

MEMORANDUM

TO: Members of the Planning Commission
FROM: Brent N. Damman, Zoning Administrator
SUBJECT: An application by Eugene Hogrefe for a Temporary
Special Use Permit at 1600 Oakwood Ave.

HEARING

DATE: October 23rd ,1990 at 4:30 PM

HEARING #: PC 90/21

BACKGROUND

An application by Eugene Hogrefe, 1600 Oakwood Ave. Napoleon Ohio, for a Temporary Special Use Permit. To construct a second home on the property at 1600 Oakwood Ave, before it is subdivided into separate building lots. The Variance shall be to Section 151.34(B)) of the City of Napoleon, Ohio, Code of Ordinances. This property is location is in a "B" Residential district.

RESEARCH AND FINDINGS

1. That the above mentioned lot is located in an "B" Residential District and is a parcel consisting of 2.87 acres.
2. The purpose is to construct a home and provide a residence for Mrs. Hogrefe's Mother as she needs special care.
3. The purpose of approaching in this manner is to save time as the construction season is nearing its end.
4. Mr. Hogrefe is willing to put a time limitation on subdividing this land.
5. That there are established easement for maintenance of city utilities.
6. That the new home will be located on this lot in a manner as to meet all zoning requirements.

The Planning Commission shall make written findings of fact and shall submit same together with its recommendation to the City Council after the close of the hearing on a special use. The Planning Commission's report to the City Council shall indicate the vote of each member present and shall contain a statement of reasons why a member or members did not note in favor of a recommendation. No special use shall be recommended by the Planning Commission unless the Commission finds that:

- (2) The special use will not be injurious to the use and enjoyment of lawfully used property in the immediate

vicinity or substantially diminish or impair property values within the neighborhood.

- (3) The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

The above paragraphs shall be addressed and it shall be determined whether or not this Special Use will meet this criteria and explanations as to why it will or will not meet each set of criteria.

- 2). Will this Special Use be injurious to the use and enjoyment of lawfully used property in the immediate vicinity or substantially diminish or impair property values within the neighborhood ?

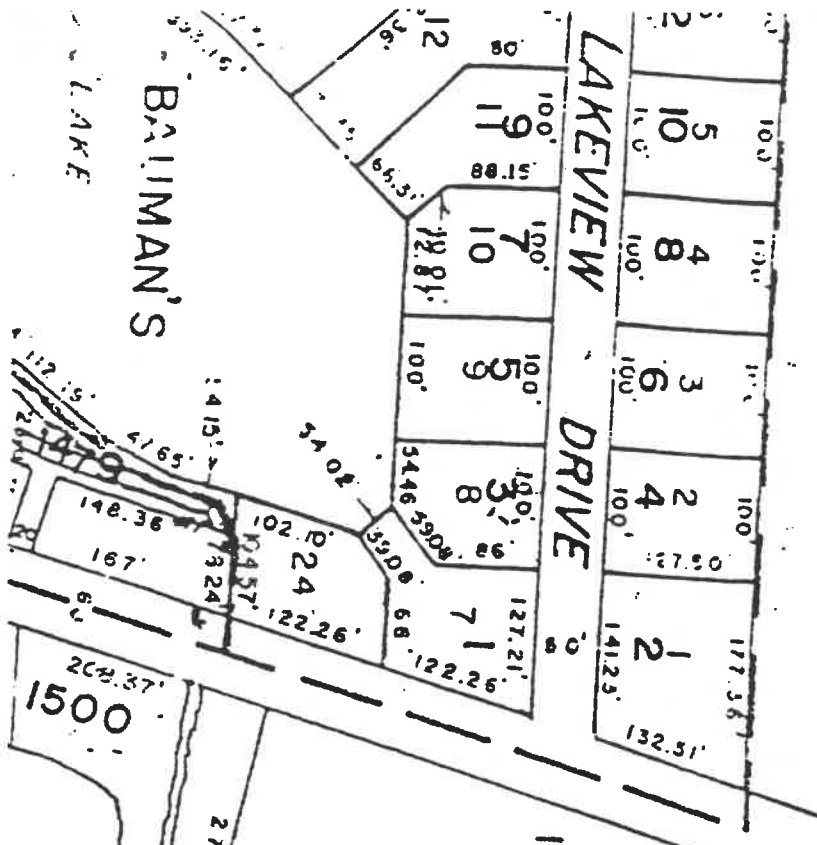
ADMINISTRATIVE OPINION: It is my feeling that this type of use in a "B" Residential District were there are lots of much smaller proportion that have homes built on them and there is more than ample space on this lot for a second home. Therefore this should not affect the surrounding properties and would meet this criteria.

- 3). Will the establishment of this Special Use impede the normal and orderly development and improvement of surrounding property for use permitted in this district ?

ADMINISTRATIVE OPINION: Subdividing of land is very common in a "B" residential area. Therefore the above criteria should be met.

0141800206PC90/21

LAKEVIEW DRIVE



BAILIMAN'S LAKE

1500
204.37', 167', 148.36'

Eugene Hogrefe

1686
2.87 Acres

Dakwood Ave

Lot 10

Lot 9

Lot 8

Lot 1

Lot 2

MEMORANDUM

TO: Members of the Planning Commission
FROM: Brent N. Damman, Zoning Administrator
SUBJECT: Proposed New Zoning Ordinance Study Session.
Special Use Permit at 1600 Oakwood Ave.

DATE: October 23rd ,1990 at 5:00 P.M.

Planning Commission members as we have had a lack of quorum for the last two study sessions. I would ask that you stay after the board of zoning appeals hearing so we may make headway on this subject.

Thank You For Your Cooperation

Brent N Damman
Zoning Administrator

PLAT of SURVEY

Being a part of the Southeast quarter (1/4) of Section 12, Town 5 North, Range 6 East, City of Napoleon, Henry County, Ohio.

For: Eugene & Barbara Hogrefe Deed Ref., Vol. 231, Pg. 938

