

MEMORANDUM

TO: Members of the Board of Zoning Appeals  
FROM: Roger O. Freytag, Zoning Administrator *ROF*  
SUBJECT: An application for Variance to refurbish and add a sign to an existing sign post located at 2254 N. Scott Street within the front yard setback.  
DATE: 1 June 1989  
MEETING: 6 June 1989 at 4:30 PM  
MEETING NO.: 89/10

RECOMMENDATION

It is recommended that the Board of Zoning Appeals Not approve the Variance to refurbish and add a sign to an existing sign post located at 2254 N. Scott Street within the front yard setback.

BACKGROUND

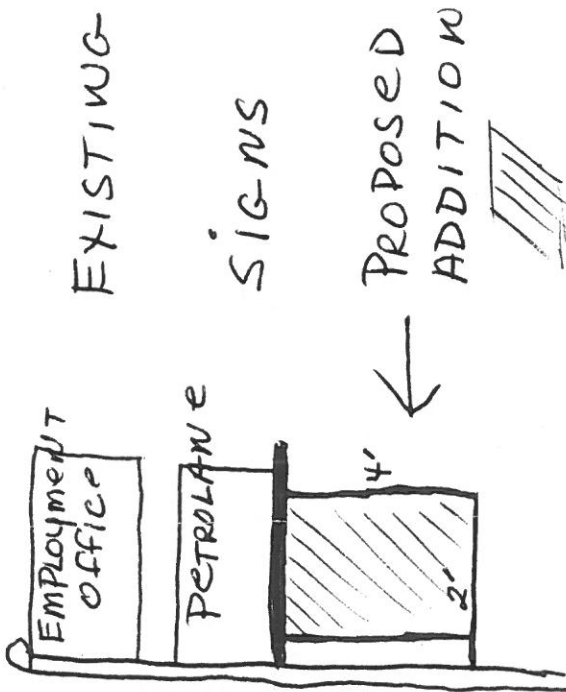
An application for Variance by Petrolane Gas Service, Napoleon, on behalf of Dr. Jayantilal Devshi Galani, Wauseon, Ohio, to refurbish and add a sign to an existing sign post located at 2254 N. Scott Street within the front yard setback. The Variance shall be to Section 151.39 (A)(7) of the City of Napoleon, Ohio, Code of Ordinances. The proposed development is located in a "PB" Planned Business District.

After reviewing this request the City Staff recommends against this variance for the following reasons:

1. The present sign post is 7' off the Scott Street right-of-way. The zoning code requires 20' off the right-of-way.
2. The edge of pavement will be moved about 6 1/2' closer to the right-of-way than it is now when the street is widened
3. Even though the present sign post is grandfathered, there are few good reasons to let this non-conforming use be expanded.

The City staff recommends this sign be moved back to the 20' setback line and refurbished, or that a new sign post be put up at the 20' setback line. Now may be a good time to get this project done before the new street is installed.

# Present SIGNS



EXISTING

SIGNS

PROPOSED  
ADDITION

Since we are in back of the building customers have a difficult time locating us. This sign will have an arrow pointing to us and stating our business. Many people do not know what Petrolane does.

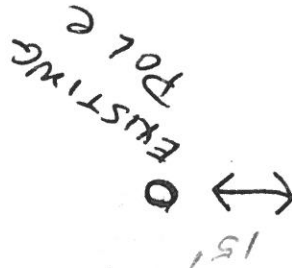
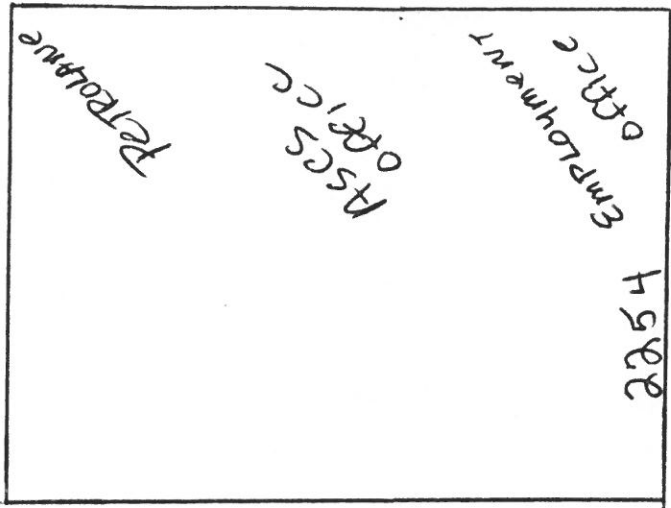
## OUR OBJECTIVE:

To be more visible to the customer making it easier for them to find us.

PAID

MAY 05 1989

CITY OF NAPOLEON



NORTH SCOTT ST.