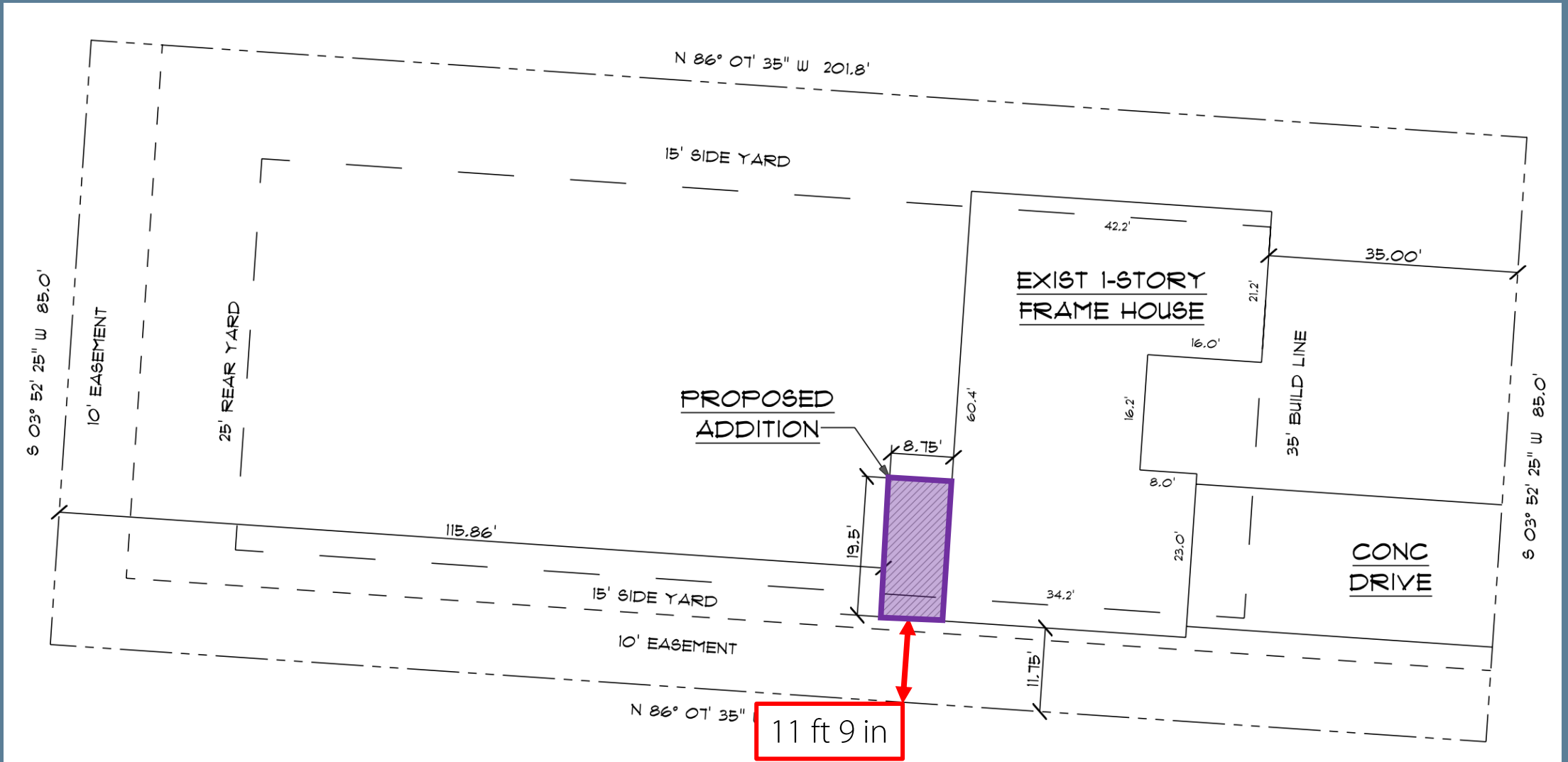
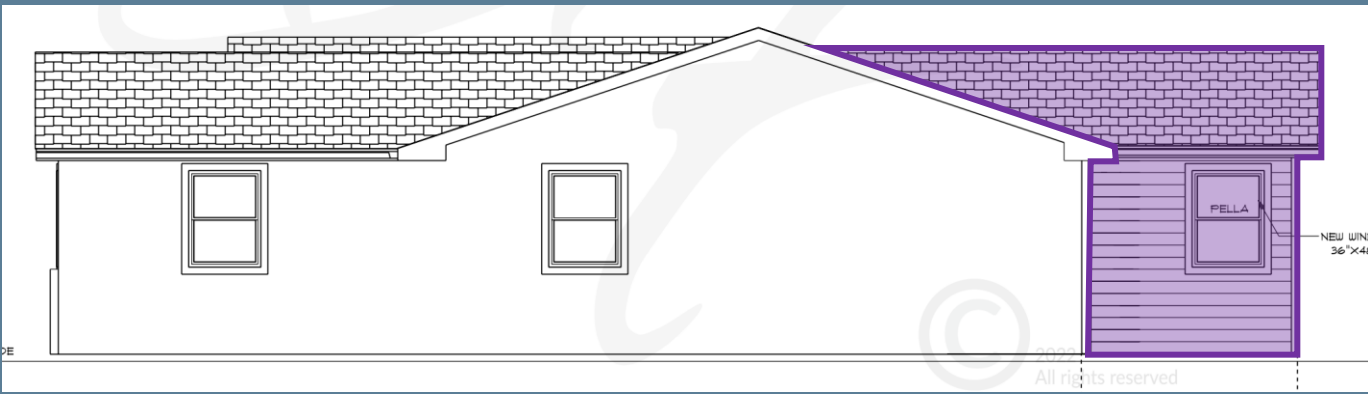


Request Summary

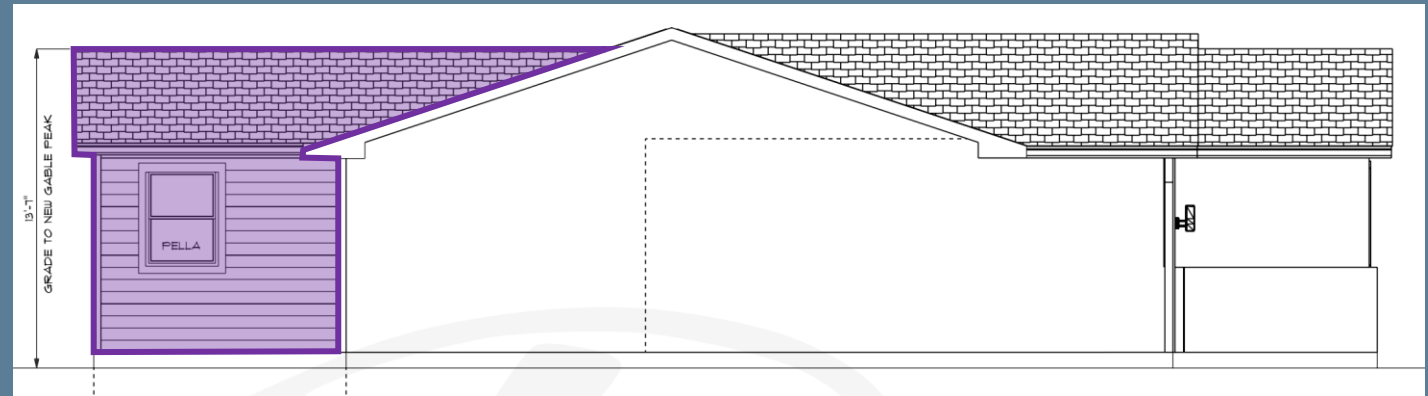
- Requesting approval of a variance to allow an addition within a side yard setback
 - 15 ft setback from side property line for R-1
 - Addition is 11 ft 9 in from south property line
 - Located fully to the rear of the house
 - Addition is in-line with existing home, which is the same distance from the south property line
 - All other setbacks are met
 - Setback was 10 ft under previous zoning code
 - Previously zoned SF-2



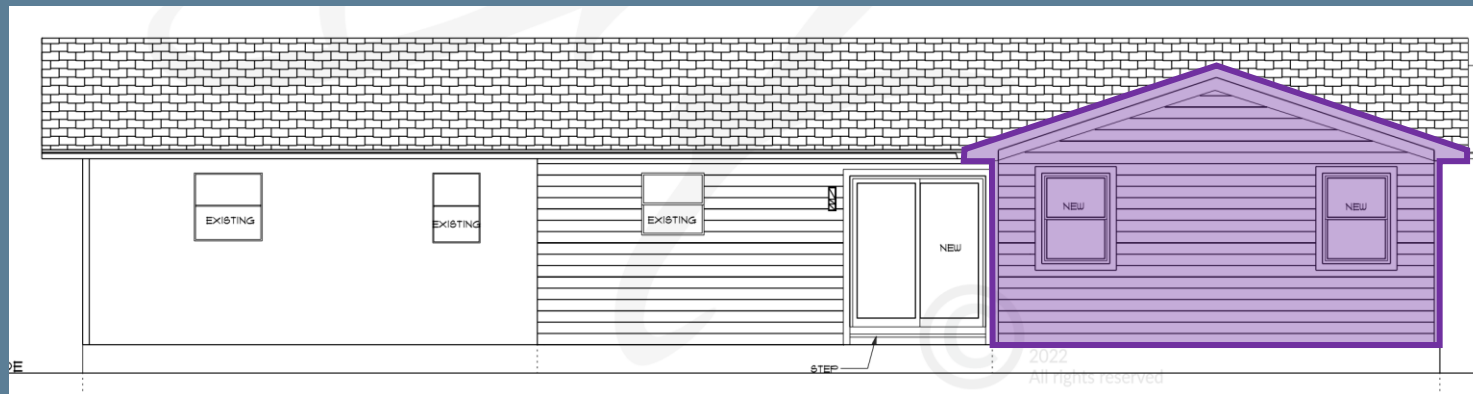




North elevation (side)



South elevation (side)



West elevation (rear)



Request Summary

- Requested Variance
 - Ch 1103.07(e) – Large Lot Residential
 - The principal structure must be at least 15 ft from the side property line
 - The addition is 11 ft 9 in from the side 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
 - Addition is in-line with the existing house
 - Several other houses in the neighborhood are also closer than 15 ft to side property lines
 - There is a short fence and landscaping between the addition and the south property
 - Similar variance approved at 3590 Clotts Rd in April 2025
 - Addition 11 ft 2 in from property and in-line with existing house
 - Currently zoned R-1, previously zoned SF-3



Gahanna