

MEMORANDUM

TO: Members of the Planning Commission
FROM: Brent N. Damman, Zoning Administrator
SUBJECT: Re-Plat Lutheran Home Addition Lot #3 (Bavarian Village)
HEARING DATE: March 11, 1997 @ 5:00 pm
HEARING #: PC 96/14

BACKGROUND:

An application for public hearing has been filed by The Lutheran Development Corp. 2411 Seaman St. Toledo, Ohio 43605. The applicant is requesting to re-plat a subdivision known as The Lutheran Home Addition Re-plat of lot 3 located at 1040 S. Perry Napoleon, Ohio (Aka The Bavarian Village). The request is pursuant to City Code chapter 154 and is located in an R-3 residential zoning district.

RESEARCH AND FINDINGS:

1. The original plat of lot 3 was layed out to accommodate two family buildings of certain size ranges. The consumer demand has been for buildings larger than what was planned which has caused a need to adjust property lines to accommodate said in an effort to maintain certain minimum setbacks from the lot lines.
2. Currently the land area around the existing buildings is owned and maintained by The Lutheran Development Corp. The residents own their dwellings only, the lot lines are for all practical purposes invisible. By re-plating however, the current land owner would have the latitude of changing the arrangement of ownership by having the ability to sell the buildings and lots together.
3. The proposed re-plat would cause building setback compliance from all property lines according the zoning district in which the property is located.

ADMINISTRATIVE OPINION AND RECOMMENDATIONS:

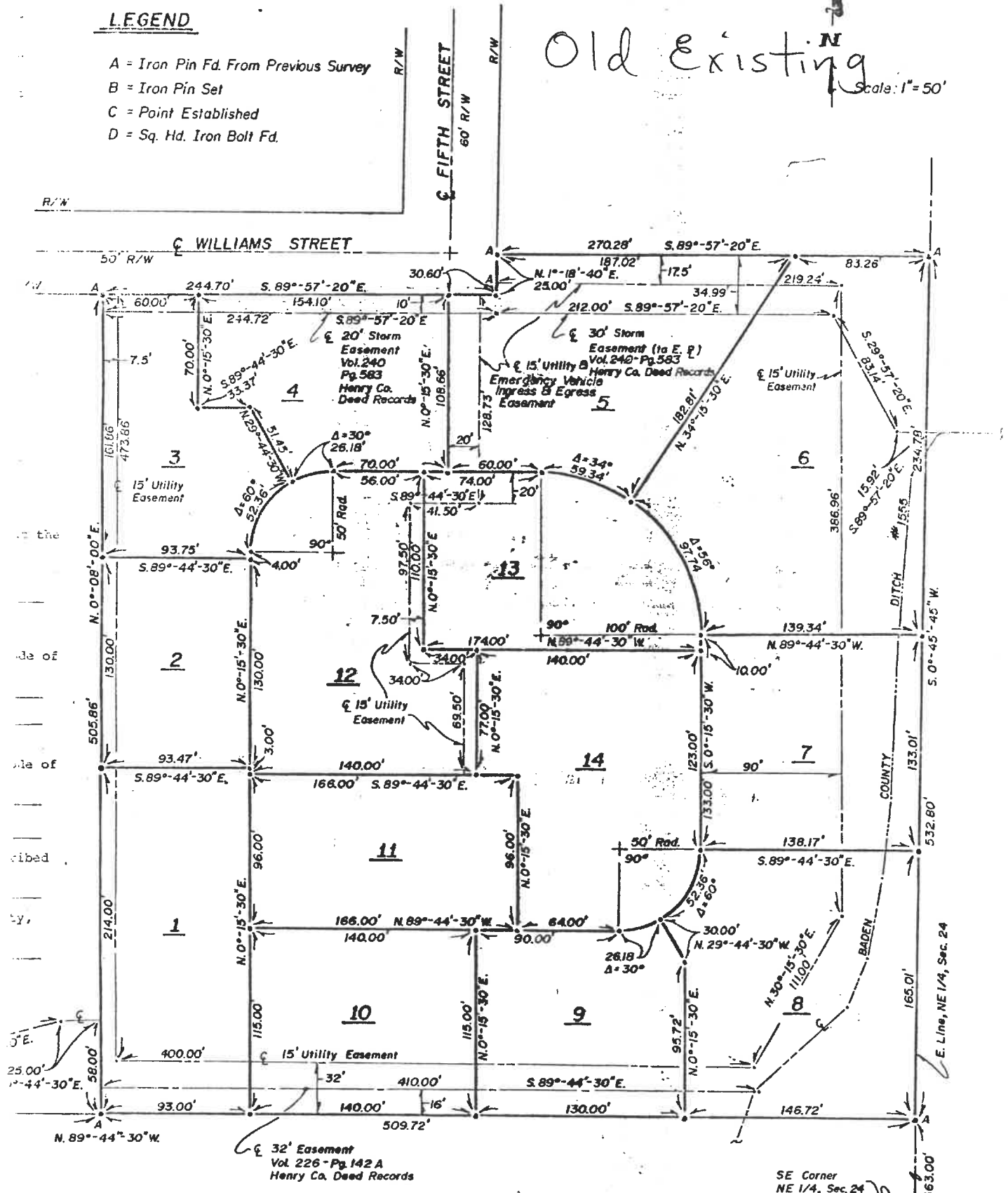
This is basically a rubber stamp issue and benefits all parties involved. Therefore, I recommend that the Planning Commission approve this request and recommend to City Council to do the same.

LUTHERAN HOME ADDITION REPLAT OF LOT 3
 PART OF THE NE 1/4, SECTION 24, T-5-N, R-6-E,
 NAPOLEON TOWNSHIP, CITY OF NAPOLEON, HENRY COUNTY, OHIO
 6.118 ACRES

LEGEND

- A = Iron Pin Fd. From Previous Survey
- B = Iron Pin Set
- C = Point Established
- D = Sq. Hd. Iron Bolt Fd.

Old Existing
 N
 Scale: 1" = 50'



SE Corner
 NE 1/4, Sec. 24

