



# VARIANCE APPLICATION SUMMARY



<b>File Number</b>	V-25-31
<b>Property Address</b>	167 SCOTTSBURY CT GAHANNA, OH 43230
<b>Parcel ID</b>	025-006071
<b>Zoning District</b>	R-1 - Large Lot Residential
<b>Project/Business Name</b>	Shed/Greenhouse
<b>Applicant</b>	William Sweeney wrsweeney.74@gmail.com
<b>Description of Variance Request</b>	I am requesting a variance from Gahanna City Zoning Code § 1103.07 ("Accessory Structures must be placed to the rear of the principal structure") as applied in conjunction with § 1101.09 ("Corner Lot Definition and Yard Determination"). To allow placement of a 12'x20' garden shed, where 8' of the 20' length will be a greenhouse section, along the interior of the existing west fence line, consistent with the physical character of the lot and neighborhood.

## Requested Variances

Code Section	Code Title
Ch 1103.07	Large Lot Residential
Ch 1103.07	Large Lot Residential

Properties adjacent to 167 Scottsbury Ct Gahanna OH 43230

Owner	Address
William & Rana Schorr	260 Highbury Crescent Gahanna OH 4323
Tyler Greathouse & Alexandra Reid	161 Scottsbury Court Gahanna OH 43230

October 27, 2025

City of Gahanna  
Department of Planning  
200 S Hamilton Rd  
Gahanna, OH 43230

RE: Residential Permit Application BRES-25-227 at 167 Scottsbury Ct., Gahanna, OH 43230

Dear Ms. Wicker:

I am requesting a variance from Gahanna City Zoning Code § 1103.07 ("Accessory Structures must be placed to the rear of the principal structure") as applied in conjunction with § 1101.09 ("Corner Lot Definition and Yard Determination") and § 1103.07 (Large Lot Residential (R-1) Table 3 "D" Rear Setback for Accessory Structure: 10ft.). To allow placement of a 12'×20' garden shed, where 8' of the 20' length will be a greenhouse section, along the interior of the existing west fence line, consistent with the physical character of the lot and neighborhood.

### Basis for Variance Request

The City of Gahanna Zoning Department has advised that, under § 1103.07, accessory structures must be placed to the rear of the principal structure, and that under § 1101.09, a corner lot—having two frontages—creates two corresponding front and rear yards. Further advice received advises that under § 1103.07, there is a 10' Rear Setback for accessory structures.

The combined effect of these codes establishes an imaginary line extending from the rear (west) corner of my home to the rear (south) property line. In **Exhibits A & B**, this is notated by a dotted blue line. To comply with these two codes, my shed must be located entirely behind this line. The 10' rear setback would place the shed close to the center of the yard between the primary structure and the rear property line.

I am requesting a variance from that interpretation to allow placement of the shed along the interior of my existing west fence line—set back 4' from the West fence and 6' from the rear property line—which better reflects the lot's shape, the home's orientation, and the character of the neighborhood. **Exhibit A** shows the proposed placement of the shed/greenhouse.

## Special Circumstances and Conditions

1. Impractical Division of Yard Space – Conforming to the current rule would divide the usable portion of my yard, creating an approximately 333 sq. ft. unusable area between the shed and fence. **Exhibit B** frames this area as an orange trapezoid.
2. Tree Interference and Access – If positioned per code, the shed would be roughly 5 ft from the tree's exposed root base and 8 ft from its trunk. The requested variance increases this distance to approximately 20 ft, fully protecting the tree's root zone.  
**Exhibits A & B** notate this trees location as a brown circle. Also notated are 3 pine trees in my neighbor's yard.
3. Conflict with Planned Room Addition – A 16'×16' room addition is planned for the south side of the house, beginning 5' east of the southwest corner. Construction is planned for Spring 2026. The shed positioned under the current interpretation would crowd this open area and hinder use of the remaining yard. **Exhibits A & B** notate the planned room addition as a purple square.
4. Corner-Lot Geometry and Visual Impact – The lot's west boundary along Highbury Crescent curves away from the house, creating a natural setback. This curvature means the shed—while technically in the "2<sup>nd</sup> Front Yard" by interpretation—would sit behind the natural setback created by the curvature of the road and the sightline of my neighbor's house. In **Exhibits A & B**, this natural setback is notated by a solid red line extending from the SW corner of the main house. It was created by tracing the border created by Highbury Crescent and then copying that trace to the position at the SW corner of the house.
  - a. Specifically addressing § 1103.07 Table 3 "D" Rear Setback, the example given in Figure 16 of the code is reasonable for a standard 100'x200' lot. However, when applied to the subject of this request with a depth of approximately 85' on the side in question, a 10' setback for the planned structure would create multiple hardships not, I believe intended by the code.
    - i. The short side of the yard would be divided in half effectively preventing the use and enjoyment of the area behind the shed and the area between the shed and the primary structure.
    - ii. Access via the existing gate in the fence would be partially blocked.
    - iii. Reducing the distance between the shed and the primary residence will partially block the view from the rear 1<sup>st</sup> floor windows in the kitchen and dining rooms. It also greatly limits natural landscaping options.
    - iv. I mention natural landscaping as I purposely plant native species to support local wildlife and the environment. My property is designated by the National Wildlife Federation as Habitat #130,339. As part of my yard plan, I maintain multiple rain tanks to collect water and direct the overflow to rain gardens to greatly limit the impact on the storm sewers. The requested placement of this shed/greenhouse will allow me to add an additional rain garden for runoff from the structure. It will also best maintain existing wind and sun patterns in my back yard.

b. **Exhibit A2** has been uploaded as an updated site plan with the addition of a solid blue line notating the 10' setback, a dotted orange line notating the placement of the shed in compliance with the code and a solid orange line notating the location of a double gate in the fence.

5. Limited Visual or Neighborhood Impact – A 6-ft privacy fence currently screens the proposed shed area. My rear property line faces the garage side of the adjacent home, ensuring zero visual or aesthetic disruption.
6. Sunlight and Greenhouse Functionality – The west portion (12'×8') of the proposed 12'×20' shed is designed as a greenhouse. Placement behind the principal structure would block direct sun exposure for most of the day due to the home's orientation and the mature trees located near the center of the rear yard. The requested placement maintains full southern and western exposure essential for the greenhouse's intended use.
7. Architectural Compatibility and Property Value – The shed design was selected to complement my home's materials and colors, maintaining neighborhood consistency and enhancing long-term property value.
8. Lot Orientation and Functional Intent – If my house were oriented toward Highbury Crescent instead of Scottsbury Ct, the proposed shed location would fall fully within the allowable 35-ft building-line setback. This demonstrates that the restriction results from a technical interpretation rather than a true conflict with the zoning code's intent.

### Clarification of Code Interpretation

I respect the City's application of § 1103.07 and § 1101.09; however, I believe this corner-lot geometry creates an unintended hardship.

The "rear of the principal structure" as defined by § 1103.07 does not account for the curved frontage and atypical lot depth along Highbury Crescent.

The shed's proposed location remains functionally to the rear of the principal living space and entirely within the fenced rear-yard area resulting in no adverse effects to the health or safety to the surrounding area.

Granting a variance would maintain the code's spirit while relieving a technical restriction that produces no public or aesthetic benefit.

### Additional Context

In August 2025, while in the early planning stage of this project, I contacted the City by email and voicemail seeking clarification on how to proceed but did not receive a response at that time.

Believing I was acting within reasonable guidelines, I proceeded to clear an area previously occupied by raised garden beds and prepare that area for the shed and greenhouse and submit a site plan and request for a building permit. The contents of the email are contained in the exhibit labeled "Permit questions08\_06\_2025.pdf"

## Summary

Granting this variance will:

- Preserve full and practical use of the property.
- Avoid tree interference and accessibility constraints.
- Maintain visual harmony and neighborhood consistency.
- Uphold the intent of § 1103.07 while relieving the hardship created by § 1101.09's definition of corner lots and § 1103.07 10' rear setback.

Sincerely,

William Sweeney  
167 Scottsbury Ct  
Gahanna, OH 43230  
(614) 327-1144

[Wrsweeney.74@gmail.com](mailto:Wrsweeney.74@gmail.com)

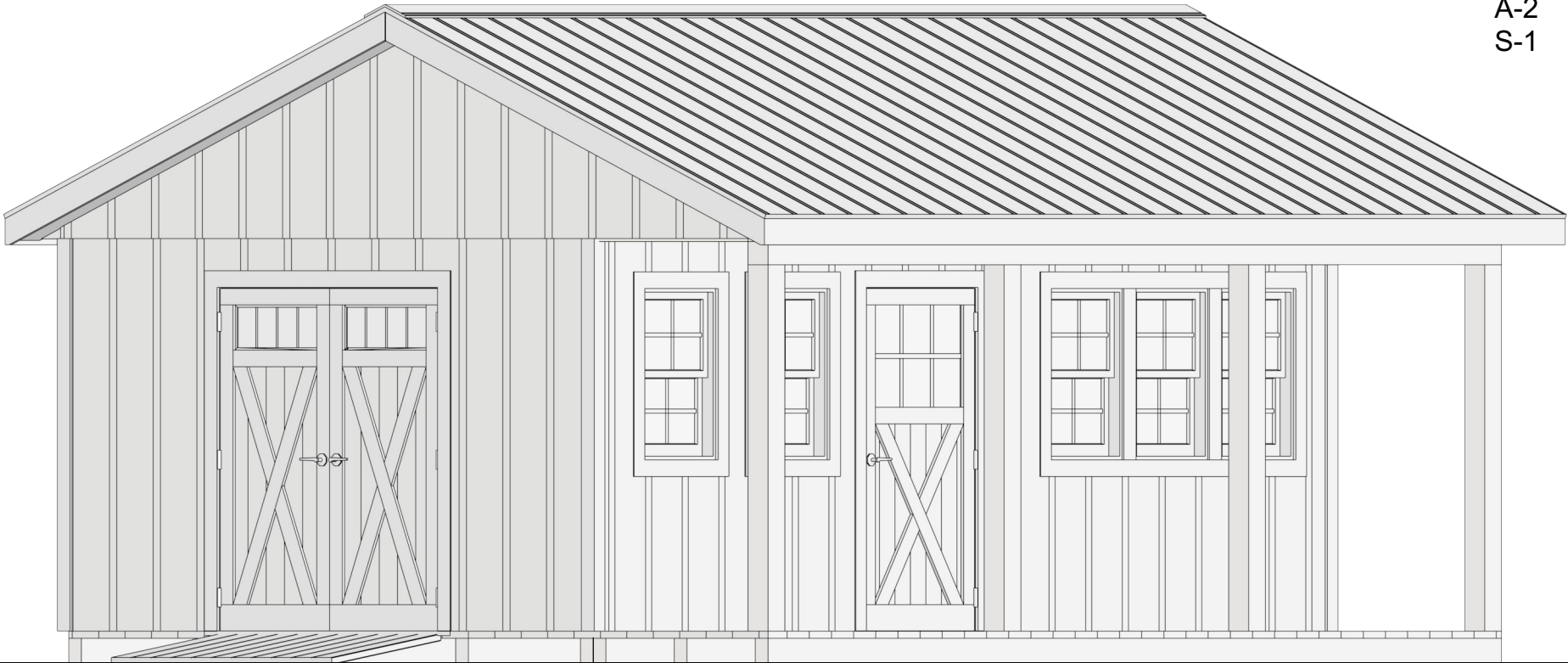


# Bill Sweeney

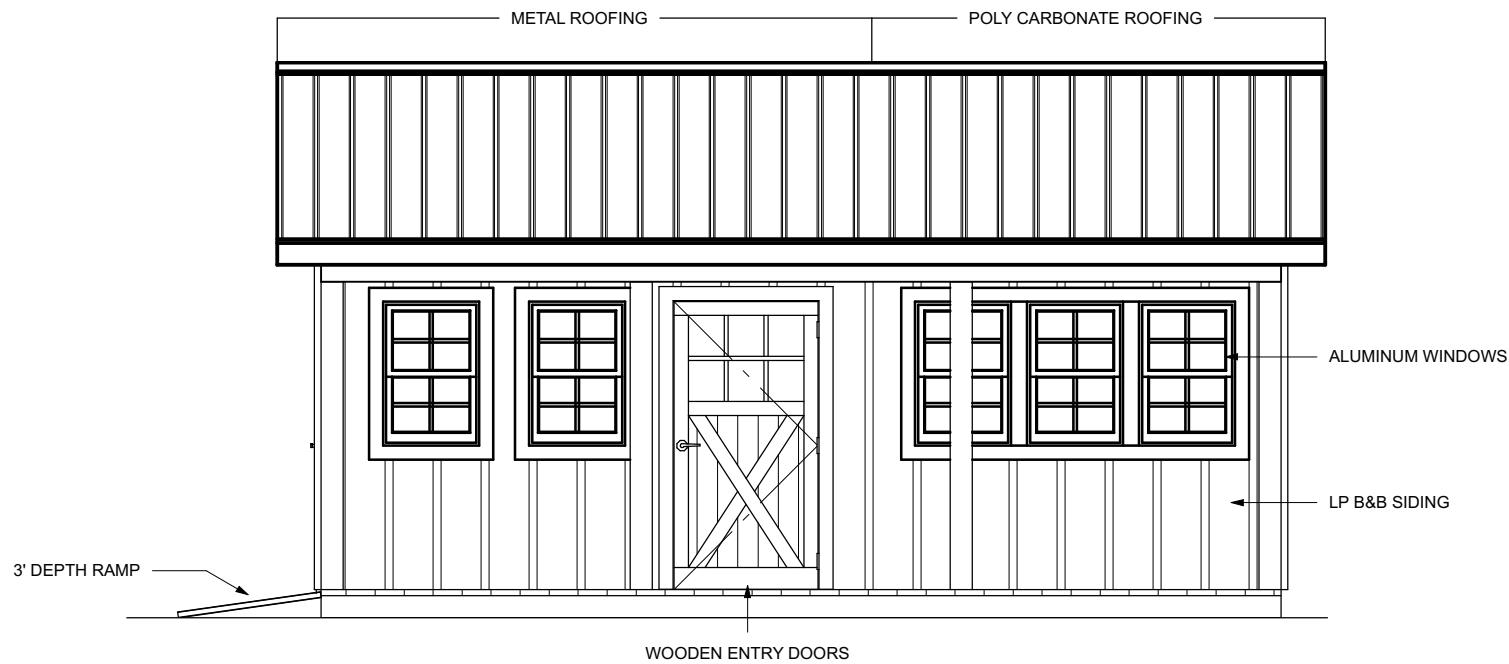
12X20 WOODSHED

October 2025

- DRAWING INDEX:
- A-1 ELEVATIONS
  - A-2 FIRST FLOOR PLAN
  - S-1 CROSS SECTIONS



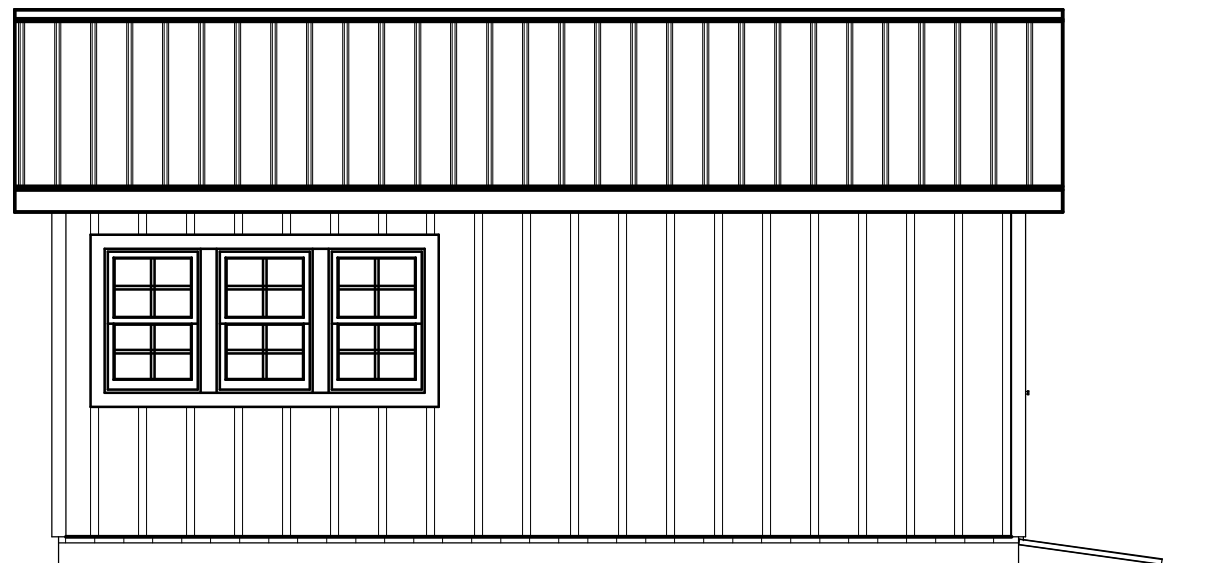




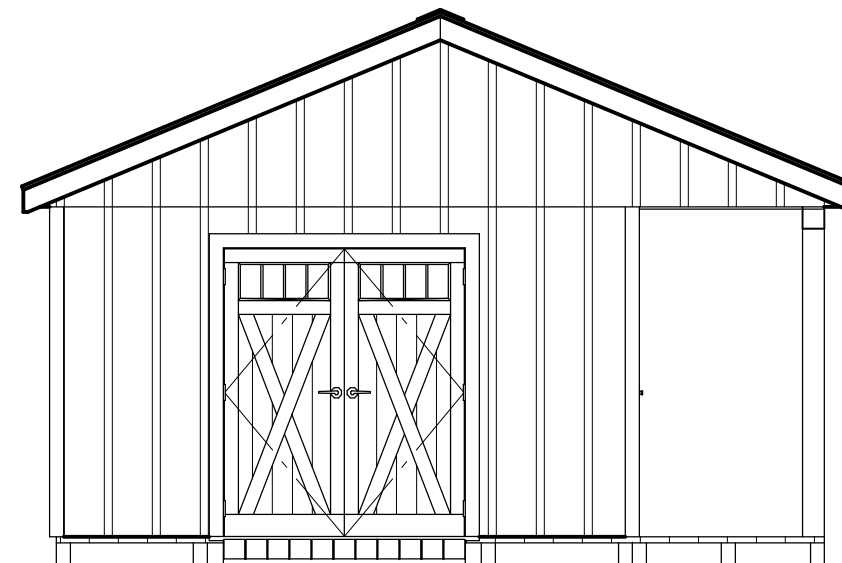
FRONT EXTERIOR ELEVATION



RIGHT EXTERIOR ELEVATION



REAR EXTERIOR ELEVATION



LEFT EXTERIOR ELEVATION

# ELEVATIONS

**Bill Sweeney**  
167 Scottbury Court  
Gahanna, OH 43230

REVISED:
10/17/2025
DRAWN BY:
C.B.
SHEET SIZE:
11" X 17"
SCALE:
1/4" = 1'
SHEET:
<b>A-1</b>



**Bill Sweeney**  
167 Scottbury Court  
Gahanna, OH 43230

0/17/2025

C.B.

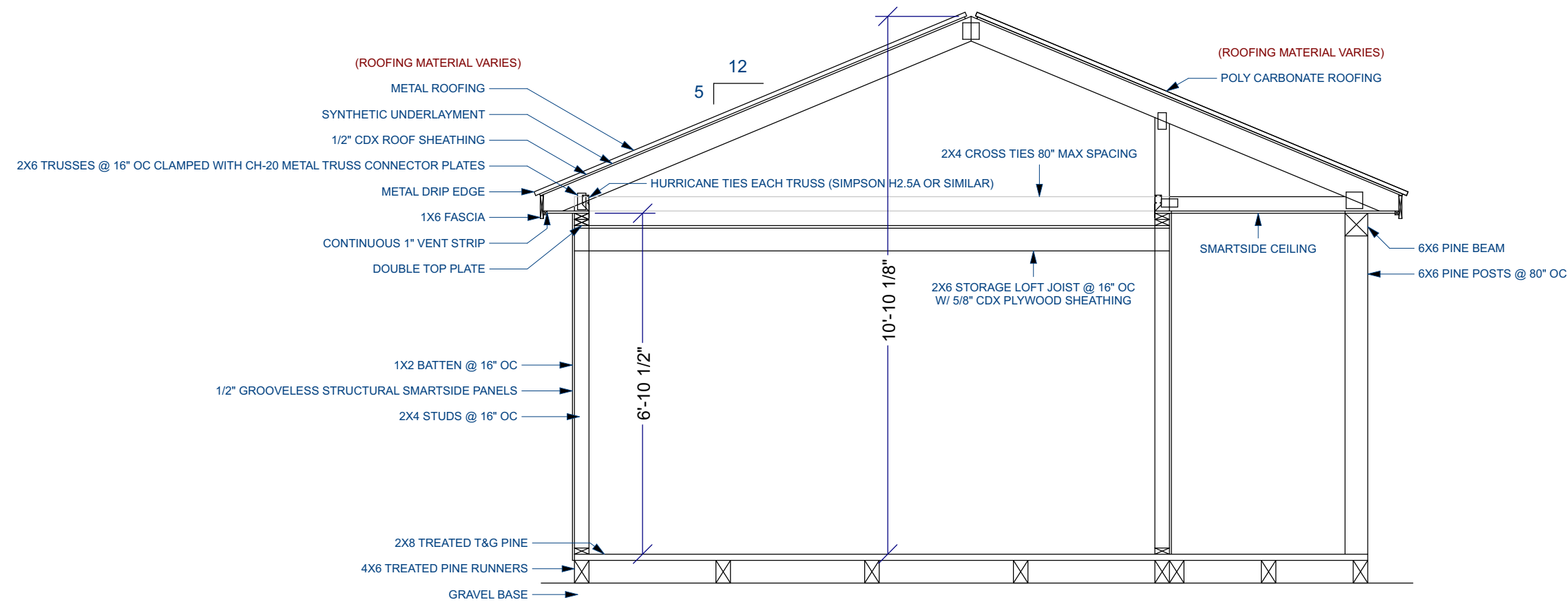
" X 17"

SCALE:

$$8'' = 1'$$

SHEET:

**A-2**



MAIN EXTERIOR WALL SECTION

SCALE: 3/8" = 1'

A  
S-1

CROSS SECTIONS

**Bill Sweeney**  
167 Scottbury Court  
Gahanna, OH 43230

REVISED:
10/17/2025
DRAWN BY:
C.B.
SHEET SIZE:
11" X 17"
SHEET:
S-1

























## PLANNING COMMISSION STAFF REPORT

### Project Summary – 167 Scottsbury Court

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**Meeting Date:** December 3, 2025

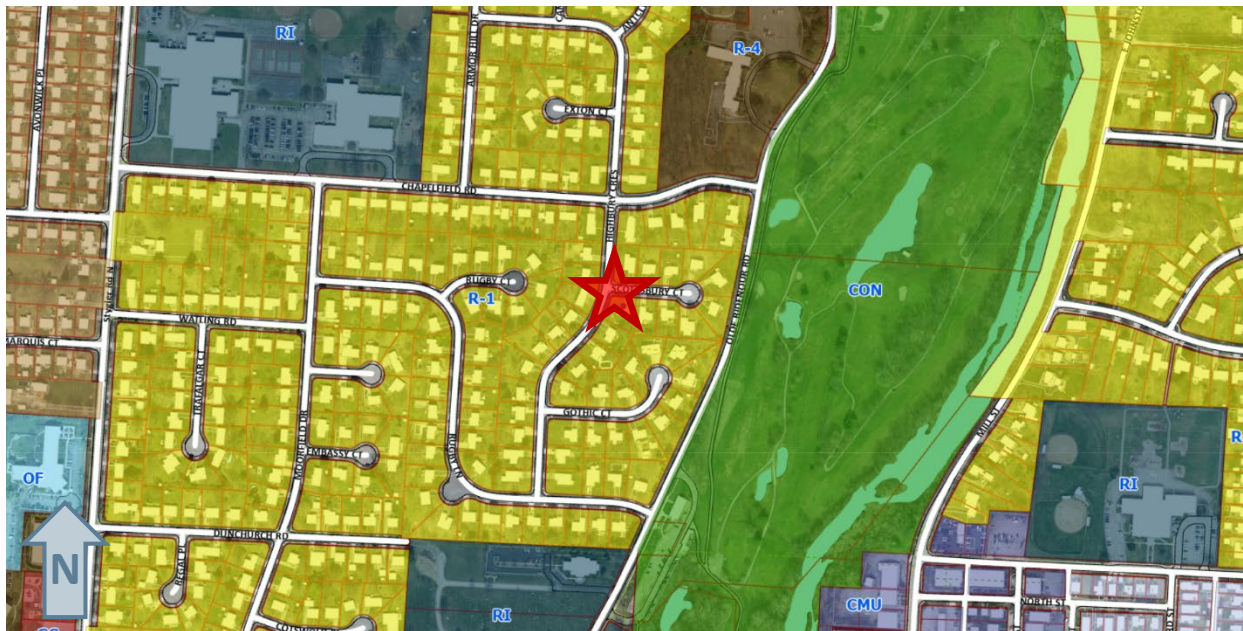
**Zoning:** Large Lot Residential (R-1)

**Application Type(s):** Variance (V)

**Staff Representative:** Maddie Capka, Planner II

**Recommendation:** Staff recommends approval of the application.

**Location Map:**





## Staff Review

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### Overview

The applicant is requesting approval of a variance to allow a shed/greenhouse to be placed within a rear yard setback and past the front corner of the house. For all properties zoned R-1, the required side and rear setbacks for accessory structures are 10 feet. In this case, the shed/greenhouse is only 6 ft from the western side property line.

The site is a corner lot, meaning it technically has two front property lines and two rear property lines. This means that the area to the north and west of the house is all considered a front yard. The zoning code states that all accessory structures must be located to the rear of the primary structure. In this case, the structure cannot extend past the southwest corner of the home, since it would technically be in the front yard. If the site were not a corner lot, the proposed shed location would be in the rear yard.

The structure is 240 SF and is partially a shed and partially a greenhouse. There is also a small porch overhang that shelters the door to the structure. It is 10 ft 10 in tall at the roof peak, which is its highest point. The shed is primarily made of wood, with a metal roof in a dark green color, “evergreen,” over the shed portion and a polycarbonate roof over the greenhouse portion, allowing sunlight to enter. The applicant states that the shed’s design will complement the existing house materials.

The applicant states that this location was chosen for the shed because it will provide optimal sunlight for the greenhouse, and shifting the shed to the east to meet code requirements would interfere with an existing tree’s root zone. The shed also encroaches into the rear setback because shifting it north to meet code requirements would block the existing fence gate and reduce the amount of sunlight.

There is an existing privacy fence that would partially block the view of the shed from the ROW and the adjacent site. However, the shed is still taller than the fence by more than four feet. There is a bit of existing landscaping to also help screen it.

## Review Criteria

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### Variance (V)

The following variances have been requested:

1. 1103.07 – Large Lot Residential
  - a. The rear yard setback for accessory structures is 10 ft.
  - b. The shed is located only 6 ft from the southern rear property line.
2. 1103.07 – Large Lot Residential
  - a. Accessory structures must be to the rear of the principal structure.
  - b. The shed is located past the front corner of the house.

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.
- 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

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Staff has no objection to the variance application. The shed will be visible from the ROW and the adjacent property, although the applicant has provided multiple limitations on shed placement. This includes an existing mature tree, the location of the fence gate, and restrictions for corner lots.

Staff located two other sites along Scottsbury Ct that had accessory structures (likely sheds) that were very visible from the ROW; however, they were in the rear yard, and there were no fences to provide screening.