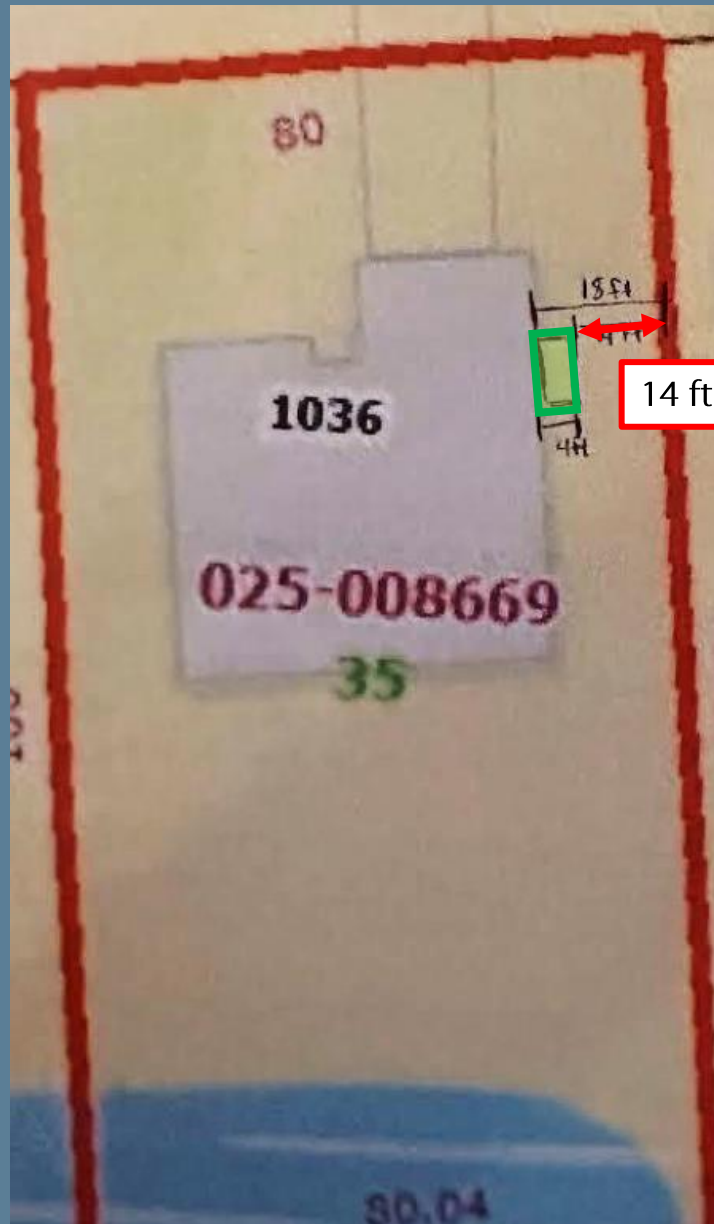


# Request Summary

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- Requesting approval of a variance to allow for a shed to the side of an existing home
  - All unattached accessory structures in residential districts must be to rear of home
  - Side yard setback for unattached accessory structures is 5 ft, shed is 14 ft from east property line
  - Applicant states that this is the best location due to pond in backyard and the slope of the yard





## Existing Condition - Side





## Existing Condition - Rear





# Variance Criteria

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- There are special circumstances or conditions applying to the land, building or use referred to in the application.
- The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.
- The granting of the application will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

# Request Summary

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- Staff recommends approval of the application
  - The lot is sloped and there is a pond taking up rear yard space
    - Limited locations for shed
  - Partially screened by existing landscaping
    - Planning Commission can add a condition for additional screening
  - Neighbors to the east submitted a comment of approval for the shed
  - Multiple variances approved for sheds to the side of a home in the past three years





# Gahanna