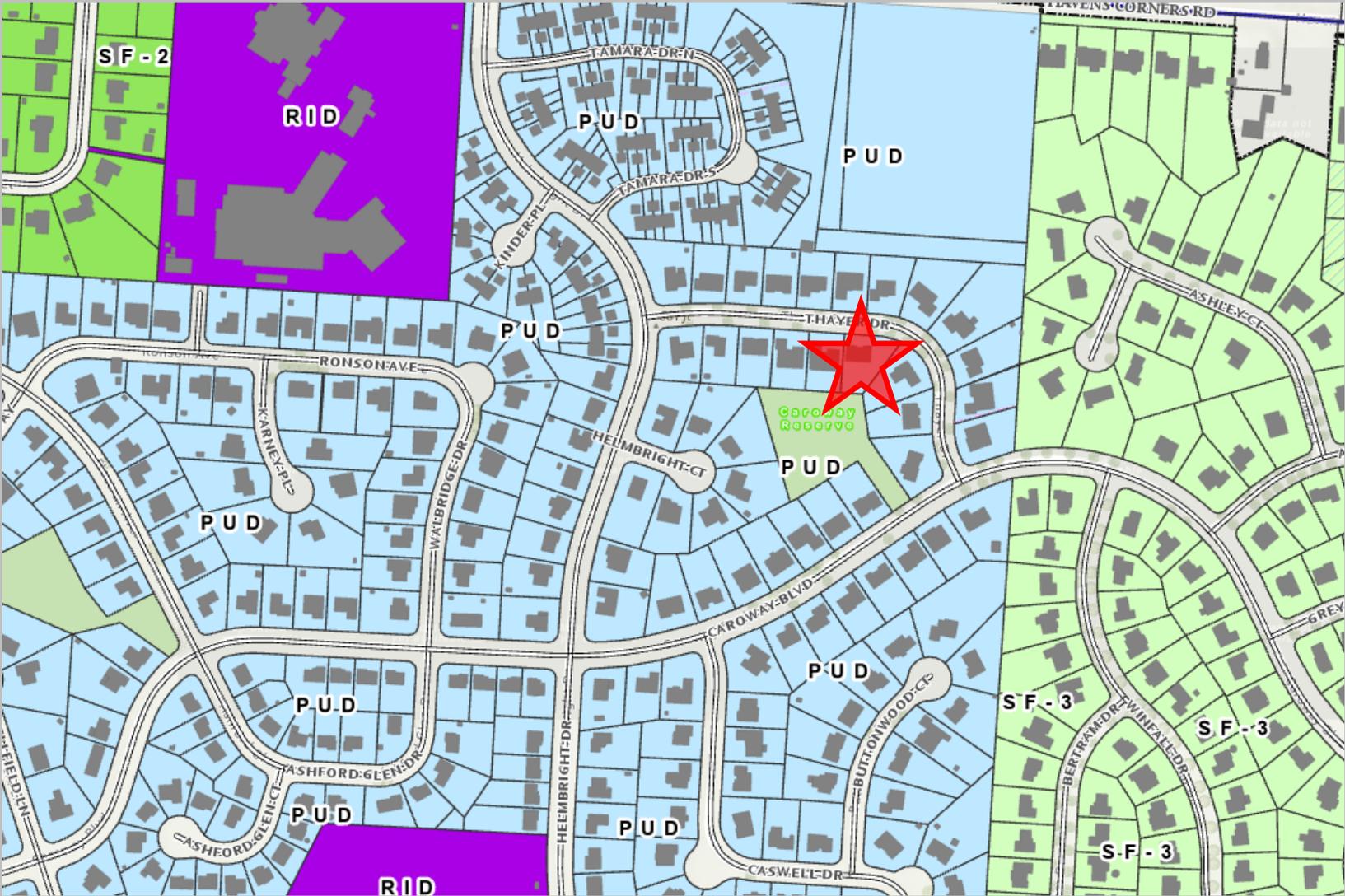


917 Thayer

V-12-2021

Location/Zoning Map



Summary

- Variance request to reduce side yard setback from 13.1' to 8.4'
 - To permit construction of 3 car garage
 - 800 square feet in size
 - Existing garage converted to office
- Property zoned PUD
 - Side yard setbacks based on lot frontage
 - 10%
 - 131' of frontage requires 13.1' setbacks

Site Plan



Summary

- Variance criteria
 - Special circumstances or conditions applying to land/building/use
 - Necessary for preservation and enjoyment of property
 - Variance would not adversely affect health, safety, and welfare

Summary

- Staff comments
 - Property is ~12,500 sf
 - Most properties this size are zoned SF-3
 - SF-3 side yard setbacks are 7.5'
 - Regardless of frontage
 - Rezoning to PUD prohibited
 - Rewriting/deleting PUD code being considered as part of zoning code rewrite
 - Reduced side yard setbacks likely as part of code rewrite



Gahanna

DEPARTMENT OF PLANNING