

MEMORANDUM

TO: Members of the Planning Commission
FROM: Brent N. Damman, Zoning Administrator
SUBJECT: An application by Howard Gable for a Minor
Subdivision.

HEARING DATE: April 14th, 1992 at 5:00 PM

HEARING #: PC 92/09

BACKGROUND

An application by Howard Gable 1442 Oakdale Napoleon, Ohio 43545, requesting a Final Plat Approval of a Two (2) lot Minor subdivision located at 725 Filmore Ave. Napoleon, Ohio. The request is pursuant to Section 154.11 of the City of Napoleon Ohio Code of Ordinances and is in a "I-1" Enclosed Industrial Zoning District.

RESEARCH AND FINDINGS

1. That the above mentioned parcel is located in an "I-1" Enclosed Industrial District and is intended as one in which the manufacturing, fabrication, processing, repairing, dismantling storing, or disposing of equipment, raw material, or manufacturing products may be conducted in entirely enclosed buildings.
2. The minor subdivision was first proposed in 1988 and it was denied on the grounds that one of the side lot split lines was to close to a block building (one (1) foot proposed, ten (10) foot required) making the overall site more nonconforming .
3. Mr. Gable has now decided to move the line in question, nine (9) feet further from the block building making it conforming to the side setback of ten (10) feet.
4. This has brought the proposed lot split into zoning compliance regarding setbacks.
5. All other nonconforming situations on the proposed lot split are either legal nonconforming or have been previously approved by the Board of Zoning Appeals or the Planning Commission.
6. Lot square footage minimums and parking space requirements are in compliance with City of Napoleon Zoning Code.

ADMINISTRATIVE OPINION:

Due to the facts above and the surrounding zoning district classifications and uses, I do not feel the necessity to impose conditions beyond the criteria of the City of Napoleon Zoning Code.