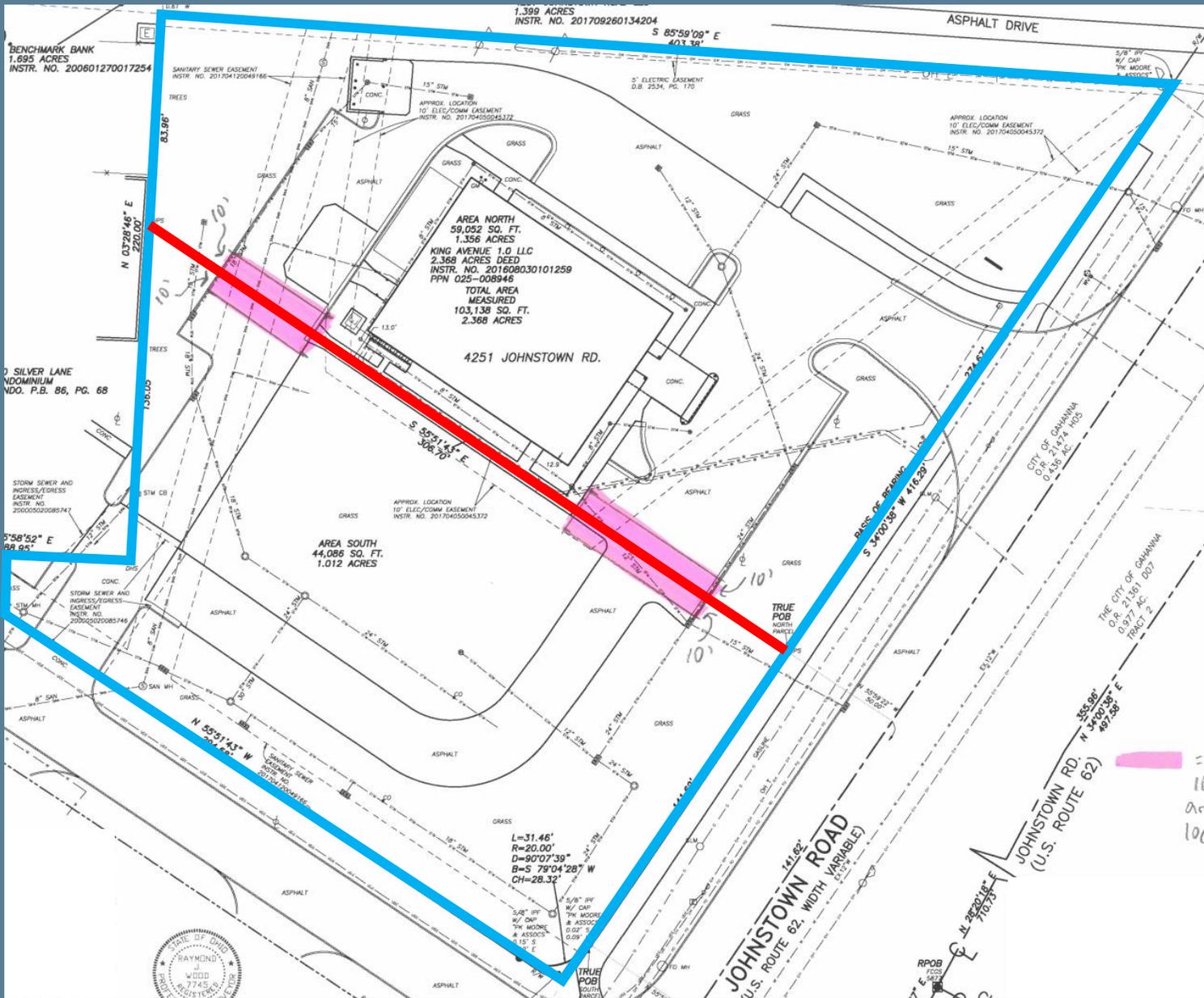


Request Summary

- Requesting approval of a variance to allow two existing parking areas within a parking setback
 - Subdivision Without Plat/lot split submitted for property
 - The proposed property line intersects two existing parking areas
 - Creates new nonconformity, variance required
 - 0 ft from new property line
 - 10 ft parking setback for side and rear property lines
 - When the site was developed in ~2017, the intent was to divide it into two parcels



Legend

- Property line
- Prop. split





Request Summary

- Requested Variance
 - Ch 1109.01(a)(4) – Parking, Access, and Circulation
 - All parking areas and drives must be at least 10 ft from side and rear property lines
 - Two existing parking areas are set back 0 ft from the proposed property line

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
- Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of land or structures
- The practical difficulty could be eliminated by some other method, even if the solution is less convenient or more costly to achieve

Request Summary

- Staff recommends approval of the variance
 - Application is for existing conditions, new nonconformity is due to proposed SWP/lot split
 - Building still meets all setbacks
 - Staff does not believe the variance would have any negative effects



Gahanna