

Gahanna City Council

February 18, 2014



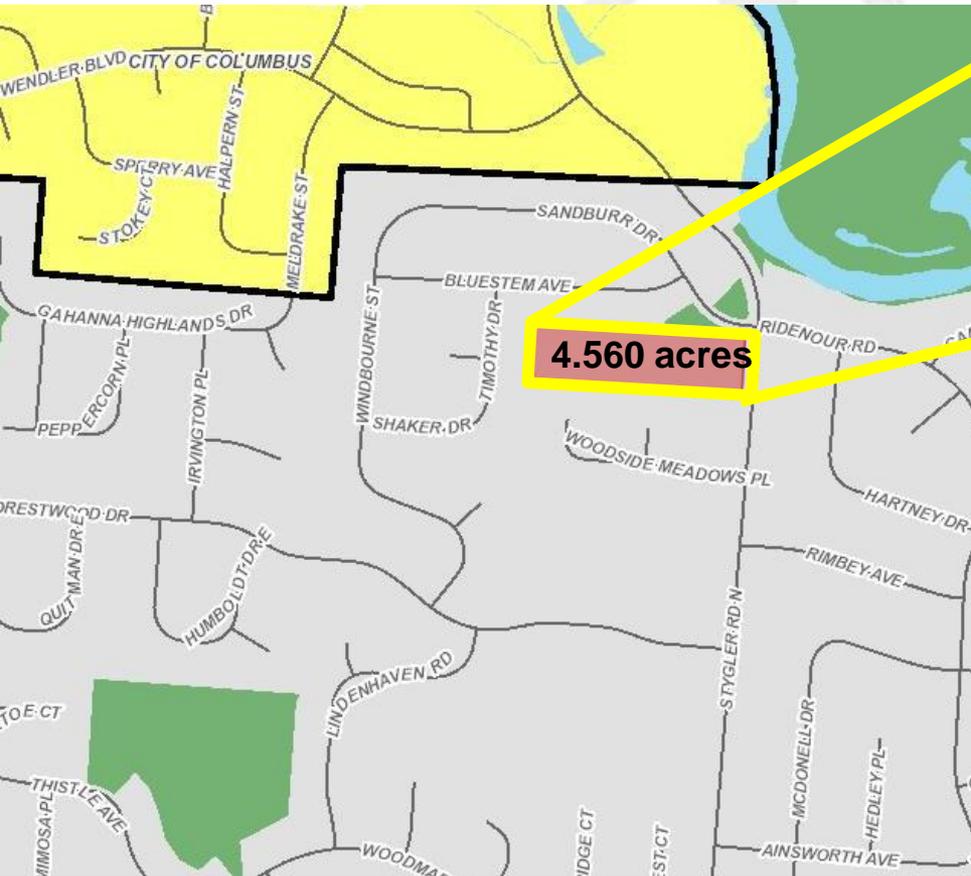
Oak Grove Subdivision 4185 Stygler Road

Ordinance 0028-2014

Applicant:

Glen Dugger, Smith & Hale, LLC

Site Location

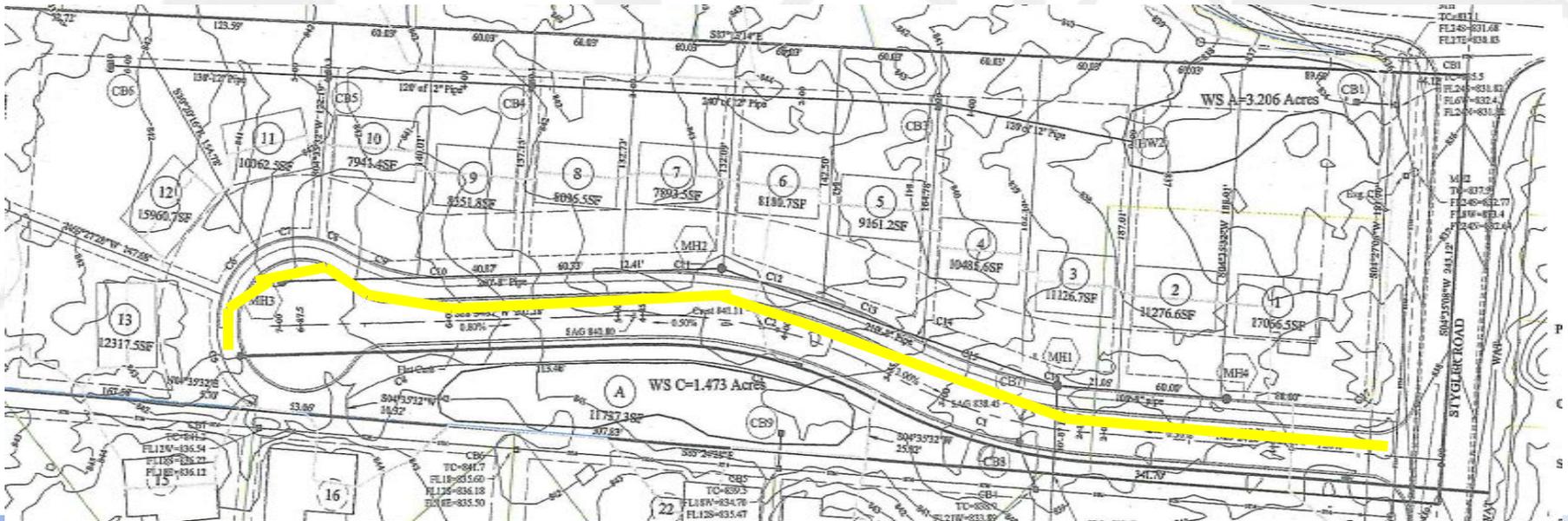


Subdivision Ordinance

- **Gahanna Code 1101-1109**
 - Outlines all subdivision requirements for the City
- **Gahanna Code 1103.03**
 - All variances to the standards and improvement requirements require City Council Approval
- **Gahanna Code 1107.01(d)**
 - Sidewalks are required on both sides of the street

Variance Request

- **Variance Request: 1107.01(d)**
 - Applicant would like sidewalks on one side of the street
- **Variance Evaluation Criteria (1103.03)**
 - Deemed hardship, topography or other factual deterrent conditions

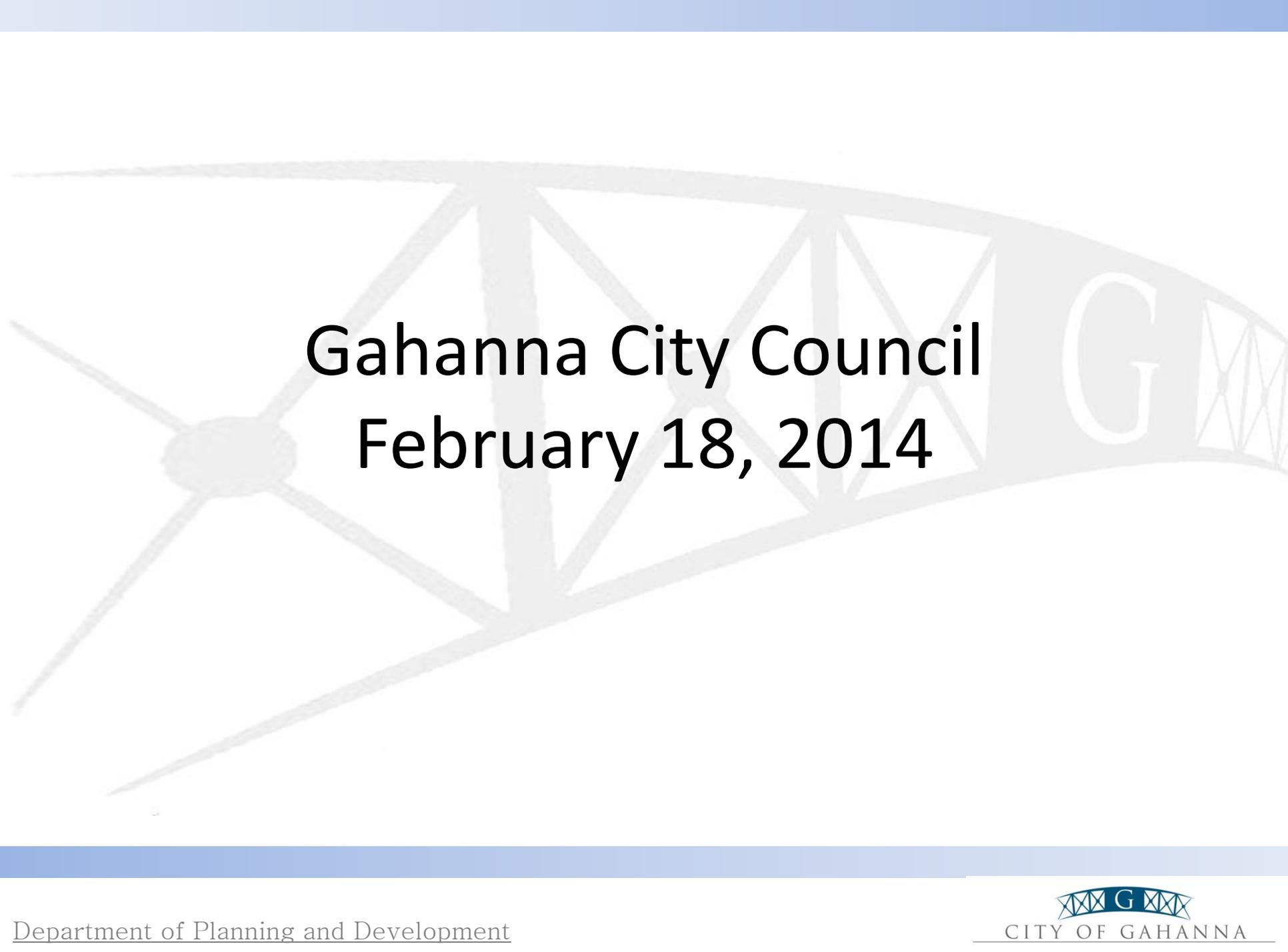


Variance Analysis

- **Special circumstances apply to the land**
 - Very narrow property (215' in width)
 - Can't construct typical public street with houses on both sides
 - Need to be single loaded with houses on one side
- **Preservation and enjoyment of property rights**
 - Adjacent properties all developed as single family subdivisions
- **No material adverse affect on health or safety**
 - An additional single family subdivision amongst currently existing single family subdivisions will have no material impact

Recommendation to City Council

- Planning Commission:
 - Approved Zoning Change Request on 1/22/14
- Department of Development:
 - Recommends Approval of Variance Request



Gahanna City Council

February 18, 2014