

MEMORANDUM

TO: Board of Zoning Appeals
FROM: Roger O. Freytag, Zoning Administrator *ROF*
SUBJECT: Variance to allow a sign to be placed at 1'
off the right-of-way.
DATE: April 13, 1989
MEETING: April 19, 1989 at 4:30 P.M.

RECOMMENDATION

BZA 89-04

It is recommended that the Board of Zoning Appeals not approve a Variance to allow a sign to be placed at 1' off the right-of-way for an existing business at 1408 North Scott Street.

BACKGROUND

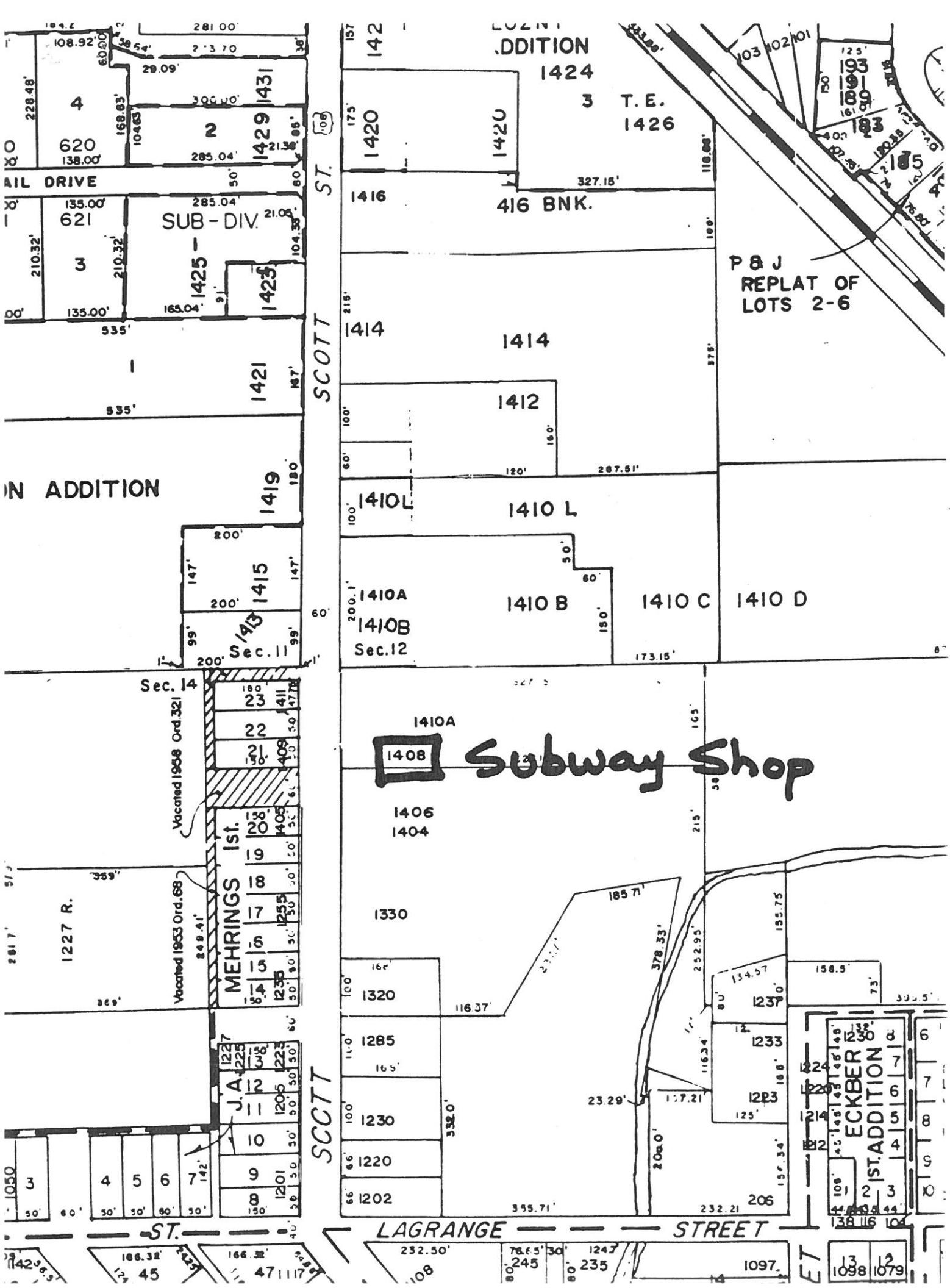
An application for Variance has been received from Jim Boes on behalf of Marlyn Manahan to allow a sign to be placed at 1' off the right-of-way at an existing business at 1408 North Scott Street within the required front yard setback. The Variance shall be to Section 151.39(D)(7) of the City of Napoleon, Ohio, Code of Ordinances. The proposed development is located in a "PB" Planned Business District.

The City Staff is against granting the Variance for the following reasons:

- 1) The widening of Scott Street will be taking place soon and it is my opinion that this sign would be too close to the City right-of-way and would not leave room for future easement acquisition, etc.
- 2) Because of the location of the parking lot, there are not any other possible location, for this sign.

Therefore, it should not be granted a Variance to the 20' green belt requirement.

ROF:skw



ADDITION

1424

T. E.
1426

P & J
REPLAT OF
LOTS 2-6

SUB-DIV.

1410 C

1410 A

Subway Shop

1408

1406
1404

MEHRINGS 1ST.
1227
1225
1223
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1201

J.A.
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ECKER
1ST. ADDITION
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SCOTT ST.

LAGRANGE STREET

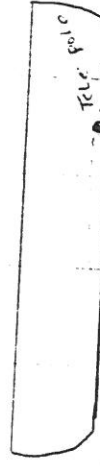
SCOTT ST.

ET

N SCOTT ST



TELEPHONE



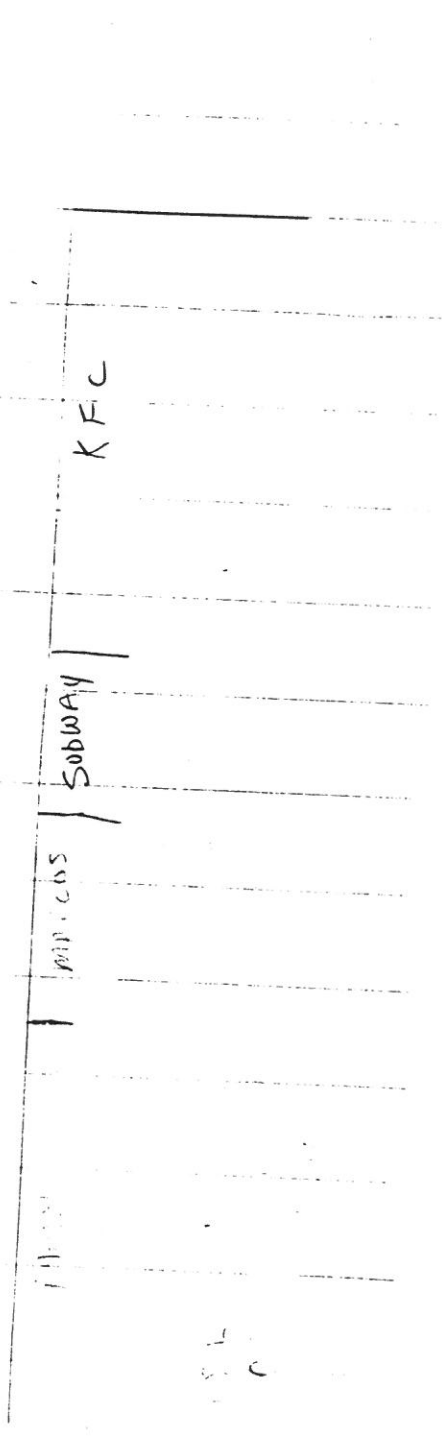
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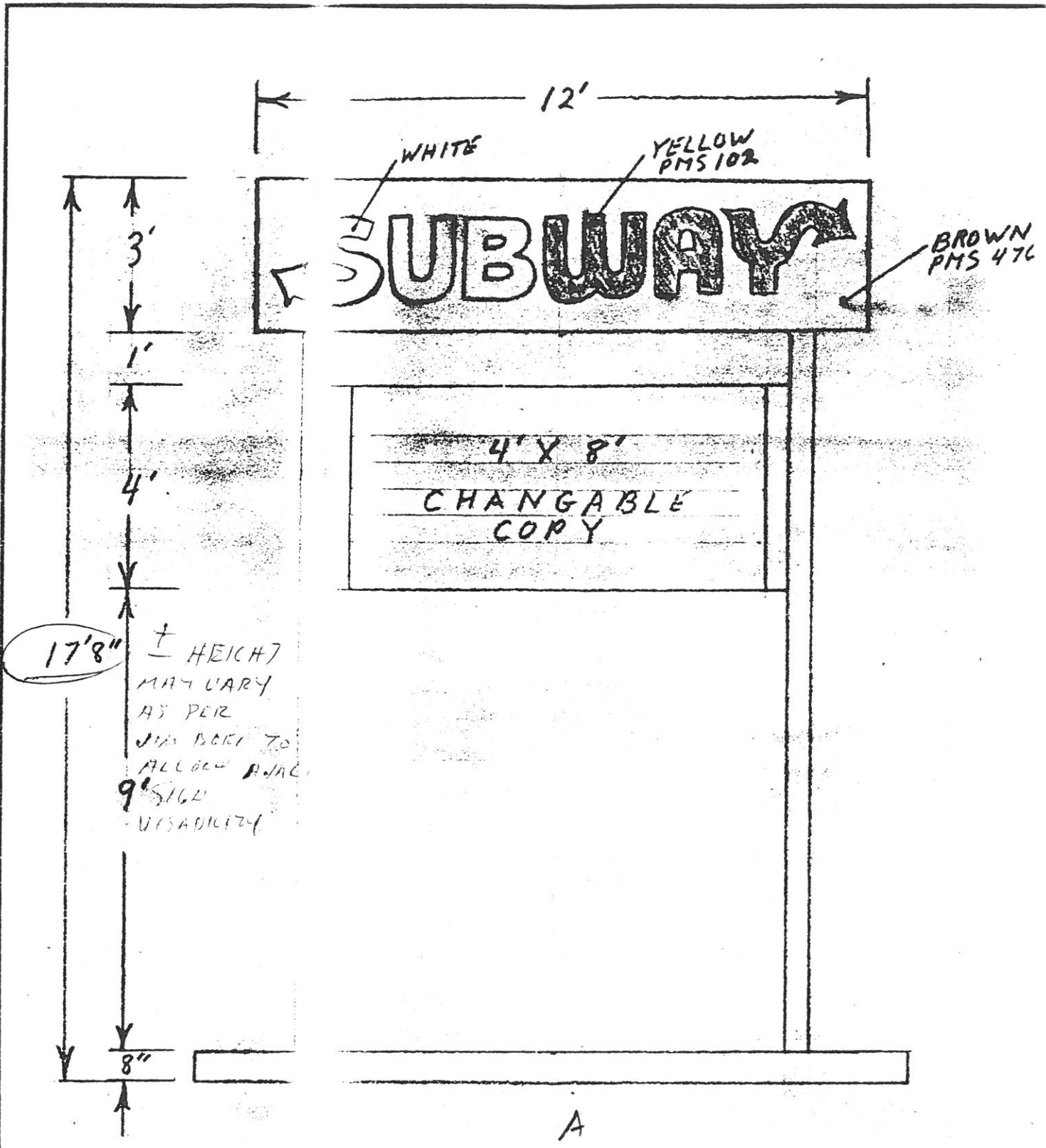
KFC sign

MID-COS

SUBWAY

KFC





toledo sign co.

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