

MEMORANDUM

TO: Members of the Board of Zoning Appeals
FROM: Roger O. Freytag, Zoning Administrator *ROF*
SUBJECT: An application for Variance to enclose an existing porch
DATE: 16 February 1990
MEETING: 20 February 1990 at 4:30 PM
MEETING NO.: BZA 90/01

RECOMMENDATION

It is recommended that the Board of Zoning Appeals approve a variance to enclose an existing porch on the front of the house located at 234 W. Maumee Drive in the front yard setback.

BACKGROUND

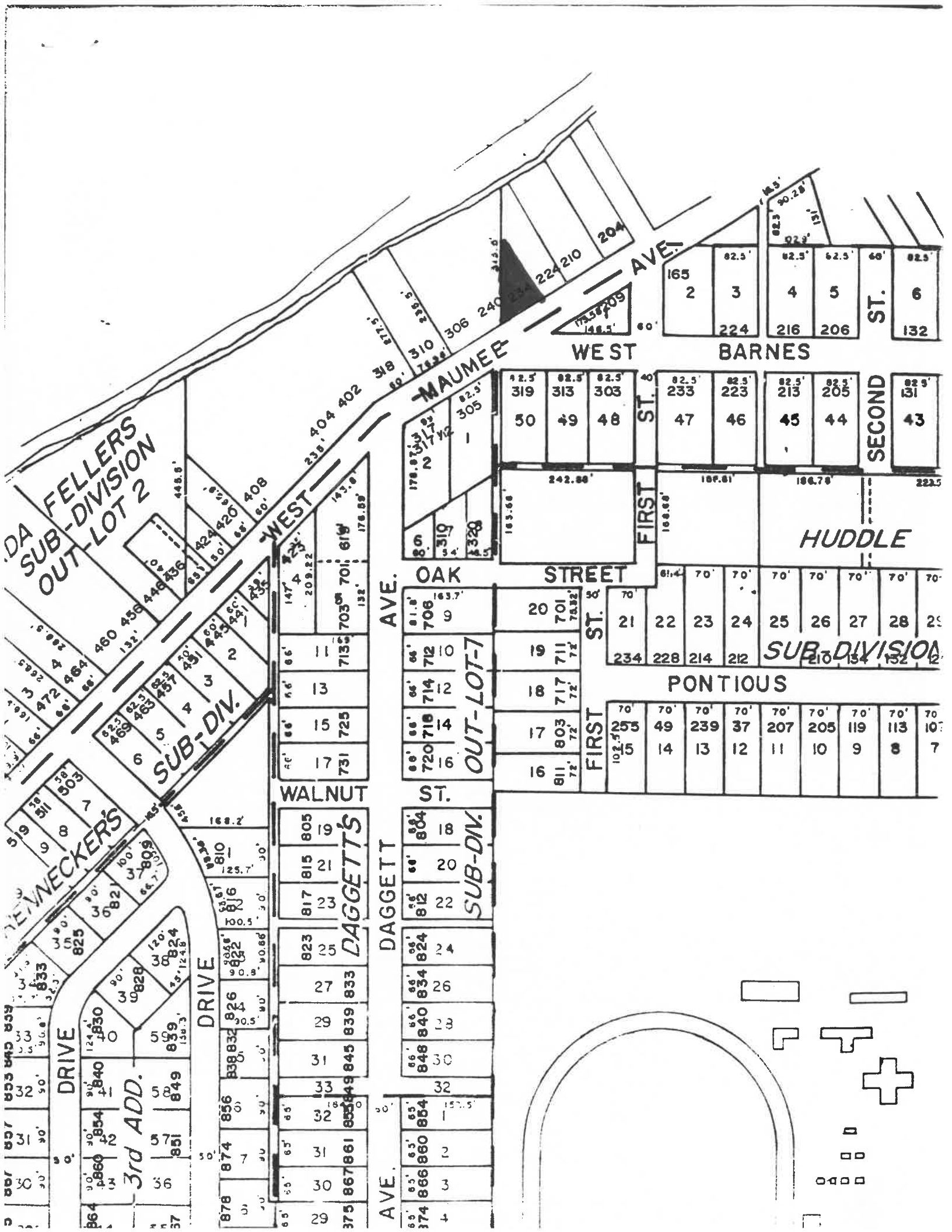
An application for Variance by William R. Cole, Napoleon, to enclose an existing porch on the front of the house located at 234 W. Maumee Drive in the front yard setback. The Variance shall be to Section 151.33(D)(1) of the City of Napoleon, Ohio, Code of Ordinances. The proposed development is located in an "A" Residence 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.

018080013



DA FELLERS
SUB-DIVISION
OUT-LOT 2

SUB-DIV.

DEWECKER'S

DAGGETT'S

SUB-DIV.

Huddle

SUB-DIVISION

PONTIUS

DRIVE
3rd ADD.

MAUMEE AVE

WEST BARNES

WEST Huddle

OAK STREET

WEST WALNUT ST

WEST DAGGETT

FIRST ST.

FIRST ST.

FIRST ST.

FIRST ST.

ST.

ST.

ST.

ST.

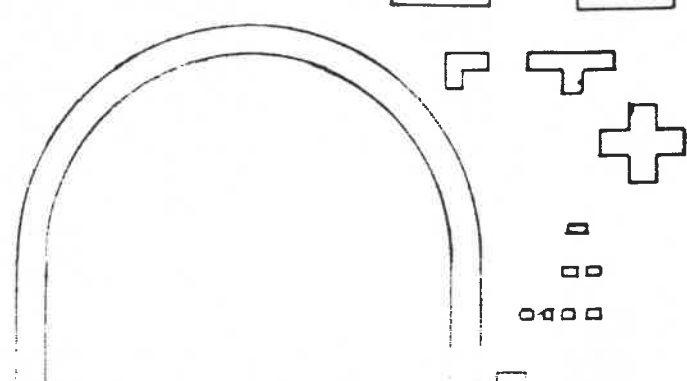
ST.

ST.

ST.

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165 2	82.5'	82.5'	82.5'	60'	82.5'	132
165 3	82.5'	82.5'	82.5'	60'	82.5'	132
165 4	82.5'	82.5'	82.5'	60'	82.5'	132
165 5	82.5'	82.5'	82.5'	60'	82.5'	132
165 6	82.5'	82.5'	82.5'	60'	82.5'	132
319 50	82.5'	82.5'	82.5'	82.5'	82.5'	132
313 49	82.5'	82.5'	82.5'	82.5'	82.5'	132
303 48	82.5'	82.5'	82.5'	82.5'	82.5'	132
233 47	82.5'	82.5'	82.5'	82.5'	82.5'	132
223 46	82.5'	82.5'	82.5'	82.5'	82.5'	132
213 45	82.5'	82.5'	82.5'	82.5'	82.5'	132
205 44	82.5'	82.5'	82.5'	82.5'	82.5'	132
131 43	82.5'	82.5'	82.5'	82.5'	82.5'	132
706 9	70'	70'	70'	70'	70'	70'
712 10	70'	70'	70'	70'	70'	70'
714 12	70'	70'	70'	70'	70'	70'
718 14	70'	70'	70'	70'	70'	70'
720 16	70'	70'	70'	70'	70'	70'
701 20	70'	70'	70'	70'	70'	70'
711 19	70'	70'	70'	70'	70'	70'
717 18	70'	70'	70'	70'	70'	70'
717 17	70'	70'	70'	70'	70'	70'
803 17	70'	70'	70'	70'	70'	70'
811 16	70'	70'	70'	70'	70'	70'
701 21	70'	70'	70'	70'	70'	70'
711 19	70'	70'	70'	70'	70'	70'
717 18	70'	70'	70'	70'	70'	70'
717 17	70'	70'	70'	70'	70'	70'
803 17	70'	70'	70'	70'	70'	70'
811 16	70'	70'	70'	70'	70'	70'
255 14	70'	70'	70'	70'	70'	70'
49 14	70'	70'	70'	70'	70'	70'
239 13	70'	70'	70'	70'	70'	70'
37 12	70'	70'	70'	70'	70'	70'
207 11	70'	70'	70'	70'	70'	70'
205 10	70'	70'	70'	70'	70'	70'
119 9	70'	70'	70'	70'	70'	70'
113 8	70'	70'	70'	70'	70'	70'
107 7	70'	70'	70'	70'	70'	70'
805 19	80'	80'	80'	80'	80'	80'
815 21	80'	80'	80'	80'	80'	80'
817 23	80'	80'	80'	80'	80'	80'
816 22	80'	80'	80'	80'	80'	80'
824 24	80'	80'	80'	80'	80'	80'
834 26	80'	80'	80'	80'	80'	80'
840 28	80'	80'	80'	80'	80'	80'
848 30	80'	80'	80'	80'	80'	80'
854 32	80'	80'	80'	80'	80'	80'
860 1	80'	80'	80'	80'	80'	80'
864 2	80'	80'	80'	80'	80'	80'
866 3	80'	80'	80'	80'	80'	80'
868 4	80'	80'	80'	80'	80'	80'
874 5	80'	80'	80'	80'	80'	80'
886 6	80'	80'	80'	80'	80'	80'
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805 16	80'	80'	80'	80'	80'	80'
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805 24	80'	80'	80'	80'	80'	80'
805 25	80'	80'	80'	80'	80'	80'
805 26	80'	80'	80'	80'	80'	80'
805 27	80'	80'	80'	80'	80'	80'
805 28	80'	80'	80'	80'	80'	80'
805 29	80'	80'	80'	80'	80'	80'
805 30	80'	80'	80'	80'	80'	80'
805 31	80'	80'	80'	80'	80'	80'
805 32	80'	80'	80'	80'	80'	80'
805 33	80'	80'	80'	80'	80'	80'
805 34	80'	80'	80'	80'	80'	80'
805 35	80'	80'	80'	80'	80'	80'
805 36	80'	80'	80'	80'	80'	80'
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805 42	80'	80'	80'	80'	80'	80'
805 43	80'	80'	80'	80'	80'	80'
805 44	80'	80'	80'	80'	80'	80'
805 45	80'	80'	80'	80'	80'	80'
805 46	80'	80'	80'	80'	80'	80'
805 47	80'	80'	80'	80'	80'	80'
805 48	80'	80'	80'	80'	80'	80'
805 49	80'	80'	80'	80'	80'	80'
805 50	80'	80'	80'	80'	80'	80'



River
60 FT

THIS DWG IS NOT
ACCURATE. NOT TO
BE USED FOR CONSTRUCTION

216 FT

7 FT

33 FT

18 FT

Porch

8 FT

5 FT

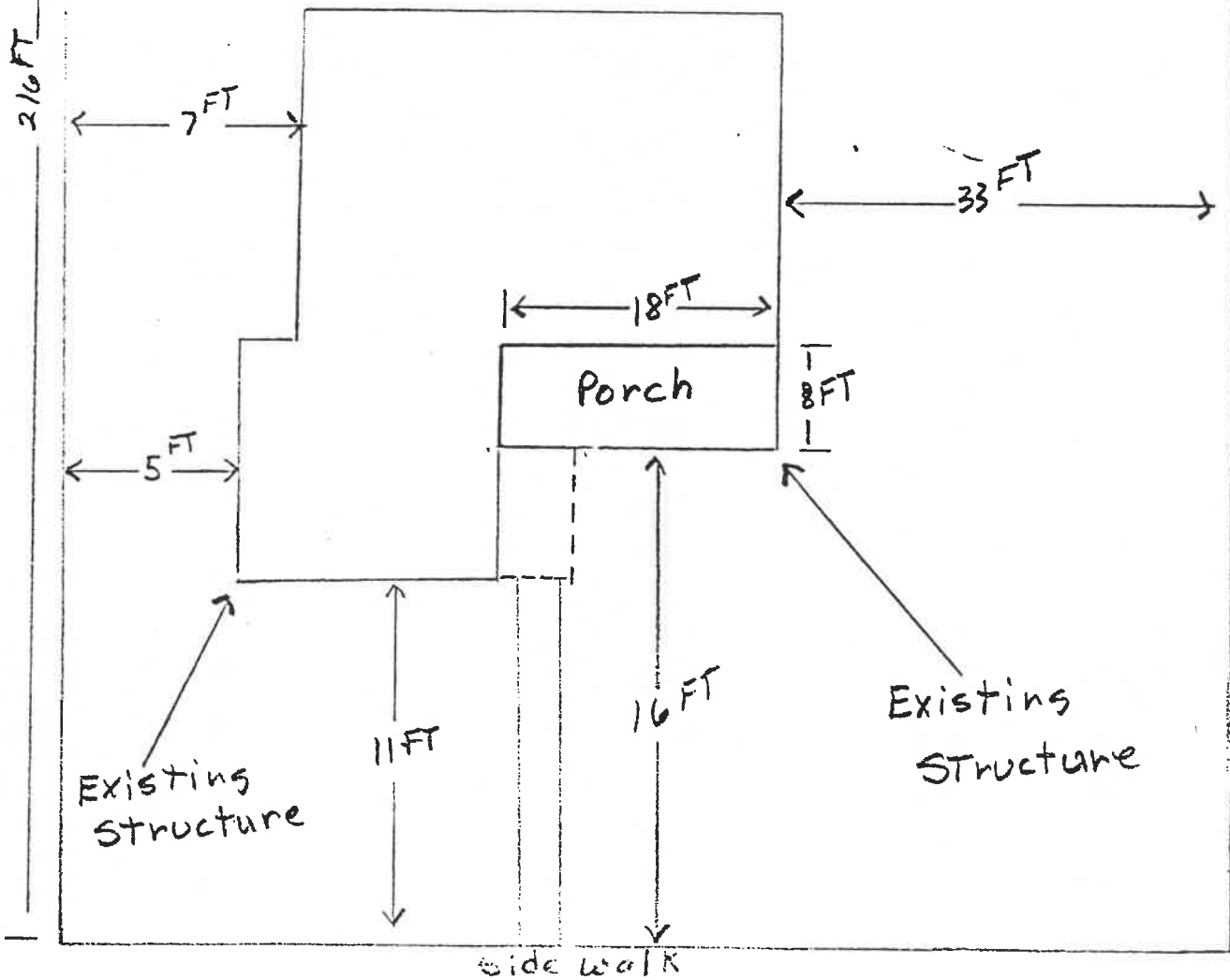
Existing
Structure

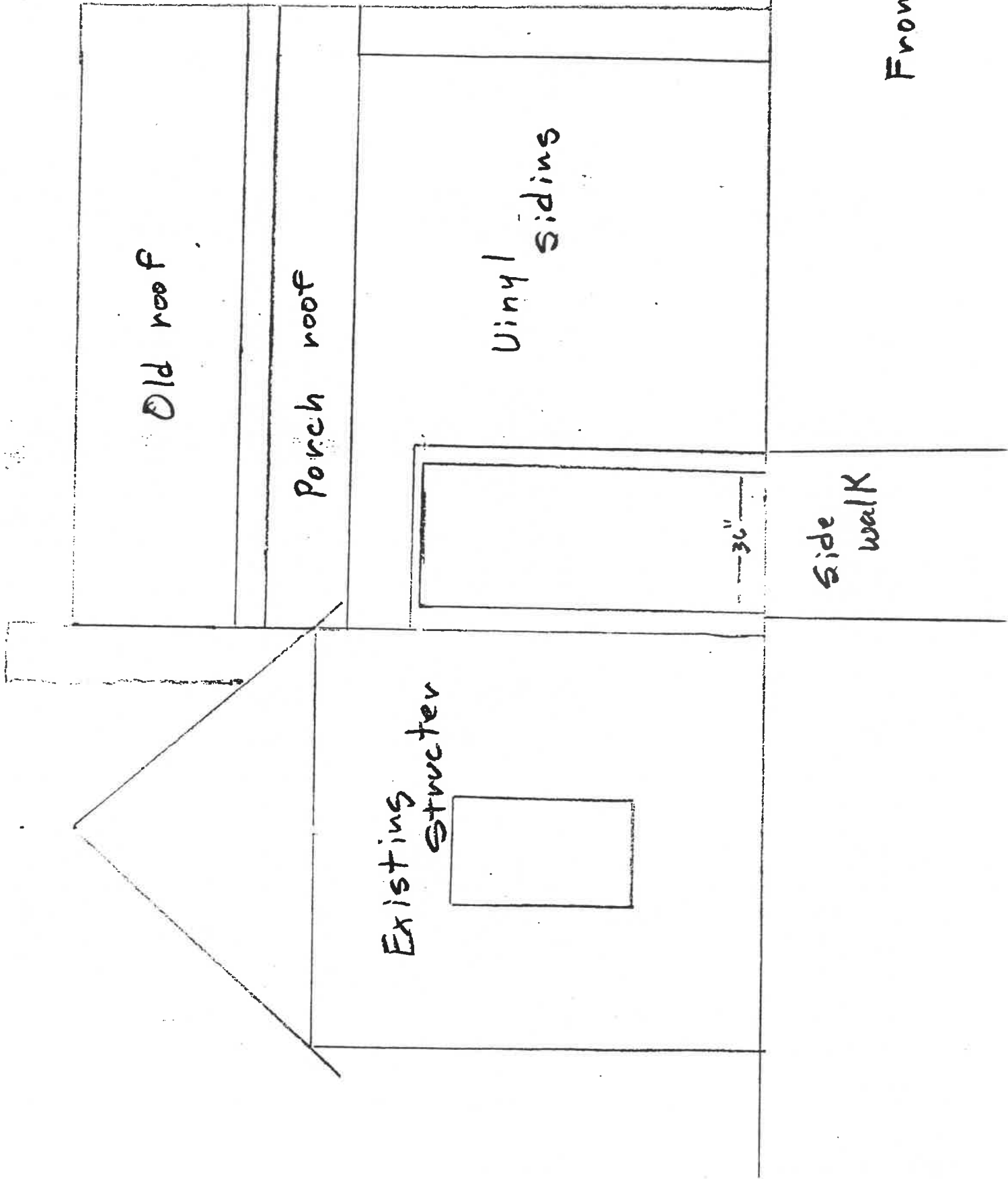
11 FT

16 FT

Existing
Structure

side walk





Front View

Side View

