

MEMORANDUM

TO: Members of the Board of Zoning Appeals
FROM: Brent N. Damman, Zoning Administrator
SUBJECT: Variance to sign height for Henry Co. Bank
HEARING DATE: July 26th, 1994 at 4:30 PM
HEARING #: BZA 94/02

BACKGROUND

An application by Harmon Sign Co. 7844 W. Central Toledo, Ohio on behalf of Henry County Bank 1416 N. Scott Napoleon Ohio, requesting a variance to the maximum height of an accessory use, to allow the placement of a 26'+- high advertisement sign in the front yard at 1416 N. Scott. The request is to section 151.39 (E)(2) of the City of Napoleon Ohio Code of General Ordinances, and is located in a "PB" Planned Business Zoning District.

RESEARCH AND FINDINGS

1. The purpose of this request is to allow construction of a 26 foot high sign, to allow better visibility.
2. The new sign would be located at the required 20 foot front yard setback line, unlike the existing sign which is at approx. 15 feet from the front property line.

ADMINISTRATIVE OPINION

I believe this request meets the standards for variation listed below and that it would be compatible with other signage in the area.

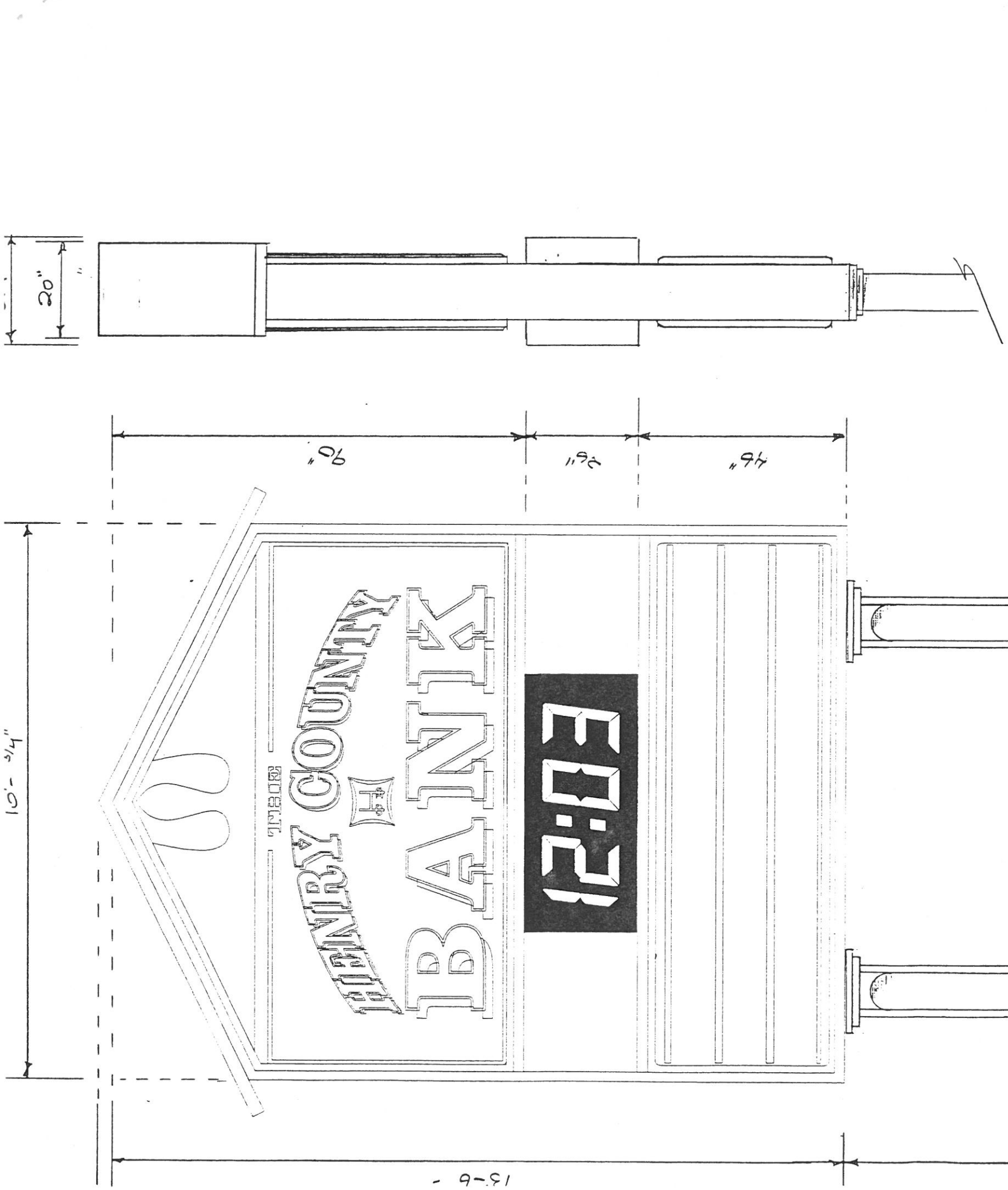
CONSIDERATIONS

The Board shall not render a decision on this request until it has reviewed the following standards for variation.

The standards for variation to be considered are as follows:

- (a) That there are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to the other property or use in the same vicinity or district.
- (b) That such Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity or district but which is denied to the property in question.

- (c) That the granting of such Variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity or district in which the property is located.
- (d) That the granting of such a Variance will not alter the land use characteristics of the vicinity of district, diminish the value of adjacent land and improvements or increase the congestion in the public streets.



CABINET
 Qty. 1 S/F D/F Non III. III Radius Corner
 12" 8" H 15" 3/4" W 12" D Fab Ext. Ret. 2 " Bleed Face
 Conceal Face Volts 120 VL Photo Cell
 Elec. Loc. POLE Wall Mt. Conceal Mt. Match Plate Sleeve
 Saddle Grd. Pole " O.D. Round Sq. Base H W D
 Direct Four Conduit Stub " Form Up
 STAVOR - BAR 24" x 56" CAB.

FACE (MIN 1 D.)
 Qty 2 New Replacement Trim 8 1/2" H 120" W
 Lexan Other 1/8" 3/16" Retainer 2 "
 Flat Pan/Std. Flange 2 " Smooth Bkg. Plank Bkg.
 Embossed 1/4" 1/2" " Chgbl. Copy lines " Lt. Sz.
 Zip/EZ Wagner Other _____

FACE
 Qty 2 New Replacement Trim 44" H 96" W
 Lexan Other 1/8" 3/16" Retainer 2 "
 Flat Pan/Std. Flange 2 " Smooth Bkg. Plank Bkg.
 Embossed 1/4" 1/2" " Chgbl. Copy 3 lines 8 " Lt. Sz.
 Zip/EZ Wagner Other _____

DECORATIVE
 NUM. THROU

The Design And Engineering Is Submitted As Our Proposal And Is To Remain Our Property Exclusively Until Accepted And Approved By Purchase

Harmon Sign
 Since 1937
 1344 W. Central Ave., Toledo, Ohio 43617

ORD. _____

JOB: HENRY COUNTY BANK
 LOCATION: NAPOLEON, OH

SCALE: 1/2" = 1'-0"
 FILE: HCBANK

DRAWN BY: T. BORSELMAN
 SALESMAN: K. GLEKLE
 DATE: 3-30-94
 REVISIONS: 5-5-94
 4-11-94
 APPROVED BY: _____

13-6

0-41

NOTICE OF PUBLIC HEARING RESCHEDULE

Please take notice:

A Public Hearing will be held by the Board of Zoning Appeals of the City of Napoleon, Ohio in the Council Chambers of the City Building, located at 255 W. Riverview Avenue, on July 12th, 1994 4:30 p.m. instead of June 14th, 1994, @ 4:30 p.m. to consider the following item(s)

An application by Harmon Sign Co. 7844 W. Central Toledo, Ohio on behalf of Henry County Bank 1416 N. Scott Napoleon Ohio, requesting a variance to the maximum height of an accessory use, to allow the placement of a 26'+- high advertisement sign in the front yard at 1416 N. Scott. The request is to section 151.39 (E)(2) of the City of Napoleon Ohio Code of General Ordinances, and is located in a "PB" Planned Business Zoning District.

All persons desiring to speak for or against said Variance may appear at the Hearing and be heard thereon.

C. Richard McBroom
Chairman, Board of Zoning Appeals,
City of Napoleon, Ohio

Kelly 841-6656