

CITY OF NAPOLEON

ZONING PERMIT

Zoning Permit No. 0040  
Issued 7-27-92  
By Brent N. Damman Zoning Inspector  
Filing Fee \$5.00 Amount Date Paid

Issued To: Rita Creps Ph. 832-1194  
2-560 Co. Rd. T-3, Liberty Center, Ohio  
Lot Information:

Street Address 329 Appian Ave., Napoleon, Ohio  
Lot No. 13 Subdivision J.G. Lowes Addition  
(or Legal Description)

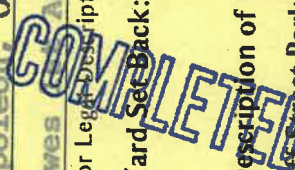
Lot Dimensions 110 x 330 Yard Set Back: Front 25' Rear 15'  
Lot Area \_\_\_\_\_ Sq. Ft. Side 5' Side 5'

Zoning District G.B. Description of Use Adult day care/Respite facility  
Lot Coverage 45% Off-Street Parking Spaces Required 1 per employee  
Height 45' max 2 to 1 ratio for patrons. Loading Spaces Required No

Petition or Appeal Required yes

Approved By: Zoning Inspector 7-27-92 Board of Zoning Appeals Planning Commission  
Hearing No. 92/10a Special Use granted - refer to motion passed PAID City Council  
Date on July 20th, 1992.

Applicant Signature [Signature] SEP 11 1992  
Owner-Agent  
White - Applicant Pink - Engineering Yellow - Board of Zoning Appeals



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Amount Date Paid

Issued To: Rita Creps Ph. 832-1194  
2-560 Co. Rd. T-3, Liberty Center, Ohio

Lot Information:

Street Address 329 Appian Ave., Napoleon, Ohio

Lot No. 13 Subdivision J.G. Lowes 1st Addition  
(or Legal Description)

Lot Dimensions 110 x 330 Yard Set Back: Front 25' Rear 15'

Lot Area Sq. Ft. Side 5' Side 5'

Zoning District G.B. Description of Use Adult day care/Respite facility

Lot Coverage 45% Off Street Parking Spaces Required 1 per employee

Height 45' max 2 to 1 ratio for patrons. Loading Spaces Required No

Petition or Appeal Required yes

Approved By: Zoning Inspector 7-27-92 Board of Zoning Appeals Planning Commission

PAID

Hearing No. 92/10a Special Use granted - refer to Motion passed 8/1/92 Council on July 20th, 1992.

Date Applicant Signature Thomas Capps CITY OF NAPOLEON

Owner-Agent

White - Applicant

Pink - Engineering

Yellow - Board of Zoning Appeals

## MEMORANDUM

TO: Members of the Planning Commission  
FROM: Brent N. Damman, Zoning Administrator  
SUBJECT: Special Use Permit request by Rita Creps  
HEARING DATE: July 14th, 1992 5:00pm  
HEARING #: PC 92/10a

## BACKGROUND

An application by Rita Creps 2-560 Co. Rd. T-3 Liberty Center, Ohio, for a Special Use Permit. To develop an Adult Day Care \ Respite Facility in Napoleon at 329 Appian Ave. This facility would be designed to house as many persons as local fire codes may permit, and would be primarily used during daytime hours with occasional overnight stays. The proposed use is pursuant to Sections 151.35(A)(4) & 151.44 (A)(1)(g) of the City of Napoleon, Ohio, Code of Ordinances. The proposed site is located in a "GB" General Business District.

## RESEARCH AND FINDINGS

1. The proposed facility location is in a "GB" General Business District where certain retail oriented businesses are permissible thus the special use permit request.
2. The City parking ordinance does not specifically identify this type of use, so it up to staff and the board to determine the amount needed. I am suggesting that if this facility would house 16 persons daily that there should be eight (8) spaces plus one (1) for each employee. This would help alleviate congestion during heavy ingress/egress periods.
3. This proposed use between two residentially used properties would constitute a perimeter fence of a decorative nature as not to detract from the useful enjoyment of the adjacent properties.
4. Also consideration should also be given to the hours the facility would be open to help prevent traffic during late as well as very early hours of the day.
5. The proposal document submitted clearly addresses a public need and should benefit the community, provided the concerns which may arise are adequately addressed.

ADMINISTRATIVE OPINION:

This proposal is a total new concept and I am uncertain as to the possible neighborhood impact, I would be comfortable with the proposal so long as the above provisions are made.

The Planning Commission shall make written findings of fact and shall submit same together with its recommendation to the City Council after the close of the hearing on a special use. The Planning Commission's report to the City Council shall indicate the vote of each member present and shall contain a statement of reasons why a member or members did not vote in favor of a recommendation. No special use shall be recommended by the Planning Commission unless the Commission finds that:

- (1) The establishment maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community.
- (2) The special use will not be injurious to the use and enjoyment of lawfully used property in the immediate vicinity or substantially diminish or impair property values within the neighborhood.
- (3) The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
- (4) The special use shall conform to the applicable regulations of the district in which it is located except as such regulations may in each instance, be modified by the conditions of the special use permit.
- (5) Adequate utilities, access roads, and drainage, water, sewer, and other environmental facilities have been or are being provided for the special use project.
- (6) Adequate measures have been or will be taken to provide ingress and egress to the premises so designated to minimize traffic congestion in the public street.
- (7) The special use shall conform to the applicable regulations of the district in which it is located except as such regulations may, in each instance, be modified by the conditions of the special use permit.

The above paragraphs shall be addressed and it shall be determined whether or not this Special Use will meet this criteria and explanations as to why it will or will not meet each set of criteria.