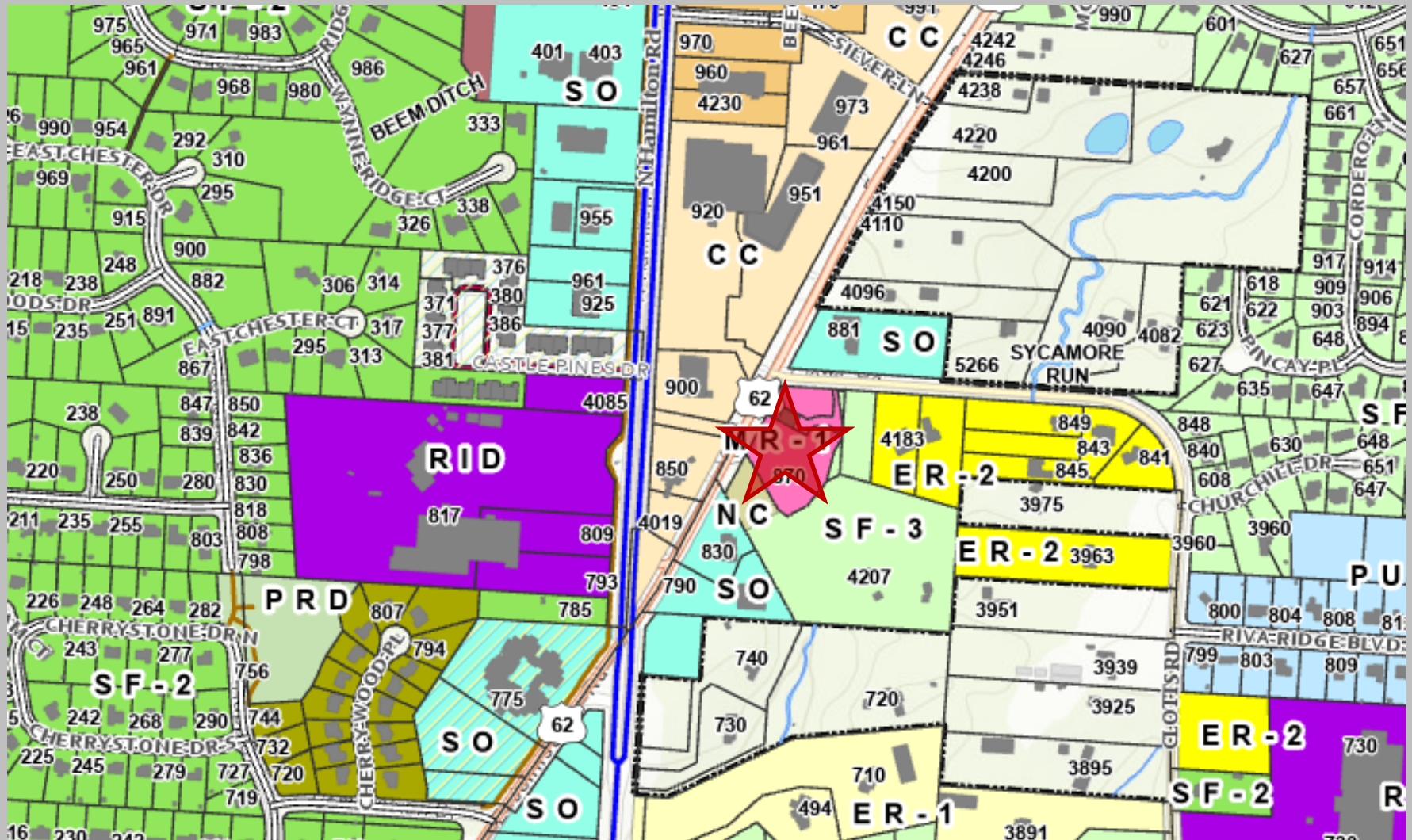


Pinnacle Point

V-8-2020

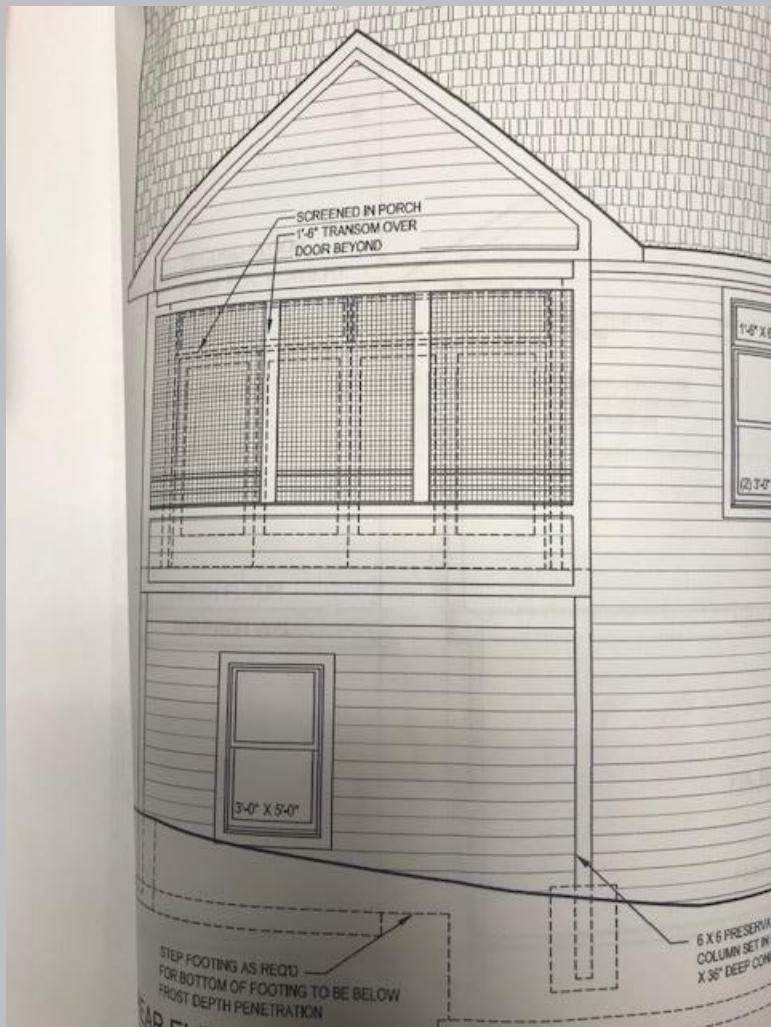
Location/Zoning Map



Summary

- Decrease rear yard setback for two dwellings
 - 869 Pinnacle Point Place/lot 29
 - From 20' to 15'
 - 871 Pinnacle Point Place/lot 30
 - From 20' to 12'
- Screened in porch encroaches into rear yard
 - Building permits filed/in review
- Alternatives to variance
 - Concrete slabs aren't subject to setbacks
 - Can't enclose porch

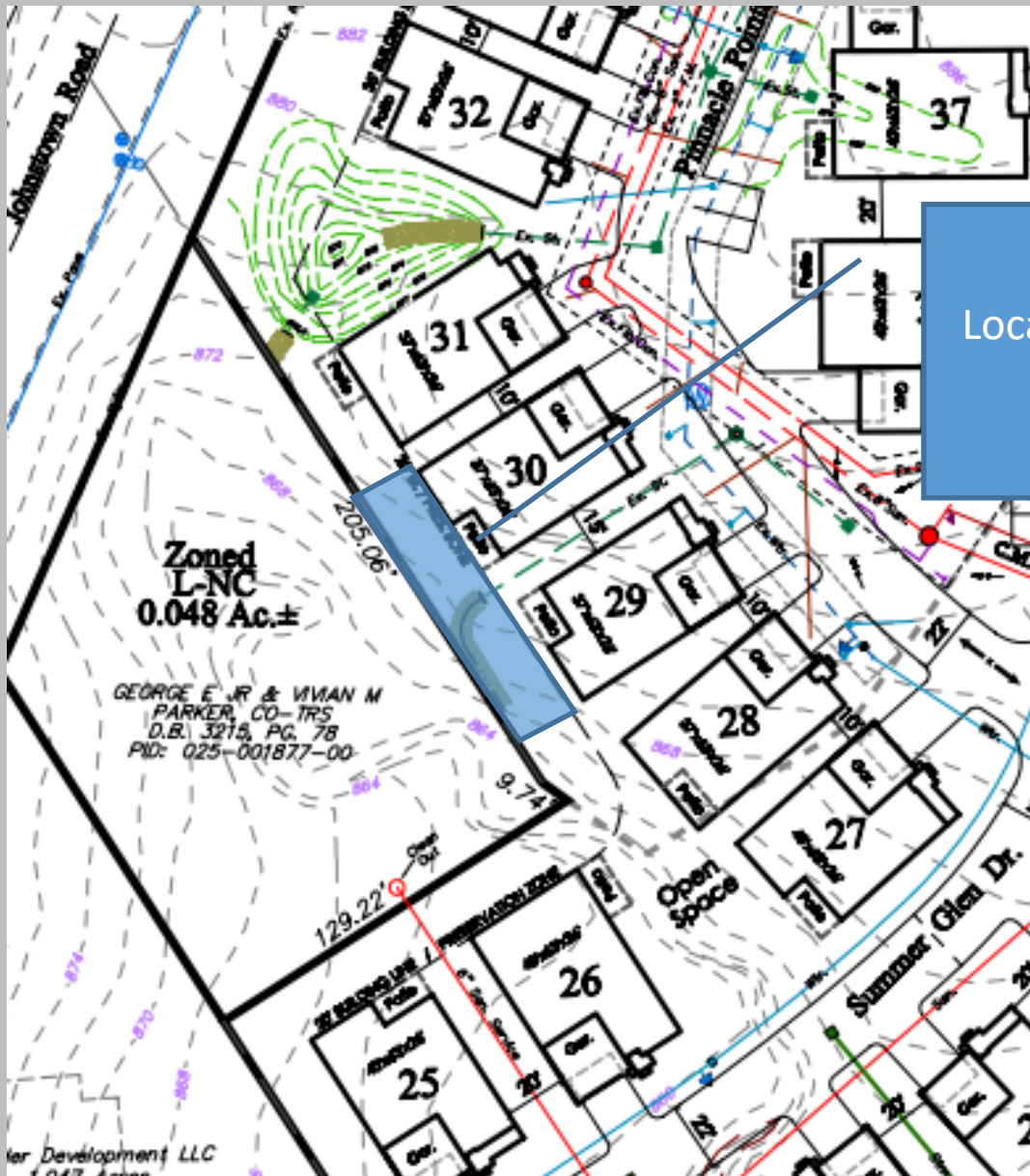
Screened Porch



Summary

- Rear yard abuts property controlled by developer of Pinnacle Point
 - Properties rezoned concurrently
 - Commercial property required to buffer and screen

Site Plan



Location of variance, abuts property controlled by developer

Summary

- Variance Criteria
 - Special circumstances
 - Preservation of property rights
 - Won't adversely affect health, safety, welfare
- Staff recommends approval
 - Adjacent property required to provide buffering and screening
 - Should minimize any negatives associated with the reduced setback



Gahanna

Where currents connect