

*Cancelled do  
to lack of  
Quorum*

MEMORANDUM

TO: Members of the Board of Zoning Appeals  
FROM: Brent N. Damman, Zoning Administrator  
SUBJECT: An application for Variance  
DATE: 26 July 1990  
MEETING: 31 July 1990 at 4:30 PM  
MEETING NO.: BZA 90/15

RECOMMENDATION

It is recommended that the Board of Zoning Appeals approve a variance to add a second sign to an already existing sign and frame structure, located within the front yard setback at #1445 North Scott Street.

BACKGROUND

An application for Variance by Wayne Zimmerman, DBA (ZIMM ENTERPRISES) on behalf of Napoleon Lumber Co. Napoleon, Ohio. To add to an existing sign located within the front yard setback, at # 1445 North Scott Street thereby extending an existing nonconforming use regarding the front yard setback. The Variance shall be to section 151.40 (C)(1) of the City of Napoleon, Code of Ordinances. The property is located in an "I-1" Enclosed Industrial District.

The above referenced existing sign and frame, have been in place since before the adoption of our current ordinance, the addition to this sign will be below the existing sign.

The standards for variation to be considered are as follows:

- (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.

The City Staff believes that a Variance for this situation would meet the above criteria.

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