

MEMORANDUM

TO: Members of the Board of Zoning Appeals
FROM: Richard A. Hayward, City Manager *RAH*
SUBJECT: Request for Variance - John Clymer
DATE: July 8, 1987

B2A 87-16

RECOMMENDATION

It is recommended that the Board of Zoning Appeals approve a Variance for John Clymer to allow the construction of a garage in the front yard setback of his house at 131 Raymond Street.

BACKGROUND

A petition has been received from John Clymer, 131 Raymond Street, Napoleon, Ohio requesting that he be allowed to construct a garage in the front yard setback at his property. The property is located at the corner of Raymond and Third Streets. As such, under the Code the setbacks along both streets are considered front yards. Mr. Clymer would like to build a garage 8 feet 3 inches from the property line along Third Street which would violate the 40 foot setback for accessory buildings by 31.75 feet.

Because of the house is located on a corner lot which is only 69.3 feet wide, it would be impossible to build the garage without a Variance. Staff has no problem with the request and it is similar to other Variances the Board has granted.

The request meets the Standards for Variation in the following manner:

- 1) The lot is situated such that the improvement, as proposed could not be made without a Variance which creates an exceptional situation.
- 2) The Variance is needed to allow construction on the property which is a right enjoyed by others in the district.
- 3) Granting the Variance will not be materially detrimental to the public welfare.
- 4) Granting the Variance will not alter the land use characteristics of the district.

RAH:skw