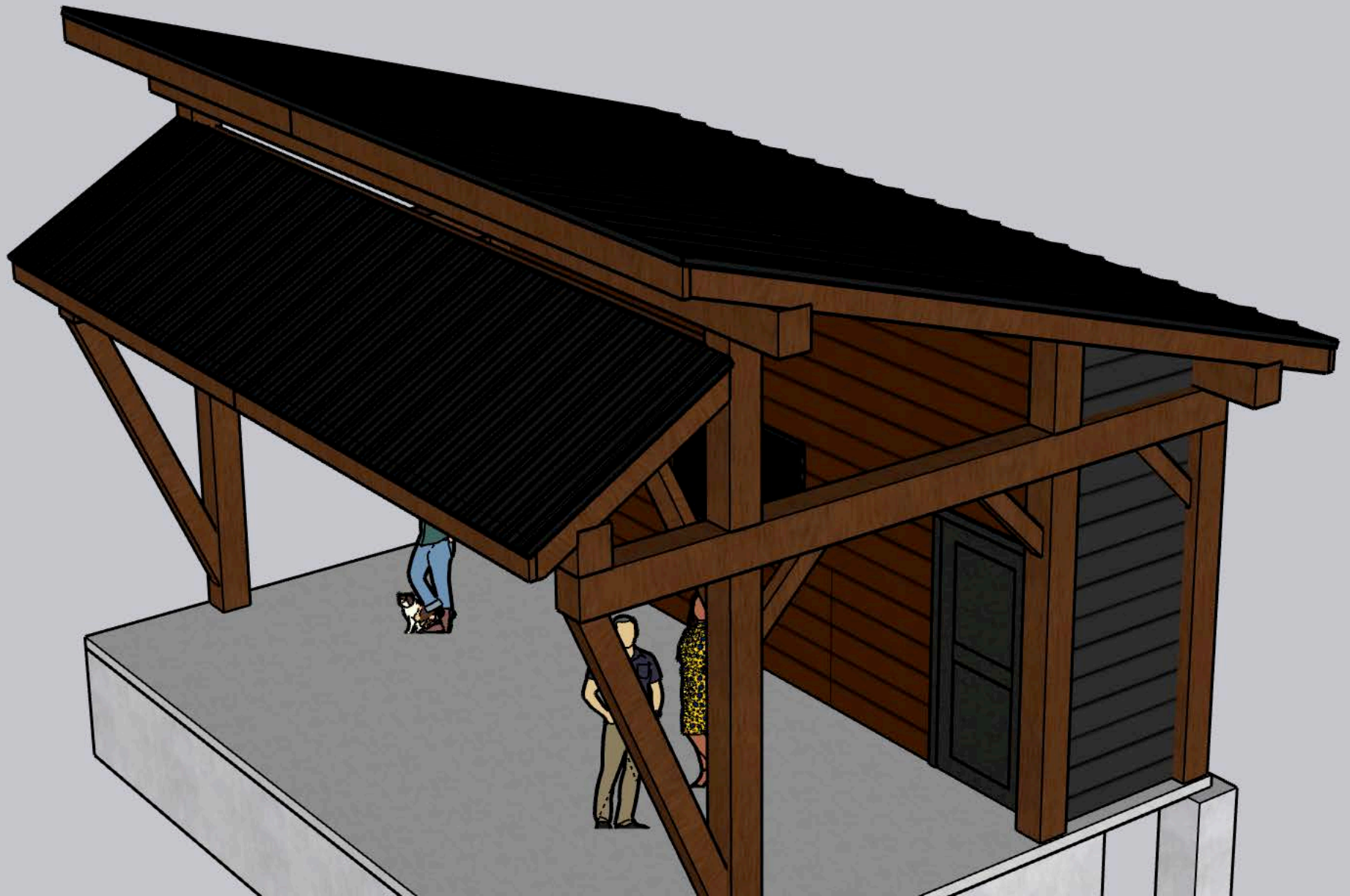
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PLANNING COMMISSION STAFF REPORT

Project Summary – 400 Braemer Ct

Meeting Date: November 6, 2024

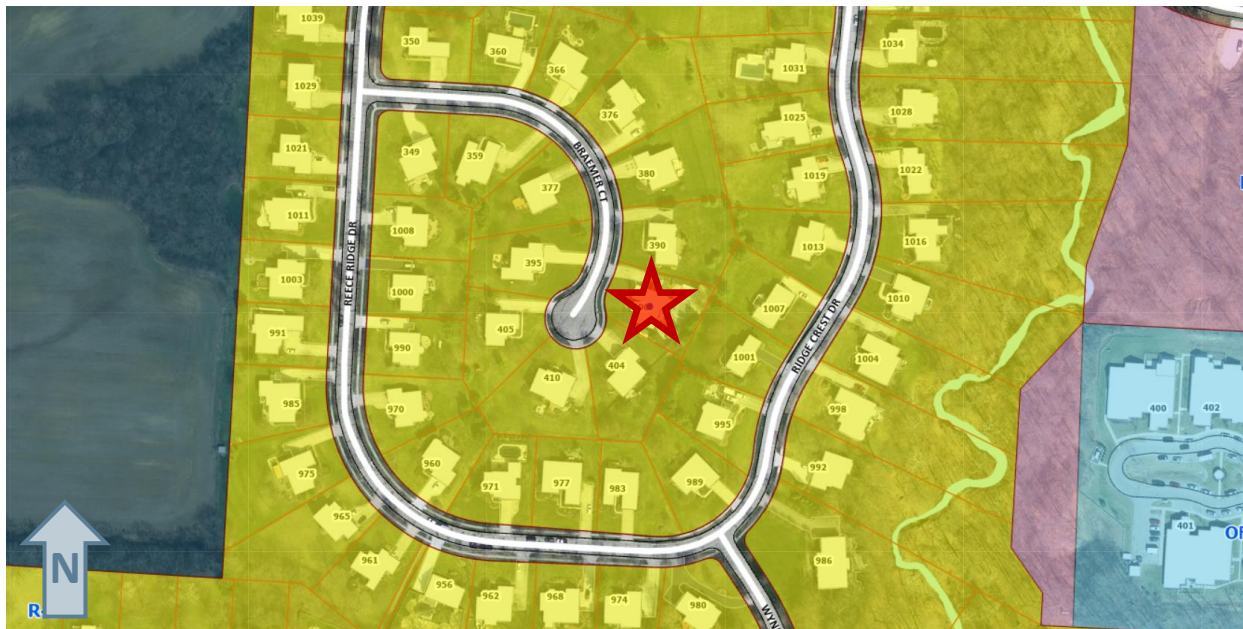
Zoning: Large Lot Residential (R-1)

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 has not yet been constructed and is still in the permitting phase. The structure is now proposed at 9.9 ft from the side property line instead of 7 ft.

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 would be located near an existing in-ground pool and over the surrounding deck. The proposed 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 proposed prebuilt pool house is 17 ft tall at the highest part of the roofline. 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 proposed pool house is 17 ft tall.

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

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 would also be 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 two feet above the maximum height which is minor in nature.

Street View

