

Request Summary

- Build a duplex on an approximately 3,500 sq ft lot
- Zoning = OG-1
 - Duplexes allowed by conditional use
 - Single family allowed by right
- Neighboring property developed with duplex
 - Similar sized parcel
 - Similar variances would be necessary if it were constructed under today's code



Duplex

CONCEPTUAL

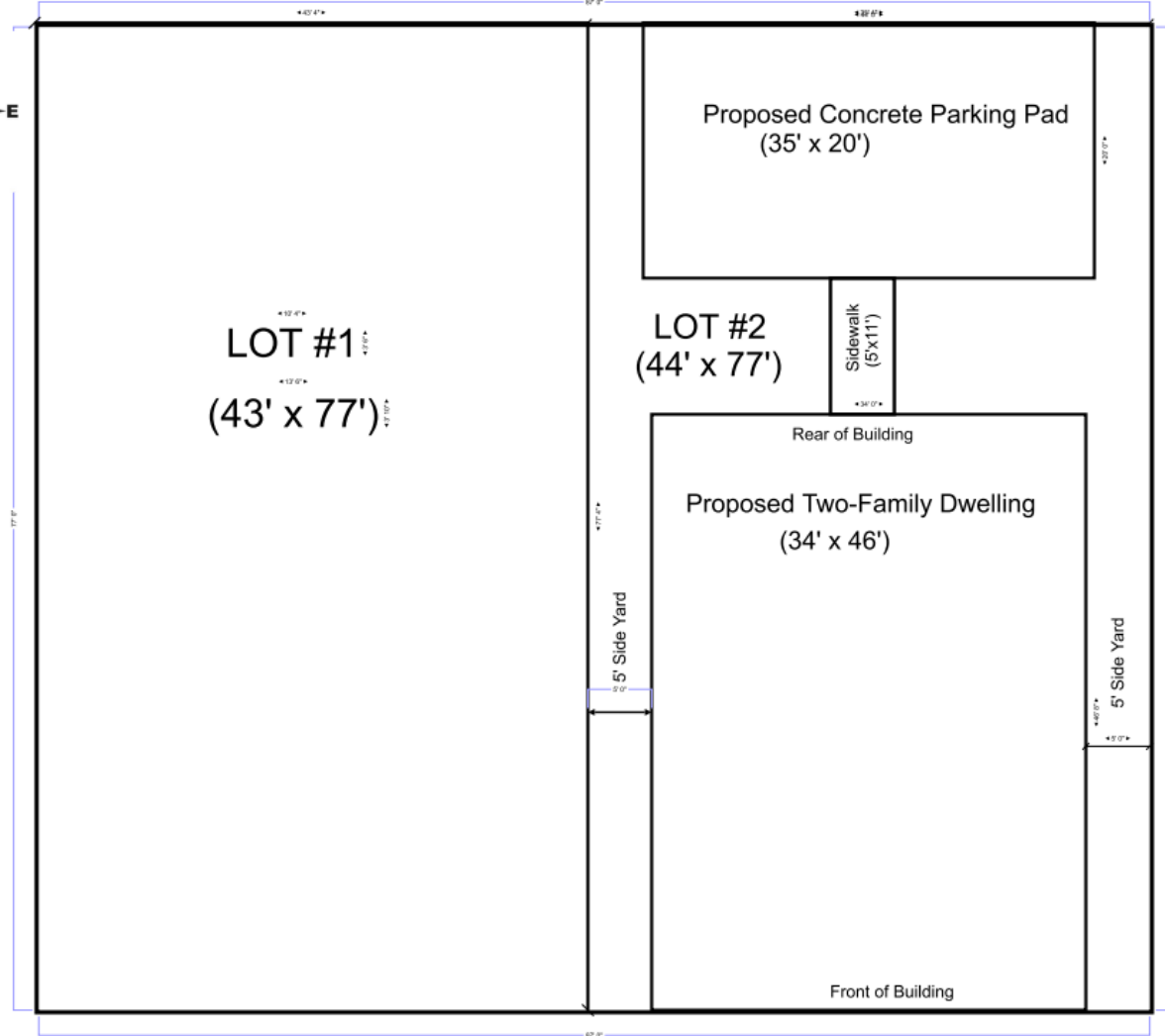
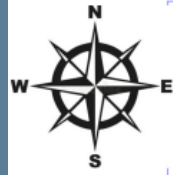


CONCEPTUAL



108-110 North Street Lot #1 & Lot #2

CARPENTER ROAD



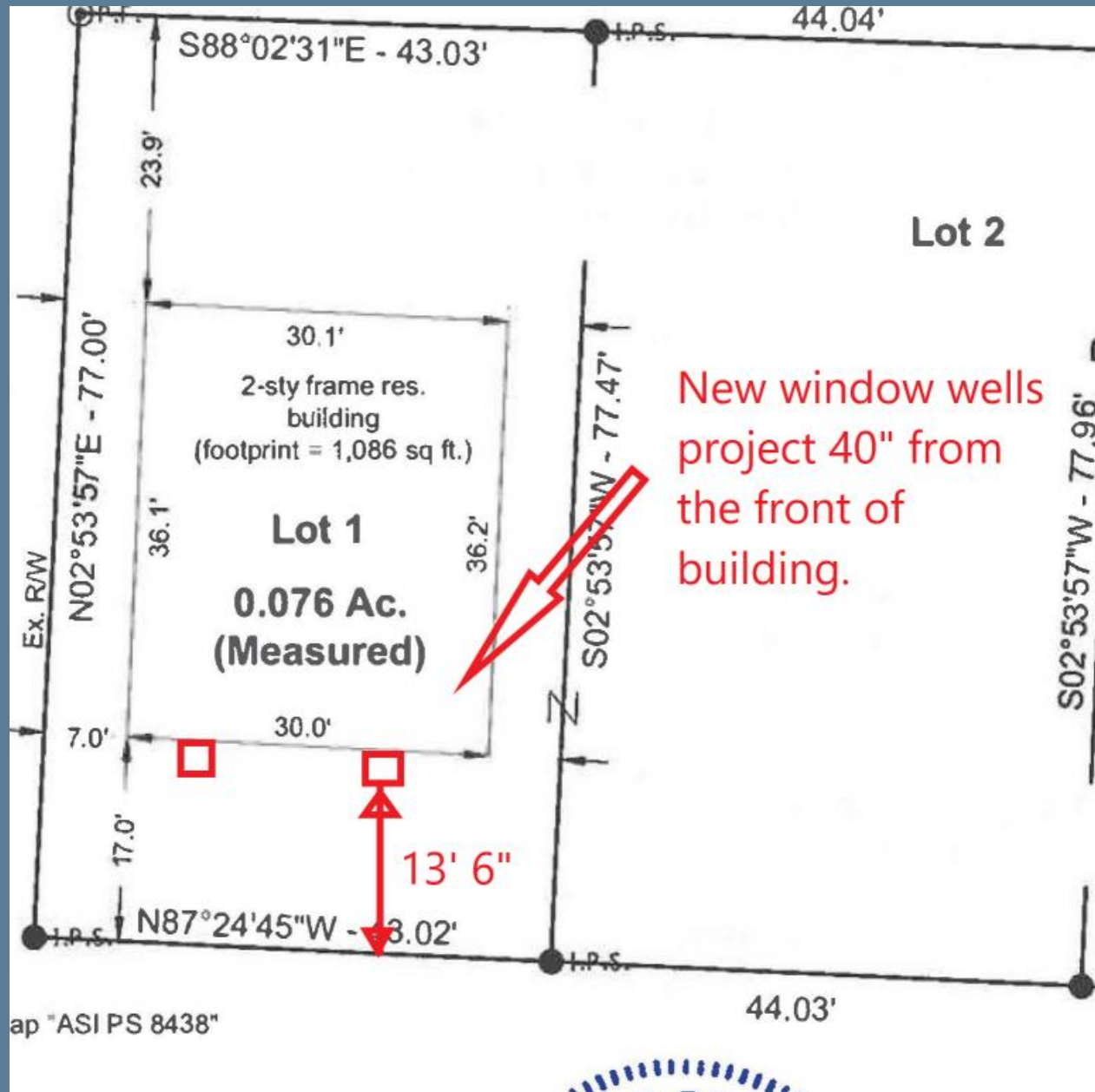
NORTH STREET

Request Summary

- Conditional use criteria
 - Is it a conditional use of zone district and are the zoning standards met
 - In accord with appropriate plans for the area
 - Will the request have undesirable effects on surrounding area
 - Is the proposed development consistent with development of area

Request Summary

- Variance
 - Lot coverage
 - 30% allowed by code
 - 50% requested
 - Front yard setback
 - 30' required
 - 0' requested
 - Applies to current building and new development



Request Summary

- Variance
 - Side yard setback
 - 10' required
 - 5' requested
 - Garage parking
 - 1 space per unit required
 - No garage parking requested; 2 off street spaces provided

Request Summary

- Variance criteria
 - Special circumstances or conditions applying to the land, building or use
 - Variance necessary for the preservation and enjoyment of property rights
 - Variance will not adversely affect health or safety

Request Summary

- Subdivision without plat not required
 - Was two lots
 - Combined at some point in time but still recognized as two lots by County
 - Franklin County has stated that this wasn't done properly and to return to the previous lot configuration doesn't require platting
 - Only thing necessary is for them to assign a parcel ID

Request Summary

- Staff recommendation
 - Approval
 - Similar use, intensity, size, and scale as surrounding properties
 - North St has multiple duplexes
 - North St has multiple properties with similar setbacks
 - North St has multiple properties with no garage
 - Request is consistent with objectives of land use plan
 - 20 units an acre
 - 50% lot coverage
 - Additional residential needed





Gahanna