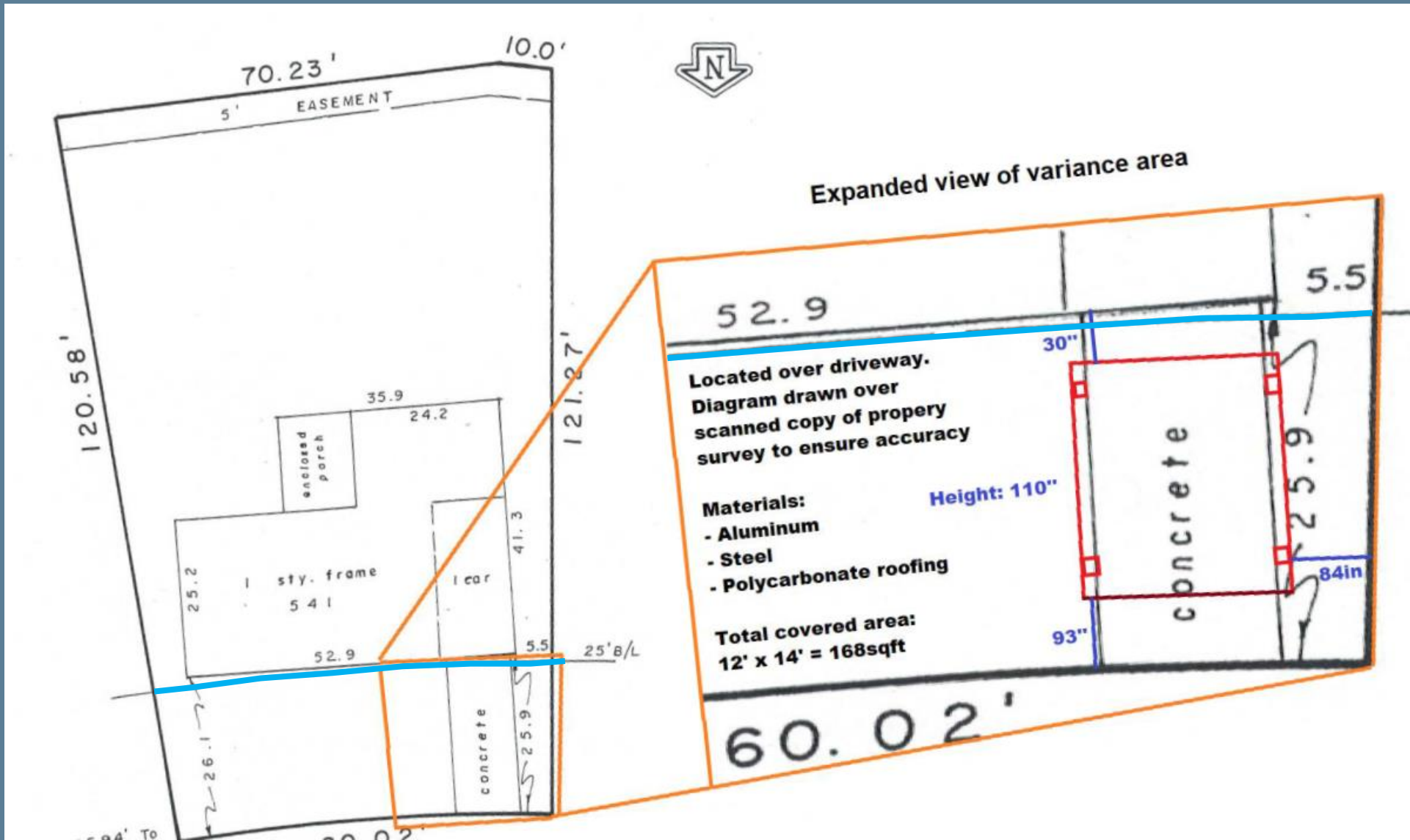


Request Summary

- Requesting approval of two variances to allow a carport to the front of a house within the front yard setback
 - Code requires all accessory structures be located to the rear of the primary structure
 - Carport is within 25 ft front setback
 - 7 ft 9 in from front property line
 - Carport was installed prior to City approval
 - There is a one-car garage on the property
 - Vast majority of houses in neighborhood have no garage or a one-car garage





Request Summary

- Requested Variances
 - Ch 1103.09(e) – Small Lot Residential
 - Code requires a 25 ft front yard setback
 - Shed is 7 ft 9 in from the front property line
 - Ch 1103.09(e) – Small Lot Residential
 - Code requires that all accessory structures be located to the rear of the primary dwelling
 - Carport is to the front of the primary dwelling

Request Summary

- **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

- Staff recommends disapproval of both variances
 - The carport is not consistent with the neighborhood character and is very visible from the ROW
 - There is only a one-car garage on-site and no alternative locations for a carport
 - Carport was installed to protect second vehicle from the elements
 - Carport must be removed if variances are denied



Gahanna