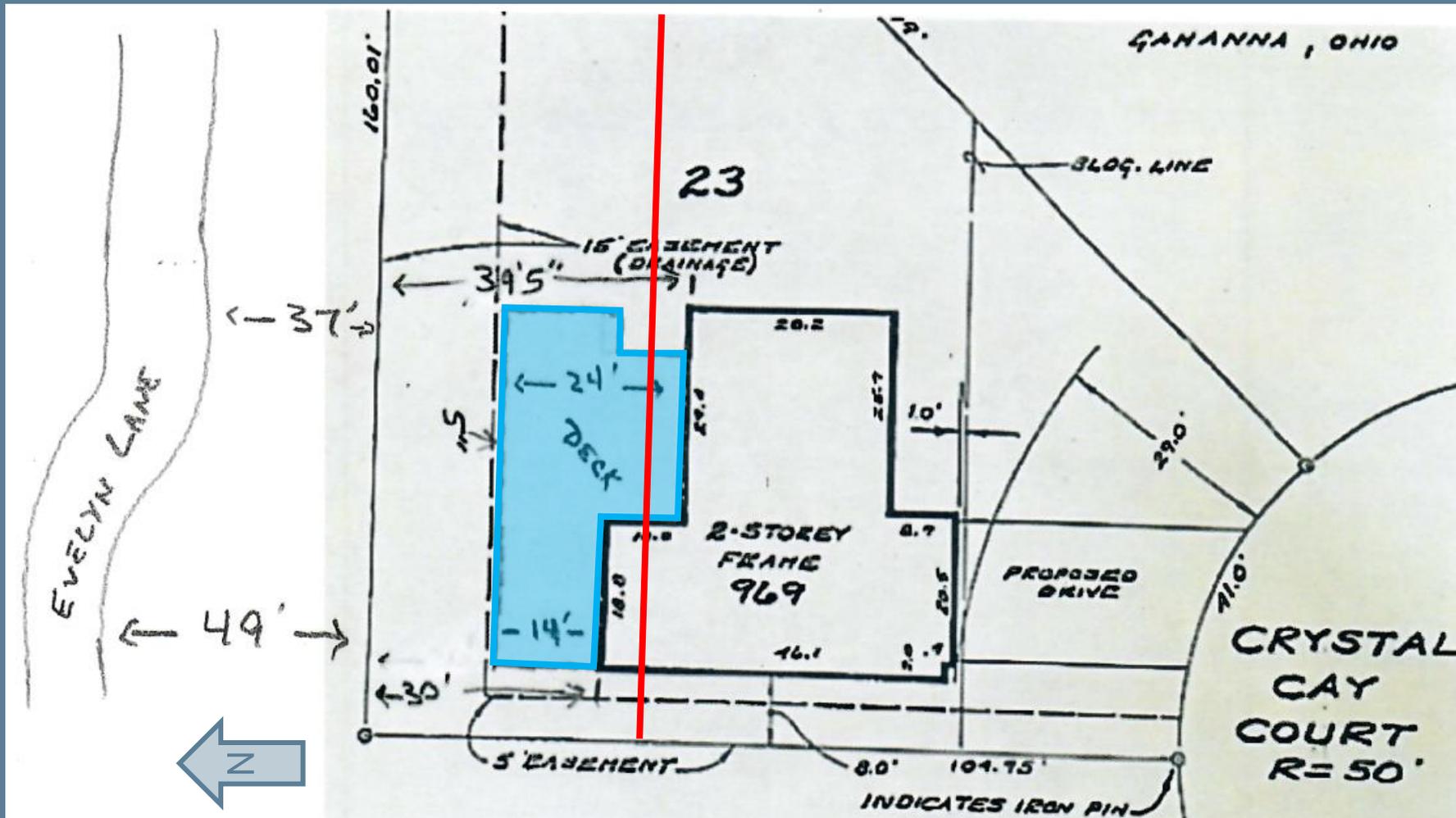




# Request Summary

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- Requesting approval of a variance to allow a deck within a front yard setback
  - Deck is in what is typically considered a rear yard
  - Site has double frontage due to Evelyn Lane to the north
    - Road was constructed in 2015/2016, 20 years after house
    - Created two “front yards”, both with a 35 ft setback
  - Deck encroaches 15 ft into 35 ft setback
  - Deck is located outside of easements on site
    - Confirmed by Engineering



Legend

- Deck
- Front setback





# Request Summary

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- Requested Variance
  - Ch 1103.07(e) – Large Lot Residential
    - Code requires a 35 ft front yard setback
    - Deck encroaches 15 ft into this setback

# Request Summary

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- **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

# Request Summary

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- Staff recommends approval of the variance
  - The setbacks for this site are much larger than usual due to double frontage
    - Special circumstances
  - 37-49 ft buffer between north property line and Evelyn Ln
    - Includes trees and foliage that screen most of yard from street
  - If there was only one frontage, the rear yard setback would be 10 ft and a variance would not be required



# Gahanna