

MEMORANDUM

*Cancelled
do to lack of
Quorum.*

TO: Members of the Board of Zoning Appeals
FROM: Brent N. Damman, Zoning Administrator
SUBJECT: An application for Variance
DATE: 26 July 1990
MEETING: 31 July 1990 at 4:30 PM
MEETING NO.: BZA 90/16

RECOMMENDATION

It is recommended that the Board of Zoning Appeals approve a variance to add a front porch within the front yard setback at #441 West Maumee Street.

BACKGROUND

An application for Variance by Larry H. Rohrs, Napoleon, to construct a new 6 1/2' X 34' porch on the front of the house within 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 at # 441 West Maumee Street in an "A" Residence District.

The above property will not protrude beyond, the front alignment of the properties on either side, after the porch has been added.

The standards for variation to be considered are as follows:

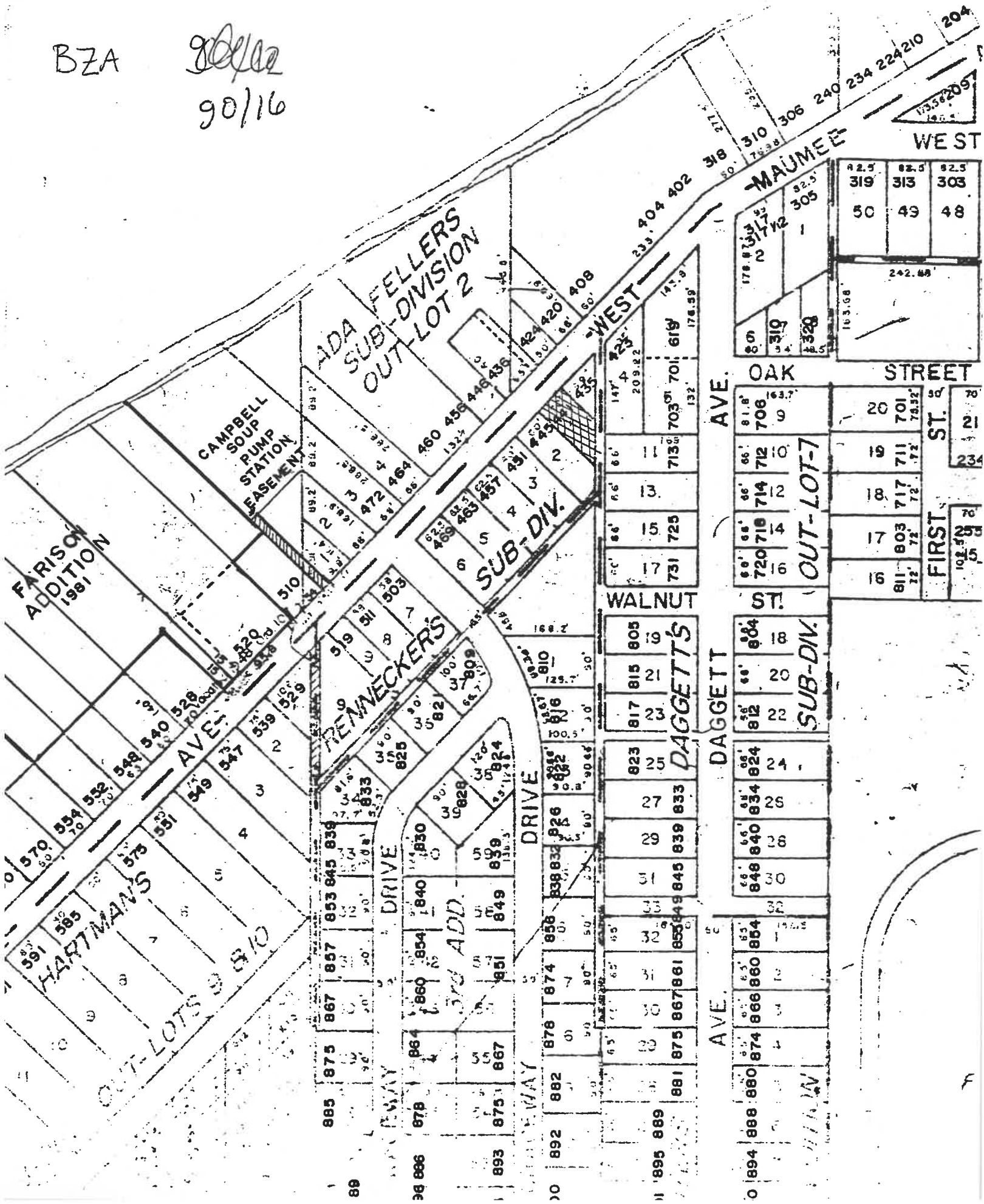
- (b) that such Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity or district but which is denied to the property in question.
- (c) that the granting of such Variance will not be materially detrimental to the public 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.

0180800121BZA14/90

BZA

90/16



82.5	82.5	82.5
319	313	303
50	49	48

178.8	178.8	178.8
319	319	319
103.08	242.88	103.08

20	701	701
19	711	711
18	717	717
17	803	803
16	811	811

21	234	234
20	701	701
19	711	711
18	717	717
17	803	803
16	811	811

81.8	706	706
66	712	712
66	714	714
66	718	718
66	720	720
66	725	725
66	731	731

66	805	805
66	810	810
66	815	815
66	821	821
66	823	823
66	825	825
66	826	826
66	827	827
66	828	828
66	829	829
66	830	830
66	831	831
66	832	832
66	833	833
66	834	834
66	835	835
66	836	836
66	837	837
66	838	838
66	839	839
66	840	840
66	841	841
66	842	842
66	843	843
66	844	844
66	845	845
66	846	846
66	847	847
66	848	848
66	849	849
66	850	850
66	851	851
66	852	852
66	853	853
66	854	854
66	855	855
66	856	856
66	857	857
66	858	858
66	859	859
66	860	860
66	861	861
66	862	862
66	863	863
66	864	864
66	865	865
66	866	866
66	867	867
66	868	868
66	869	869
66	870	870
66	871	871
66	872	872
66	873	873
66	874	874
66	875	875
66	876	876
66	877	877
66	878	878
66	879	879
66	880	880
66	881	881
66	882	882
66	883	883
66	884	884
66	885	885
66	886	886
66	887	887
66	888	888
66	889	889
66	890	890
66	891	891
66	892	892
66	893	893
66	894	894
66	895	895
66	896	896
66	897	897
66	898	898
66	899	899
66	900	900

66	854	854
66	860	860
66	866	866
66	874	874
66	880	880
66	888	888
66	894	894