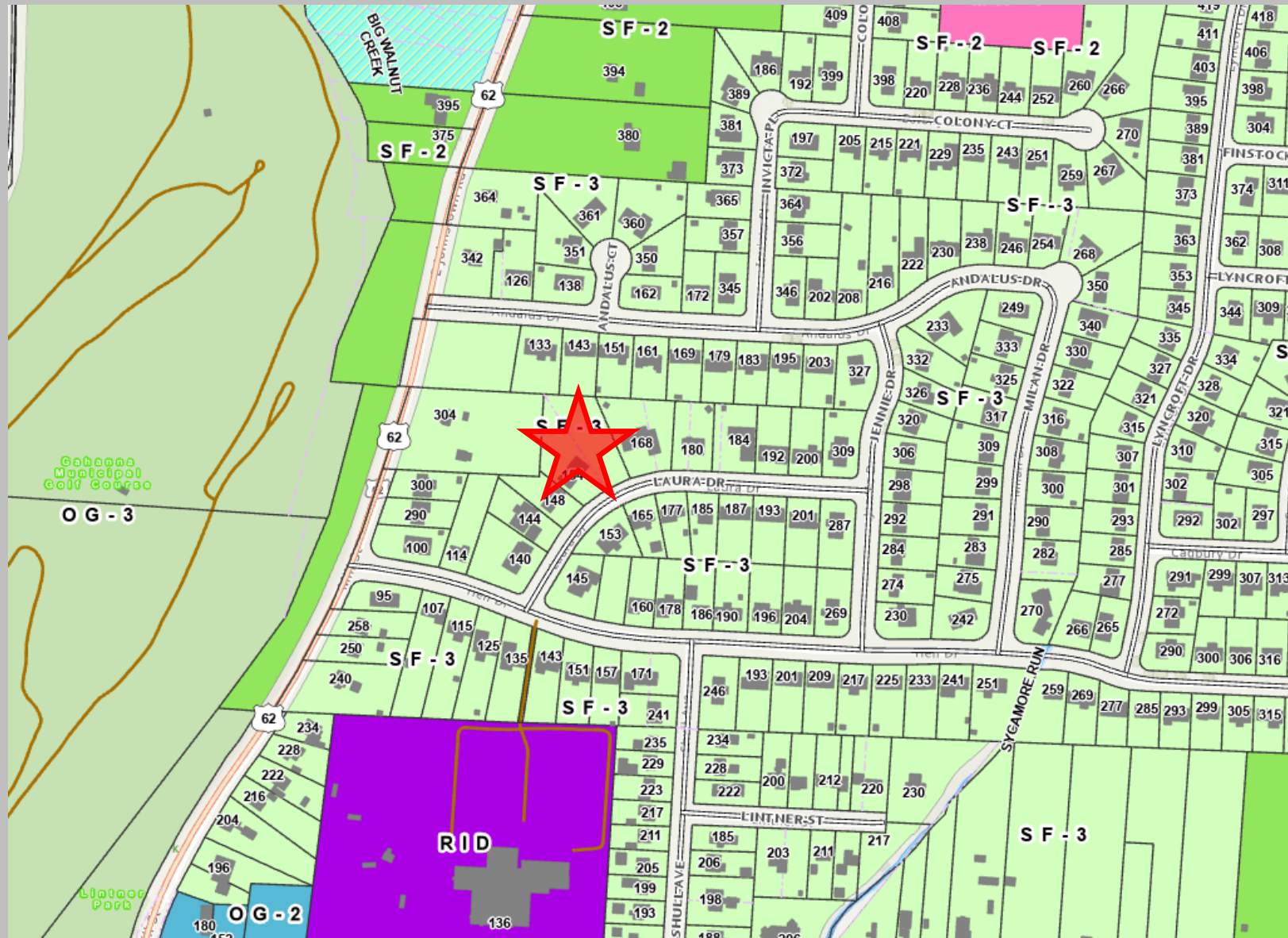


**154 Laura Dr**

**V-24-2021**

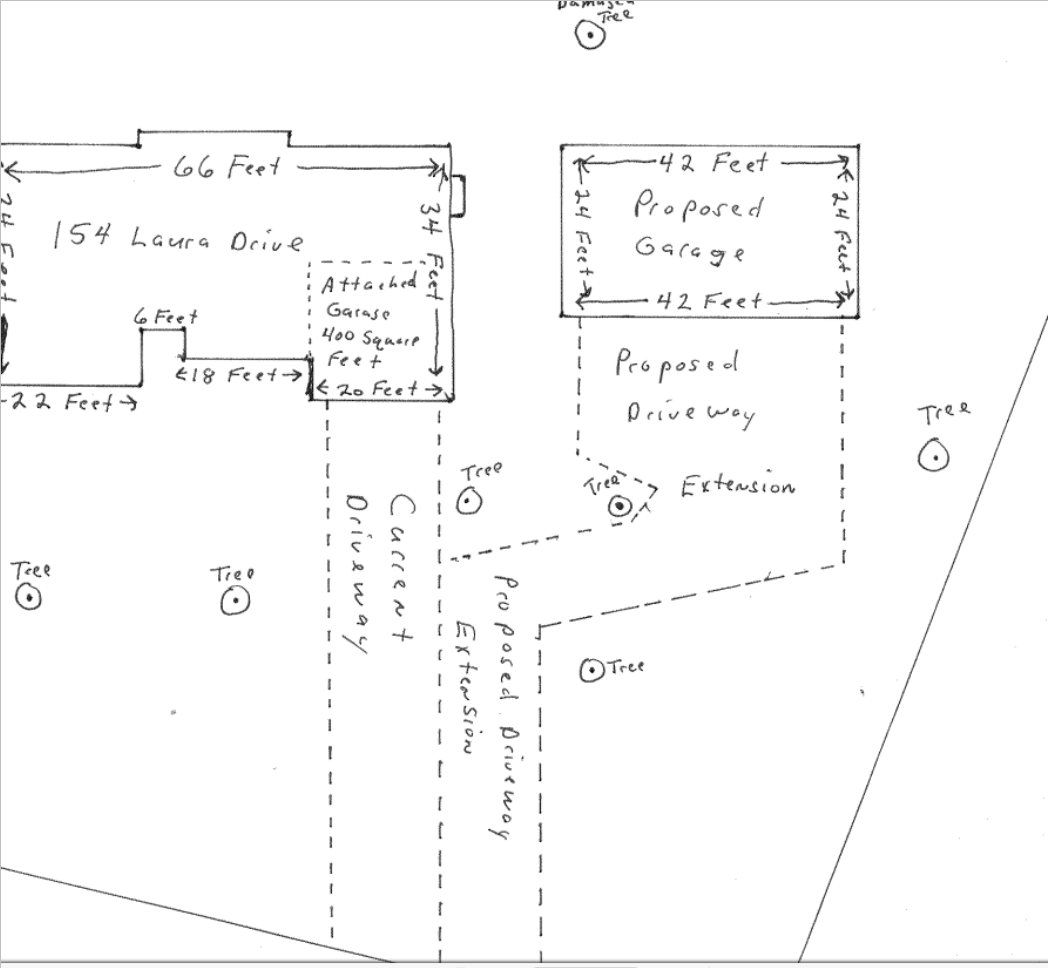
# Location/Zoning Map



# Summary

- Variance to allow a garage in side yard
  - Code requires unattached accessory structures to be located in the rear yard
- Variance to allow garage space over 800 sf
  - Max 800 sf or 1/3 size of home
  - 400 sf existing; 1,008 sf proposed
  - 1,408 sf total

# Site Plan/Aerial



# 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
  - No objections
  - Property is almost four times larger than minimum requirements
    - Almost 1 acre
    - No setback issues
    - No lot coverage issues
    - No overcrowding/overbuilt
  - Staff anticipates code rewrite to relax accessory structure requirements



# Gahanna

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DEPARTMENT OF PLANNING