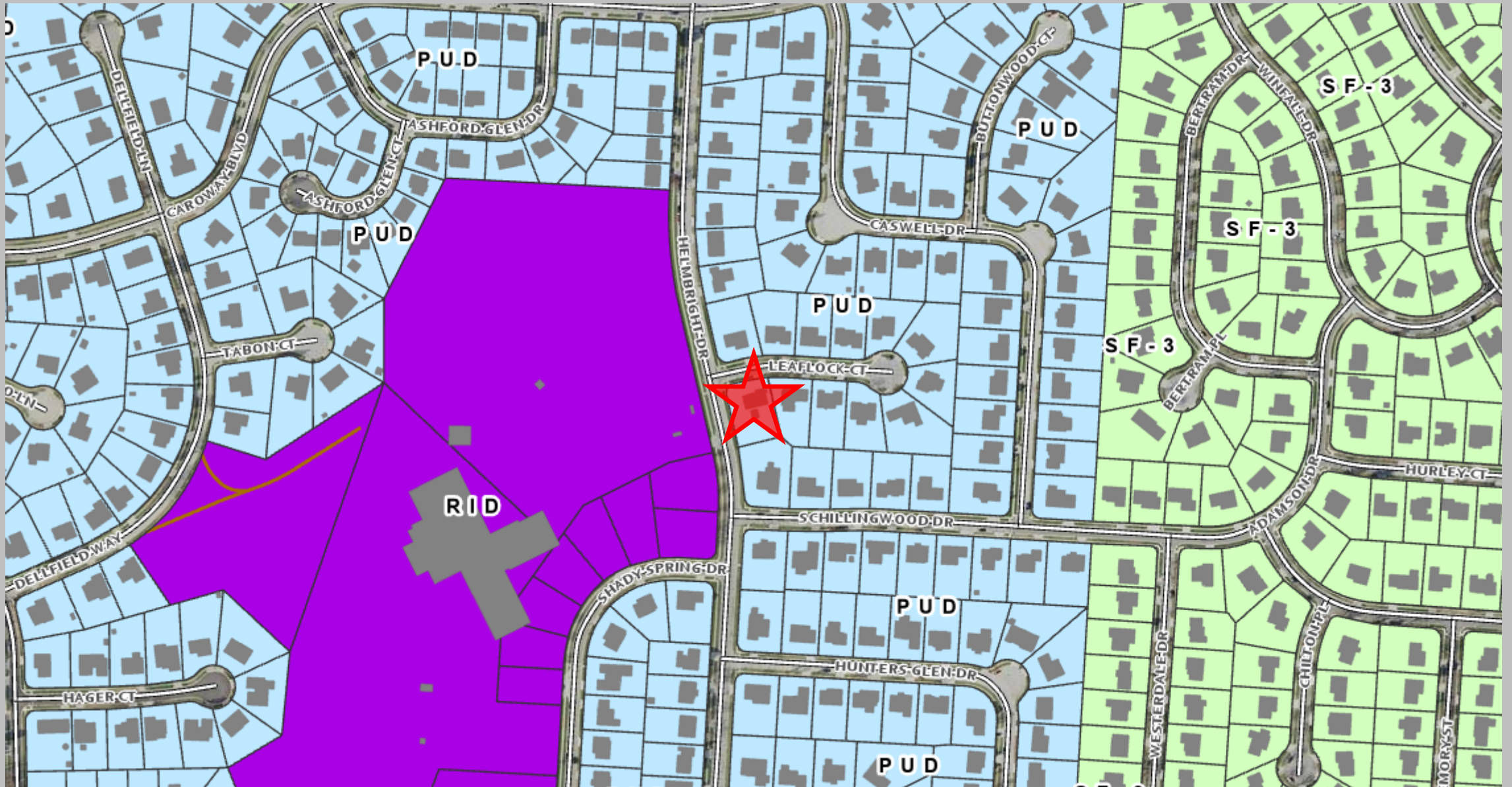


855 Leaflock Ct. Home Addition Variance

V-0026-2021

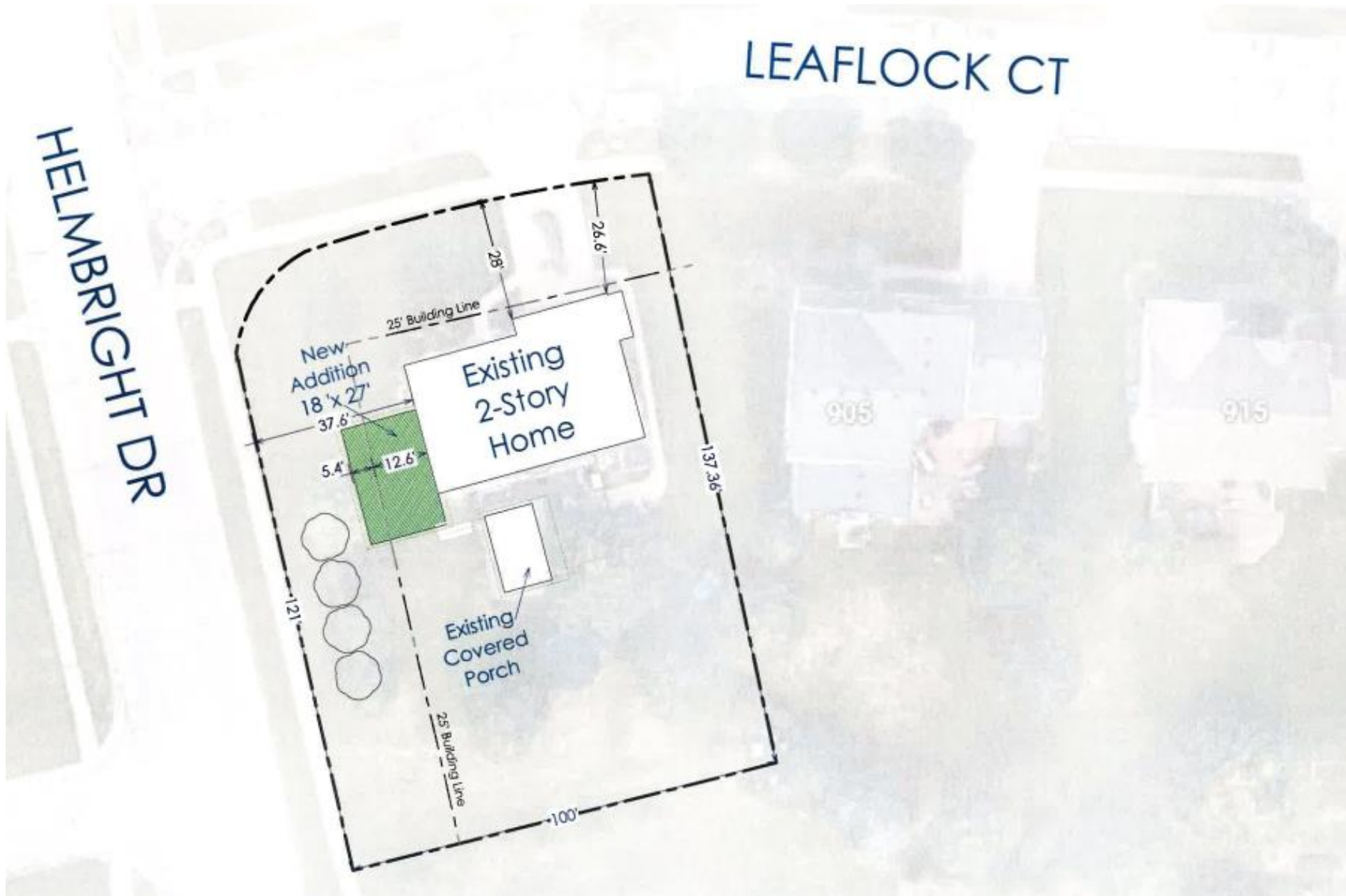
Location/Zoning Map

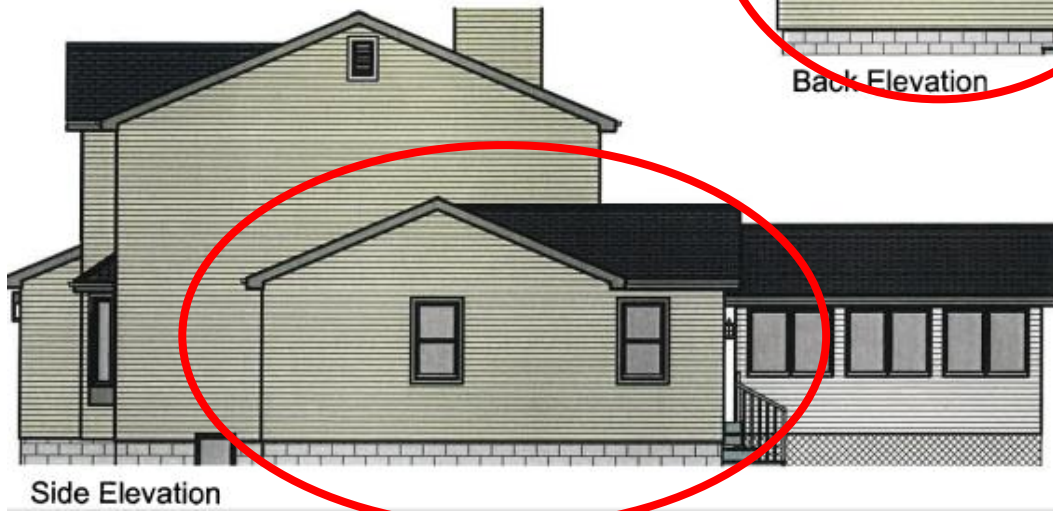


Summary

- Variance to allow a home addition to extend into the front yard setback on a corner lot.
 - 487 sqft addition (18' x 27') on west building elevation
 - Second front yard along Helmbright is more akin to a side yard than a front yard.
 - PUD requires a 25ft front yard.
 - Addition will encroach 6 feet into setback
 - Requesting a 19ft front yard setback.

Site Plan





Exterior Elevations

Scale 1/8"=1'

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Please note that 3D renderings are not an exact representation of the built product. 3D renderings are intended to portray a design direction and allow the owner to better visualize what the end product may be. Please refer to the construction documents for developed project details. NJW Construction, LLC, shall not be held liable for 3D renderings to match the built product.





2019 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
 - Intent of addition is for an in-law suite to provide care for a family member.
 - Site plan shows several trees along west property line to provide some screening.
 - Addition includes full bathroom and kitchen, which is suitable for a separate dwelling unit.
 - If rented in future, will need to register as a rental unit.
 - Corner lots have less room for building additions and improvements than typical lots.
 - Limited areas for compliant location due to existing deck and sunroom at rear of house.



Gahanna

DEPARTMENT OF PLANNING