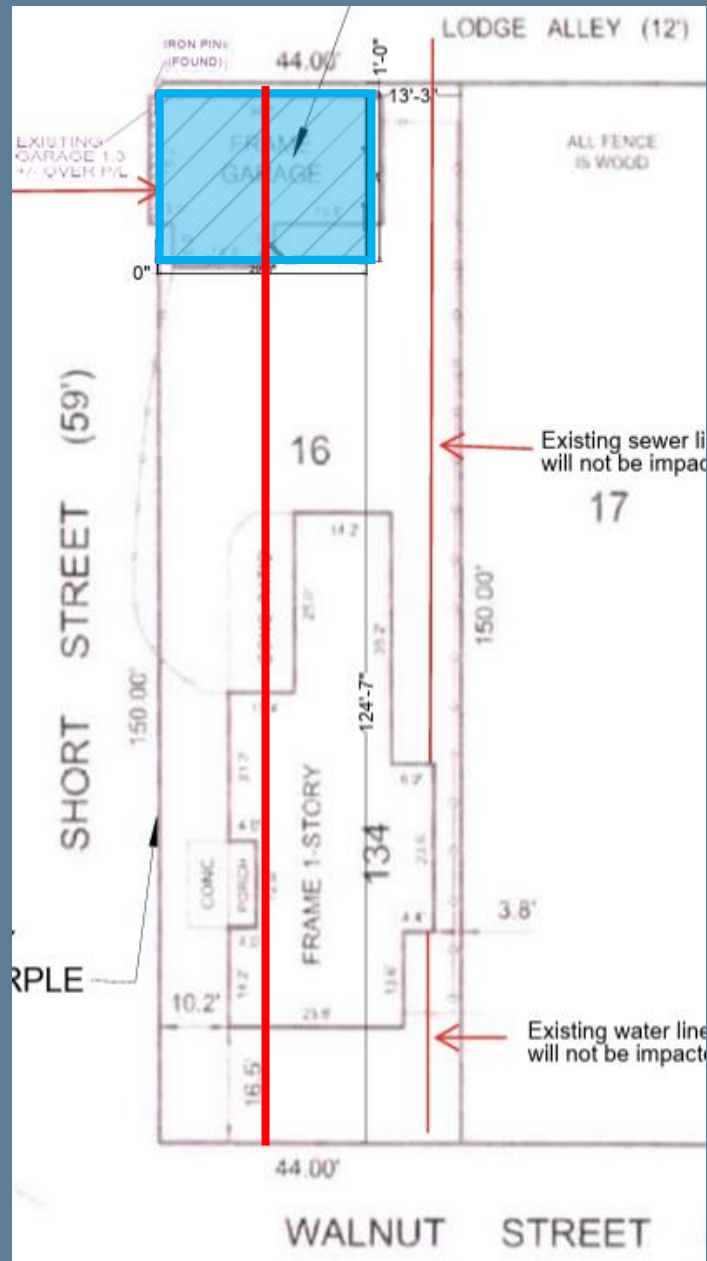


Request Summary

- Requesting approval of a variance to allow a detached garage within a front yard setback
 - Site is a corner lot and has 2 front yards on Short St and Walnut St
 - 15 ft front yard setback
 - 0 ft setback along alley in CR
 - Proposed garage is 1 ft from north property line and 0 ft from west property line
 - Existing garage was built in 1909 and encroaches over 1 ft into the ROW
 - Applicant states the existing garage is in disrepair and needs to be replaced
 - Only fits 1 car
 - New garage would no longer encroach into ROW
 - 708 SF and will fit 2 cars
 - Grey siding and roof

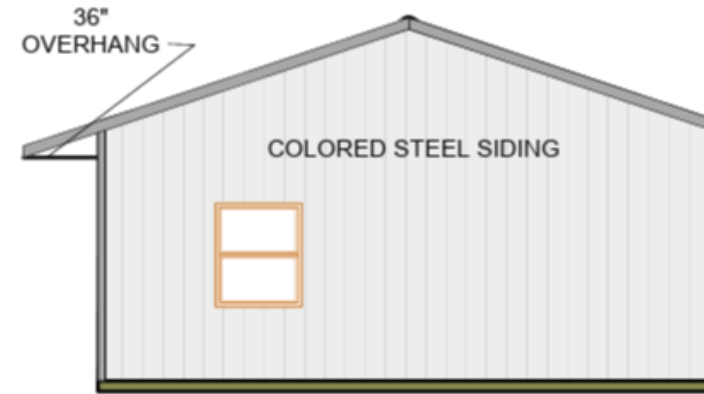


Legend

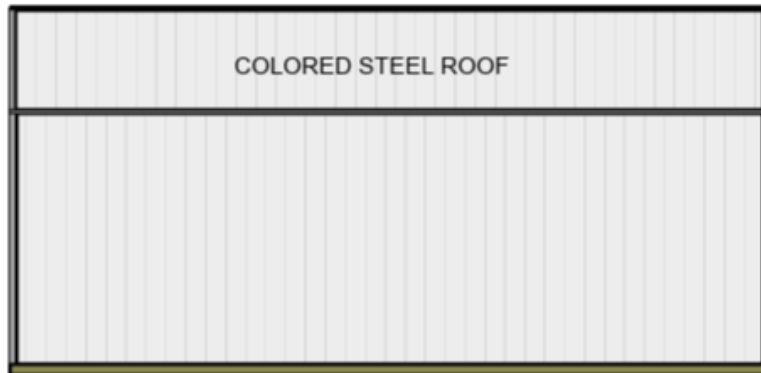
- 15 ft front setback
- Garage



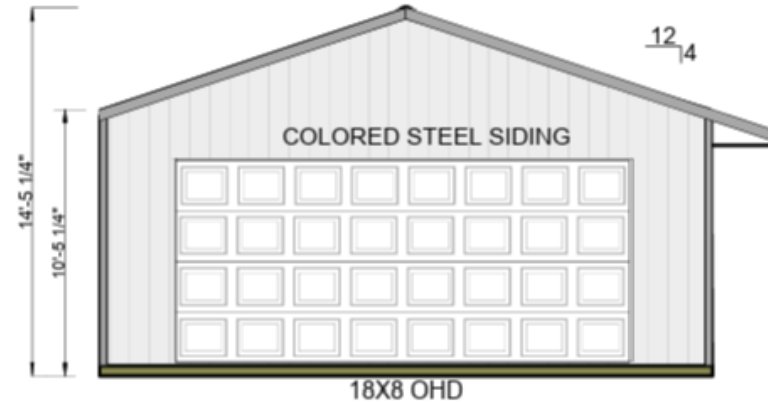
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION





Request Summary

- Requested Variance
 - Ch 1103.18 – Creekside Residential
 - The front setback for all structures is 15 ft
 - The detached garage is 0 ft from the west property line

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
- Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of land or structures
- The practical difficulty could be eliminated by some other method, even if the solution is less convenient or more costly to achieve

Request Summary

- Staff recommends approval of the variance
 - Existing garage encroaches into the ROW and is over 100 years old
 - The proposed garage aligns more with code requirements
 - Limited space to place a garage due to three mature trees and the narrow lot
 - Staff believes the proposed garage is in character with the neighborhood and will not have any negative effects
 - Engineering reviewed the application and there are no sight triangle issues with the new garage



Gahanna