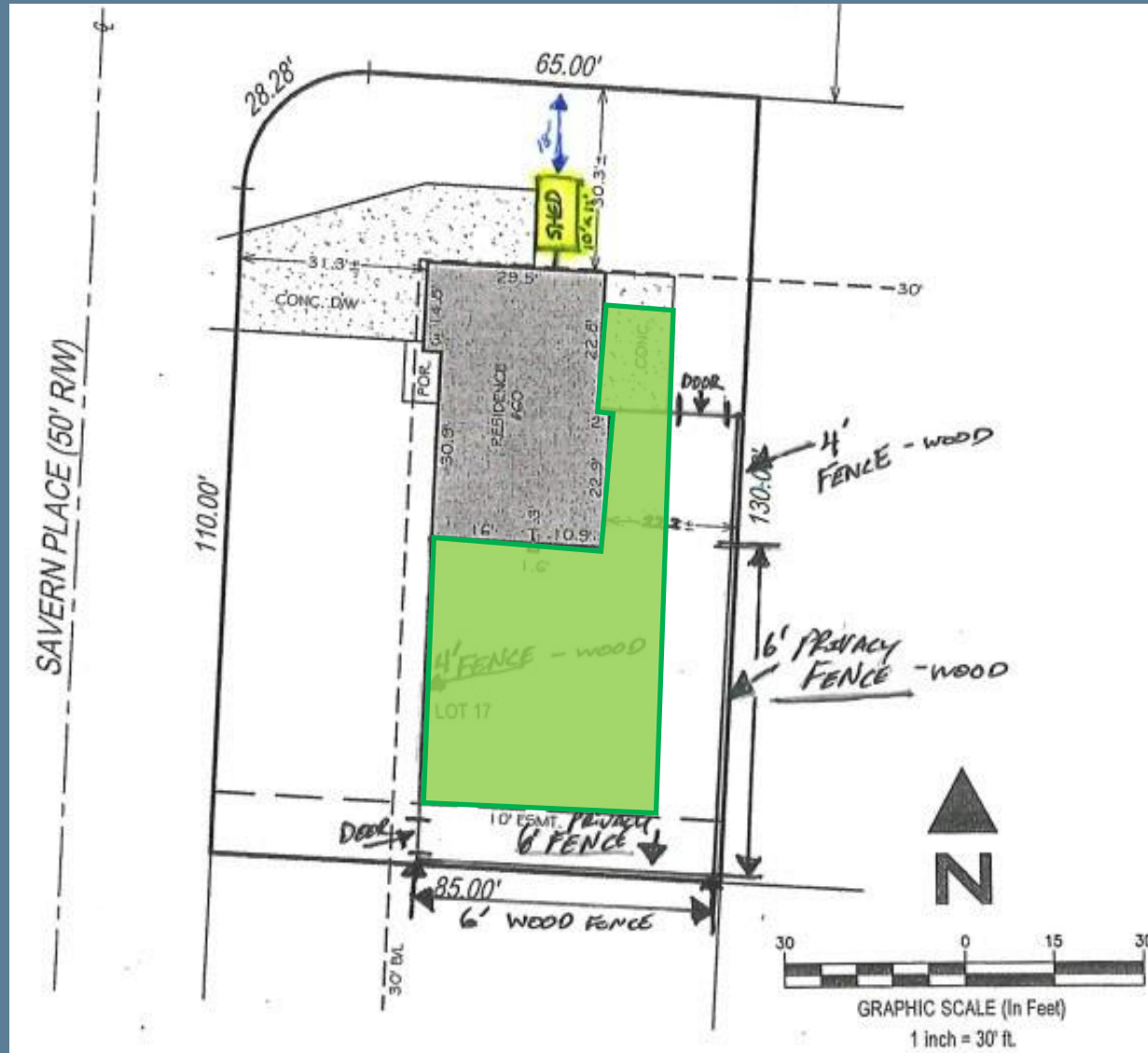


Request Summary

- Requesting approval of a variance to allow a shed within the required front yard setback and to the front of the primary structure
 - 18 feet from property line
- Zoned SF-3 – Single Family Residential
 - Requires 35-foot front yard setback
 - Corner lot; setback applies to both north and west property lines
 - Property platted with 30' front yard setbacks (1963)

Site Plan









Request Summary

- Variance criteria
 - Special circumstances or conditions applying to the land, building or use
 - Variance necessary for the preservation and enjoyment of property rights
 - Variance will not adversely affect health or safety

Request Summary

- Staff recommends approval with one condition:
 - The area around the shed must be landscaped to provide partial screening as viewed from Havens Corners
- There are greater setbacks due to this being a corner lot, making it more difficult to build on the site
- Drainage issues limit where the shed can be placed
 - The concrete footers were damaged when the shed was located in the rear yard



Gahanna