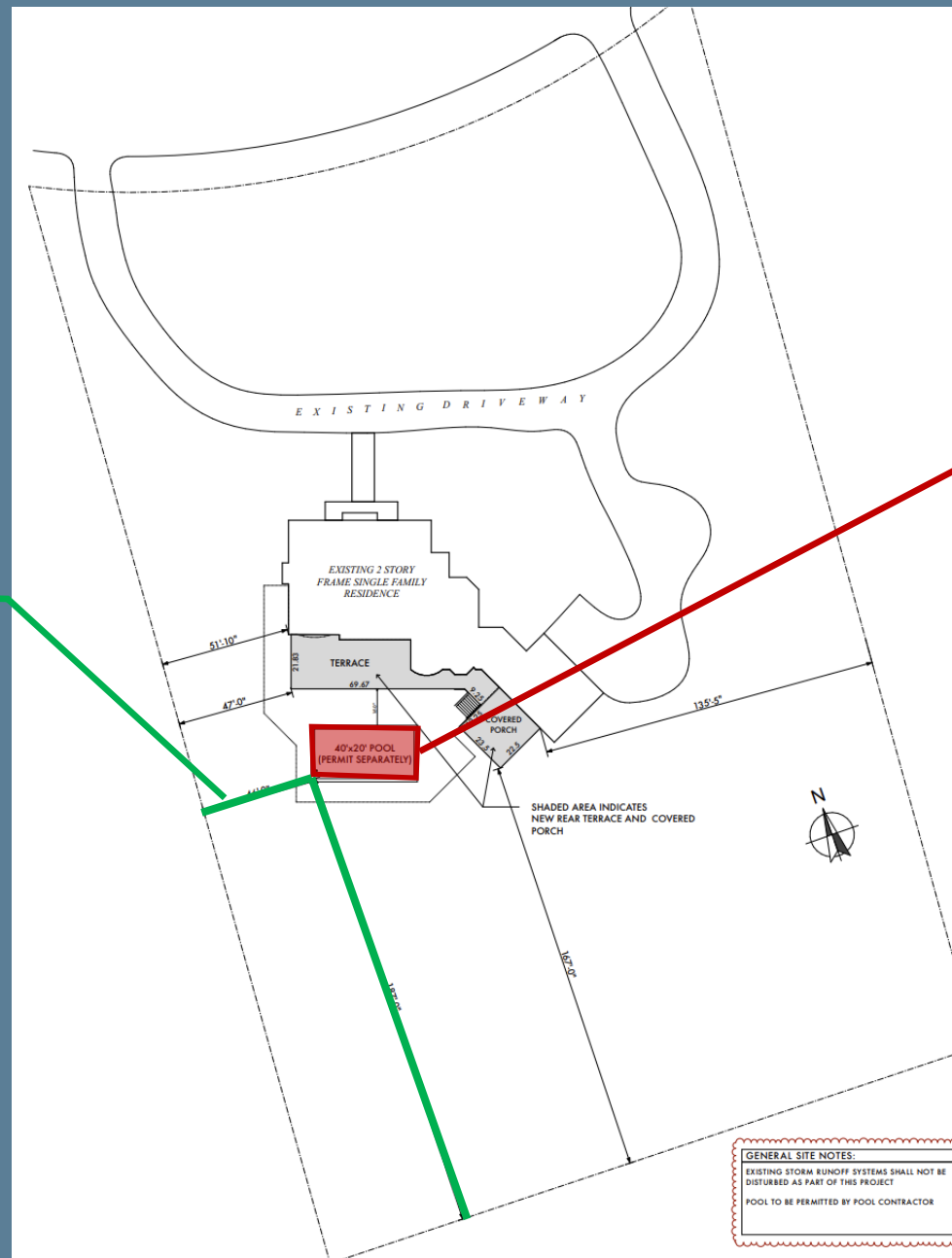


Request Summary

- Variance
 - Chapter 1171.03(i)
 - In ground pools shall be wholly enclosed by a fence
 - Automatic pool cover proposed in lieu of fence
 - Applicant states the intent of the code would be observed by permitting an automatic pool cover in lieu of a fence
 - Fencing not in character with neighborhood
 - Improvements would have positive affect on property values

46' setback
187' setback



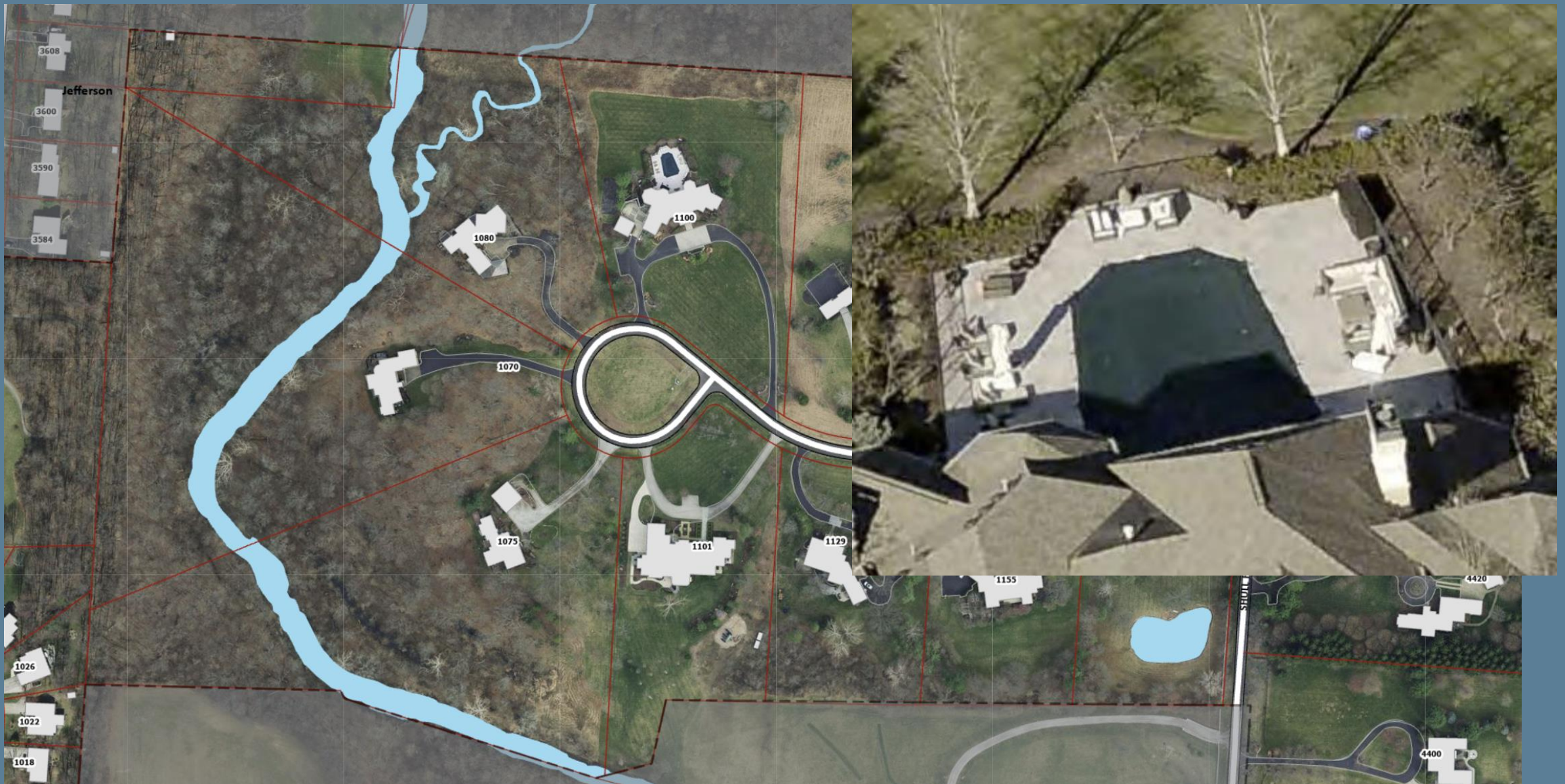
Location of pool

Request Summary

- Variance criteria (fence)
 - Whether the property will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
 - Whether the variance is substantial;
 - Whether the character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment;
 - Whether the variance would adversely affect the delivery of governmental services;
 - Whether the property owner purchased the property with the knowledge of the zoning restriction;
 - Whether the property owner's predicament feasibly can be obviated without a variance;
 - Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance;
 - Whether the fence is sufficiently compatible with the architectural and design character of the immediate neighborhood; and
 - Whether the fence will be hazardous to passing traffic or otherwise detrimental to the public safety and welfare

Request Summary

- Staff comments
 - Spirit of code met by proposed pool cover
 - State building code permits automatic pool covers in lieu of fencing
 - Either meets state requirements
 - Neighboring property does have a pool with wrought iron fencing
 - 1100 Brookhouse Ln
 - May want to consider code change if automatic pool covers are determined to be an appropriate alternative to fencing





Gahanna