

MEMORANDUM

TO: Board of Zoning Appeals
FROM: Roger O. Freytag, Zoning Administrator ROF
SUBJECT: Request for Variance - Robert Miller
Variance to parking requirement to allow
expansion of Miller Thriftway Supermarket.
DATE: May 19, 1988

RECOMMENDATION

BZA 88-06

It is recommended that the Board of Zoning Appeals approve a Variance to allow 81 parking spaces rather than the 127 spaces required by Code. This is based on the requirement of 1 space for every 125 sq. ft. of net floor area.

BACKGROUND

An application has been received from Robert Miller of 115 Sheffield, Napoleon, Ohio for a Variance to the parking requirement to allow the expansion of Miller Thriftway Supermarket at 125 East Maumee Avenue, Napoleon, Ohio.

After reviewing the request, the City Staff does recommend in favor of granting the Variance based on the fact that there is room on the property for additional parking should it be needed in the future. It may be wise to get an agreement on this.

The Variance meets the standards of Variation in the following manner:

1. That there is an extraordinary circumstance in that there is additional area available to expand the parking lot if 81 spaces proves to not be enough.
2. That such Variance is necessary for the enjoyment of a property right possessed by businesses in the downtown "GB" General Business District.
3. That granting such a Variance will not be detrimental to the public welfare or injurious to other property in the same vicinity.
4. That the granting of the Variance will not alter the land use characteristics of the vicinity or district.

ROF:skw