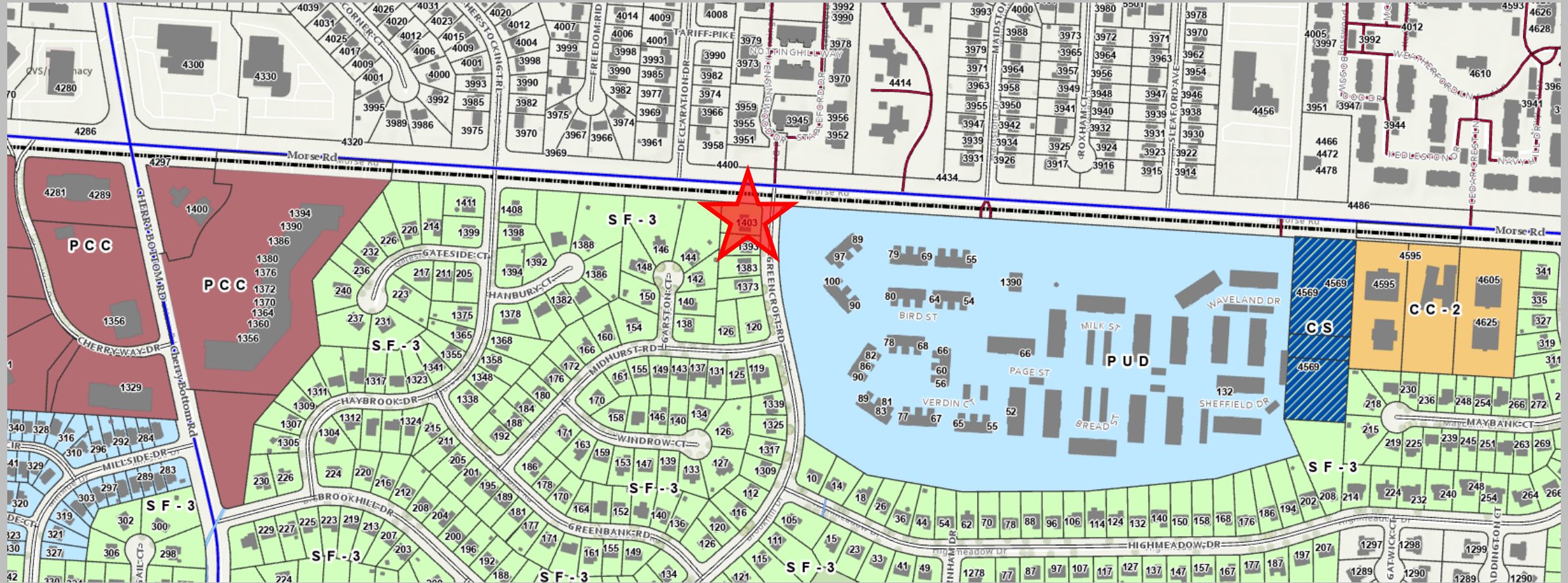


# **1403 Greencroft Rd Shed Variance**

## **V-19-2021**

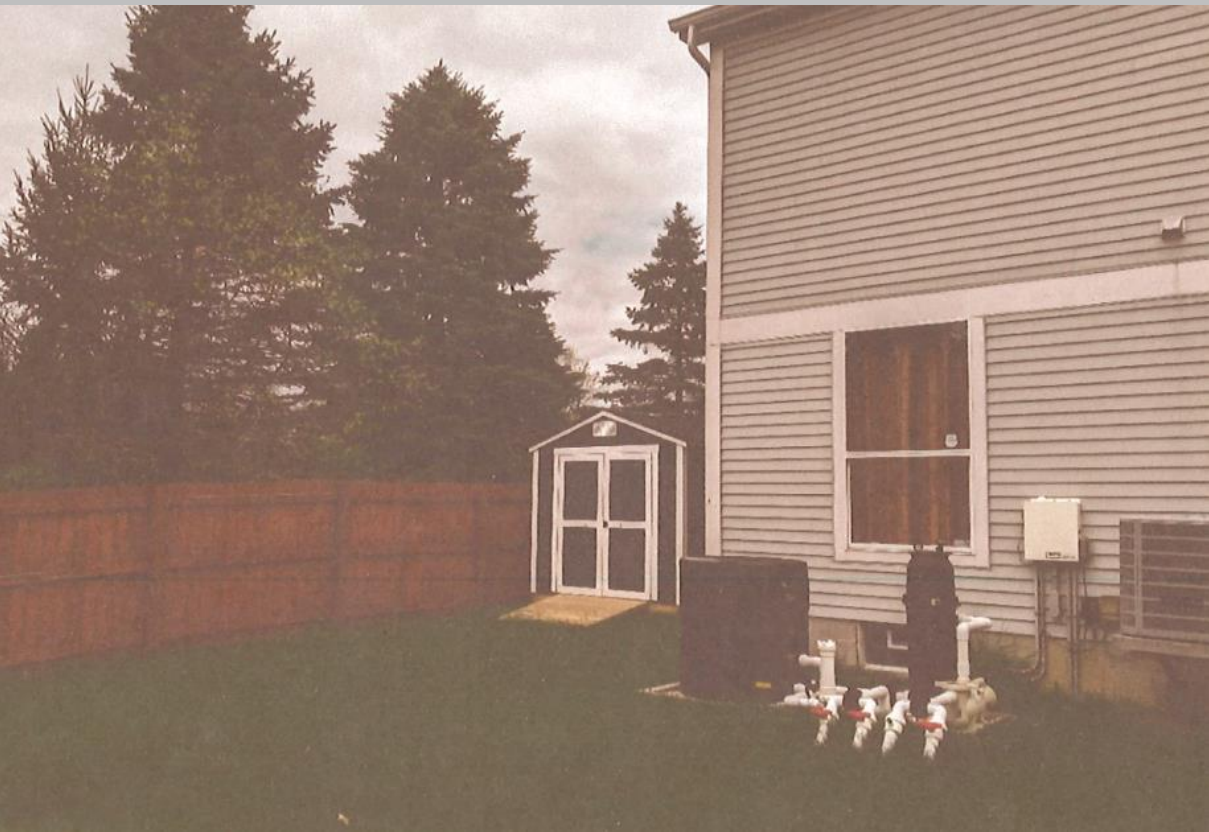
# Location/Zoning Map



# Summary

- Variance to allow a shed in the front yard of a corner lot
  - Second front yard (Morse Rd) is more akin to a side yard than front yard
  - Accessory structures required to be located to the rear of the dwelling
  - SF-3 requires a 35' front yard setback
    - 20' from Morse Rd requested
- 2018 variance request approved for privacy fence in front yard
  - Code has since changed to no longer require variance
  - Shed is placed inside fence
    - Limited visibility from roadways





# Summary

- Variance criteria
  - Special circumstances or conditions applying to land/building/use
  - Necessary for preservation and enjoyment of property
  - Variance would not adversely affect health, safety, and welfare

# Summary

- Staff comments
  - Corner lots have less room for accessory structures than typical lots
  - Pool in rear yard restricts location of shed
  - Proposed location has little to no impact on adjacent properties
    - Screened by fence and vegetation
  - Staff supports variance



# Gahanna

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DEPARTMENT OF PLANNING