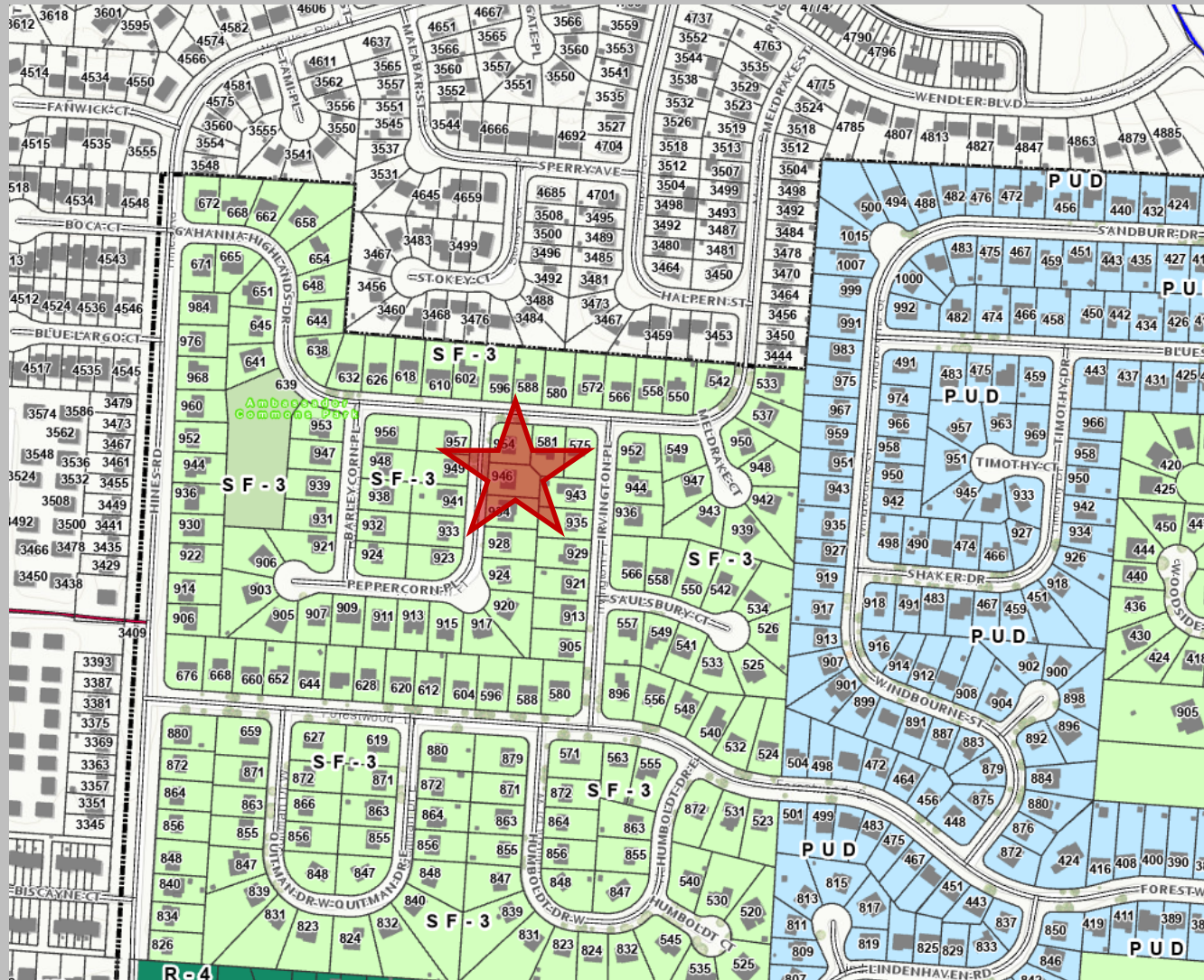


946 Peppercorn Place Front Porch Variance

V-15-2020

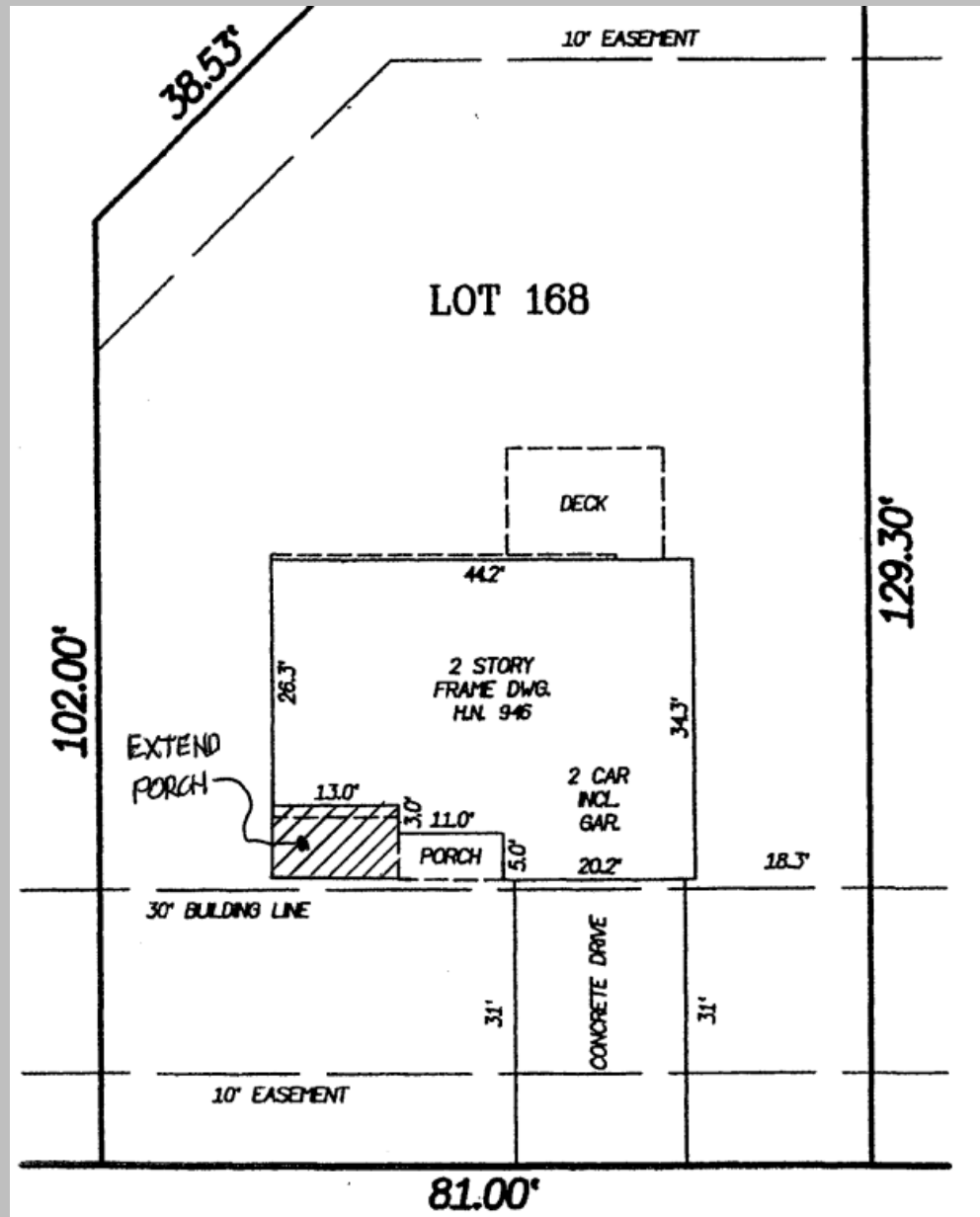
Location/Zoning Map



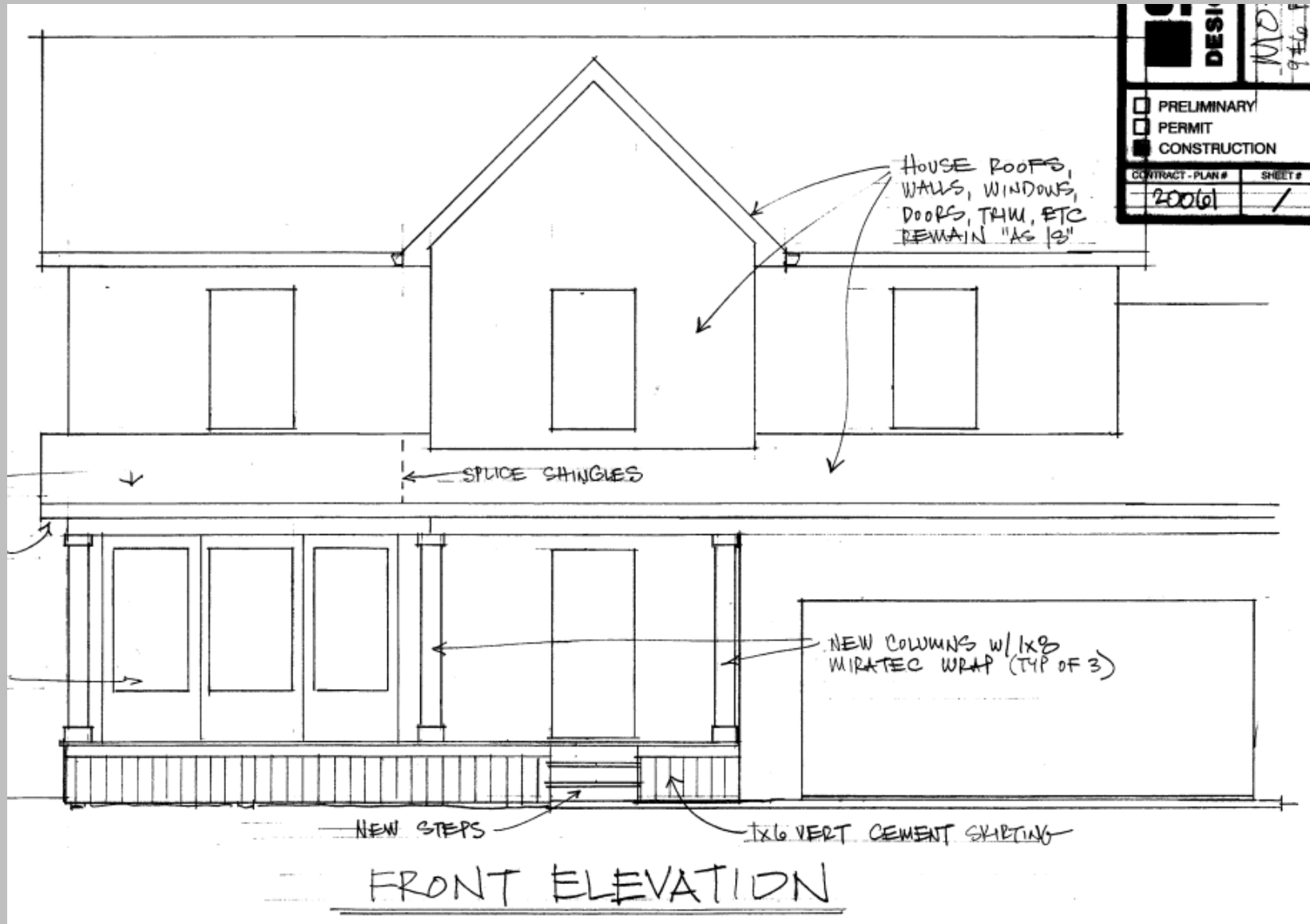
Summary

- Variance to construct covered porch
 - Addition will be even with front of garage
- Zoning is SF-3
 - 35' front yard setback required
 - Variance to permit a 31' setback
- Property was platted prior to current zoning code
 - Platted with a 30' building line

Site Plan



Elevation



Summary

- Variance criteria
 - Special circumstances or conditions applying to land/building/use
 - Necessary for preservation and enjoyment of property
 - Variance would not adversely affect health, safety, and welfare
- Staff recommends approval



Gahanna