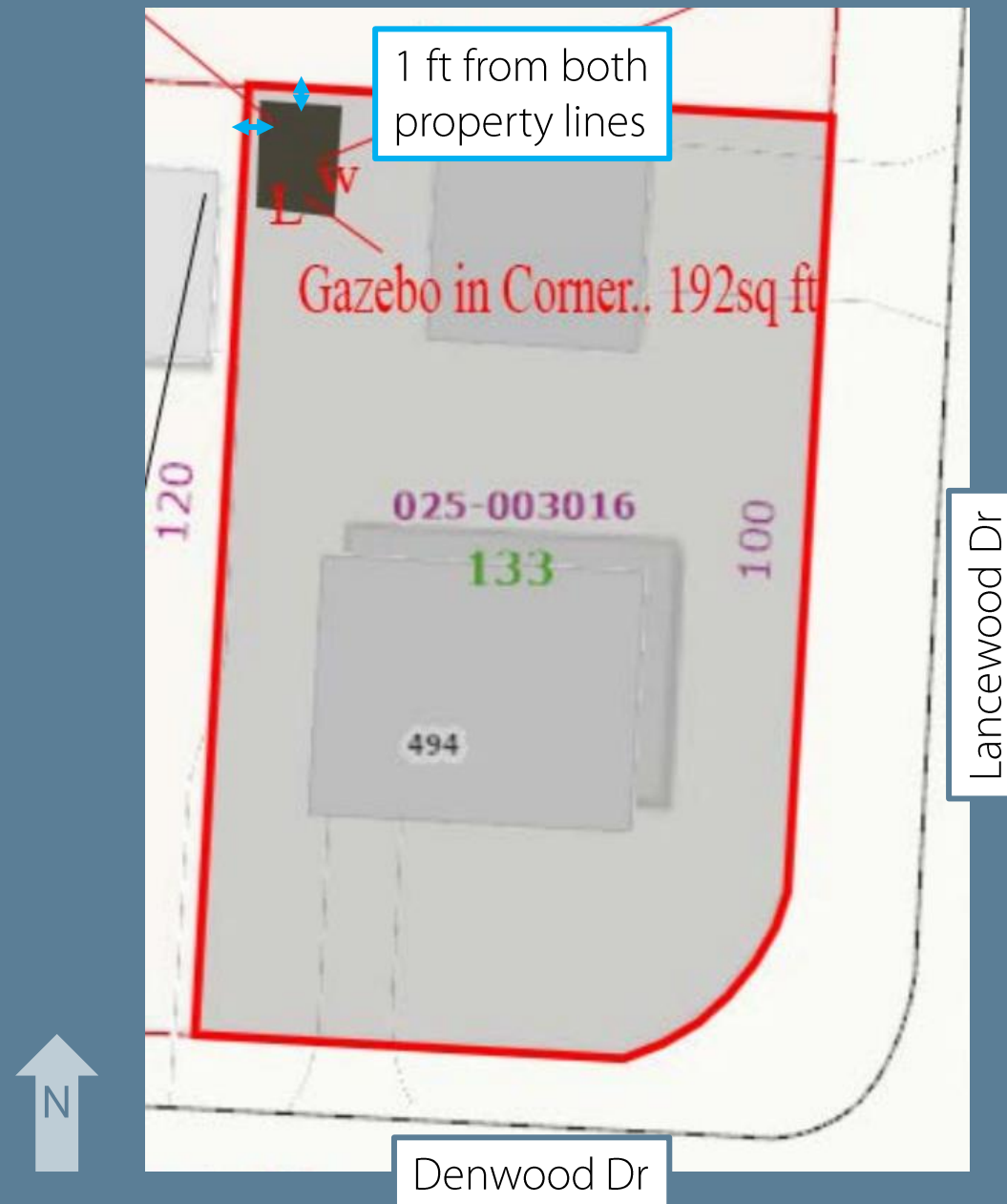




# Request Summary

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- Requesting approval of a variance to allow a gazebo within two rear yard setbacks
  - Site is a corner lot and has two rear yards
    - 5 ft rear yard setback from north and west property lines
  - Gazebo is 192 SF and 1 ft from north and west property lines
    - Located over existing concrete pad
    - 10' 4" tall and visible over privacy fence
  - Gazebo is already installed
    - Application filed due to Code Enforcement action
  - Applicant states they placed the gazebo in this location due to safety concerns in the side and front yards
    - Code only allows accessory structures in the rear yard







# Request Summary

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- Requested Variances
  - Ch 1103.09(e) – Small Lot Residential
    - Accessory structures must be at least 5 ft from the rear property line
    - The structure is located 1 ft from two rear property lines

# 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 disapproval of the variance
  - 1 ft is a very small setback and it affects two rear yards
  - There are no unique circumstances on the property to necessitate a variance approval
  - Gazebo was likely installed in that location due to the existing concrete pad



# Gahanna