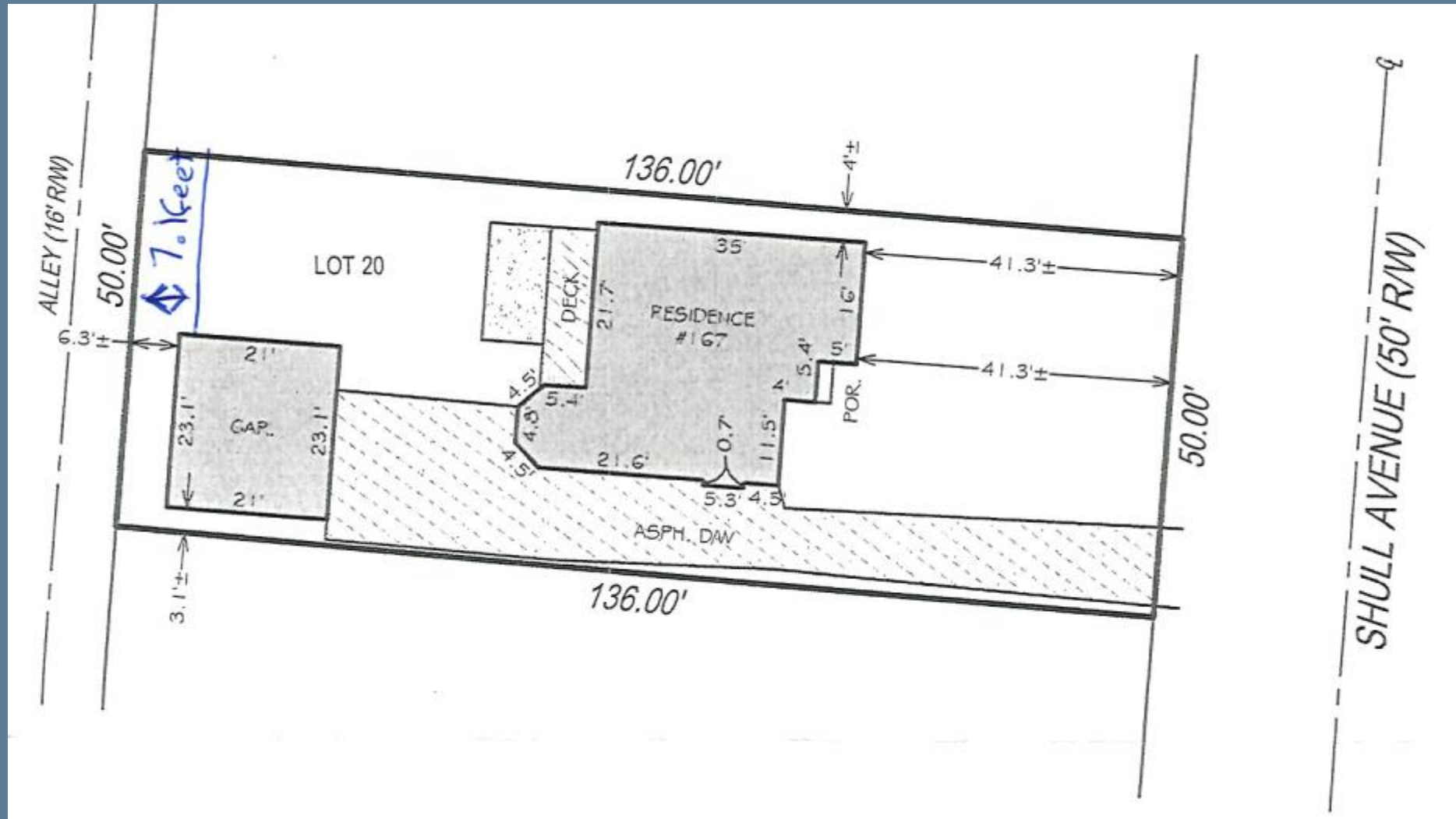


Request Summary

- Requesting approval of a variance to allow a privacy fence to exceed 42" within a front yard
 - Code only allows decorative, open fences 42" or shorter in the front yard
 - Proposed fence is 65" tall, 7.1 ft from the property line
 - The site has frontage on Shull Ave and Dawson Alley, meaning it technically has two front yards
 - Fence is proposed in what is defined as a front yard but typically considered a rear yard

Site Plan



Existing Fence – North property line



Variance Criteria (in part)

- Whether variance is substantial
- Essential character of area would be altered
- Variance adversely affect govt services
- Alternative to variance
- Spirit and intent of zoning be observed by granting variance
- Whether fence is compatible with character of neighborhood
- Whether fence will be hazardous to traffic or detrimental to public safety

Request Summary

- Staff recommends approval
 - There are special circumstances due to the site having two front yards
 - Fence will not extend as far towards the property line as the existing garage, so sight lines will not be obstructed
 - Similar variances previously approved for through lots
 - The fence will not negatively impact surrounding properties



Gahanna