

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

P E R M I T

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

PERMIT NO: 98228 DATE ISSUED: 07-16-98 ISSUED BY: BND

JOB LOCATION: 835 HOBSON ST EST. COST:

LOT #: SUBDIVISION NAME:

OWNER: BELFORD, ROLLAND AGENT:
ADDRESS: 835 HOBSON ST ADDRESS:
CSZ: NAPOLEON, OH 43545 CSZ:
PHONE: 419-592-7538 PHONE:

USE TYPE - RESIDENTIAL: OTHER:

ZONING INFORMATION

DIST: LOT DIM: AREA: FYRD: SYRD: 6.25' RYRD:
MAX HT: # PKG SPACES: # LOADING SP: MAX LOT COV:

BOARD OF ZONING APPEALS:

WORK TYPE - NEW: REPLMNT: ADD'N: ALTER: REMODEL:

WORK INFORMATION

SIZE - LGTH: WIDTH: STORIES: LIVING AREA SF:
GARAGE AREA SF: HEIGHT: BLDG VOL DEMO PERMIT:

WORK DESCRIPTION

ZONING PERMIT BZA 98/05 APPROVED

FEE DESCRIPTION

PAID DATE

FEE AMOUNT DUE

ZONING PERMIT

25.00

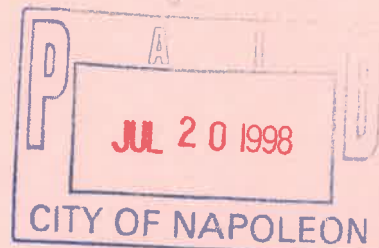
TOTAL FEES DUE 25.00

7/17/98

DATE

Rolland E. Belford

APPLICANT SIGNATURE

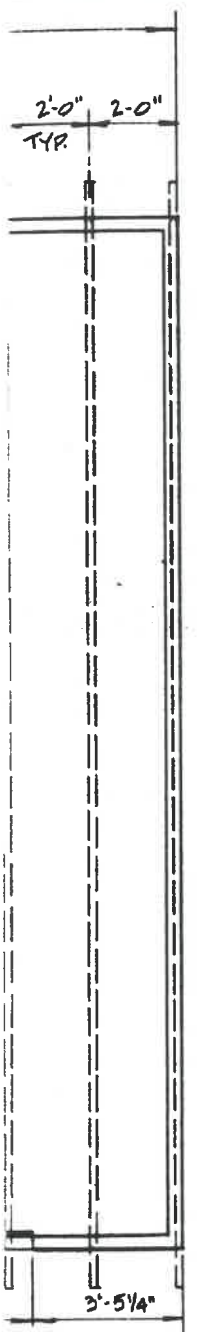




**WOLOHAN
LUMBER**

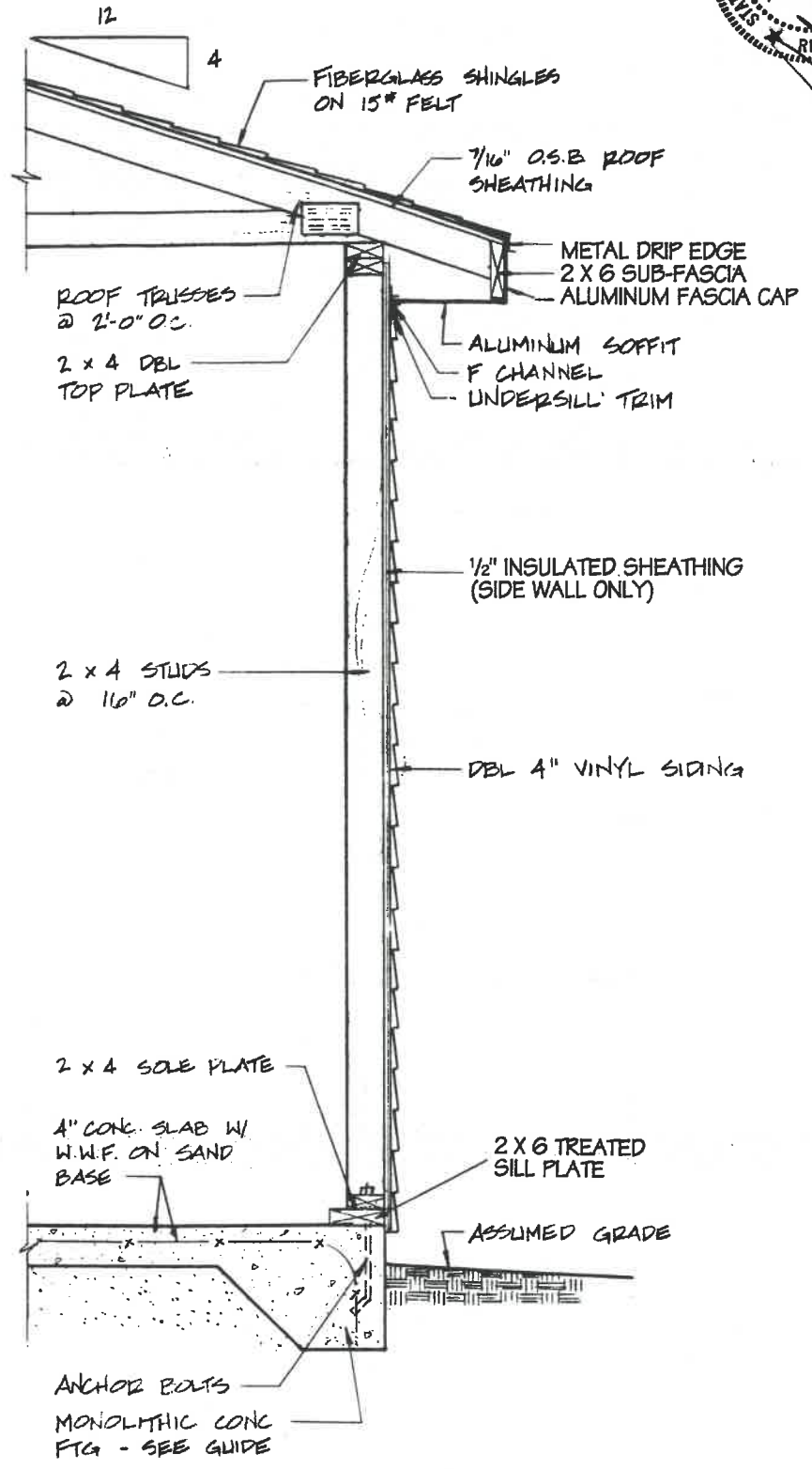
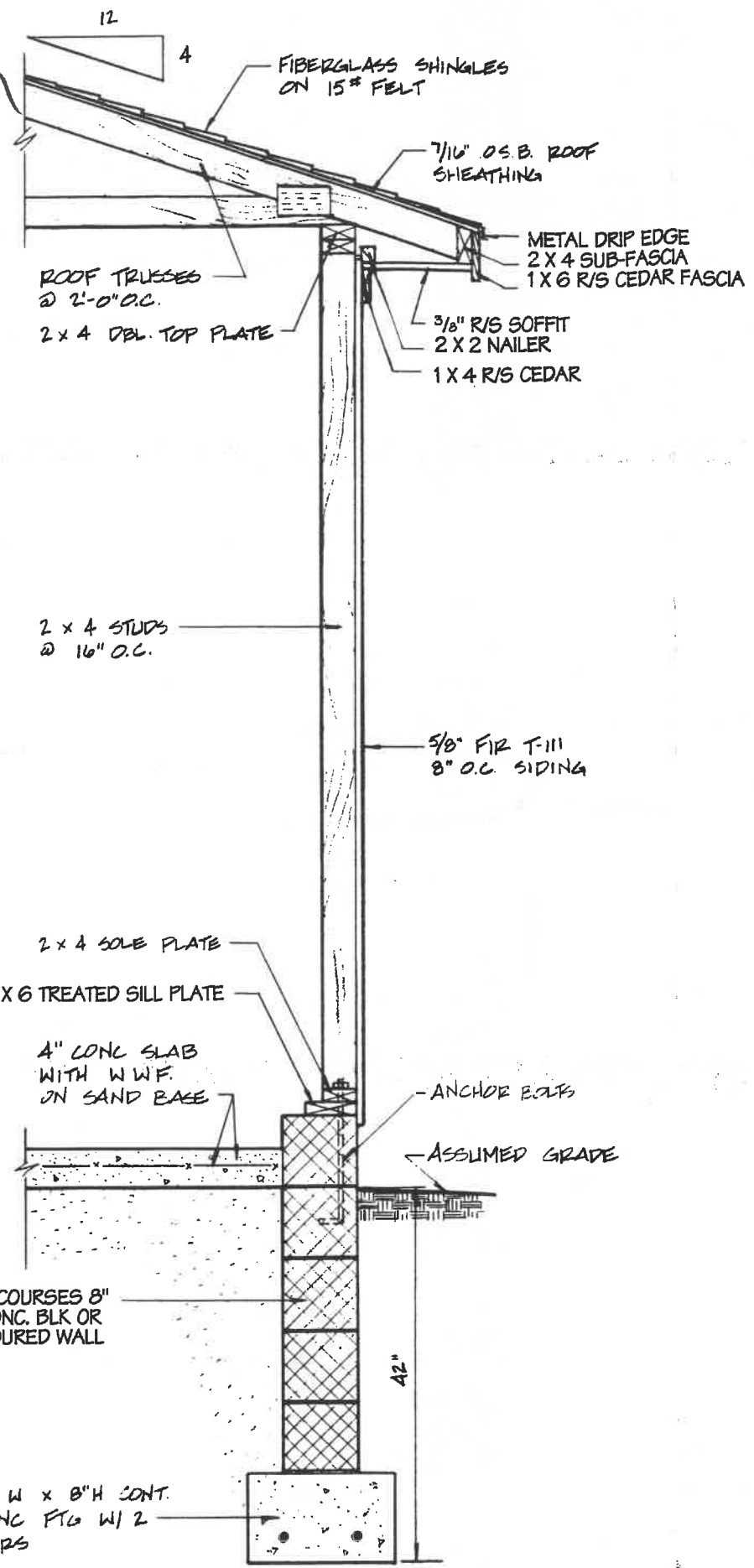
**DELUXE
GARAGE
PACKAGE
PLANS**

**COMPANY
PACKAGE PLANS**



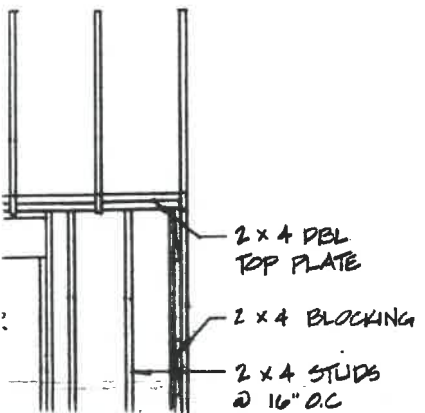
835

Hobson



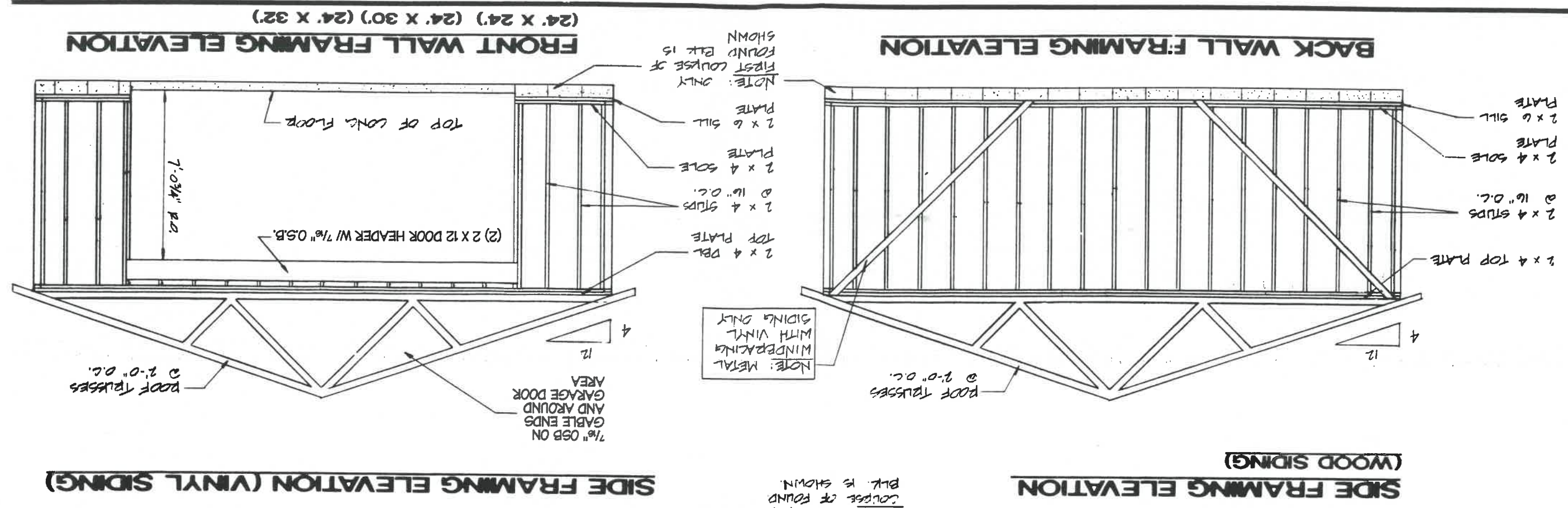
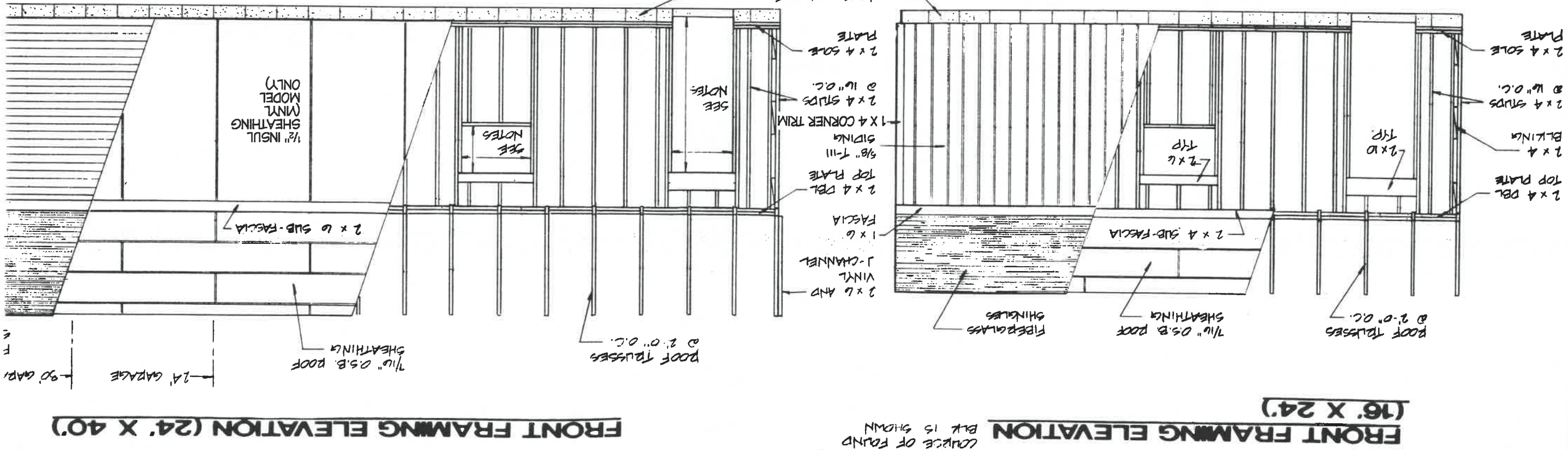
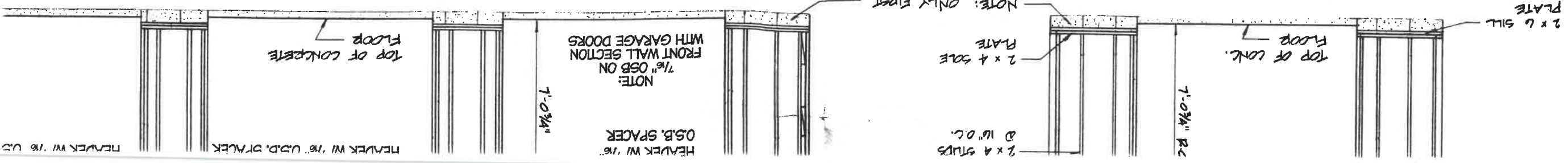
**TYPICAL WALL SECTION
(WITH SLAB FOUNDATION)**

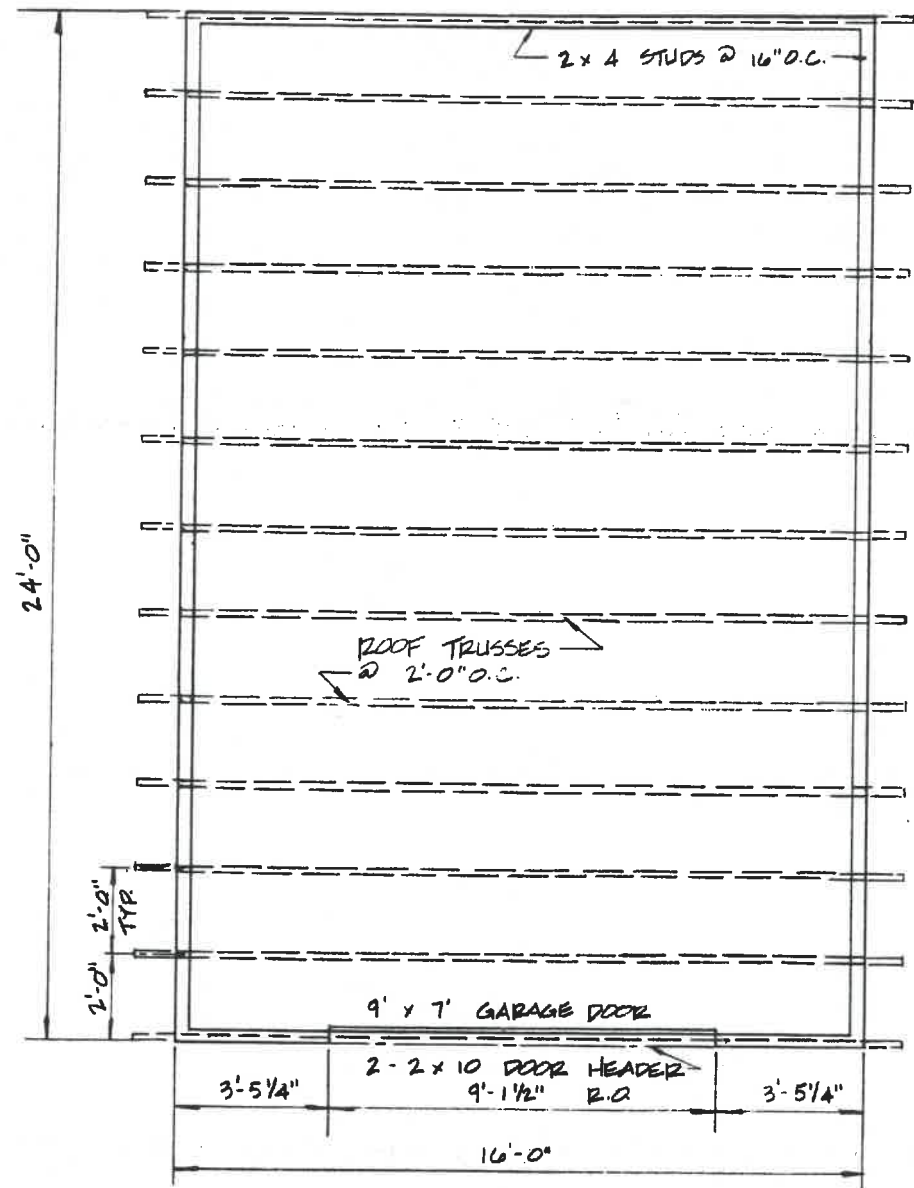
40'



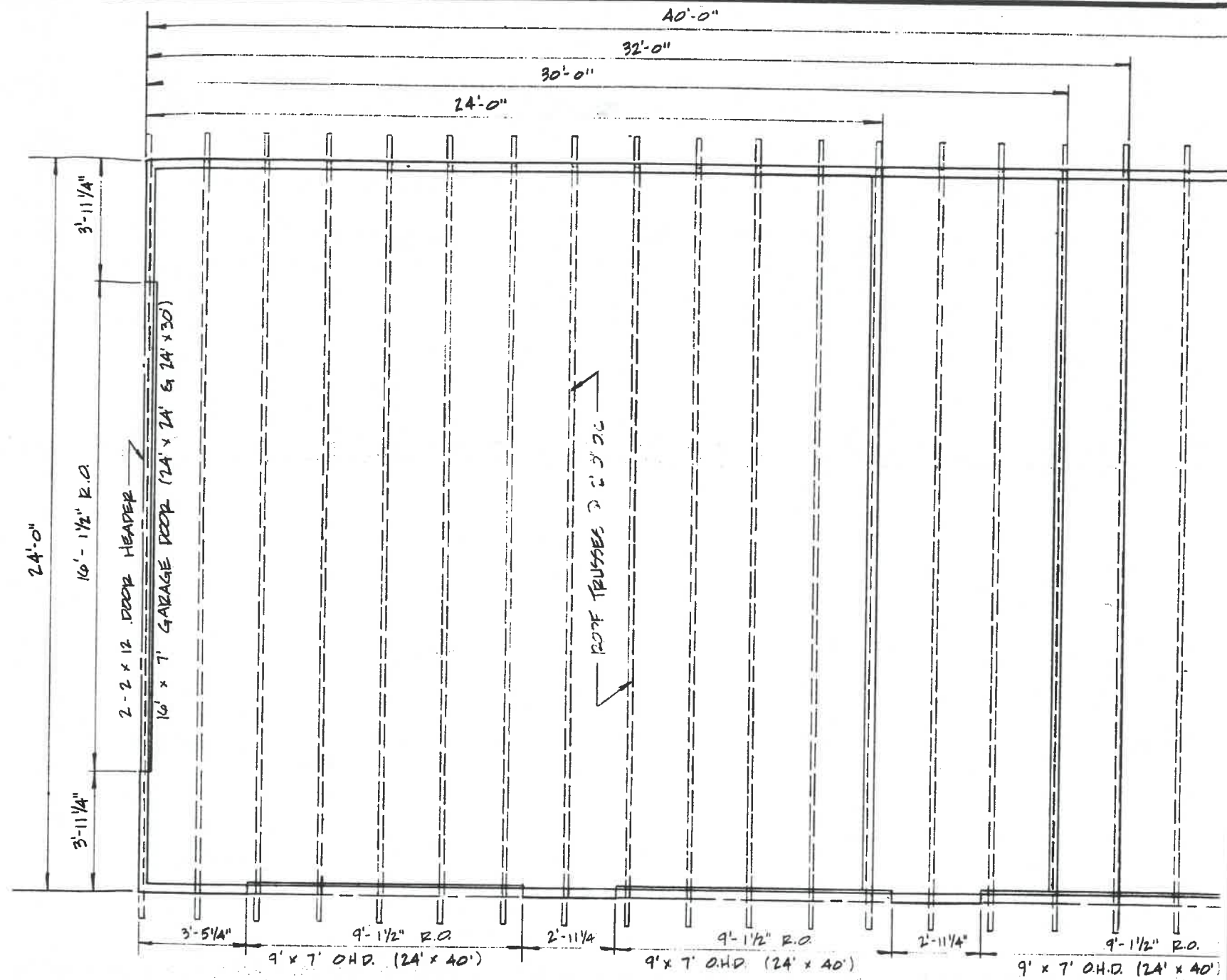
16" W x 8" H CONT.
CONC FTG W/ 2
BARS



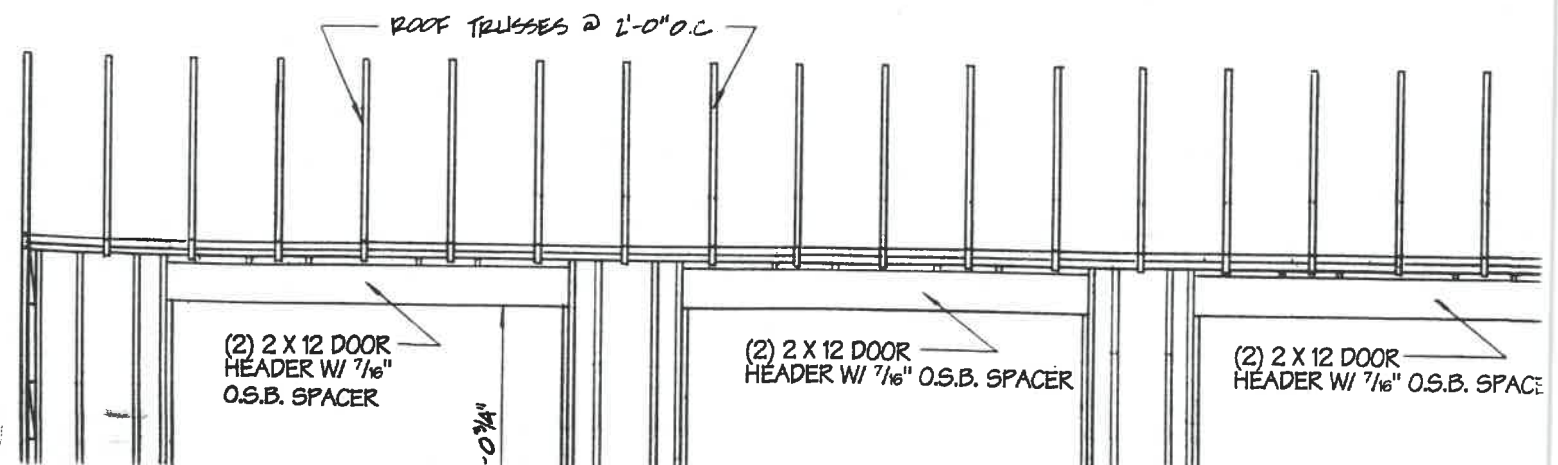
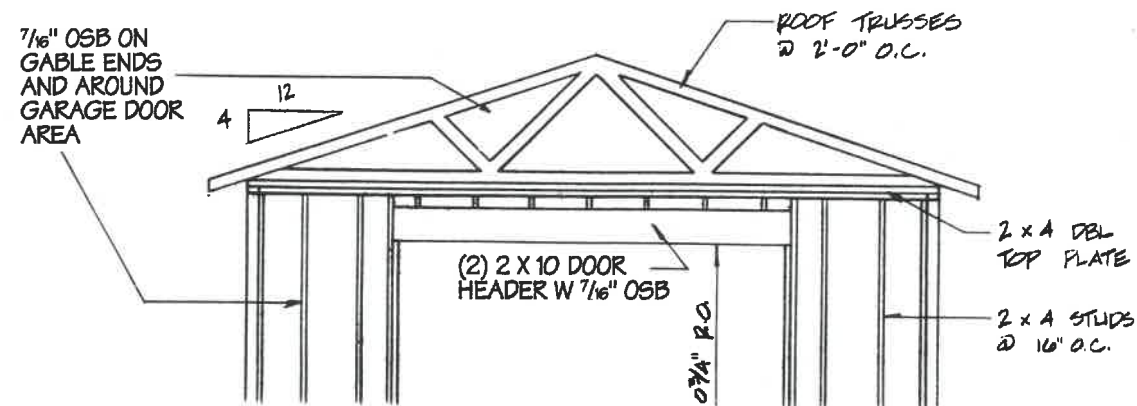




16' X 24' FLOOR PLAN



FLOOR PLAN (24' X 24') (24' X 30') (24' X 32') (24' X 40')



MEMORANDUM

TO: Members of the Board of Zoning Appeals
FROM: Brent N. Damman, Zoning Administrator *BND*
SUBJECT: Side yard setback variance 835 Hobson St.
HEARING DATE: July 14, 1998 at 4:30 PM
HEARING #: BZA 98/05

BACKGROUND

An application for variance has been filed by Rolland Belford 835 Hobson St. Napoleon, Ohio. The applicant is requesting variance to the side yard setback to allow the construction of a 26' x ~~26~~' detached garage at his residence. The variance request is to City Code section 1131.06 (d). The property is located in an R-4 Residential Zoning District.

RESEARCH AND FINDINGS

1. Mr. Belford was issued a building permit on March 3 of this year however he did not provide an accurate site plan with his drawings. The plan submitted exhibited compliance with the required setbacks.
2. I received a phone call from a neighbor who stated that they thought Mr. Belford was digging his footing to close to the property line. Upon investigation I discovered this to be true. In fact the proposed garage was 1.5 feet too wide for the lot area. Garage (26') + setbacks (14') = 40', the total lot width is only 38.5'. (see attached survey)
3. Mr. Belford's lot is very narrow in comparison to other building lots in the block. However, a standard garage 24'x 24' would fit on the lot and be compliant with the required 7 foot side yard setbacks.

ADMINISTRATIVE RECOMMENDATION & OPINION

The fact that Mr. Belford has already purchased the garage kit 26'x ~~26~~', and that it would be difficult for him to resell it at the price he paid. This in my opinion would cause unnecessary hardship. Also it appears that Mr. Belford made an honest mistake and truly misunderstood where his property lines were located. Since it such a minor deviation I am recommending approval of the 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 or district, diminish the value of adjacent land and improvements or increase the congestion in the public streets.

Survey of 27 1/2' off the South side of Lot No. 172 and 11' off the North side of Lot No. 171 in Phillip's and Stafford's 4th. Add. to Napoleon, Henry County, Ohio.

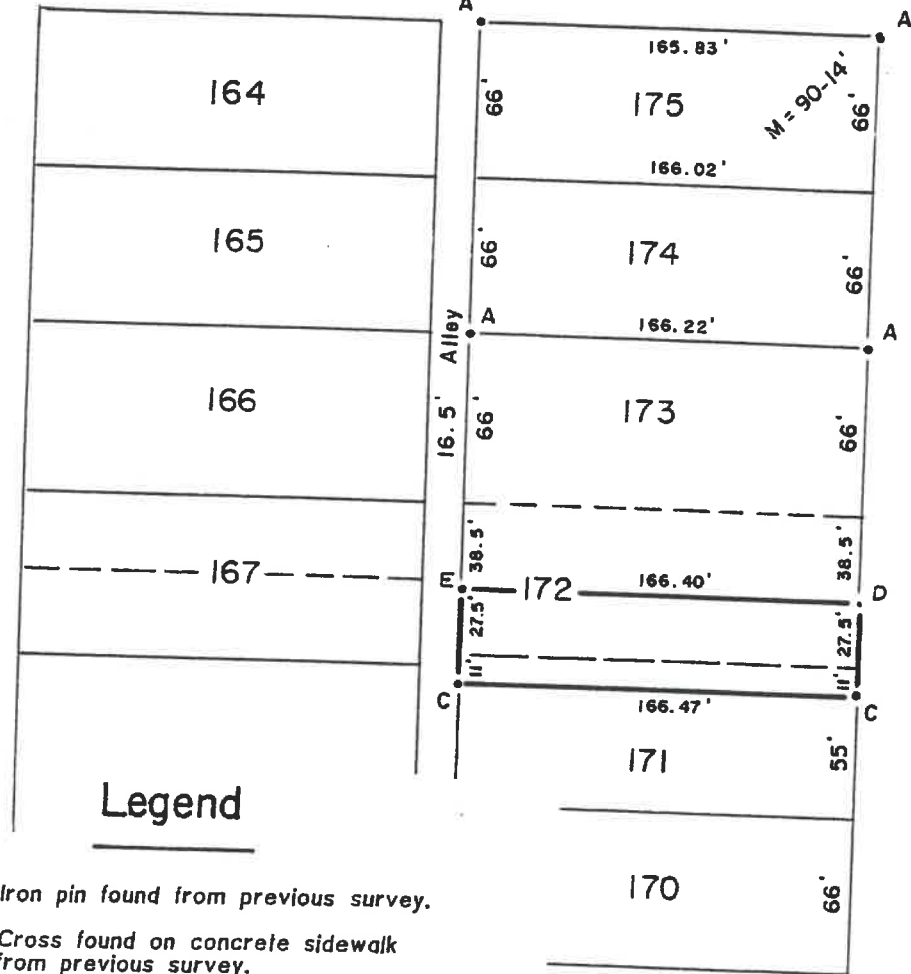
For: Rolland G. & Pamela Belford
Deed Ref., Vol. 244, Pg. 477

Oakwood Ave 60'

Fillmore Street 49.5'

Monroe Street 82.5'

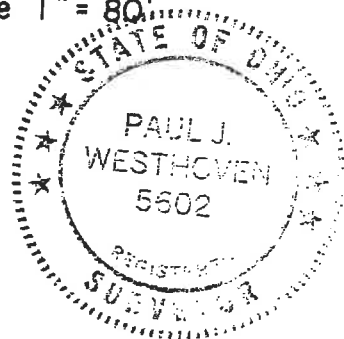
Hobson Street 82.5'



Legend

- A- Iron pin found from previous survey.
- B- Cross found on concrete sidewalk from previous survey.
- C-iron pin set this survey.
- D- Point found this survey.
- E- Cornerstone found; origin unknown.

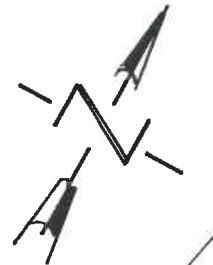
Scale 1" = 80'



I hereby certify this survey and notes to be correct to the best of my knowledge.

Paul J. Westhoven

Paul J. Westhoven Reg. Surveyor No. 5602
August 22, 1980.
Survey No. 2001-H-CN-8-28-80.
Resurveyed 3-31-98



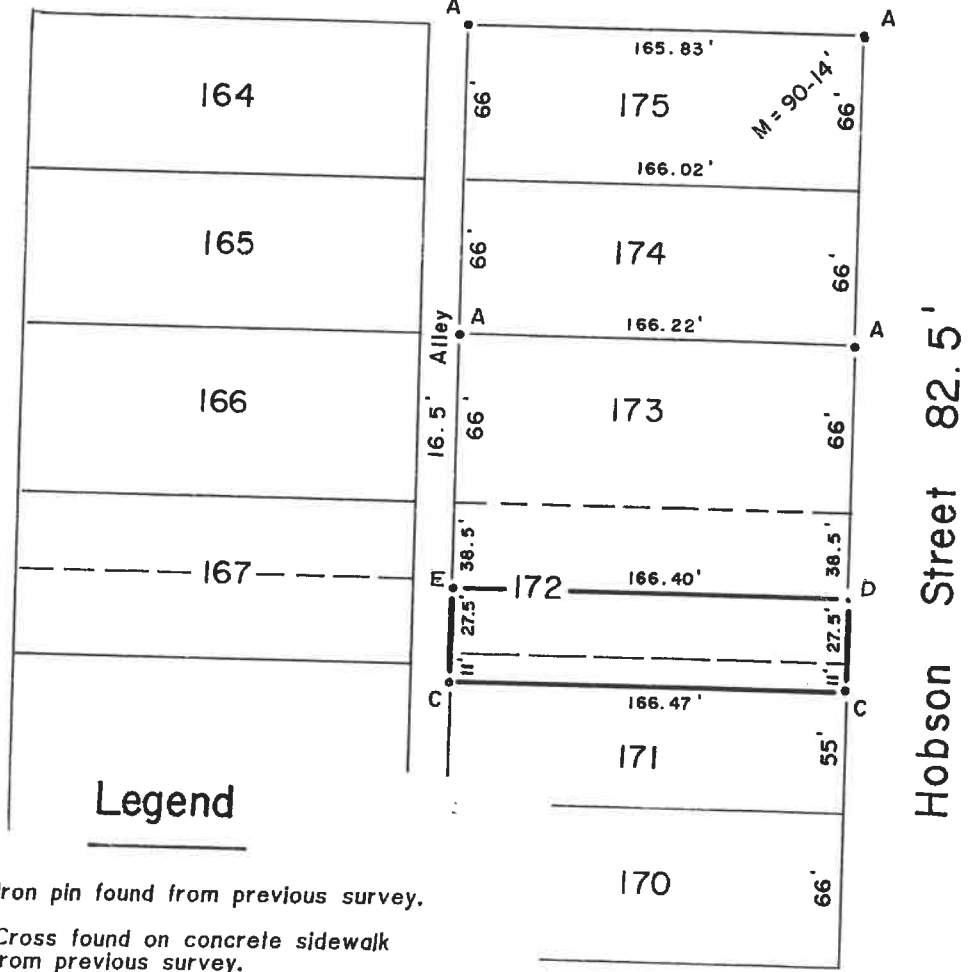
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APPLICATION FOR PUBLIC HEARING
BOARD OF ZONING APPEALS
CITY OF NAPOLEON, OHIO

BZA 90-11

TO: Department of Building and Zoning
FOR: Chairman and Members of the Board of Zoning Appeals

I/We hereby file a petition for: (check the box applicable)

1. Variance \$50.00

2. Administrative Appeal No Fee

Address of property: 835 Hobson

Legal description of property:

Cancelled

Brief description of request:

Note: All petitions require a minimum of 15 days notice for Public Hearing.

The owners of the premises is(are): Name William Belcher
(legal or beneficial owner)

Address 835 Hobson

Phone () 592-8943

This application is filed on behalf of the owner by:

Name _____

Address _____

Phone () _____

RECIEVED: _____ 19 _____

