

309 E. Front

MEMORANDUM

TO: Members of the Board of Zoning Appeals  
FROM: Brent N. Damman, Zoning Administrator  
SUBJECT: An application for Variance by Roger VonDylen  
for minimum lot width change.

HEARING

DATE: October 2nd ,1990 at 5:30 PM

HEARING #: BZA 90/26

BACKGROUND

An application for Variance by Roger VonDylen to allow sale of a lot and residence that does not conform to minimum lot size and side yard setback standards. The Variance shall be to Section 151.42(C) of the City of Napoleon, Ohio, Code of Ordinances. The Lot and residence are located in a "FP" Flood Plain District.

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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722 104

105 103 104 107 107 106

718  
714  
708  
214  
216  
222  
226  
232  
238

88 87  
86 85  
302

SHINGTON STREET

EAST

205 210  
614 70  
71 72  
221

305 321 325 331  
73 74 75 A 75 76  
73 A 621

403 409 413  
77 78 78  
622 A 79 A

205 58619  
58 A 61  
226 57 57  
58 A 230  
220 228

416 610 617  
56 55 55 54 53 53  
604 A 613  
312 316 320 326 334  
82.5 85 72.5

616 610 52 51 50  
402 412 421  
82.5 82.5 82

MONROE

EAST

HOBSON

JEFFERSON ST.

37A 211 221 225 231  
203 ORIGINAL 40A  
522 37 38 39 35 A 40 521

303 315 321 325 333  
522 42 43 43 44  
520 40

403 413 421  
45 46 47

514 28 27  
504 28 212 218 216  
26 25  
222 234  
82.5 82.5

514 24 23 22 21  
508 314 322 332  
82.5 82.5 82.5 82.5

20 19 18  
404 414 430  
82.5 82.5 82.5

FRONT STREET

201 207 221 225 229 233 301 321 327 327 331  
5 6 7 8 10 11 12  
217  
VACATED 1952  
308

403 415 425  
13 14 15

Vacated  
of 124  
1977



CITY OF NAPOLEON

# ZONING PERMIT

Zoning Permit No. 90/09

Issued 10/04/90

By Brent N. Damman  
Zoning Inspector

Issued To: Roger VonDeylen

Filing Fee 5.00 10/04/90  
Amount Date Paid

### Lot Information:

Street Address 309 East Front Street

Lot No. 10 Subdivision Original Plat  
(or Legal Description)

Lot Dimensions 47.5 x 122.5 Yard Set Back: Front 25 Rear 20

Lot Area 5818.75 Sq. Ft. Side 10 W Side 2.5 E

Zoning District F.P. Flood Plain Description of Use Residence

Lot Coverage 8% Currently Off Street Parking Spaces Required 2

Height 35' Loading Spaces Required \_\_\_\_\_

Petition or Appeal Required \_\_\_\_\_

Approved By: Zoning Inspector Brent N. Damman Board of Zoning Appeals Hearing October 02, 1990, side yard and minimum lot width approved for Variance File #90/26

X Date 10/4/90

X Applicant Signature Roger Von Deylen  
Owner Agent

**PAID**  
OCT 03 1990

White - Applicant

Pink - Engineering

Yellow - Board of Zoning Appeals  
**CITY OF NAPOLEON**



CITY OF NAPOLEON

# ZONING PERMIT

Zoning Permit No. 90/09  
 Issued 10-4-90  
 By Brent N Damman  
 Zoning Inspector  
 Filing Fee 5.00 10/4/90  
 Amount Date Paid

Issued To: Roger VanDylen

Lot Information:

Street Address 309 E. Front St.

Lot No. 10 Subdivision Original Plat  
(or Legal Description)

Lot Dimensions 47.5 x 122.5 Yard Set Back: Front 25 Rear 20

Lot Area 5818.75 Sq. Ft. Side 10 W. Side 2.5 E.

Zoning District F.P. Flood Plain Description of Use Residence

Lot Coverage 8% currently Off Street Parking Spaces Required 2

Height 35' Loading Spaces Required

Petition or Appeal Required Yes - Hearing Oct 2nd, approved file # 90/26

Approved By: Zoning Inspector Brent N Damman Board of Zoning Appeals Hearing Oct 2nd

Side yard + minimum lot width approved for Variance. file # 90/26

Date 10-3-90 Applicant Signature

White - Applicant

Pink - Engineering

Owner-Agent

Yellow - Board of Zoning Appeals

**PAID**

**OCT 03 1990**

**CITY OF NAPOLEON**

5-818.75

PAID

OCT 15 1900  
CITY OF WASHINGTON