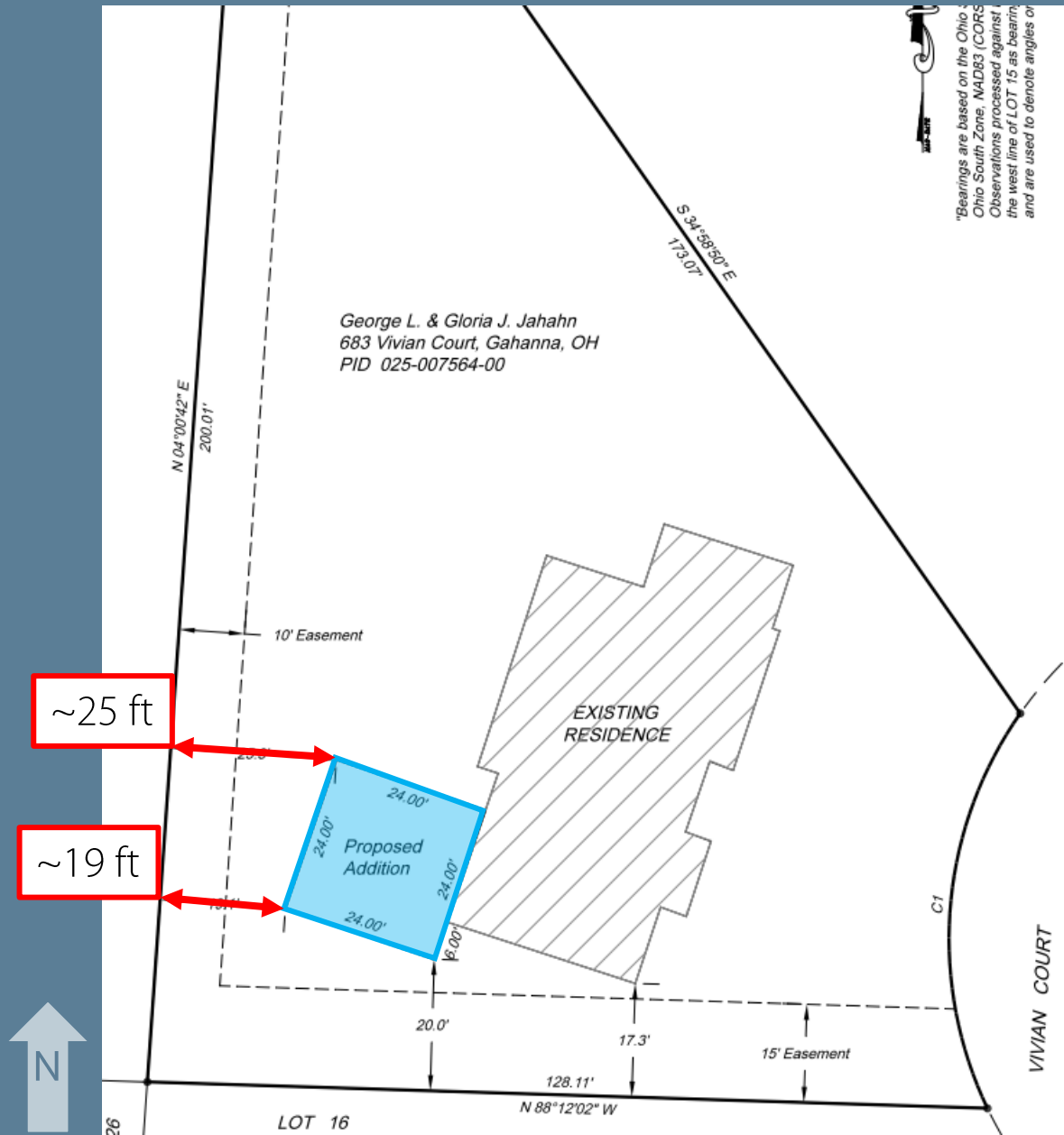
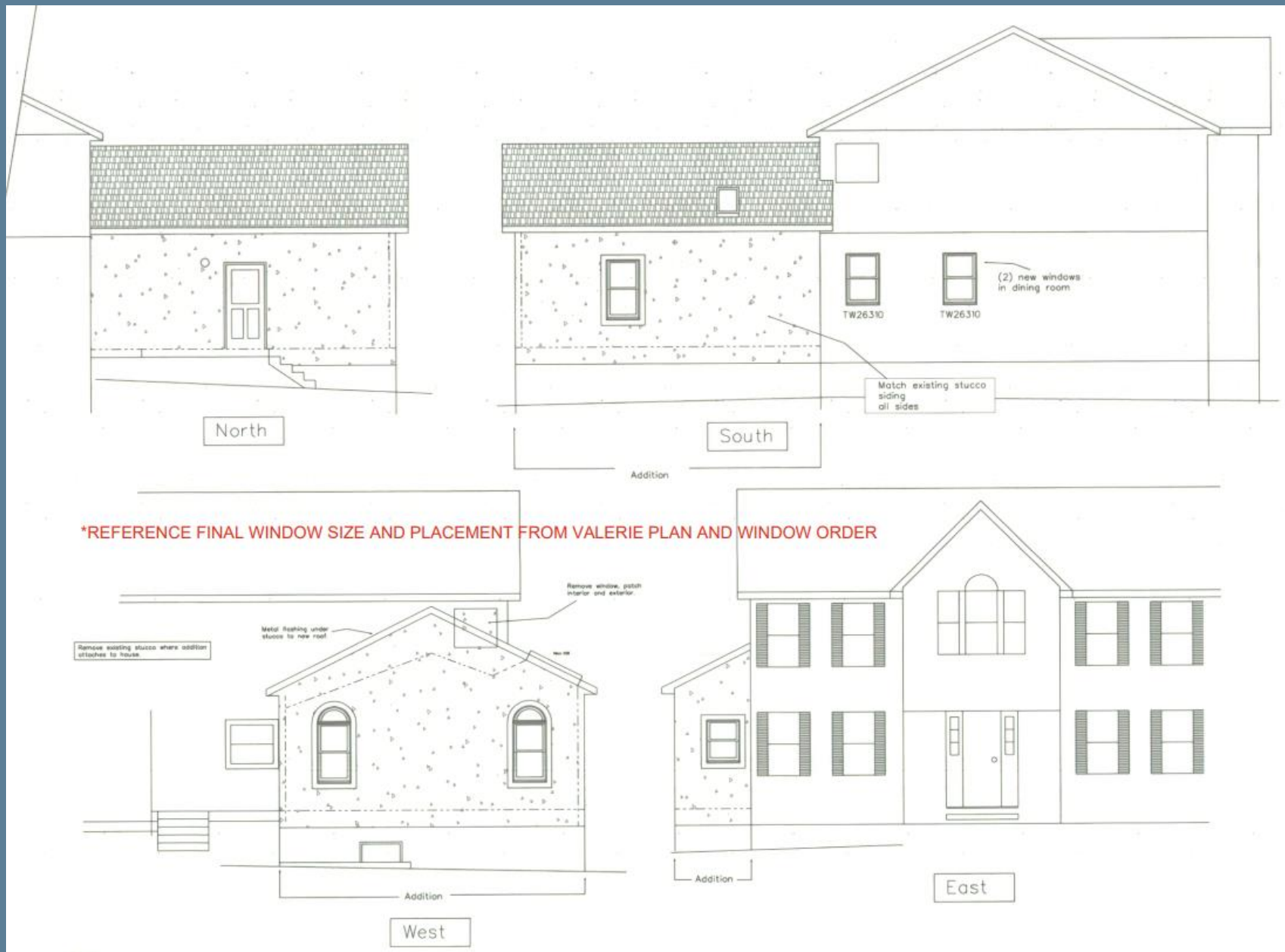


Request Summary

- Requesting approval of a variance to allow an addition within a rear yard setback
 - 576 SF and to the rear of the house
 - 25 ft setback from rear property line
 - Addition is between 19 and 25 ft from west property line
 - Previous Code had reduced setback of 15 ft for “attached accessory structures”
 - This was removed from Code and additions are now subject to principal structure setbacks
 - Applicant has been planning addition since 2023, when the setback was 15 ft





Request Summary

- Requested Variances
 - Ch 1103.07(e) – Large Lot Residential
 - The principal structure must be at least 25 ft from the rear property line
 - The addition is ~19 ft from the rear property line at the closest point

Request Summary

- **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

- Staff recommends approval of the variance
 - Addition was compliant with 2023 Code during planning stage
 - Addition is not parallel to rear property line, and ranges from 19-25 ft setback
 - However, no fence on property or neighboring properties



Gahanna