

319 Cliff

MEMORANDUM

TO: Members of the Planning Commission
FROM: Brent N. Damman, Zoning Administrator
SUBJECT: Minor Subdivision Plat Approval for Dallas Cupp.

HEARING DATE: June 11, 1996 @ 5:00 pm

HEARING #: PC 96/10

BACKGROUND:

An application for public hearing has been filed by owner Dallas Cupp 317 Cliff St. Napoleon, Ohio. The applicant is requesting approval of a minor subdivision which would involve dividing his building lot at 317 Cliff into two (2) parts. The application is pursuant to City Code Chapter 154 entitled Subdivision Control Code. The site is located within a R-3 Residential Zoning District.

RESEARCH AND FINDINGS:

1. The applicant's daughter plans to construct a new single family home on the proposed building lot.
2. In accordance with City Code the proposed lot will have the required street frontage by the dedicated private drive easement as shown on the plat submitted.
3. The minimum drive width of eighteen feet as shown on the plat, has been determined by provisions of the City's fire code.
4. The minimum lot square footage in this zoning district is five thousand (5,000) square feet. The minimum lot width is fifty (50) feet. The proposed shows 9,641 square feet of lot area with a front lot width of 71 feet.
5. The proposed driveway must be constructed to allow safe and efficient travel of fire and rescue vehicles.

ADMINISTRATIVE OPINION AND RECOMMENDATIONS:

It is my opinion that this proposal meets all applicable zoning regulations and adequate measures have been taken for a safe living condition. Therefore I am recommending approval of the is proposal with the following condition;

1. That an eighteen (18) foot wide private drive be constructed across the entire length of the easement as shown on the plat submitted and that it be constructed with eight (8) inches of Ohio Department of Transportation specification 304 aggregate base.

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