



Request Summary

- Requesting approval of a variance for less frontage than required
 - Subdivision Without Plat/lot split will be filed if variance is approved
 - Properties zoned ER must have at least 150 ft of frontage
 - After lot split, the south parcel would only have ~137.5 ft
 - 12.5 ft less than required
 - Proposed split is centered on the rear property line but not the front due to its irregular shape

Request Summary

- Requested Variance
 - Ch 1103.06(e) – Estate Residential (ER)
 - All properties zoned ER must have at least 150 ft of frontage
 - After the lot split, the south parcel would only have ~137.5 ft of frontage

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
- Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of land or structures
- The practical difficulty could be eliminated by some other method, even if the solution is less convenient or more costly to achieve

Request Summary

- Staff recommends approval of the variance
 - The variance is minor at only a 12.5 ft deviation
 - Both parcels would meet frontage requirements if the front property line aligned with the rear



Gahanna