

782 Tim Tam Ave

V-17-2021

Location/Zoning Map



Summary

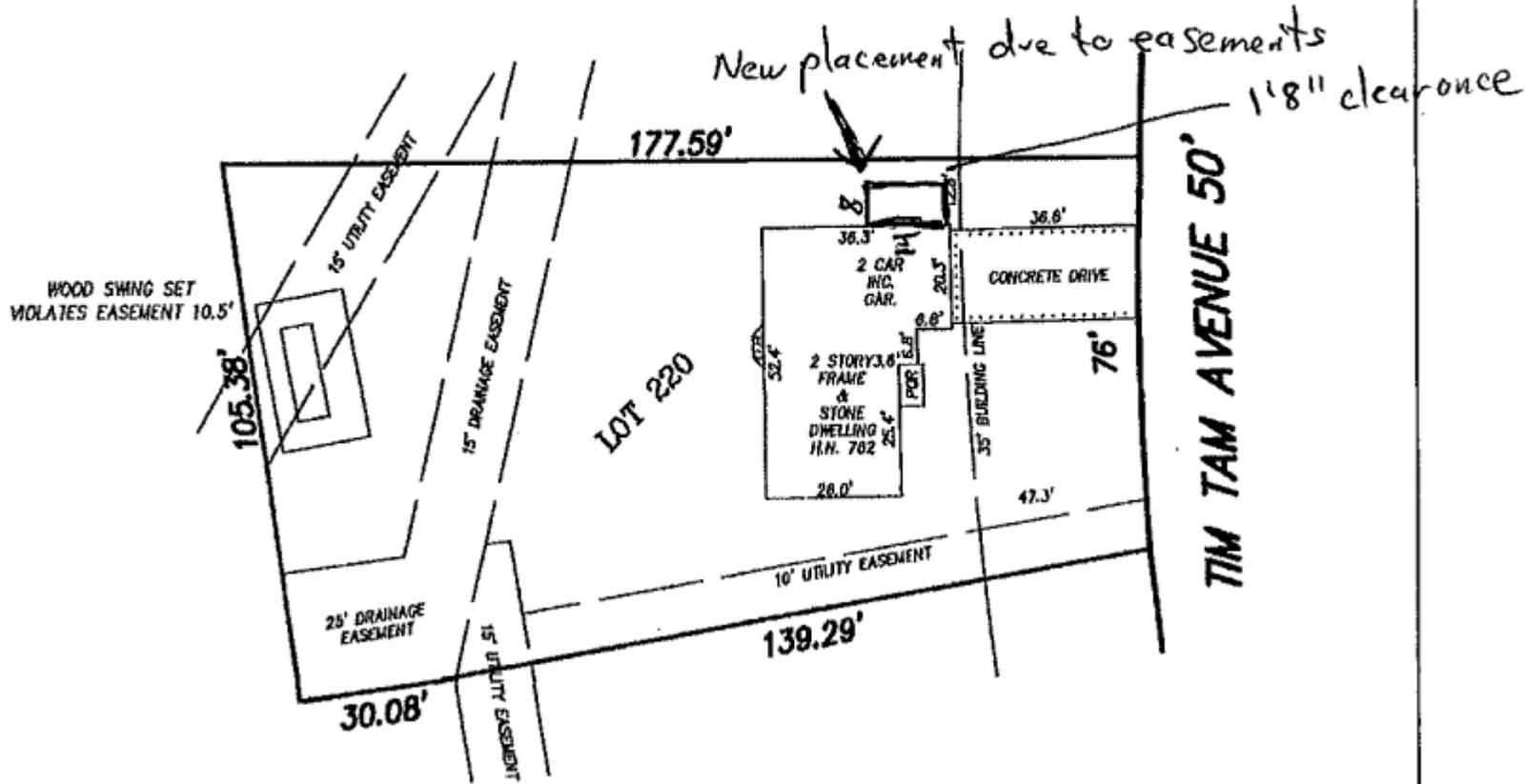
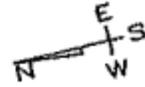
- Variance to allow a shed to the side of the home
 - Accessory structures required to be located to rear of the home
 - Requested location to the side of the home, adjacent to garage
 - Shed setback of 1.8' requested
 - 7.5' required based on SF-3 zoning
- Permit filed but never completed
 - Applied for June 2020
 - Staff review indicated the requested location was not permissible
 - Variance filed as result of code enforcement action
 - Work without permit
 - March 2021

Site Plan

ATTACHMENTS
SECTION BELOW
GAHANNA, FRANKLIN COUNTY
PLAT SECTION 2
BOOK 6B, PAGES 17, 18 & 19

I have windows along
the back of my house
so I cannot put there.

0 20 40
1 Inch = 40 ft.
Linear error $\pm 1/2$ ft.





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
 - Reduction to side yard setback from 7.5' to 1.8' concerning
 - Appears to be areas in the rear yard where the shed can be located that meet code requirements
 - If concerns about appearance
 - PC may require conditions of approval
 - Screening to soften impact from neighboring properties



Gahanna

DEPARTMENT OF PLANNING