

# Request Summary

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- Requesting approval of a variance to reduce a front yard setback from 40 ft to 35 ft for the construction of a new house
  - Front yard setbacks were originally 35 ft for the whole subdivision
    - Increased to 40 ft in SF-2 in 2007 (Ord. 0029-2007)
  - Will allow for the home to be built outside of a 100-year floodplain
    - Floodplain has made the site difficult to develop
  - No objections from Engineering

# Request Summary

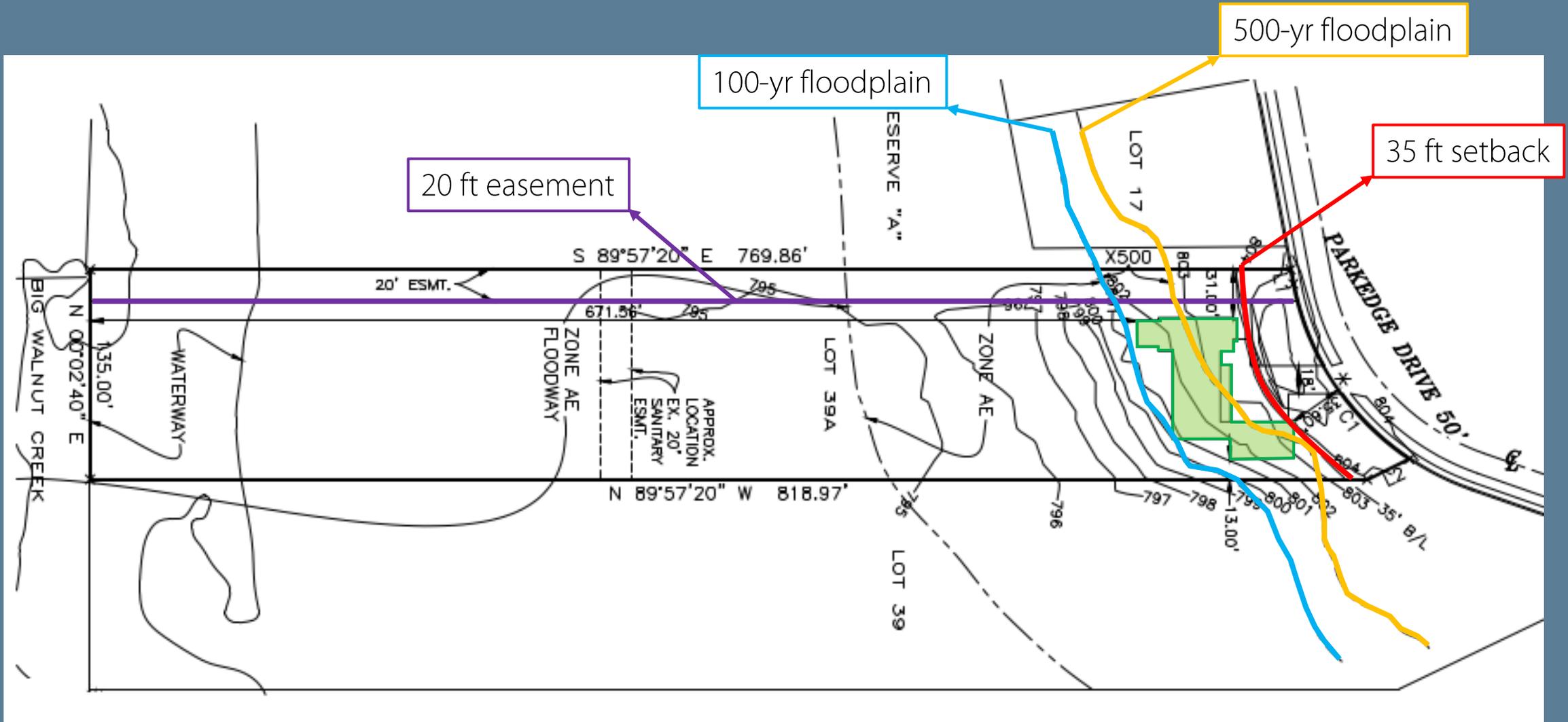
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- Site abuts/includes Big Walnut Creek and is in both a 100-year and 500-year floodplain
  - 100-year floodplain: 1% chance of flooding each year
  - 500-year floodplain: 0.2% chance of flooding each year
- Structures located in 100-year floodplain are subject to additional costs and higher risk
- With the granting of this Variance, the structure would only be in the 500-year floodplain
  - Consistent with surrounding properties

# FEMA Floodplain Map



# Site Plan



# Existing Conditions



# Proposed Renderings



Street View

SW View



# Variance Criteria

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- 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

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- Staff recommends approval of the Variance
  - The floodplain creates special circumstances for the site
    - It has been difficult to develop due to this
  - Reducing the setback to 35 ft would make the site consistent with the rest of the neighborhood
  - The request is minor in nature
  - Staff believes the Variance will not have any negative effects on the surrounding area



# Gahanna