Permit #: 124
Permit Date: 01/09/24
Permit Type: Board of Zoning Appeals
Case Number: BZA 24-12
PC Meeting Date:
BZA Meeting Date: b. 3rd Tuesday of February
Assigned Meeting Date: 02/20/2024
Special Meeting Date:
Applicant Is: Owner
Applicant Name: Rob Barrick
Applicant Address: 4117 Crestridge Dr.
Applicant City, State, ZIP: Nashville, TN 37204
Applicant Phone Number: 6157148686
Applicant Email: robbarrick@gmail.com
Description: Requesting two variances: 1. Construct 12'x16' storage shed 5' from rear property line and 5' from side property line. 2. Construct new 10' fence along a portion of NE property line.
Project Cost: 0
Square Feet: 0
Lot Area: 32234
Lot Coverage: 0
Heat/cooled area: 0
Proposed Height(ft.): 0
#of stories: 0
Lot Depth/Width Ratio:
Avg. front setback of adjacent homes:
Zoning District: Zone C
Radnor Lake Impact Zone: No
Steep Slope: No
Plat/Subdivison: No
Status: Open
Assigned To: Stephen Snow

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
13205003300	4117 CRESTRIDGE DR	LOT 53 BROOKHAVEN ESTATES	BARRICK, JAMES ROBIN		

Fees

Fee	Description	Notes	Amount
Variance/Administrative Appeal			$250.00
		Total	**$250.00**

Build Your Own Backyard Shed! iCreatables.com

12' x 16' including porch

Little Lab Love

APPLICATION FOR HEARING
BOARD OF ZONING APPEALS
OAK HILL, TENNESSEE

Application Date: 12/26/23 **BZA Meeting Date:** _____

The undersigned hereby requests consideration for a hearing on the zoning regulations for property noted below in accordance with plans, application, fee, and all data heretofore filed, all of which are attached and made a part of this initial appeal.

Property Address: 4117 Crestridge Dr. **Zone District:** _____

Is this application a request to either obtain a new Commercial Use Permit (CUP) or to change an existing CUP? Yes_____ **No** ✓

Description of Request(s) *(for Residential - if encroaching into setback, specify measurement of encroachment in number of feet/inches):*

Build Garden Shed 5' from side and Back Property line
Build Wood Fence Section at 9' rather than 6' for noise & site line issues

(THE FOLLOWING SECTION IS FOR RESIDENTIAL VARIANCE REQUESTS ONLY)

Lot Area: .74 acres

Lot Coverage: _____s.f. → which equals _____% of Lot Area *(noted above)*
(total existing & proposed impervious surfaces on lot – ie: roofs, concrete driveways/patios/walks/pool decks, etc.)

Heat/Cooled Area: _____s.f. → which equals _____% of Lot Area

Proposed Height: _____feet / _____stories

Lot Depth/Width Ratio: _____ *(maximum ratio allowed is 4:1 for all Zones)*
(Lot width is measured at the narrowest point of the lot, and lot depth is measured at the deepest point of the lot)

Avg. front setback of 4 adjacent homes: _____feet *(if applicable)*

(THE FOLLOWING SECTION IS FOR RESIDENTIAL VARIANCE REQUESTS ONLY)

Based on the powers and jurisdiction of the Board of Zoning Appeals as set forth in the Zoning Ordinance, a variance is hereby requested as applied to this property. The undersigned understands that the BZA reviews all cases with respect to the following hardship standards, and that it is incumbent upon the applicant to present the manner in which each of these hardships compel the applicant to request this variance.
These hardships do not apply to Conditional Use Permits.

1. ***The particular physical surroundings, shape, or topographic conditions of the specific property involved that would result in a particular hardship upon the owner as distinguished from a mere inconvenience, if the strict application of this chapter were carried out must be stated.***
2. ***The conditions upon which the petition for a variance is based would not be applicable, generally, to other property within the same district.***
3. ***The variance will not authorize activities in a zone district other than those permitted by this chapter.***
4. ***Financial returns only shall not be considered as a basis for granting a variance.***
5. ***The alleged difficulty or hardship has not been created by any person having an interest in the property after the effective date of this chapter (Ord. #12-16, Jan. 2013)***
6. ***That granting the variance requested will not confer on the applicant any special privilege that is denied to other lands, structures, or buildings in the same districts.***
7. ***The variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.***
8. ***The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the area in which the property is located.***
9. ***The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the area.***

Rob Barrick
Applicant Name

4117 Crestridge Drive
Applicant Address

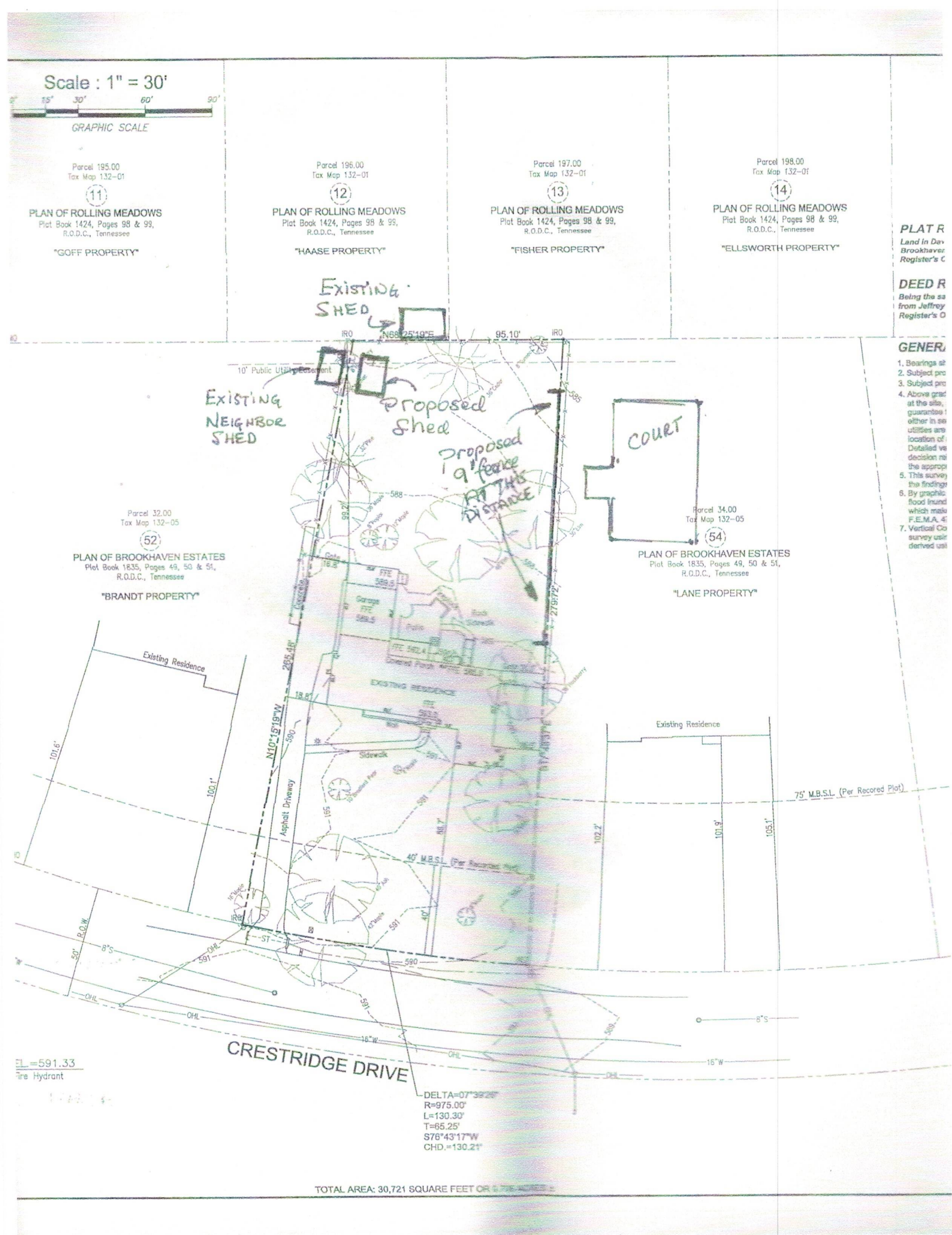
615-714-8686
Applicant Phone Number

robbarrick@gmail.com
Applicant Email Address

Rob Barrick
Applicant Signature

City of Oak Hill Code Compliance Officer

CASE NO. *(to be completed by City of Oak Hill)*



TOTAL AREA: 30,721 SQUARE FEET OR [illegible] ACRES ±

Proposed Shed
Foot Print & Location

5'
5'
Proposed
Shed Footprint
& Location.

Pink Lab Love

The New York Times https://www.nytimes.com/2023/06/30/sports/pickleball-noise-complaints-lawsuits.html

Shattered Nerves, Sleepless Nights: Pickleball Noise Is Driving Everyone Nuts

The incessant pop-pop-pop of the fast-growing sport has brought on a nationwide scourge of unneighborly clashes, petitions, calls to the police and lawsuits, with no solution in sight.

By Andrew Keh Audio produced by Alyssa Schukar
Reporting from Arlington, Va.

June 30, 2023

It sounded like popcorn warming in a microwave: sporadic bursts that quickened, gradually, to an arrhythmic clatter.

"There it is," Mary McKee said, staring out the front door of her home in Arlington, Va., on a recent afternoon.

McKee, 43, a conference planner, moved to the neighborhood in 2005 and for the next decade and a half enjoyed a mostly tranquil existence. Then came the pickleball players.

She gestured across the street to the Walter Reed Community Center, less than 100 feet from her yard, where a group of players, the first of the day, had started rallying on a repurposed tennis court. More arrived in short order, spreading out until there were six games going at once. Together they produced an hourslong ticktock cacophony that has become the unwanted soundtrack of the lives of McKee and her neighbors.

"I thought maybe I could live with it, maybe it would fade into the background," she said of the clamor, which began around the height of the coronavirus pandemic and now reverberates through her home, even when her windows are closed. "But it never did."

Pickleball at the Walter Reed Community Center is played on repurposed tennis courts. Jason Andrew for The New York Times

Mary McKee, who lives across the street from the Walter Reed Community Center, has been fighting the noise pollution. Jason Andrew for The New York Times

Armand Ciccarelli, 51, another resident who has complained about the noise. Jason Andrew for The New York Times

Sports can produce all kinds of unpleasant noises: referees' whistles, rancorous boos, vuvuzelas. But the most grating and disruptive sound in the entire athletic ecosystem right now may be the staccato *pop-pop-pop* emanating from America's rapidly multiplying pickleball courts.

The sound has brought on a nationwide scourge of frayed nerves and unneighborly clashes — and those, in turn, have elicited petitions and calls to the police and last-ditch lawsuits aimed at the local parks, private clubs and homeowners associations that rushed to open courts during the sport's recent boom.

The hubbub has given new meaning to the phrase racket sport, testing the sanity of anyone within earshot of a game.

"It's like having a pistol range in your backyard," said John Mancini, 82, whose Wellesley, Mass., home abuts a cluster of public courts.

"It's a torture technique," said Clint Ellis, 37, who lives across the street from a private club in York, Maine.

"Living here is hell," said Debbie Nagle, 67, whose gated community in Scottsdale, Ariz., installed courts a few years ago.

Modern society is inherently inharmonious — think of children shouting, dogs barking, lawn mowers roaring. So what makes the sound of pickleball, specifically, so hard to tolerate?

For answers, many have turned to Bob Unetich, 77, a retired engineer and avid pickleball player, who became one of the foremost authorities on muffling the game after starting a consulting firm called Pickleball Sound Mitigation. Unetich said that pickleball whacks from 100 feet away could reach 70 dBA (a measure of decibels), similar to some vacuum cleaners, while everyday background noise outside typically tops off at a "somewhat annoying 55."

But decibel readings alone are insufficient for conveying the true magnitude of any annoyance. Two factors — the high pitch of a hard paddle slamming a plastic ball and the erratic, often frantic rhythm of the smacks — also contribute to its uncanny ability to drive bystanders crazy.

"It creates vibrations in a range that can be extremely annoying to humans," Unetich said.

Hayden Sealander, 26, reaches for a ball while playing. Jason Andrew for The New York Times

These bad vibrations have created an unforeseen growing pain for pickleball, which emerged from relative obscurity in recent years to become the fastest-growing sport in the country.

The sounds were even dissected last month at Noise-Con 2023, the annual conference of North American noise control professionals, which featured an opening-night session called "Pickleball Noise."

"Pickleball is the topic of the year," said Jeanette Hesedahl, vice chair for the conference.

The same story, the same jarring sound, has echoed across American communities like rolling thunder.

Sue-Ellen Welfonder, 66, a best-selling romance novelist from Longboat Key, Fla., once enjoyed listening to the singing birds and the gentle swish of trees during her daily walks — her "soul balm time" — through a local park. The *thump-thump* of a tennis match never bothered her, either. But the arrival of pickleball this spring, she said, shattered her idyll.

"Pickleball has replaced leaf blowers as my No. 1 noise nuisance," said Welfonder, who has been sketching the outlines of a new novel, set in the present day, with a couple of pickleball-loving characters: "I'm making them really nasty people."

The complaints were equally dramatic at a Feb. 6 city council meeting in West Linn, Ore., where residents have been vexed by the constant click-clacking from Tanner Creek Park.

"One of our neighbors who lived directly across from the courts and was dying from cancer noted the pickleball noise was worse than his cancer," Dan Lavery, a West Linn resident, said at the meeting. "Sadly, he recently passed."

Scores of similarly suffering Americans are finding their way to a rapidly growing Facebook group, also started by Unetich, where upward of 1,000 frazzled users exchange technical advice, let off steam and engage in a sort of group therapy.

"We try to keep it civil," Unetich said, "because it gets pretty emotional."

A few lessons have crystallized within the group. Soundproof barriers — a go-to solution for many at first — can be expensive and are often improperly deployed. New paddles and balls designed to dampen noise have had marginal uptake among players. Moving pickleball far away from human life may be the only surefire solution — but many are slow to reach that conclusion, which presents its own hurdles.

The tennis courts at the Walter Reed Community Center are now primarily used for pickleball, allowing six games to happen simultaneously. Jason Andrew for The New York Times

Alyssa Schukar for The New York Times

Jason Andrew for The New York Times

Irritated homeowners, as a result, often resort to fighting pickleball courts in the courts of law.

Last year, Rob Mastroianni, 58, and his neighbors in Falmouth, Mass., filed a lawsuit against their town claiming that the courts near their homes violated local sound ordinances. They won a temporary injunction, which has closed the facility for now. By then Mastroianni had already sold his house and moved to a different part of town to escape the noise.

"I was Google Mapping the new house, making sure there were no courts nearby," Mastroianni said.

In Arlington, McKee and her neighbors around the community center are waiting to see what happens next. They shared their pain with the county, which for now appears to be moving forward with plans to spend close to $2 million to make the pickleball courts permanent.

The players there sympathized with the residents' plight — but only to an extent.

"If I had that home, I'd be mad, because it is annoying — it's obnoxious," Jordan Sawyer, 25, a dietitian from Arlington and an avid player, said between games this month. "But I don't feel bad because I want to play, and this is the best place to play. Honestly, I just feel like it's unfortunate. It's unlucky for these people."

Sawyer described herself as a "rule follower." But McKee and the others recounted being woken up at 3 a.m. by middle-of-the-night pickleball matches. Another time they listened to a player banging a tambourine on the court, apparently to taunt those who had complained.

Armand Ciccarelli, 51, who often walks his dog, Winona, around the community center, said that anybody downplaying pickleball noise should try hearing it for 12 hours a day.

"I know this seems like a small thing in the grand scheme of the world, where we're dealing with big things, like climate change," Ciccarelli said. "But, as you can see, it's a nationwide problem."

Kitty Bennett contributed research.

Andrew Keh is a sports reporter in New York. He was previously an international correspondent based in Berlin and has reported from more than 25 countries. More about Andrew Keh

A version of this article appears in print on , Section A, Page 1 of the New York edition with the headline: A Sport Played With Paddles Can Generate Quite a Racket

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https://www.wsj.com/articles/its-been-awkward-pickleball-is-pitting-neighbor-against-neighbor-in-noise-conscious-communities-11669830955

'It's Been Awkward.' Pickleball Is Pitting Neighbor Against Neighbor in Noise-Conscious Communities.

Local homeowners associations are serving up bans on the sport, despite its growing popularity

By E.B. Solomont Follow

Nov. 30, 2022 2:00 pm ET

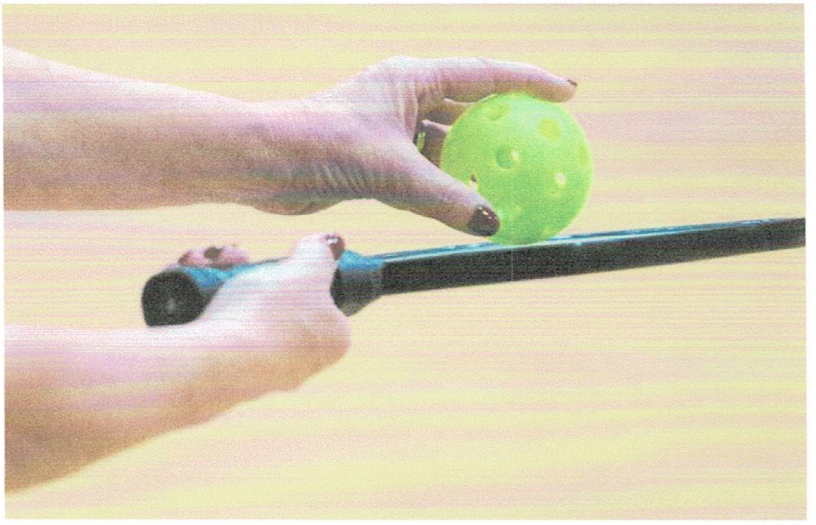
It was fun and games at first. But when pickleballers took over the tennis court at River Canyon Estates in Bend, Ore., for hours on end, bringing boom boxes, hurling profanities and letting dogs run loose—not to mention the constant *pok-pok-pok* of balls hitting paddles—the neighbors said enough is enough.

Fearing a lawsuit, the board of the homeowners association enlisted a professional mediator. It commissioned a sound study and considered ways to reduce pickleball noise—to no avail. In February, the board banned pickleball from the community's tennis court.

"We had to make a really tough decision," said David Finkel, a former HOA president at River Canyon. "But the bottom line is, you can't believe the noise pickleball makes. The people who are pickleball advocates just choose to believe it's not that friggin' noisy."

A mashup of tennis, ping pong and badminton, pickleball is one of the fastest-growing sports in the U.S., with legions of fans and a growing list of celebrity backers, including NFL quarterback Tom Brady and basketball superstar LeBron James. It has also become a lightning rod for controversy within some residential communities, where exuberant shouting, competition for court time and the telltale sound of players whacking Wiffle-like balls with paddles has pit neighbors against each other, leading to name-calling and yelling, even lawsuits.

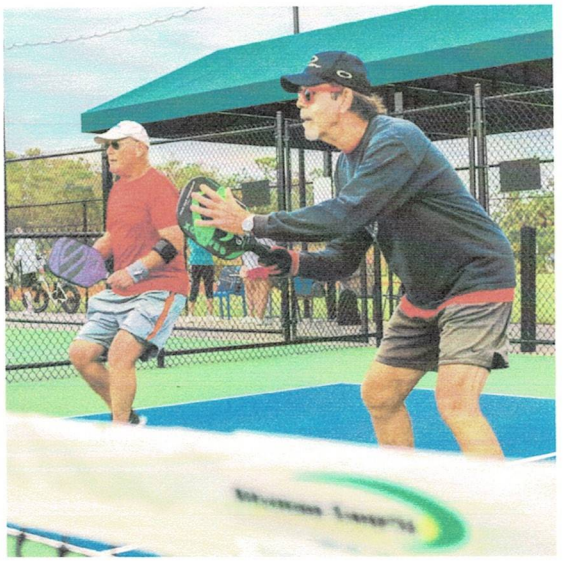
Photos: See the Athletes, Investors and Companies Clamoring for a Piece of Professional Pickleball



Pickleball dates to the 1960s, but its popularity skyrocketed during Covid as more people discovered the easy-to-learn sport, which is often played outdoors. There were about 4.8 million players in the U.S. in 2021, up 39% from 2019, according to the Sports & Fitness Industry Association. Residential communities rushed to build courts or to retrofit tennis courts to accommodate the influx of players. (Four pickleball courts can fit on a single tennis court by adding lines and nets.)

"Tennis was the rage, now it's pickleball," said Robert Ducharme, an attorney in New Hampshire who advises condominium and HOA boards. He said more communities are adding pickleball to keep residents engaged.

Pickleball evangelists say the sport is a fun way for players of all ages to exercise safely, socialize and get their competitive juices flowing. Some call it addictive, and pickleball rivalries have been known to escalate on and off the court.



Pelican Preserve in Fort Myers, Fla., added six pickleball courts far from residences to appease some homeowners.

ZAK BENNETT FOR THE WALL STREET JOURNAL (3)

At Cinco Ranch, a master-planned community in Katy, Texas, where homes cost $350,000 to more than $1 million, tennis and pickleball players have faced off over court time and etiquette. Things came to a head recently over plans to paint pickleball lines on an existing tennis court. A group of tennis players argued in a petition that pickleball causes overcrowding, especially during tournament-style games, leading to excessive wear-and-tear on the courts. "Families [playing tennis] don't like to play beside these large groups," while competitive players "cannot focus with pickle balls coming on and off their court constantly," the petition said.

Lilah Poltz, 41, a pickleball player at Cinco Ranch who advocated for the court re-striping, said it has all become "quite political." At a recent HOA board meeting, Ms. Poltz, who works in

marketing, said about 10 people came to oppose pickleball, including one woman who kept referring to pickleball players as "pests."

"It's been awkward. And it's been uncomfortable because these are your neighbors. You want to get along," Ms. Poltz said.

There are about 10,600 registered pickleball venues in the U.S., including more than 1,000 new venues added in 2021 and more than 900 added in 2020, according to USA Pickleball, the sport's governing body. Many residential communities are leaning into the sport, and courts are seen as a valuable asset.

The portion of for-sale listings that mention pickleball rose 86% in October 2022 from October 2021, according to Zillow.

At River Canyon Estates, where homes sold for nearly $400,000 to about $1.4 million over the past two years, the tipping point in the pickleball brouhaha came last year, when a group of pickleball players proposed re-striping a single tennis court to create four pickleball courts. Adrian Bennett III, who sold a townhouse facing the court last year for $599,000, said large groups of pickleball players converged on the once-sleepy court, some bringing thermoses he suspected weren't filled with water.

"Things got pretty much out of control," said Mr. Bennett, 81, who added that he didn't sell his home because of the noise, although he certainly wasn't a fan of it. "It was rather obnoxious to have them playing there."

A study commissioned by the HOA found the sound level from the pickleball court topped 65 decibels at several nearby homes. By comparison, a normal conversation is about 60 decibels and a hairdryer is roughly 90 decibels. Tennis hits are typically about 14 decibels lower than pickleball and make a lower-pitch sound, said Bob Unetich, a referee who has a consulting business focused on noise mitigation. Pickleball's higher-pitch sound is more annoying to the human ear, he added.

Part of the problem was that several homes were within 65 feet of the court, said Terry Smith, another former HOA president who lives a few houses down from the court and said he could hear pickleball "quite easily" upstairs in his home. To be effective, a sound barrier around the court would have to be 16 to 20 feet high, he said. Even then, he added, the board could be sued —and would likely lose.

In Naples, Fla., earlier this year, residents sued the homeowners association at Village Walk, an 850-home community where prices range from $535,000 to about $900,000, over expenses tied to three new pickleball courts. In the suit, plaintiff Meredith Carr alleged the HOA spent more than $100,000 in restricted reserve funds for new recreational facilities—including the courts—without residents' approval.

Meredith Carr sued the Village Walk HOA over expenses tied to the courts. PHOTO: ZAK BENNETT FOR THE WALL STREET JOURNAL

Ms. Carr is part of a group of mostly anonymous residents called VW Stop Spending, which opposed an HOA fee increase last year and has published blog posts critical of the HOA board's leadership. "It's not that I'm against pickleball by any means, it's the principle," said Ms. Carr, 53, who owns a two-bedroom villa at Village Walk. "The president thinks she's above the law."

Diane Green-Kelly, the HOA board president, rebutted the characterization. The HOA fee increase was in line with inflation, she said, and that money went toward operating expenses. (Money for the courts, she added, came from another fund.) Also, the board held several town hall meetings about pickleball. Based on resident feedback, it conducted a sound study and installed Acoustiblok panels to minimize noise. Ms. Green-Kelly said the courts have been full, and she hasn't received any noise complaints.

Diane Green-Kelly, Village Walk's HOA president, said adding pickleball was important to keep the community relevant. PHOTO: ZAK BENNETT FOR THE WALL STREET JOURNAL

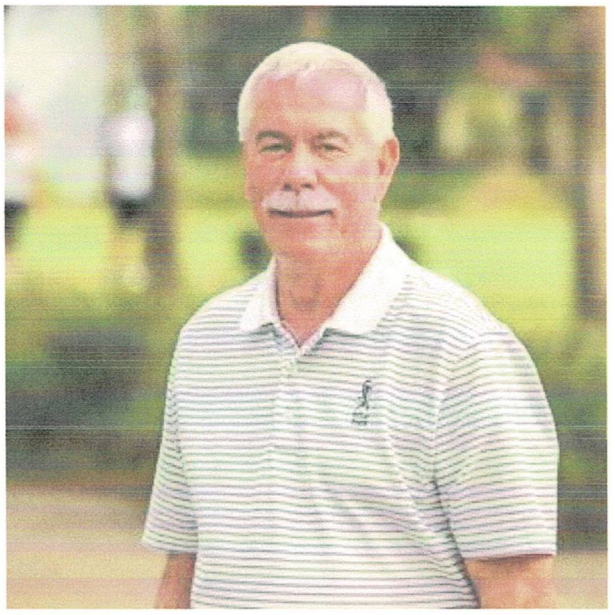
"I can't tell you it just rolls off my back. They're very personal about it," Ms. Green-Kelly, a trial lawyer by trade, said of the criticism. "We've had to just learn to try to ignore it." She said the courts are valuable to the community as a whole. Without them, she added, "we might be dying on the vine because we weren't keeping up with what people wanted."

Pelican Preserve in Fort Myers, Fla., walked the same fine line last year as it tried to meet pickleball demand while satisfying residents concerned about the noise. The 2,500-home community had six pickleball courts that were constantly packed, said Frank Robers, president of the HOA board. A proposed location of six additional courts, however, was rejected by homeowners.

Romeo and Susan DeMarco, who paid $407,000 for their four-bedroom home in 2019, were among those objecting. Their house, which is adjacent to a nature preserve, is about 400 feet from the proposed courts. "We kind of thought of it as a dripping faucet," said Mr. DeMarco, 75, of pickleball's constant noise.

After several impassioned discussions, he said, the board ultimately identified another location. Mr. Robers said the HOA spent about $100,000 to relocate a softball field and build the new pickleball courts in its place. "At the end of the day, honestly, we decided for the good of the community and these residents," he said. "It was worth doing."

Roy Seaverson, 65, a retired dentist who lives at Sun City Grand in Surprise, Ariz., said he and his wife, Julie Seaverson, 64, did their research before buying a $735,000 house close to their community's pickleball courts in 2014. He said they walked around the neighborhood to gauge the sound level, which they deemed a nonissue. Mr. Seaverson, who plays pickleball five or six



Frank Robers is president of the Pelican Preserve HOA, which negotiated a new location for some planned Pelican Preserve pickleball courts. PHOTO: ZAK BENNETT FOR THE WALL STREET JOURNAL

times a week, said the house is on a golf course, and although the couple was drawn to the home for its views, the proximity to pickleball is a bonus.

"We definitely talk about how we feel fortunate being close enough that you can walk down and you're right there," he said.

Troy Konz, 62, president of Sun City Grand's pickleball club, said the sport is a top draw for the 9,800-home community, which has 11 tennis courts and 22 pickleball courts that are packed from about 7 a.m. to 9 p.m. The pickleball club has nearly 1,800 members, up from around 900 in 2016, said Mr. Konz, a former high-school athlete who called pickleball easy to play, great exercise and incredibly social.

Mr. Konz said Sun City Grand has refined its noise-mitigation efforts over the years, including regular sound studies and wind screens. It allows only certain paddles to be used on its courts. And he admitted that for years, the community's pickleball and tennis clubs clashed over court time. Only recently did they make peace with each other, he said.

"We got together and said, enough is enough, why are we fighting?" Mr. Konz said. They also have united over a common enemy: a faction of homeowners who would like to see the tennis court converted for basketball.

Appeared in the December 2, 2022, print edition as 'Pickleball Is Pitting Neighbor Against Neighbor'.

PICKLEBALL PADDLESETS.COM

The Impact of Pickleball Courts on Real Estate Prices

Pickleball News (0)

Imagine living in a neighborhood where the sound of bouncing balls and the cheers of players fill the air. Welcome to the world of pickleball, the fastest growing sport in America. As more pickleball courts are constructed, the impact on real estate prices becomes an intriguing topic of discussion. Proximity is key when it comes to the effect on property values. If a pickleball court is located right next door or just across the street, homeowners may experience a decrease in their property values by 10% to 20%. The noise, increased traffic, and general annoyance can discourage potential buyers.

However, if the court is one or two blocks away, the decline in property values may range between 5% and 10%. The impact starts to neutralize at a three-block distance, and even further away, a pickleball court might actually increase property value by 1% to 5%. Homeowners have various options to protect their home value, such as soundproofing and joining the pickleball community. With the sport's growing popularity, the negative impact on real estate prices is expected to diminish over time.

Table of Contents

Impact of Pickleball Courts on Real Estate Prices

Homeowners adding backyard pickleball courts

Introduction

Pickleball has taken America by storm, becoming the fastest-growing sport in the country. With the increased popularity of pickleball, more and more pickleball courts are being constructed, leading to potential impacts on real estate prices. The proximity of pickleball courts to properties plays a crucial role in determining the effects on property values. In this article, we will explore the various distances, from adjacent properties to those located one mile away, and their impact on real estate prices. Furthermore, we will discuss ways in which homeowners can protect the value of their properties amidst the growing presence of pickleball courts.

Proximity of Pickleball Courts to Properties

Before delving into the effects of pickleball court proximity on property values, it's important to understand the layout of pickleball courts in relation to properties. Pickleball court locations can vary depending on the design of a particular neighborhood or community. Some neighborhoods may have pickleball courts directly adjacent to properties, while others may have them within different distance categories such as one or two blocks away, three blocks away, four-to-six blocks away, or even a mile away.

Quantifying Pickleball's Impact On Real Estate Prices

Distance	Impact On Real Estate Price
Across the street	Negative 10% to 20% (or nonstarter)
One or two blocks away	Negative 5% to 10%
Three blocks away	Neutral to negative 5%
Four-to-six blocks away	Neutral to positive 5%
Six-to-twenty blocks away (1 mile)	Positive 1% to 5%
More than one mile away	Neutral to positive 2%

Negatives of pickleball: noise, traffic, parking, injuries
Positives of pickleball: fun, healthy exercise, community

Source: Sam Dogen, FinancialSamurai.com, a 20+-year real estate investor and 4.25-level pickleball player

This image is property of i2.wp.com.

Effects of Pickleball Court Proximity on Property Values

The impact of pickleball court proximity on property values is significant. Various factors come into play, including the level of noise generated, increased traffic, potential annoyance, and the overall desirability of living near a pickleball court. Let's explore the effects at different distances from properties.

Pickleball Courts Adjacent to Properties

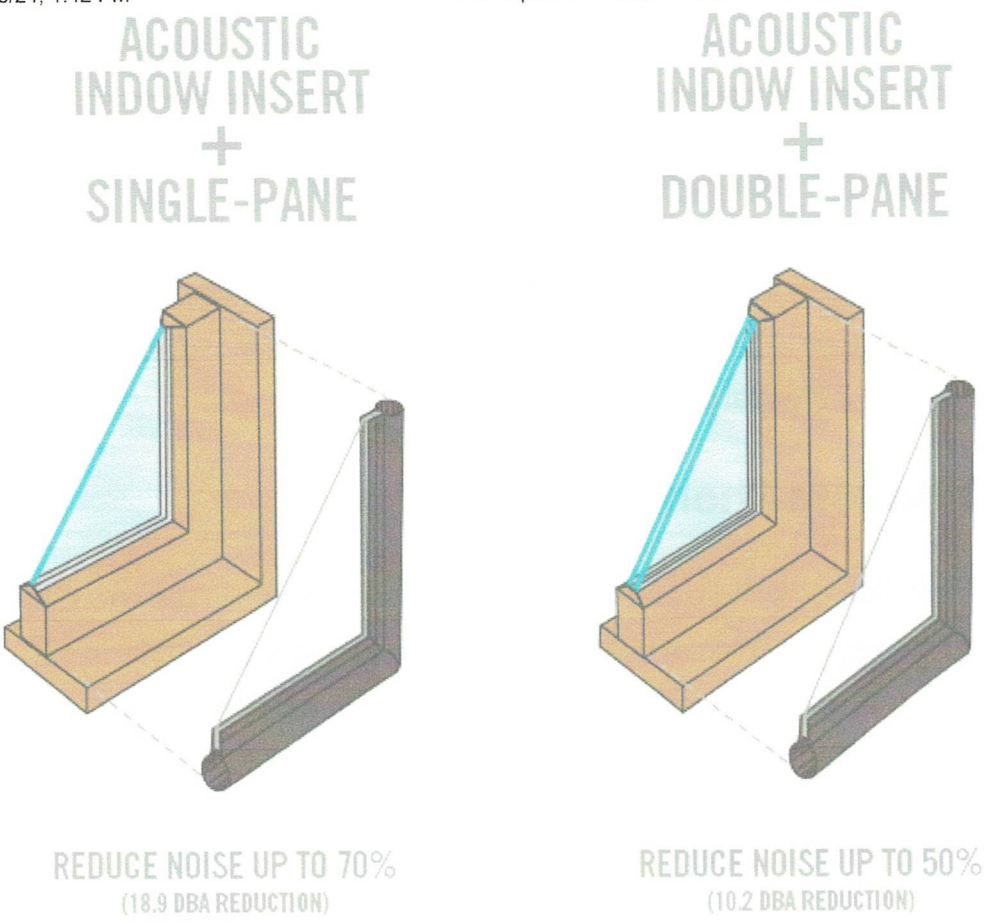
When pickleball courts are situated next door or across the street from a property, there is a high likelihood of property values declining. Studies indicate that property values could decrease by 10% to 20% in such cases. The primary contributing factors to this decline are noise, increased traffic, and annoyance. The continuous sound of pickleball games can disrupt the tranquility of a residential area, making it less appealing to potential buyers. Additionally, the influx of traffic associated with the pickleball court can lead to congestion, further diminishing the appeal of living adjacent to it.

Pickleball Courts One or Two Blocks Away

If a pickleball court is located within one or two blocks from a property, there may still be a noticeable decline in property values, albeit to a lesser extent. Studies suggest that property values could decrease by 5% to 10% in these scenarios. The potential for noise and increased traffic still exists, although the impact may be slightly mitigated due to the increased distance. Nevertheless, the proximity to the pickleball court can still deter some potential buyers who prioritize peace and quiet.

Pickleball Courts Three Blocks Away

As we move further away from the pickleball courts, we enter a neutral territory in terms of the impact on property values. At a distance of three blocks, property values are less likely to be affected either positively or negatively. The limited noise and lower traffic associated with being three blocks away make it a more desirable option for many homeowners. While the presence of the pickleball court may not add significant value, it is unlikely to detract from the appeal of the surrounding properties in this scenario.



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Pickleball Courts Four-to-Six Blocks Away

When a pickleball court is situated a distance of four-to-six blocks away from a property, there is a potential for a slight increase in property values. Studies suggest that property values could increase by 1% to 5% within this range. The proximity to recreational activities provided by the pickleball court can be viewed as a desirable amenity by potential buyers. Additionally, the potential social benefits of living near a pickleball court may also contribute to the slight increase in property values.

Pickleball Courts One Mile Away

At a distance of one mile, the impact of pickleball courts on property values tends to be either neutral or slightly positive. Studies indicate that property values may experience a slight increase of 1% to 3% in these cases. The distance between the property and the pickleball court plays a significant role in minimizing noise and reducing traffic effects. Additionally, the presence of a pickleball court within a reasonable distance can enhance the sense of community and appeal to potential buyers.

Ways to Protect Property Values

Homeowners who are concerned about the potential impact of pickleball courts on their property values have several options to protect their investment. Here are some strategies to consider:

Soundproofing with Thicker Windows

One effective way to mitigate the noise generated by pickleball courts is to invest in soundproofing measures, such as installing thicker windows. This can help create a more peaceful living environment and make the property more appealing to potential buyers.

Becoming Pickleball Players Themselves

Another approach is to embrace the pickleball culture and become active participants in the sport. By joining local pickleball leagues or engaging in games at nearby courts, homeowners can foster community relationships and demonstrate their support for the sport. This involvement can help alleviate concerns potential buyers may have about living near a pickleball court.

Joining a Leadership Committee

Taking an active role in the governance of pickleball courts by joining a leadership committee can provide homeowners with a platform to voice their concerns and influence decisions that may impact property values. This involvement can help ensure that the interests of homeowners and the community are taken into consideration when implementing any changes or expansions to the pickleball facilities.

Seeking a Compromise

Rather than initiating a conflict, homeowners can seek a compromise that addresses their concerns while acknowledging the growing popularity of pickleball. Engaging in open discussions with the pickleball community and local authorities can lead to mutually beneficial agreements that respect the needs of both parties.

Conclusion

The impact of pickleball courts on real estate prices is directly linked to the proximity of the courts to properties. While pickleball courts adjacent to properties can potentially lead to a decline in property values, those located further away, especially at a distance of three blocks or more, tend to have a neutral or even positive impact on property values. Homeowners can take steps to protect their property values by implementing soundproofing measures, engaging in the pickleball community,

To: Oak Hill Board of Zoning Appeals

From: Rob Barrick

Re: Variance request for Utility Building Set Back and Fence Height on East Property Line

Date: January 23, 2024

Garden Shed:

There are two garden sheds on adjacent lots literally on my property line in the back corner of my lot. I would like to build a 12' X16' utility building 5 feet from both back and side property line to better use the backyard and improve the appearance of the area.

Fence:

There is a pickle ball court thirty feet from my property line and I would like to build a 9-foot fence to mitigate the noise and create some privacy on our back porch.

Photographs and site plan are attached.

Thank you for your consideration of this request.