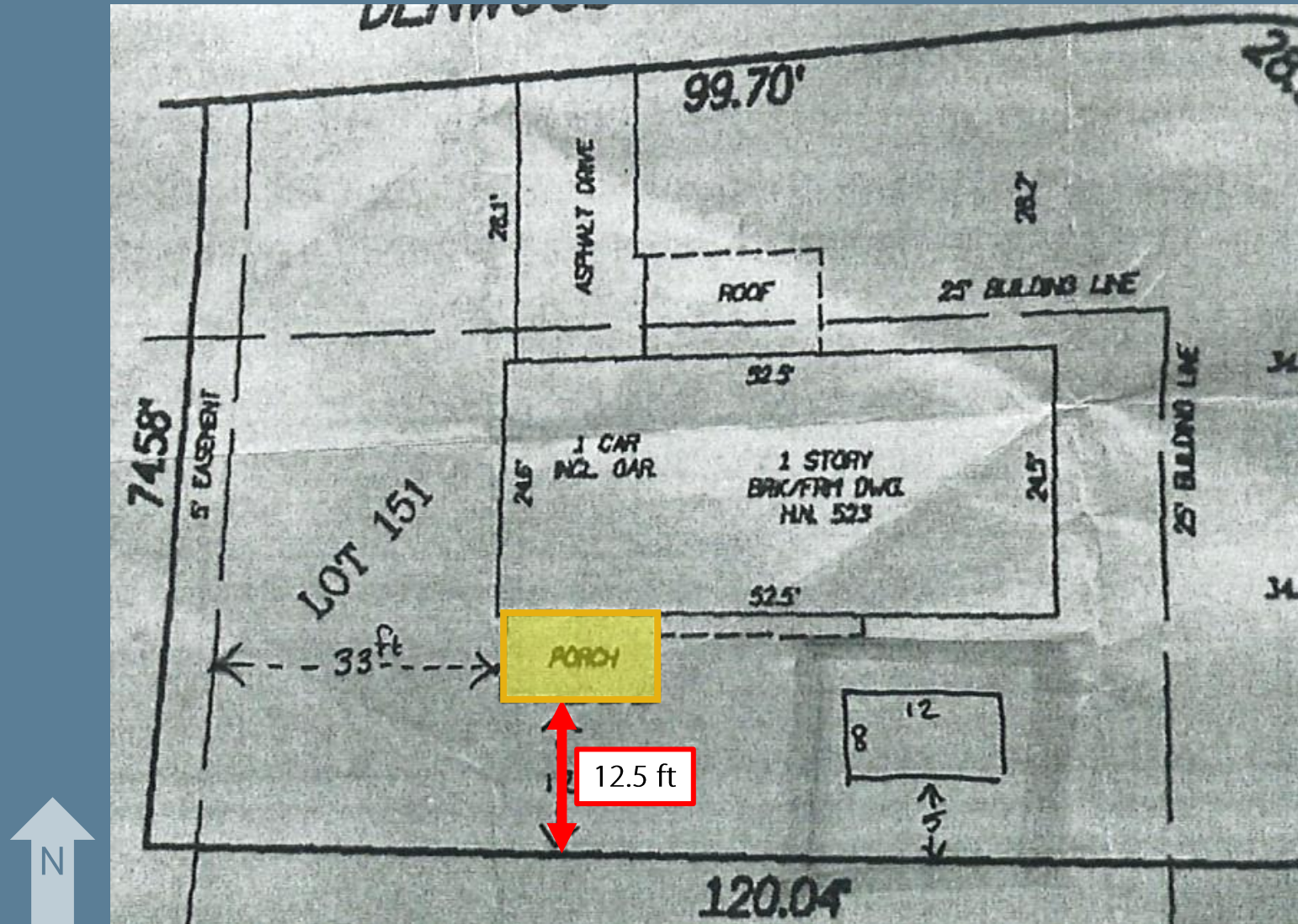


Request Summary

- Requesting approval of a variance to allow for an alteration to an existing screened-in porch within a rear yard setback
 - R-4 requires 15 ft rear yard setbacks
 - Addition is attached to the rear of the house
 - Addition encroaches 2.5 ft into rear yard setback
 - Footprint of porch not changing
 - All other setbacks are met
 - Code states that existing non-conforming structure cannot be structurally altered
 - Renovations are considered alterations

Site Plan



Previous Condition



Existing Condition



Variance Criteria

- 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

- Staff recommends approval of the application
 - The addition only encroaches 2.5 ft into the setback
 - Minor in nature
 - The footprint of the porch is unchanged
 - Applicant states the porch was dilapidated and in need of renovations
 - Condition would have continued to deteriorate and pose safety concerns
 - Was already constructed when home was purchased in 2009
 - Staff believes the variance will not negatively impact surrounding properties



Gahanna