

MEMORANDUM

TO: Members of the Board of Zoning Appeals  
FROM: Brent N. Damman, Zoning Administrator  
SUBJECT: Variance to lot square footage at 303 Meekison  
HEARING DATE: December 13th, 1994 at 4:30 PM  
HEARING #: BZA 94/14

BACKGROUND

An application by The Bischoff Company 19 Lakeview Dr. Napoleon, Ohio owner of lot 18 of E.T. Barnes addition to Napoleon further known as 303 Meekison Napoleon, requesting Variance to the minimum lot square footage for the purpose of subdividing and creating an additional building lot. The Variance request is to section 151.33 (C) of the City of Napoleon Ohio Code of General Ordinances, and is located in an "A" Residential Zoning District.

RESEARCH AND FINDINGS

1. The minimum lot square footage in the "A" Residential Zoning District is 7200, the proposed lot square footage is 6187.5.
2. The owner plans to sell the proposed lot to a contractor who plans to construct a single family dwelling on it.
3. There are several locations in the area where this type of lot split has occurred.

ADMINISTRATIVE OPINION

I am recommending the Board grant a variance to the lot square footage minimum as the request in my opinion is reasonable.

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.



.

