



## Board of Zoning and Planning Staff Report – February 28, 2019

---

- 1) Variance from the 3' minimum setback requirement from the rear property line to allow a portion of the garage addition to encroach 1'1".
- 2) Variance from the requirement that an access drive not be used for temporary or permanent parking and shall be permitted only in the rear yard and shall be at least three feet from all property and right of way lines, to allow the access drive along the north side of the home to remain and be used for parking.

**Application #:** 19-002 Z

**Location:** 742 S. Cassingham

**Zoning:** Medium-High Density Single-Family Residential District (R-6)

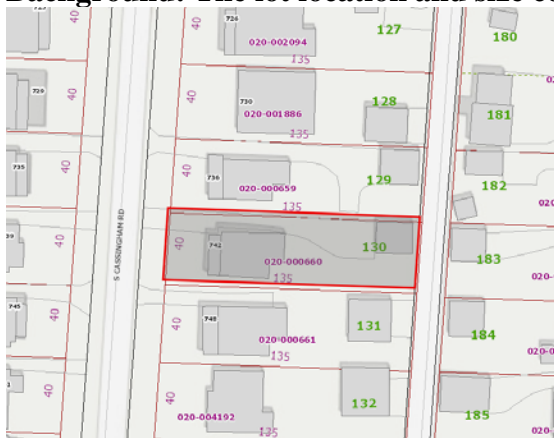
**Request:**

The applicant is seeking architectural review and approval to allow an addition to the detached garage. The applicant is also seeking a variance from Bexley Code Section 1252.15, which requires accessory structures shall be permitted only in the rear yard and shall be at least three feet from all property and right-of-way lines, to allow a portion of the garage addition to be constructed 1'11" from the rear property line. The applicant is also seeking a variance from Bexley Code Section 1262.01(e) which requires an access drive not be used for temporary or permanent parking, to allow a portion of the existing driveway remain in the front and side yard at this location.

**Applicant:** Amy Lauerhass

**Owner:** Ammie Revelle

**Background: The lot location and size comparison**



The site is located on the east side of S. Cassingham Road.

### **Off-stree Parking**

1262.01(e)

An access drive shall not exceed the normal width necessary to allow for a convenient movement of traffic and shall not be used for temporary or permanent parking. In the R-1, R-2, R-3, R-6 and R-12 district, access drives shall not be less than 8 feet and no larger than 12.5 feet in width and shall not occupy more than 25% of the front yard.

### **Accessory Uses and structures**

1252.15(g)

Accessory structures and uses shall be permitted only in the rear yard and shall be at least three feet from all property and right-of-way lines.

The applicant is proposing a new entrance off of the alley and would like to leave a portion of the existing driveway along the north side of the home to remain.

The driveway is 1' off of the north property line and in the side yard.

## **CONSIDERATIONS**

**The existing garage is encroaches 1'1" into the rear yard setback. The garage is being expanded 12'. A 6' section of the addition is proposed at the same 1'11" setback, and then steps back to 3'8" for another 6'**

**Staff could support a variance for the garage addition based on the fact that it is not a fire code violation, and simply allows the single-car garage to be converted to a 2-car garage – (which code requires 2 off-street parking spaces), and the additional space needed for storage meets the setback requirement.**

**The request to allow a portion of the driveway to remain in place in the side yard would need to provide a compelling reason to grant the variance.**