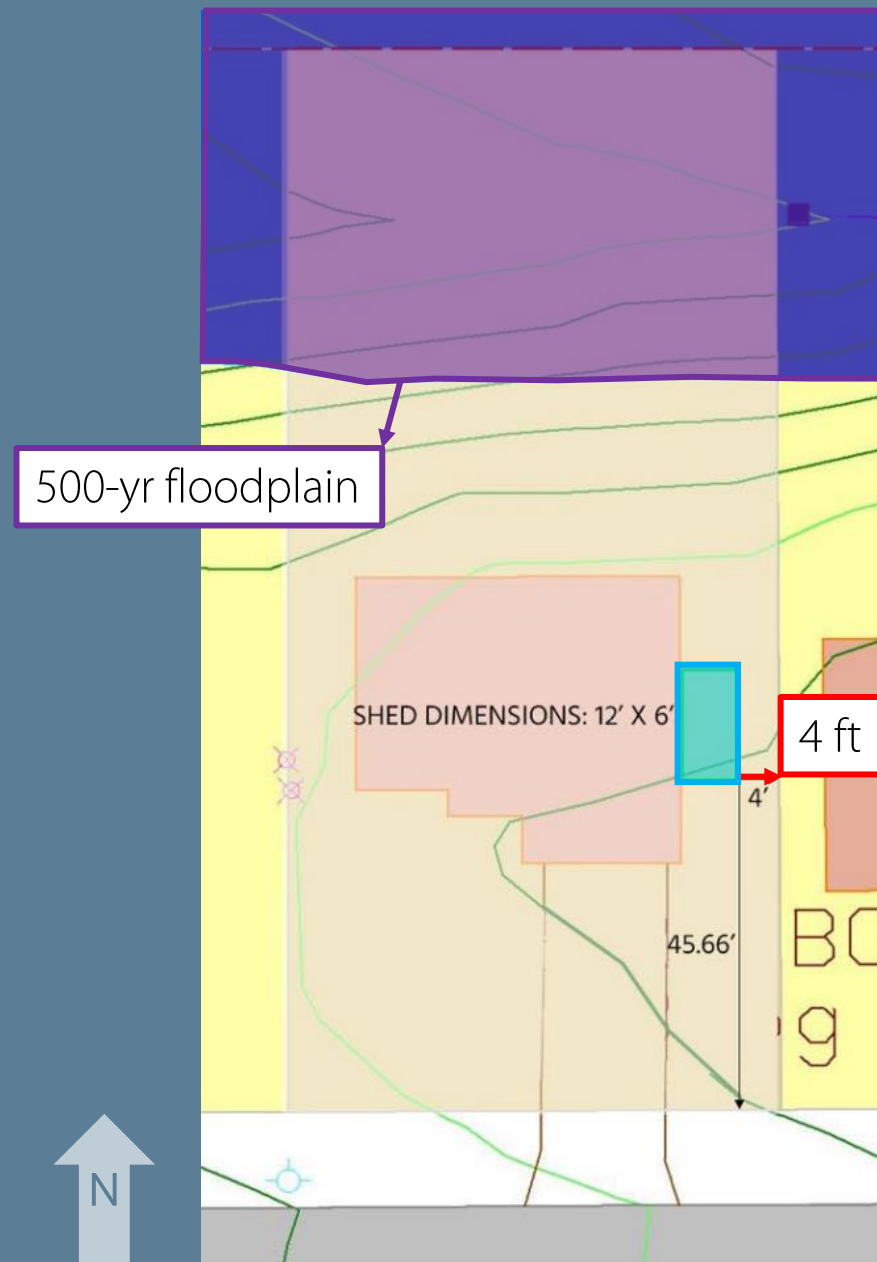




# Request Summary

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- Requesting approval of a variance to allow a 72 SF shed to the side of an existing home and within the side yard setback
  - All accessory structures must be located behind principal structure
  - 5 ft side yard setback required
    - Shed proposed 4 ft from side property line
  - Shed would be ~45 ft from front property line and installed on an existing concrete pad
- Applicant states that this is the best location due to constant flooding in the rear yard and the yard's slope
  - Property is in 500-yr floodplain
  - Evidence of flooding in 2015, 2019, and 2024





# Flooding



July 2015



April 2024



June 2019



# Existing Conditions











# Request Summary

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- Requested Variances
  - Ch 1103.08(e) – Medium Lot Residential
    - Accessory structures must be placed to the rear of the principal structure
    - The proposed shed is to the side of the principal structure
  - Ch 1103.08(e) – Medium Lot Residential
    - Accessory structures must be at least 5 ft from the side property line
    - The proposed shed is 4 ft from the east property line



# 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 variance
  - The lot is sloped and flooding in the rear yard could damage a shed
    - Limited locations for shed
  - Planning Commission approved a variance for a shed to the side of a home in December 2023
    - This property also had significant sloping that limited where accessory structures could be placed





# Gahanna