

MEMORANDUM

TO: Members of the Board of Zoning Appeals  
FROM: Richard A. Hayward, City Manager *RAH*  
SUBJECT: Request for Variance - Donald Stevens.  
DATE: May 22, 1987

*BZA 87-11*

RECOMMENDATION

It is recommended that the Board of Zoning Appeals approve a Variance for Donald Stevens to allow the construction of a house within the front yard setback at 303 Rohrs Street.

BACKGROUND

A petition has been received from Donald Stevens, 231 Brownell Street, asking for a Variance to Section 151.33(D)(1) of the City of Napoleon, Code of Ordinances to allow the construction of a house within the front yard setback on his property at 303 Rohrs Street. The request is to allow him to construct a house 12.5 feet into the 30 foot front yard setback. The front yard setback in the "A" Residential Zoning District is 30 feet.

The lot in question is located on a corner and as such has two front yard setbacks. Unless the Variance is approved, it will be generally impossible to build on the lot. This does create an exceptional situation for the construction on this lot.

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

- 1) The lot is on a corner and is difficult to build on with this Variance which make this an exceptional request.
- 2) The Variance is necessary to allow construction on this 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

Set 80.5 ft wide

KOPPENHAGEN  
VARIANCE

Eldon-

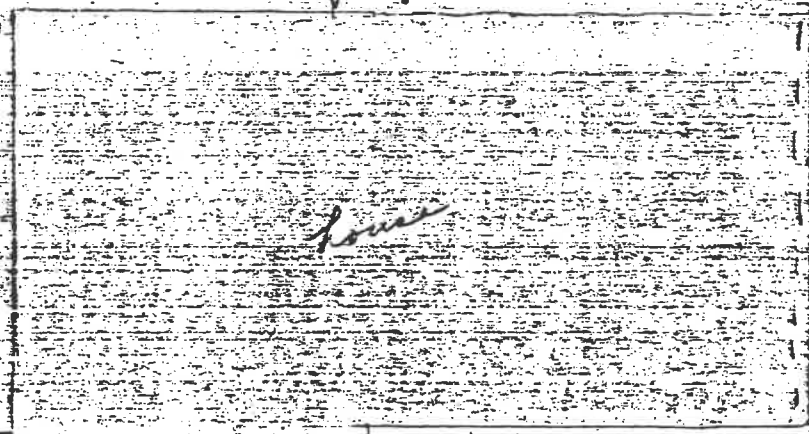
She said  
these are  
correct.

South St.

165 ft long

85'

58 ft



Set

30'

Robt St

S