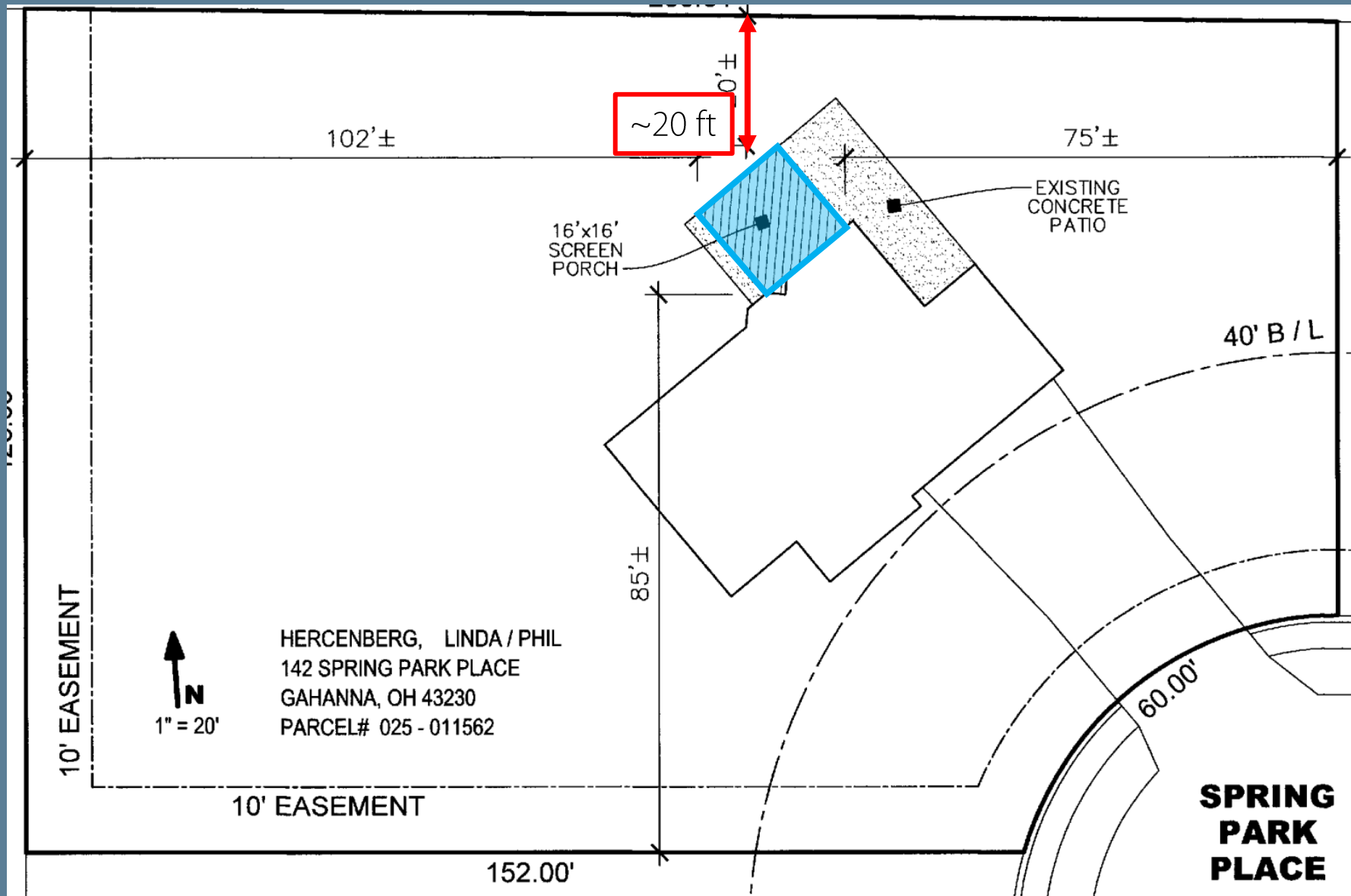
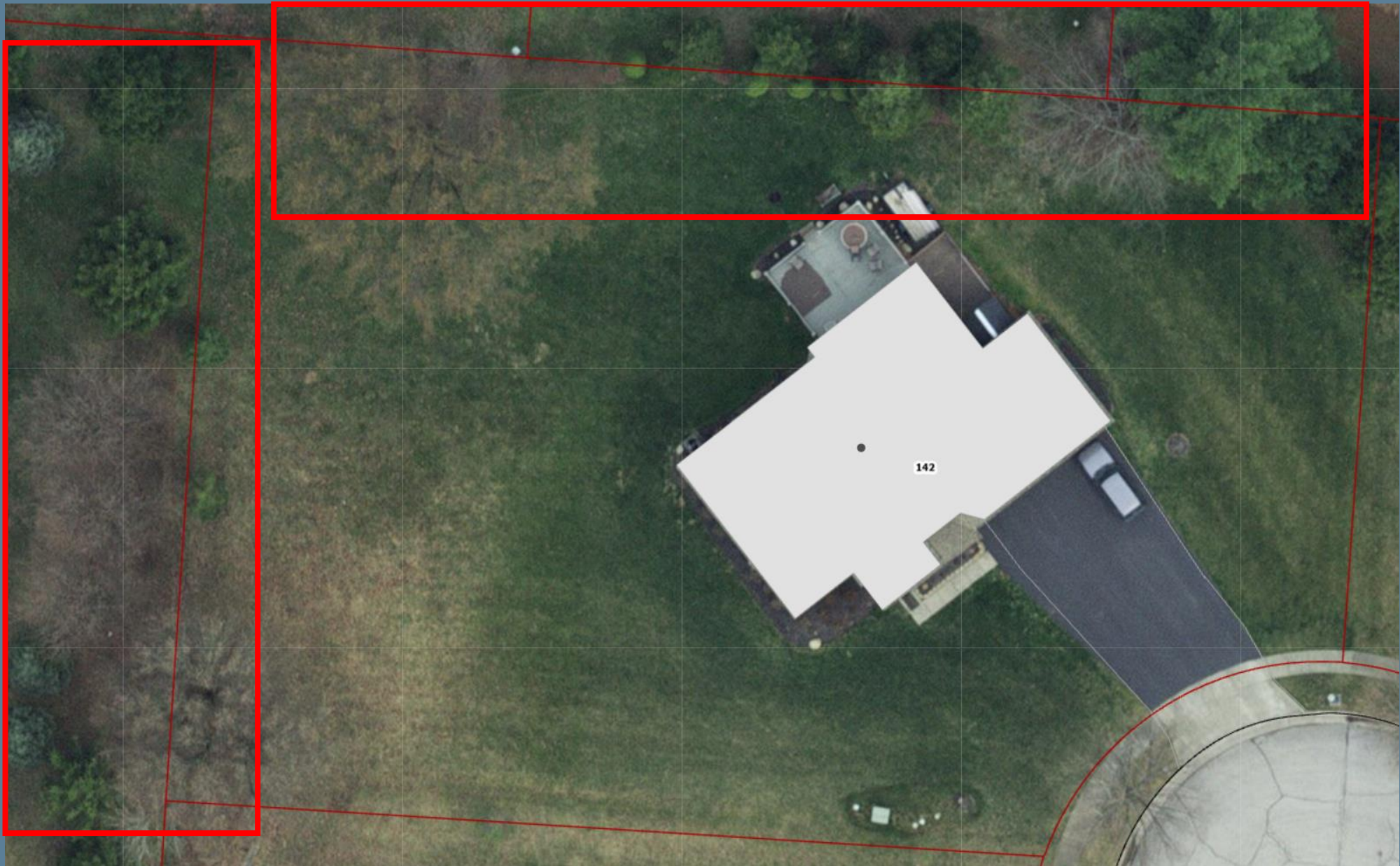
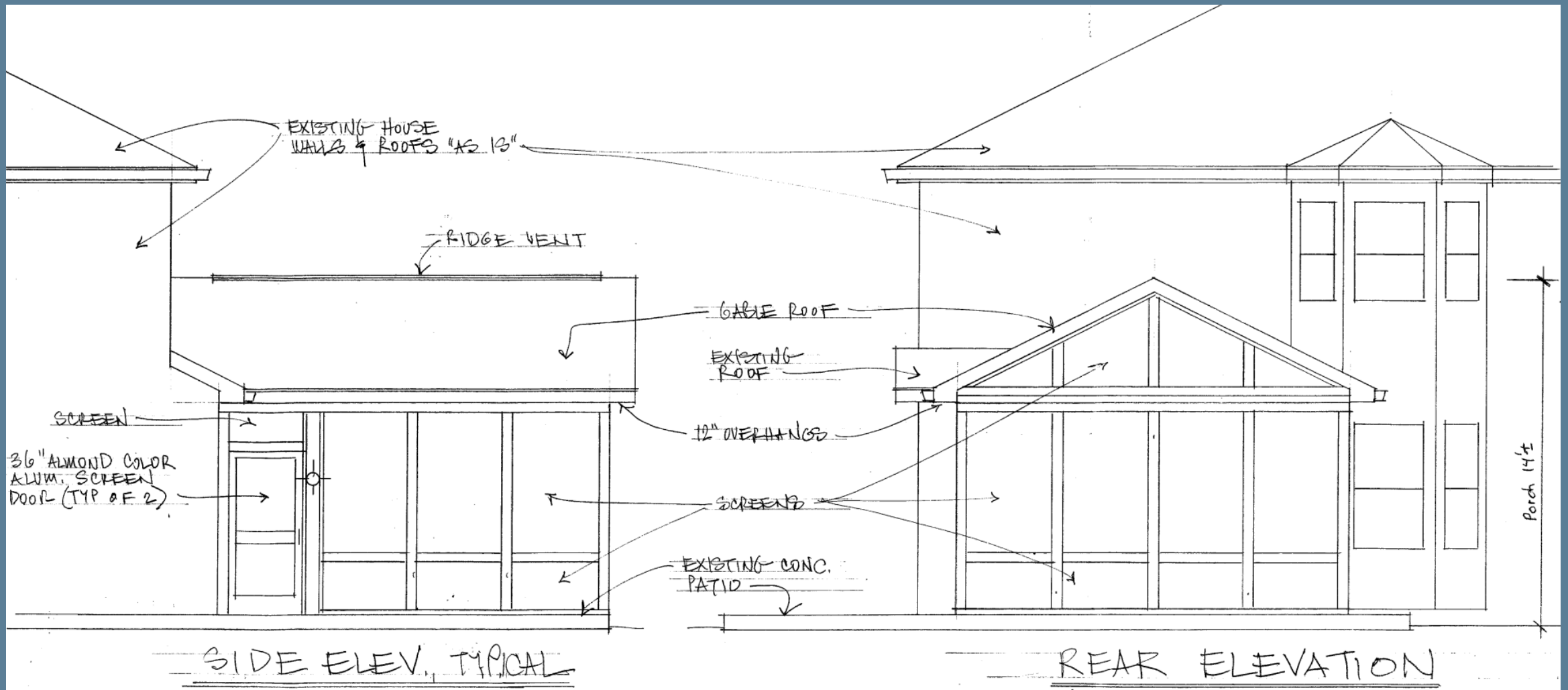


Request Summary

- Requesting approval of a variance to allow screened-in porch within a rear yard setback
 - 256 SF and to the rear of the house
 - 25 ft setback from rear property line
 - Addition is 20 ft from north property line at closest point
 - Screened-in porch proposed in location of existing concrete patio







Request Summary

- Requested Variance
 - Ch 1103.07(e) – Large Lot Residential
 - The principal structure must be at least 25 ft from the rear property line
 - The addition is 20 ft from the rear property line at the closest point

Request Summary

- **Variance Criteria**
 - The variance is not likely to result in substantial damage to the essential character of the neighborhood
 - The variance is not likely to result in damage to adjoining properties
 - The variance is not likely to affect the delivery of government services
 - The variance is not likely to result in environmental impacts greater than what is typical for other lots in the neighborhood
 - The variance is necessary for the economical use of the property, and such economical use of the property cannot be achieved through another method
 - The variance is not likely to undermine the objectives of the land use plan

Request Summary

- Staff recommends approval of the variance
 - Porch is constructed over existing footprint of concrete patio
 - Porch would not be visible from ROW based on lot configuration
 - Mature foliage to the north and west to partially screen porch
 - However, no fence on property or neighboring properties



Gahanna