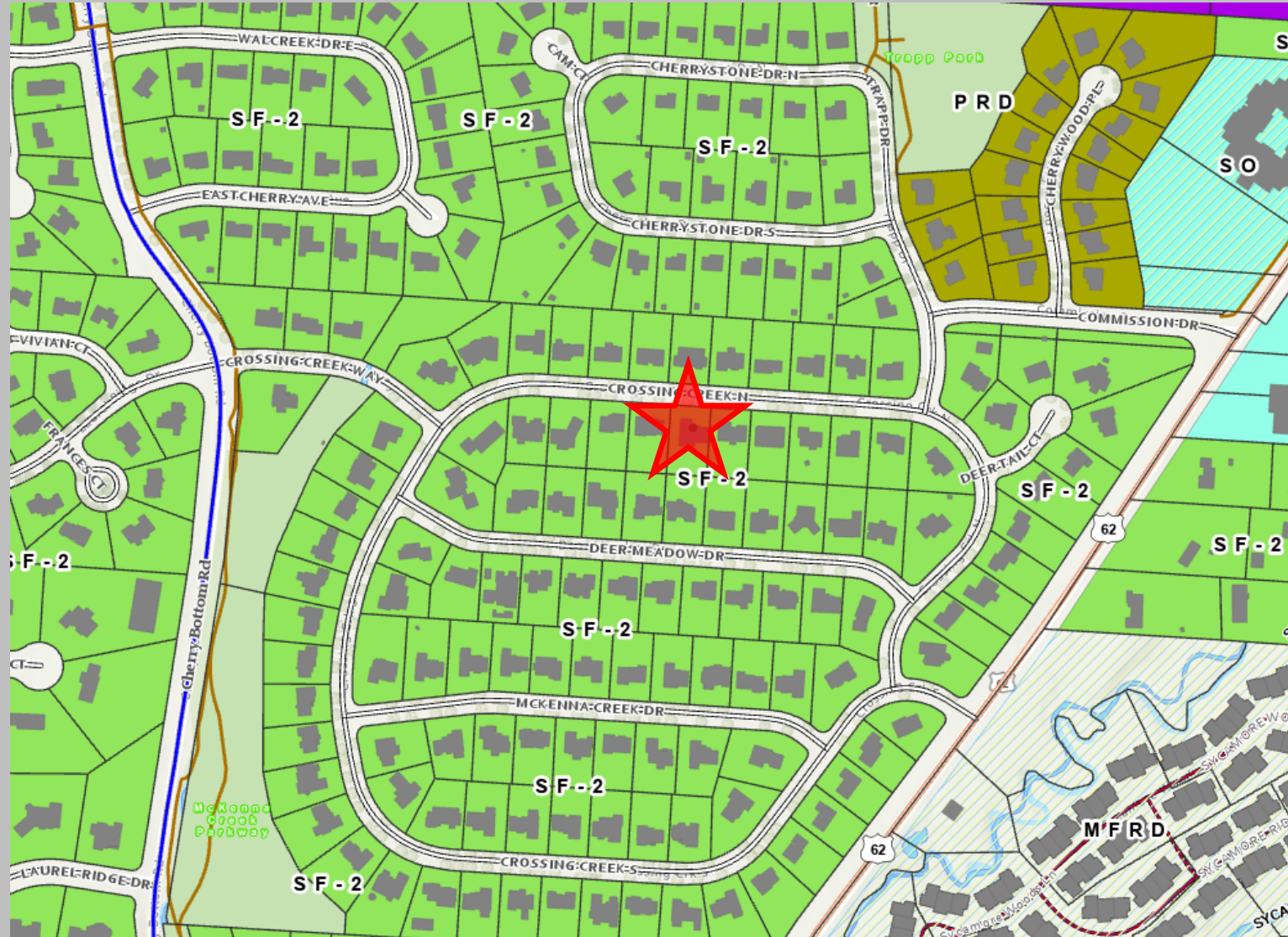


# **239 Crossing Creek**

**V-10-2021**

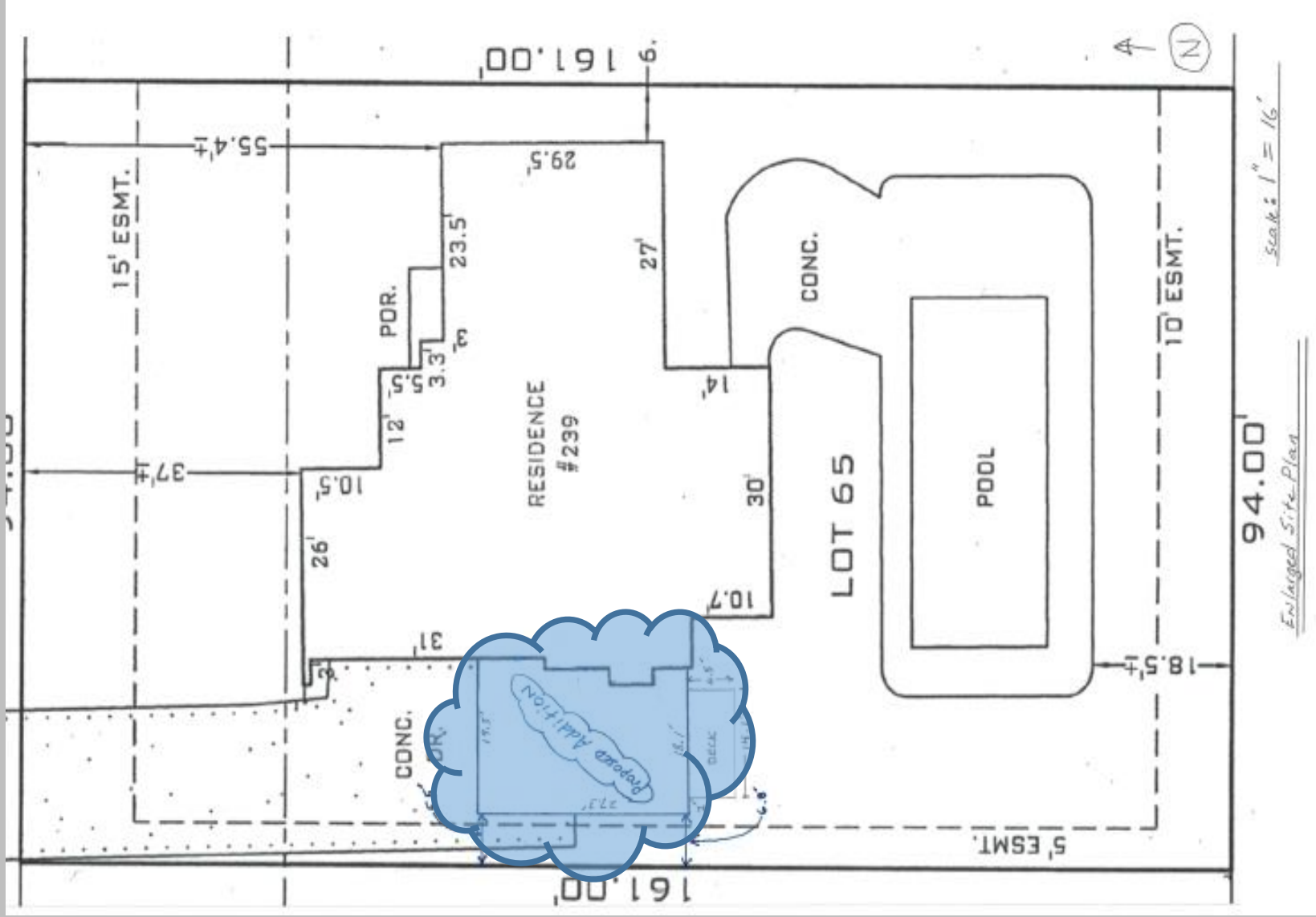
# Location/Zoning Map



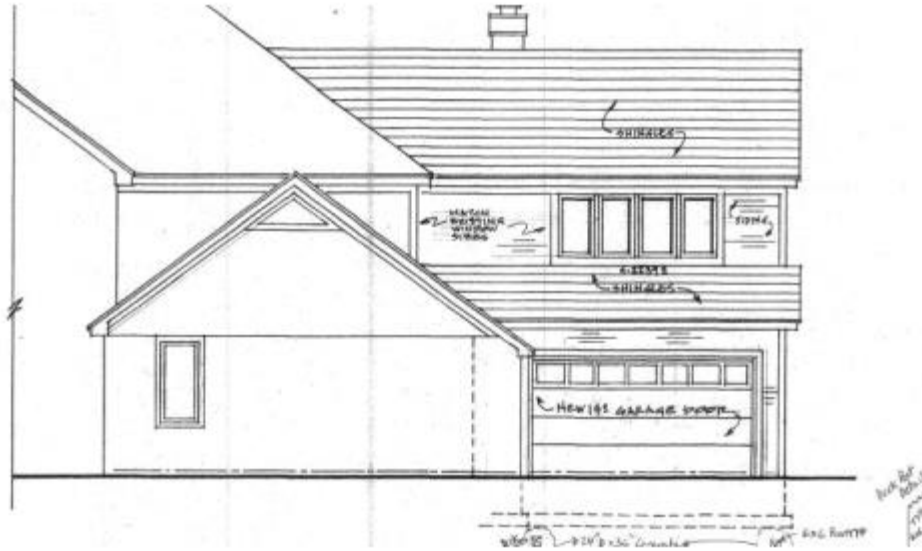
# Summary

- Variance request to reduce side yard setback from 10' to 5.5'
  - To allow for two story addition
- Property zoned SF-2
  - 10' side yard required
- Home built in 1989
  - Property was zoned R-2 at time of construction
  - 7.5' side yard required
  - East side yard built to 6.9' setback

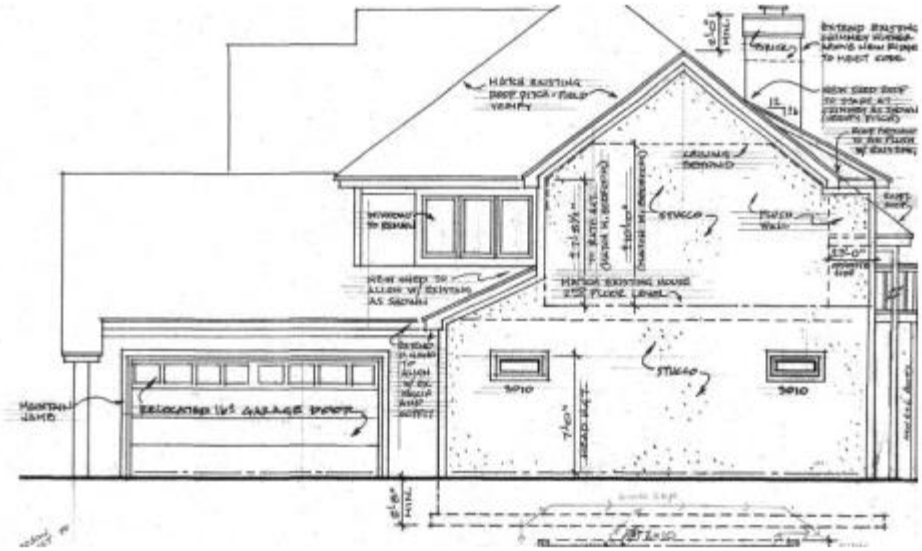
# Site Plan



# Elevations



View from street



Side yard view



# Street View



# 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

# Summary

- Staff comments
  - Limited room to place addition
    - Pool in rear yard
  - Concerns with reduced setbacks for both side yards
    - East side built to 6.9'
    - West side requested at 5.5'
    - Could be out of character with neighborhood
    - Could have appearance of overbuilt





# Gahanna

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DEPARTMENT OF PLANNING