

# Request Summary

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- Requesting approval of a variance to allow a concrete planter box to encroach 19 ft into a 25 ft front yard setback
  - Planter box is considered a structure by Code's definition
    - Structures cannot be within required setbacks
  - Outside of easements, no objections from Engineering
  - Applicant states the previous steps were in disrepair and the new steps and planter box increase curb appeal



# Existing Conditions

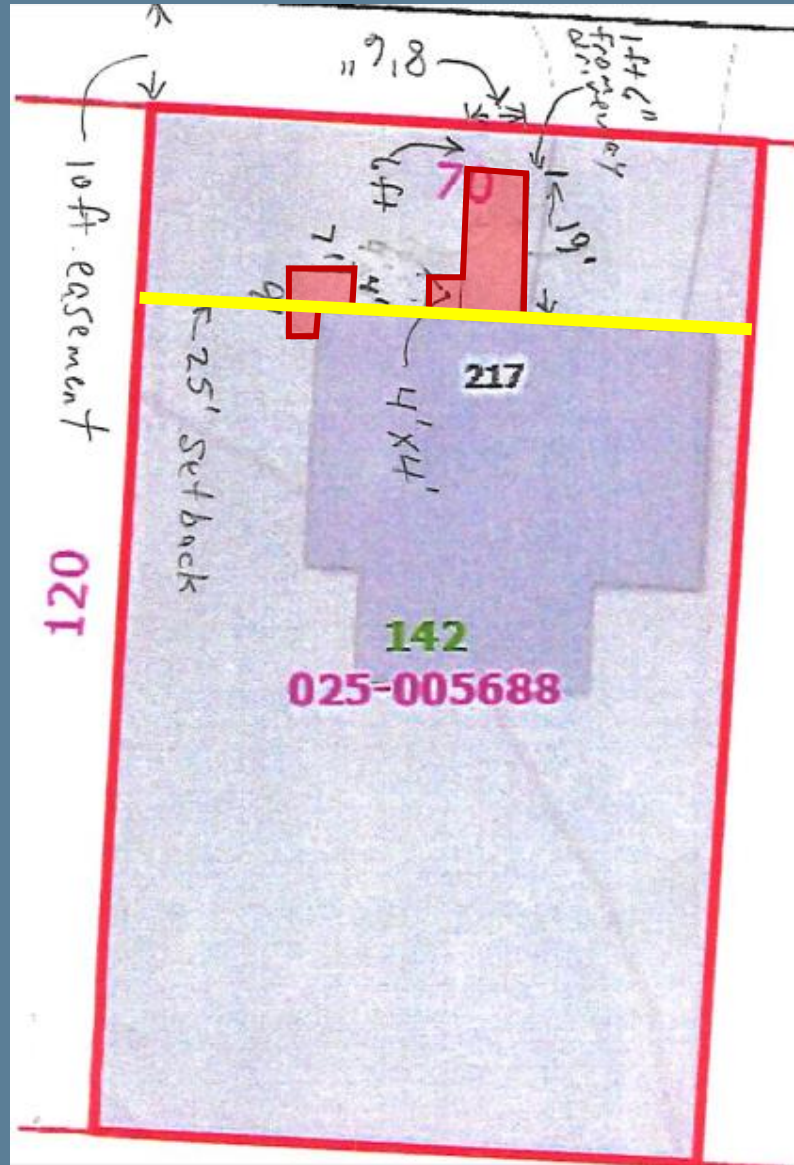




# Previous Conditions



# Site Plan



# Variance Criteria

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- There are special circumstances or conditions applying to the land, building or use referred to in the application.
- The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.
- The granting of the application will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

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- Staff has no objection
  - Code's definition of a structure is unspecific and includes things that are not typically considered structures
  - The front yard setback goes all the way to the front of the house, making it impossible to have any structures in the front yard



# Gahanna