

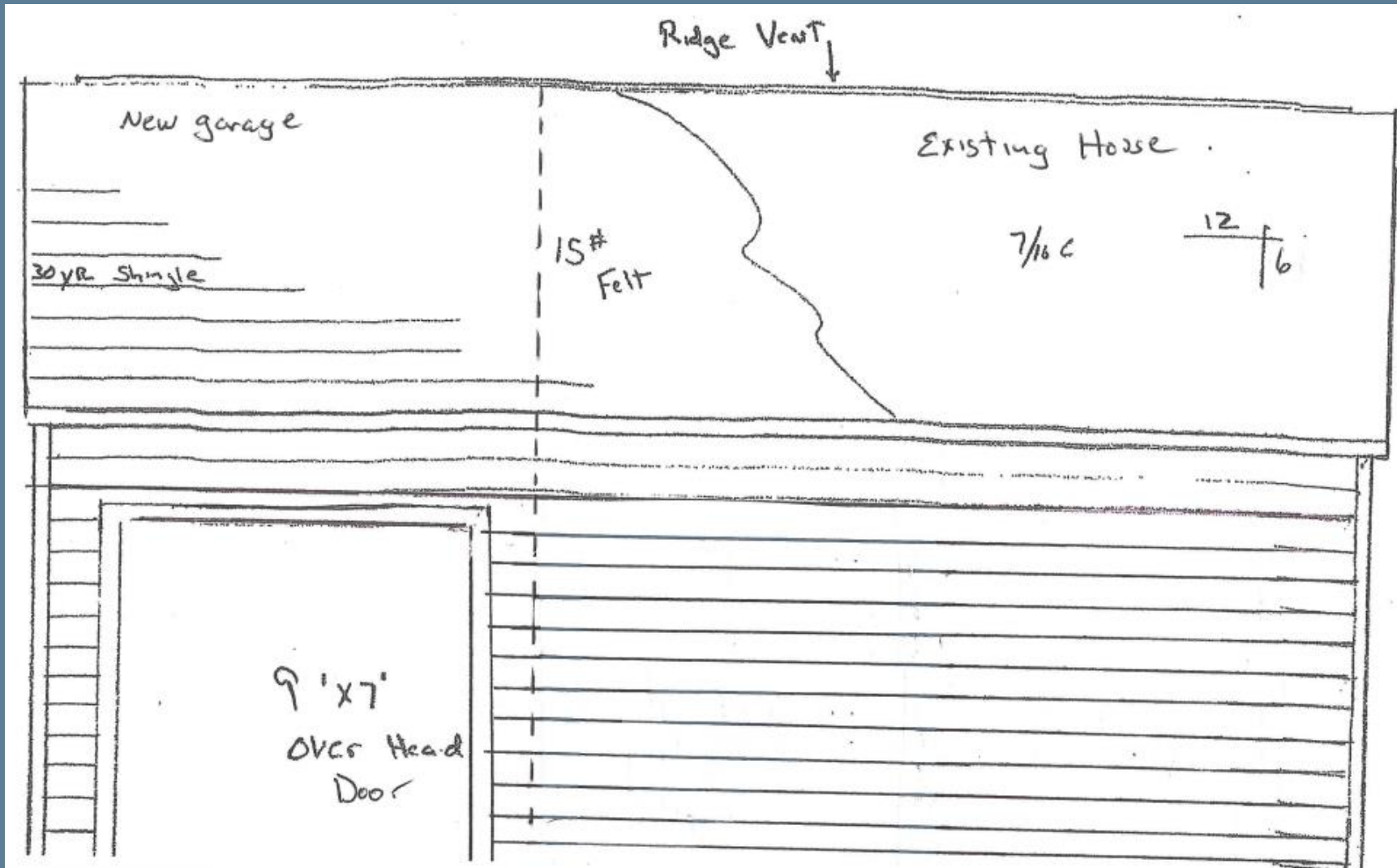
Request Summary

- Requesting approval of a variance to allow a 16x24 ft attached garage to encroach 3.5 ft into a 7.5 ft side yard setback
 - Applicant applied for building permit for garage in June
 - At that time, the garage was compliant with the Zoning Code
 - Initial calculations were incorrect, and the garage is 11 ft closer to side property line than originally approved
 - Located at the end of the existing driveway

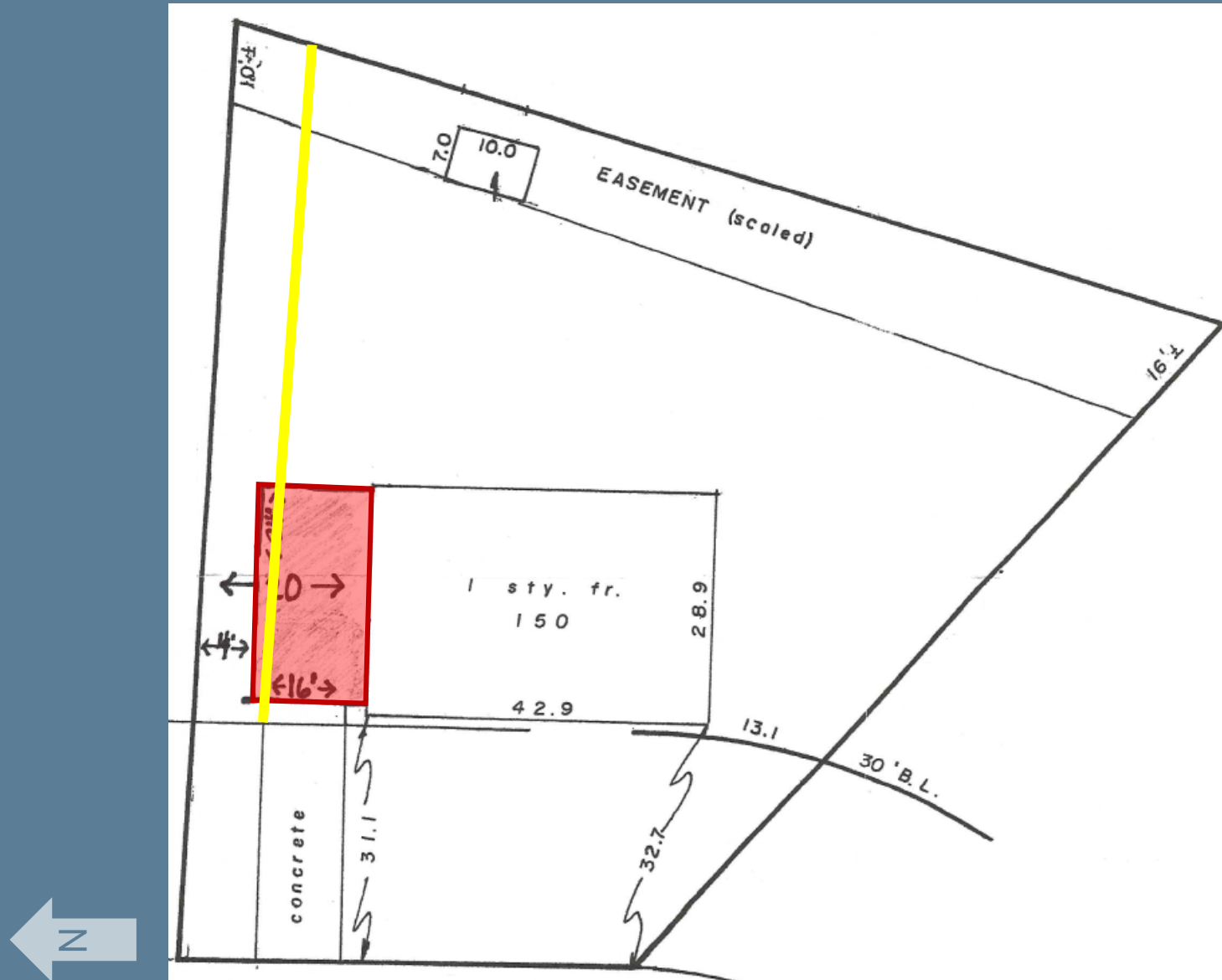
Existing Conditions



Proposed Drawing



Site Plan



Variance Criteria

- 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.

Request Summary

- Applicant states that this location for the garage was chosen so it could be constructed on top of the existing driveway
- All other properties on Regal Pl have garages or carports, except for one
 - The addition is compatible with the area
- Previous variance applications for additions within the side yard setback in SF-3 have been approved within past three years
 - Both were approximately 5 ft from the property line



Gahanna