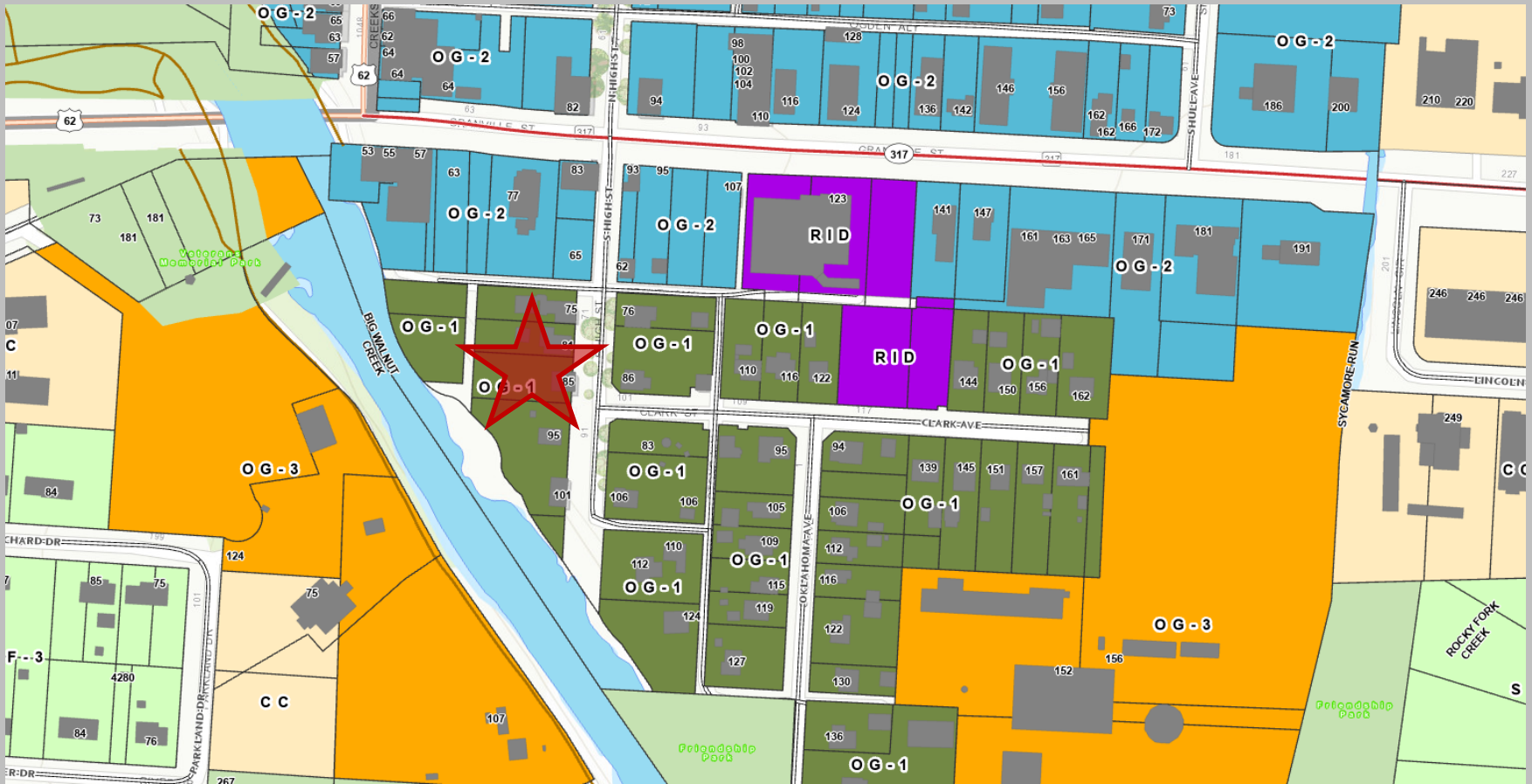


81 S. High St Fence Variance

V-16-2020

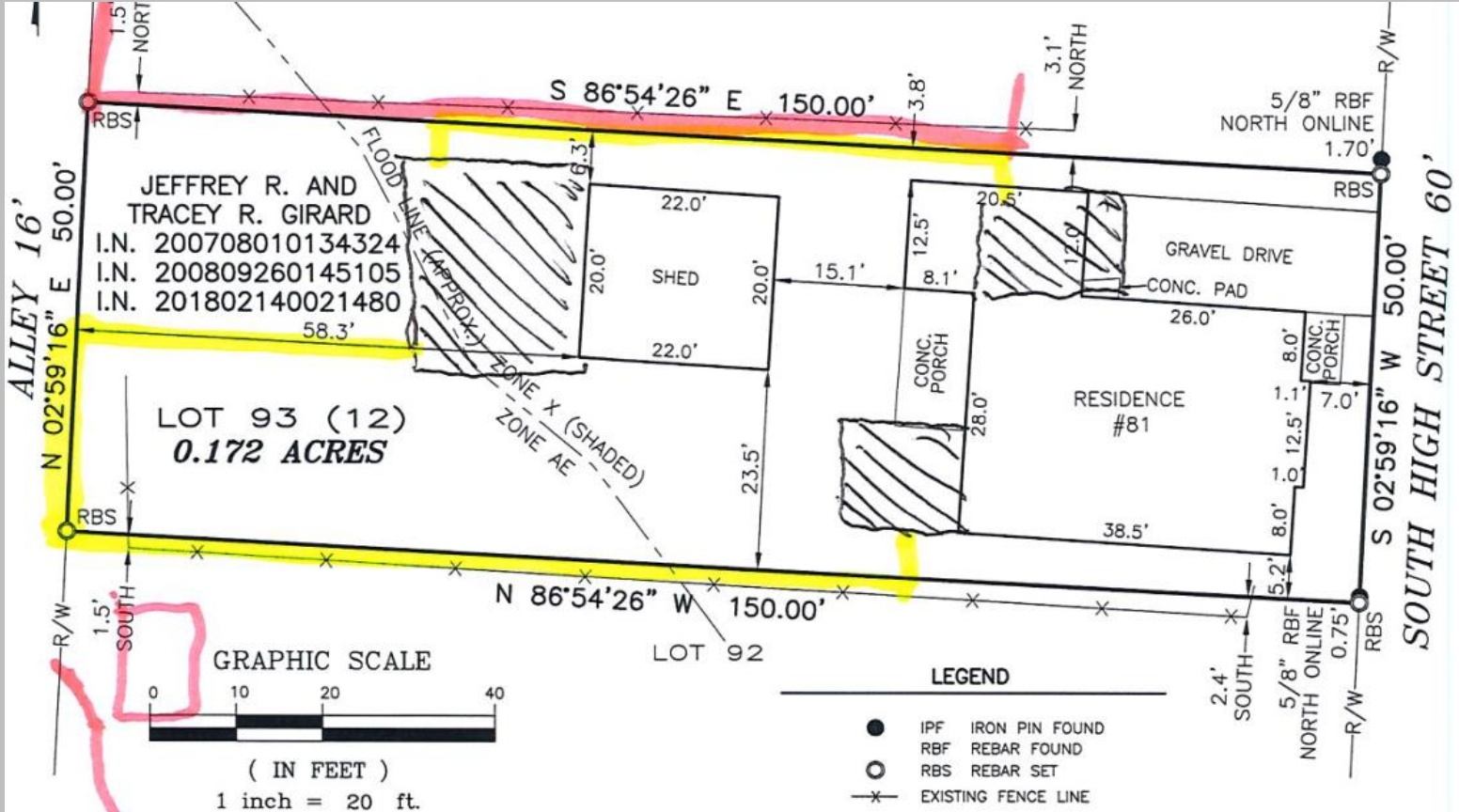
Location/Zoning Map



Summary

- Variance to permit a 6' tall privacy fence in the front yard
 - Code requires fence to be no more than 42" in height
 - Setback $\frac{1}{2}$ the distance between right-of-way and building setback line
- Fence would be on the property line of the second front yard
 - Yard faces alley

Site Plan



Yellow = proposed location
 Pink = existing fences

MB 8/7/20

Summary

- Variance criteria
 - Don't need to establish hardship; sufficient that the application show practical difficulties
 - Is the variance substantial
 - Would the character of neighborhood be substantially altered
 - Would the variance adversely affect government services
 - Are there alternatives to a variance
 - Is the fence compatible with the design character of the area
 - Will the fence be hazardous to passing traffic or otherwise detrimental to the public safety and welfare

Summary

- Staff recommends approval
 - Similar conditions exist on adjacent properties
 - Code change wouldn't permit the request; variance still necessary

View of
back yard
by alley





View of path
on adjacent
property/alley



View of alley
and adjacent
property's
front yard



Alley view of
subject
property's
front yard



Gahanna