

MEMORANDUM

TO: Members of the Board of Zoning Appeals
FROM: Brent N. Dammman, Zoning Administrator
SUBJECT: An application for Variance
DATE: 2 August 1990
MEETING: 7 August 1990 at 4:30 PM
MEETING NO.: BZA 90/17

RECOMMENDATION

It is recommended that the Board of Zoning Appeals approve a variance to split a single family dwelling residence to a two dwelling residence at #425 West Clinton Street.

BACKGROUND

An application for Variance by Mrs. Alma King, Napoleon, to split a single dwelling residence to a two dwelling residence at 425 W. Clinton. The Variance shall be to section 151.34(I) (2) of the City of Napoleon, Ohio, Code of Ordinances. The property is located in a "B" Residential Zoning District.

The above property is located in an area in which there are several two dwelling structures present.

The standards for variation to be considered are as follows:

- (a) that there are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to the other property or use in the same vicinity of district.
- (b) that such Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity or district but which is denied to the property in question.
- (c) that the granting of such Variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity or district in which the property is located.
- (d) that the granting of such a Variance will not alter the land use characteristics of the vicinity of district, diminish the value of adjacent land and improvements or increase the congestion in the public streets.

The City Staff believes that a Variance for this situation would meet the above criteria.

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City of NAPOLEON, OHIO

255 WEST RIVERVIEW AVENUE, P.O. BOX 151
NAPOLEON, OHIO 43545-0151
(419) 592-4010
FAX (419) 599-8393

ALL INTERESTED PARTIES

This letter shall advise you that as authorized by Napoleon City Council , Ordinance No. 2-87, and in consultation with the U.S. Postmaster for the City of Napoleon, I as Building Inspector have made the following address revision

Mayor
J. Andrew Small

Members of Council
Michael J. DeWit, President
Terri A. Williams
James Hershberger
Travis B. Sheaffer
John A. Helberg
David F. Miller, Jr.
Glenn A. Miller

City Manager
Dr. Jon A. Bisher

Finance Director
Gregory J. Heath

Law Director
David M. Grahn

City Engineer
Joseph R. Kleiner, P.E.

OWNER or OCCUPANT : Kevin Good

ADDRESS-----: 425 & 427 W. Clinton St.

STRUCTURE ON LOT #: 14

SUBDIVISION NAME--: Tylers 2nd

THE ABOVE STRUCTURE
HAS BEEN ASSIGNED

THE ADDRESS' (S) OF: 425 W. Clinton St
(427 W. Clinton St. has been deleted)

DATE-----: 10/20/00

SIGNED

BUILDING INSPECTOR:

POSTMASTER-----:

COPIES TO

Owner-----: x
Occupant-----: :
City of Napoleon Building Department-----: x
City of Napoleon U.S. Post Office-----: x
City of Napoleon Util., Elec. & Oper Dept---: x
City of Napoleon Fire Department-----: x
Dimension Cable-----: x
Henry County Auditors Office-----: x
Henry County Treasurer-----: x
United Telephone Company-----: x
Henry County Sheriff Dept. 911-----: x

