

100 Cliff St

MEMORANDUM

TO: Board of Zoning Appeals
FROM: Roger O. Freytag, Zoning Administrator ROF
SUBJECT: Request for Variance.
DATE: July 15, 1988 BZA 88-9

RECOMMENDATION

It is recommended that the Board of Zoning Appeals approve a Variance to allow the construction of a two car garage in the required front yard setback.

BACKGROUND

A request has been received from Carlton Hamm, Fayette, Ohio for Marilyn Kimmel Brown to construct a 24' x 32' two car garage in a location even with the front of an existing house. There is a ravine toward the rear of the property which prohibits the garage from being placed further back.

Staff has reviewed the situation and recommends in favor of granting the Variance. The reasons for variation are as follows:

- a) That there is an exceptional circumstance because of the ravine located at the rear of the property.
- b) That such a Variance is necessary for the enjoyment of property right possessed by others in the same district.
- c) That the granting of such Variance will not be materially detrimental to the public welfare or injurious to the property in the vicinity.
- d) The granting of such a Variance will not alter the land use characteristics or diminish the value of adjacent land.

ROF:skw