



Request Summary

- Variance to permit a 6' tall privacy fence in the front yard
 - Corner lot
 - Second front yard along Riva Ridge Blvd
 - 8' setback requested
- Code history

Code	Style	Height	Front yard setback
Prior to 2020	Privacy	6'	Not permitted in front or side yard
2020-2024	Privacy	6'	Half distance of setback in second front yard only
2024-	Privacy	6'	Not permitted in front or side yard

Not to scale (Please see written measurements)

Previously permitted location

Permitted location

Request Summary

- Variance
 - Chapter 1109.05(e)(1)(A)/(B)
 - No fence shall extend beyond the front of the house
 - Privacy fences prohibited in front yard
 - 8' setback along Riva Ridge Blvd

Request Summary

- Variance criteria
 - The variance is not likely to result in substantial change 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 adversely affect the delivery of governmental services
 - The variance is not likely to result in environmental impacts greater than what is typical for neighborhood
 - The variance is necessary for economical use of the property, and such economical use is not easily achieved through method other than variance
 - The variance is not likely to undermine the objectives of the land use plan

Request Summary

- Staff recommendation
 - Approval w/modification
 - ½ setback distance (17.5')
 - Consistent with prior code allowance
 - As requested, variance does not appear consistent with neighborhood
 - Front yard fencing rare/doesn't exist



Gahanna

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