

MEMORANDUM

TO: Members of the Board of Zoning Appeals
FROM: Roger O. Freytag, Zoning Administrator Cof
SUBJECT: Request for Variance - Vetland.
DATE: November 17, 1987 BZA 87-28

RECOMMENDATION

It is recommended that the Board of Zoning Appeals approve a Variance for Vetland to allow a permanent parking lot to be constructed in the grass area of the front yard setback, with the stipulation that the parking in this area does not cause a problem with the ~~site~~ clearance of traffic leaving the parking lot.

SIGHT

BACKGROUND

A petition has been received from Doug Burgei for Vetland, 1311 North Scott Street, Napoleon, Ohio requesting a Variance to Section 151.37 (D)(1) of the Zoning Code to allow him to construct a permanent parking lot in the grass area of the front yard setback.

The property is part of Lot 22, all of Lot 23 and the vacated alley in J.A. Mehrings 1st Addition, City of Napoleon, Henry County, Ohio which is in a "LB" Local Business District.

The Staff has reviewed the request and finds no problem with constructing the parking lot under the present conditions. If North Scott Street is ever widened out to the right-of-way, this may cause a ~~site~~ problem for traffic leaving the parking area. SIGHT

The request meets the Standard of Variation in the following manner:

- 1) There is no exceptional situation, however, other property owners in the area are using the front yard setback for parking and the Board has approved request of this nature in the past.
- 2) A Variance is needed to construct a parking lot for the enjoyment of having more parking space available to customers at the front of the building.
- 3) Granting this Variance will not be detrimental to the public welfare, as long as North Scott Street is not widened to the point it would cause a ~~site~~ problem. SIGHT

- 4) Granting the Variance will not alter the land use characteristics of the district.

ROF:skw