

MEMORANDUM

TO: Members of the Board of Zoning Appeals
FROM: Richard A. Hayward, City Manager ^{RAH}
SUBJECT: Request for Variance - Thomas Lalonde
DATE: July 8, 1987

BZA 87-17

RECOMMENDATION

It is recommended that the Board of Zoning Appeals approve a Variance for Thomas and Denise Lalonde to allow the construction of a garage in the side yard setback at their house at 623 West Clinton Street.

BACKGROUND

A petition has been received from Thomas P. and Denise J. Lalonde, 623 West Clinton Street, Napoleon, Ohio requesting a Variance to allow the construction of a garage in the side yard setback. The owner would like to build on the location of an existing garage, but the new structure would be some what larger.

Staff has no problem with the request. It is similar to others the Board has approved in the area.

The request meets the Standards for Variation in the following manner:

- 1) The garage is to be located in the same place as an existing garage and cannot be placed in other places on the lot without difficulty which creates an exceptional situation.
- 2) The Variance is needed to allow construction on the property which is a right enjoyed by others in the district.
- 3) Granting the Variance will not be materially detrimental to the public welfare.
- 4) Granting the Variance will not alter the land use characteristics of the district.

RAH:skw