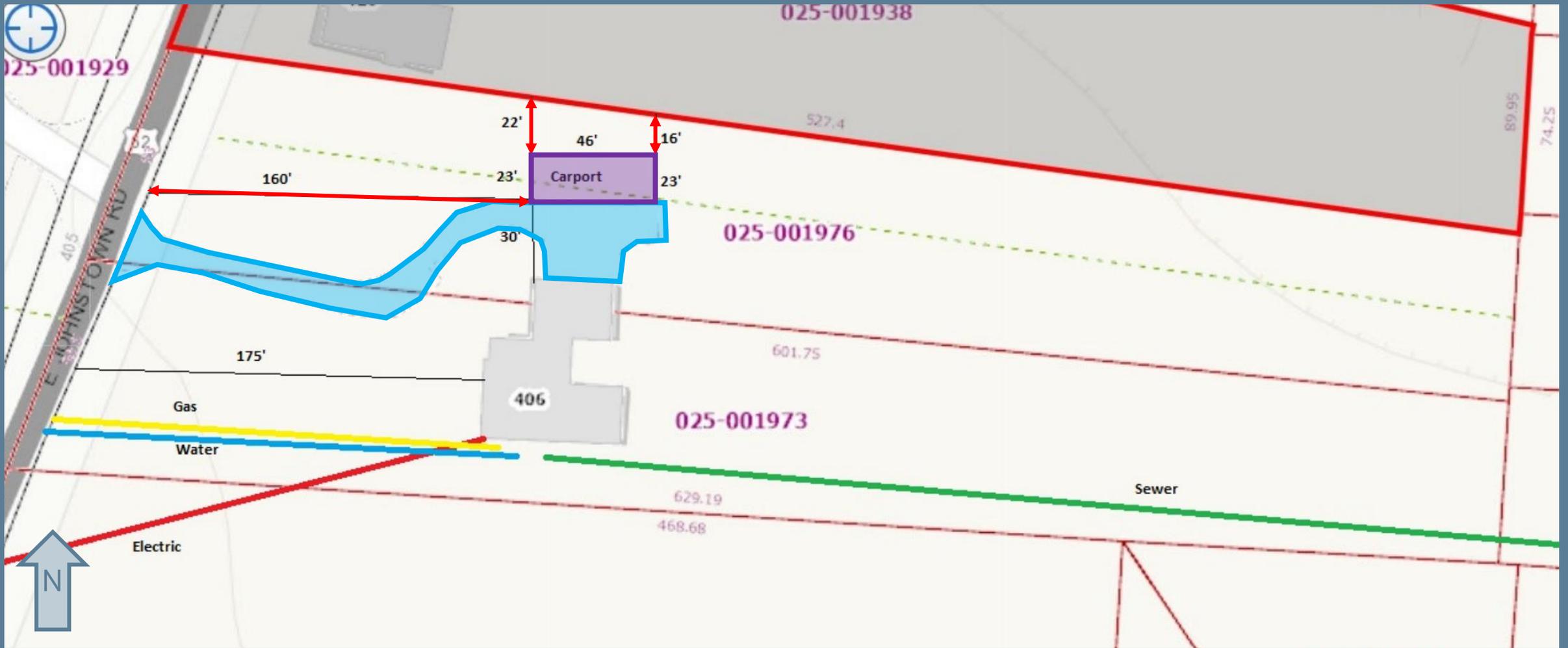


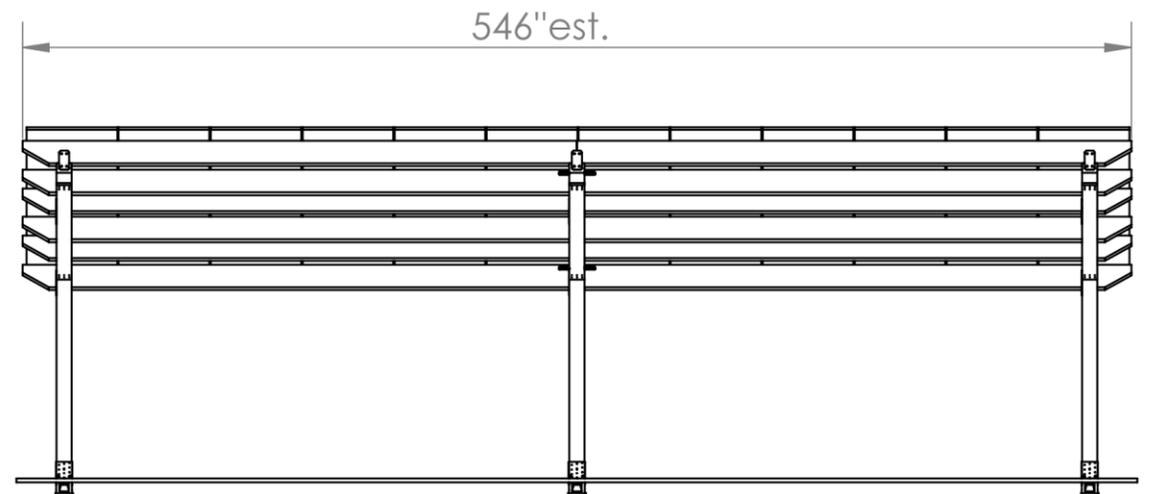
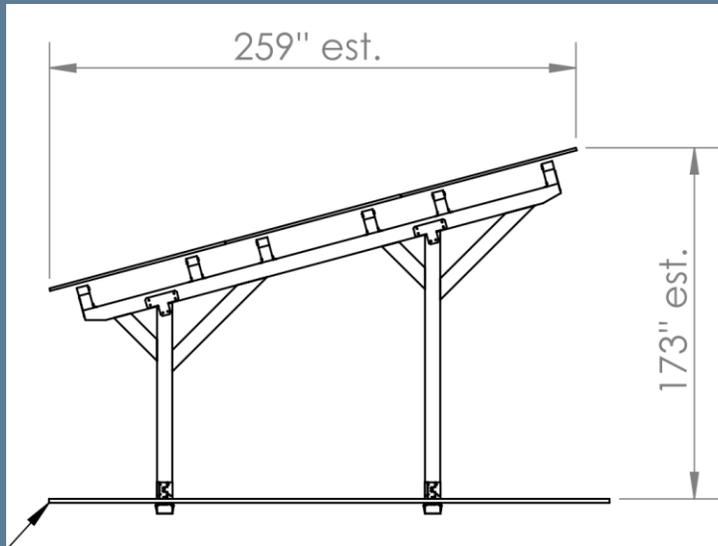
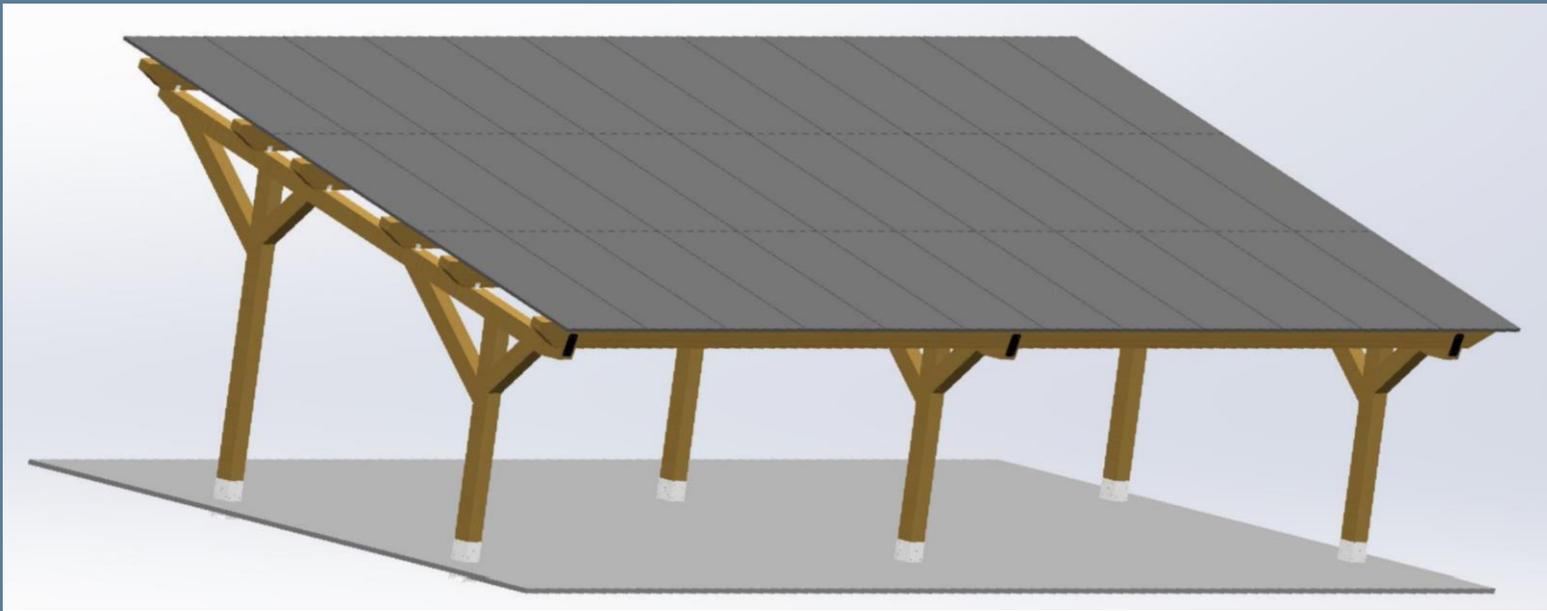


# Request Summary

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- Requesting approval of a variance to allow a carport to the side of the primary structure
  - All accessory structures must be located to the rear
  - ~1,000 SF and 14 ft tall at highest point
  - 16-22 ft from north property line; 160 ft from ROW
  - Solar panels on the roof
    - This limits where the carport can be placed
    - Not enough sun on other parts of the property







Approx. carport location



# Request Summary

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- Requested Variances
  - Ch 1103.07(e) – Large Lot Residential
    - Accessory structures must be located to the rear of the primary structure
    - The proposed carport is located to the side of the primary structure

# Request Summary

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- **Variance Criteria**
  - The variance is not likely to result in substantial damage 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 affect the delivery of government services
  - The variance is not likely to result in environmental impacts greater than what is typical for other lots in the neighborhood
  - The variance is necessary for the economical use of the property, and such economical use of the property cannot be achieved through another method
  - The variance is not likely to undermine the objectives of the land use plan

# Request Summary

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- Staff recommends approval of the variance
  - The property is ~2.5 acres and the carport would be 160 ft from the ROW
  - Mature trees partially block the carport from the ROW



# Gahanna