

P E R M I T

CITY OF NAPOLEON
255 W. RIVERVIEW AVE
NAPOLEON, OHIO 43545

DIVISION OF BUILDING & ZONING
PH (419) 592-4010
FAX (419) 599-8393

PERMIT NO: 960005

DATE ISSUED: 11-07-96

ISSUED BY: MBS

JOB LOCATION: 403 W FRONT ST

EST. COST: 5000.00

LOT #:

SUBDIVISION NAME:

OWNER: BIRR, RON
ADDRESS: 403 W FRONT ST
CSZ: NAPOLEON, OH 43545
PHONE: 419-599-3705

AGENT: SELF
ADDRESS:
CSZ:
PHONE:

USE TYPE - RESIDENTIAL:

OTHER:

ZONING INFORMATION

DIST: LOT DIM: AREA: FYRD: SYRD: RYRD:
MAX HT: # PKG SPACES: # LOADING SP: MAX LOT COV:

BOARD OF ZONING APPEALS:

WORK TYPE - NEW: REPLMNT: ADDEM: X ALTER: REMODEL:

WORK INFORMATION

SIZE - LGTH: 24 WIDTH: 24 STORIES: LIVING AREA SF:
RAGE AREA SF: 576 HEIGHT: BLDG VOL DEMO PERMIT:

WORK DESCRIPTION
DETACHED GARAGE

FEE DESCRIPTION	PAID DATE	FEE AMOUNT DUE
BUILDING PERMIT	11-07-96	47.00
ELECTRICAL PERMIT	11-07-96	6.00

TOTAL FEES DUE 53.00

DATE

APPLICANT SIGNATURE

CITY OF NAPOLEON INSPECTION FORM

January 22, 1997

PERMIT #: 960005

JOB LOCATION: 403 W FRONT ST

OWNER: BIRR, RON

WORK DESCRIPTION: DETACHED GARAGE

PLUMBING: UNDGR _____ RGHIN _____ FINAL _____

MECHANICAL: UNDGR _____ RGHIN _____ FINAL _____

ELECTRICAL: UNDGR _____ RGHIN _____ FINAL _____

BUILDING: SITE 11-7-96 FTG 11-7-96 FNDDT 11-7-96

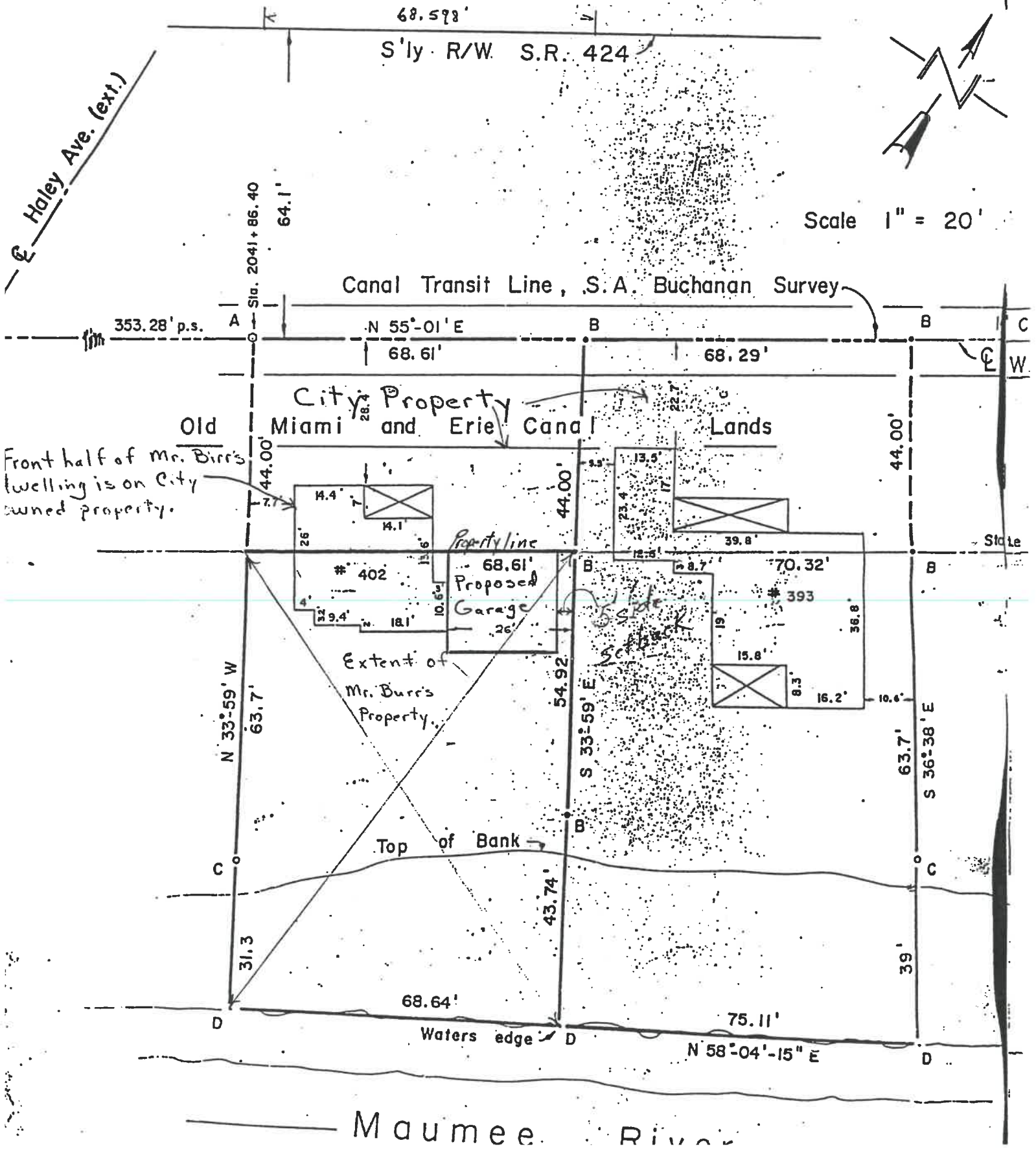
STRUC 11-20 ROOF 11-20 EXT 11-20 VENT _____

ACCESS _____ SMKDT _____ FINAL 1-20-97 OCCP _____

MISC INSP: _____

NOTES: _____

Survey of a part of Outlot No. 2 of the City of Napoleon, Southwest fractional quarter (1/4) of Section 13, T-5-N, Henry County, Ohio, and lying between W. Front Street and the Maumee River.



MEMORANDUM

TO: Members of the Board of Zoning Appeals
FROM: Brent N. Damman, Zoning Administrator *BND*
SUBJECT: Front yard setback variance at 403 W. Front
HEARING DATE: February 14th, 1995 at 4:30 PM
HEARING #: BZA 95/01

BACKGROUND

An application by Ronald Birr 403 W. Front St. Napoleon, Ohio, requesting a twenty five foot variance to the front yard setback requirement, for the purpose of constructing a garage. The variance request is to section 151.34 (D)(1) of the City of Napoleon Ohio Code of General Ordinances, and is located in an "B" Residential Zoning District.

RESEARCH AND FINDINGS

1. Mr. Birr has requested to purchase the City owned property between his north property line and the south right of way line of Riverview Ave.
2. City staff is currently determining where the old canal lands lay so that the areas between may be more easily surveyed.
3. Currently City Council is contemplating a change in ordinance which would greatly reduce the price paid for City owned property.
4. By granting this request would place the proposed garage structure on the front property line.

ADMINISTRATIVE OPINION

I am recommending the Board grant this request.

CONSIDERATIONS

The Board shall not render a decision on this request until it has reviewed the following standards for variation.

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 or 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.

