

MEMORANDUM

TO: Members of the Board of Zoning Appeals  
FROM: Brent N. Damman, Zoning Administrator  
SUBJECT: Variance to max. sign height at 2255 Scott  
HEARING DATE: December 13th, 1994 at 4:30 PM  
HEARING #: BZA 94/04  
16

BACKGROUND

An application by Harmon Sign Co. 7844 W. Central Toledo, Ohio on behalf of The Farmers & Merchants State Bank 2255 N. Scott Napoleon, Ohio, requesting a variance to the maximum height of a post sign, to allow the placement of a 22' high advertisement sign in the front yard at said location. The request is to section 151.38 (E)(2) of the City of Napoleon Ohio Code of General Ordinances, and is located in a "I-1" Enclosed Industrial Zoning District.

RESEARCH AND FINDINGS

1. The maximum sign height for this zoning district is eighteen (18) feet.
2. The purpose of the request is to increase visibility.

ADMINISTRATIVE OPINION

I am recommending the Board grant variance to the maximum sign height requirement, to allow the placement of a twenty two (22) foot high sign.

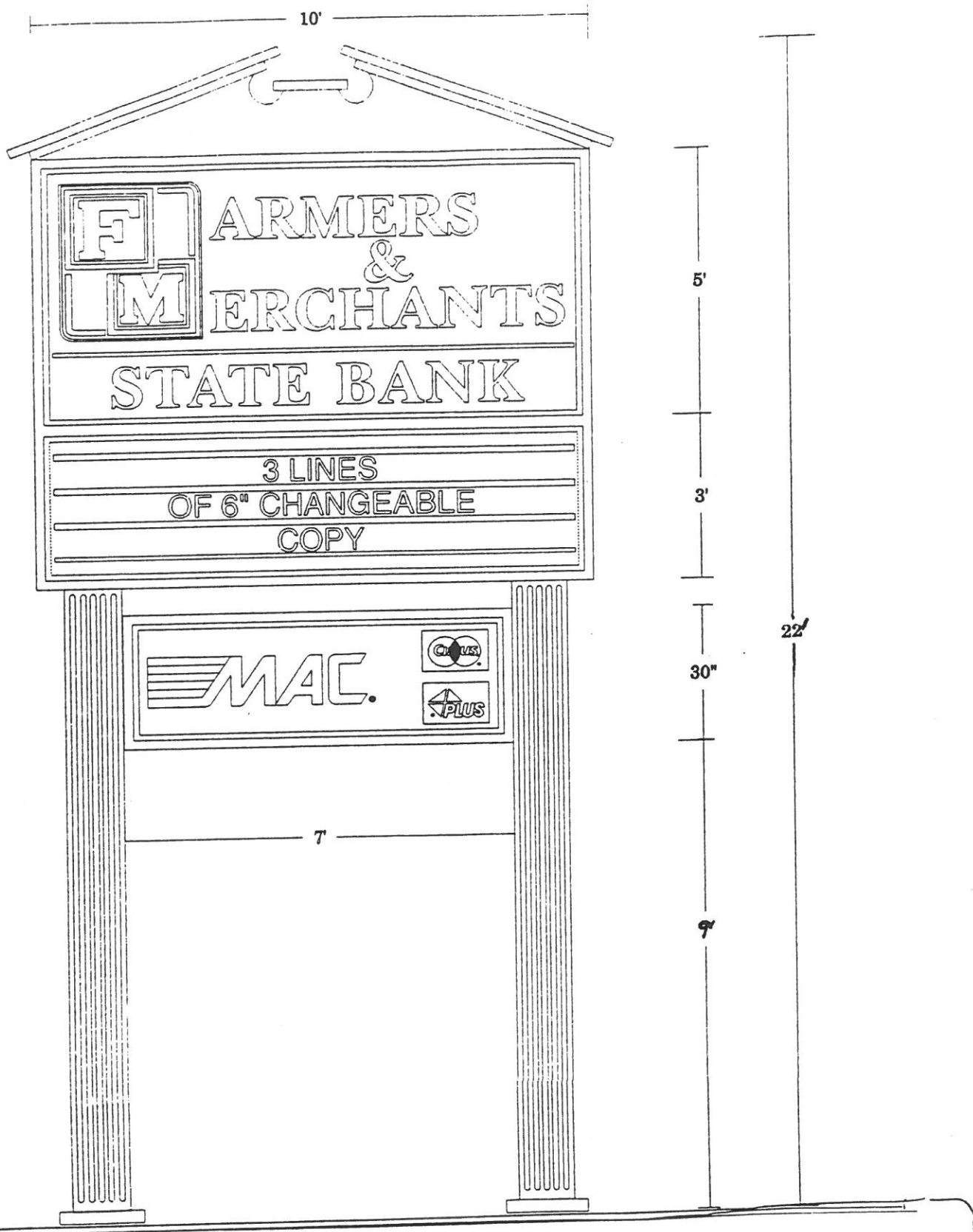
CONSIDERATIONS

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.

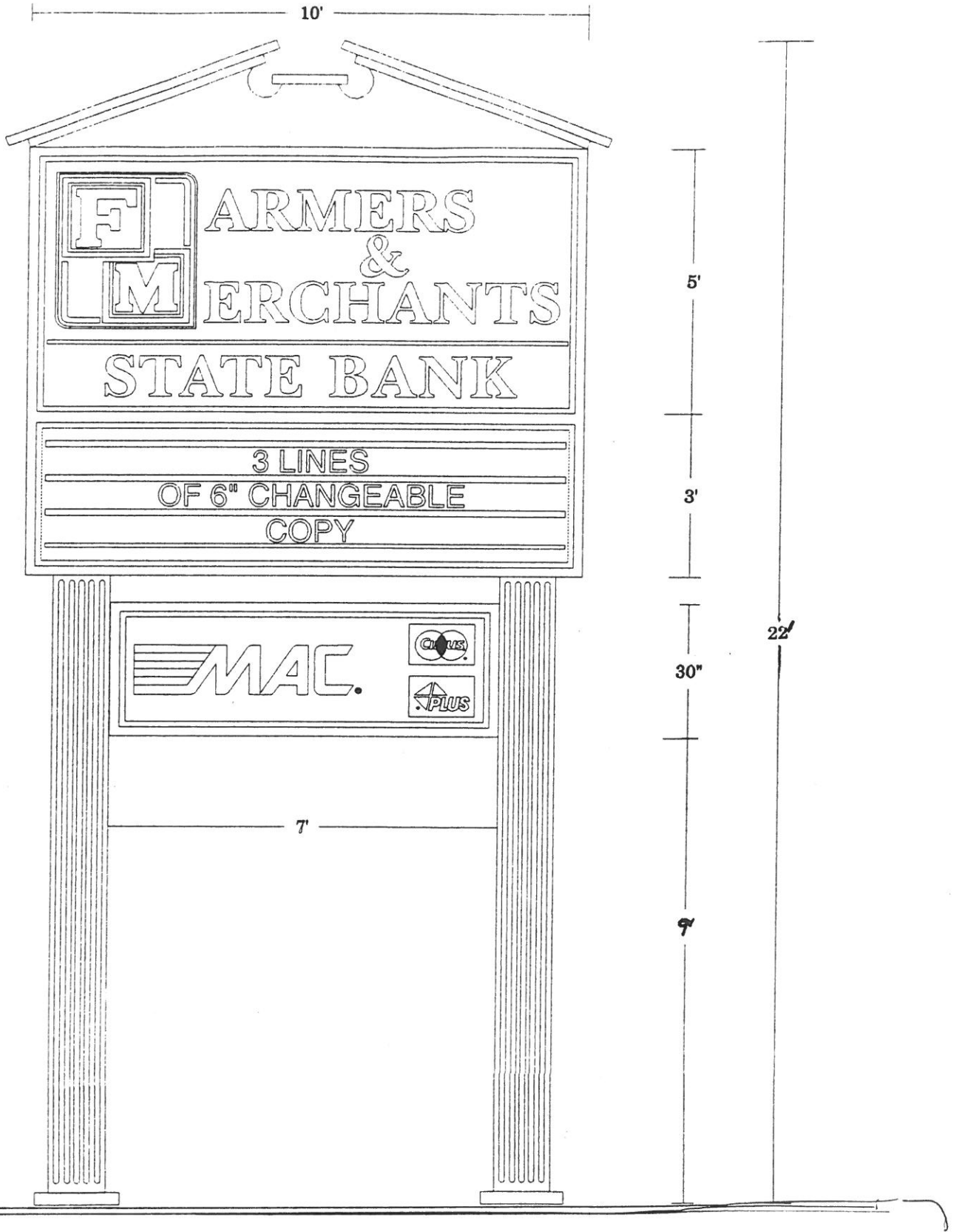


GRADE

The Design And Engineering Is Submitted  
 As Our Proposal And Is To Remain Our  
 Property Exclusively Until Accepted  
 And Approved By Purchase © COPYRIGHT 1993

**Harmon Sign**  
 Since 1937  
 7844 W. Central Ave., Toledo, Ohio 43617

APPROVED BY	DATE	SALESMAN	DRAWN BY	FILE(S)	SCALE	LOCATION	JOB	ORDER NO
	10-13-94	S. SMITH	S. KUNTZ	F&M	3/8" = 1'-0"	NARBEON	F&M BANK	



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  
 7844 W. Central Ave., Toledo, Ohio 43617

APPROVED BY	REVISIONS	DATE	SALESMAN	DRAWN BY	FILE(S)	SCALE	LOCATION	JOB	ORDER NO
		10-13-94	S. SMITH	S. KUNTZ	F&M	3/8" = 10"	NARBEON	F&M BANK	