

MEMORANDUM

TO: Board of Zoning Appeals
FROM: Roger O. Freytag, Zoning Administrator **ROF**
SUBJECT: Request for Variance to allow a parking space to be constructed in the front yard setback at address 813 1/2 Scott Street.
DATE: September 6, 1988 **BZA 88-16**

MEETING 9-6-88 - 4:30 P.M.

RECOMMENDATION

It is recommended that the Board of Zoning Appeals approve a Variance for the front yard setback requirement for the construction of a parking space between the sidewalk and the house. It is also recommended that the existing sidewalk be removed and reconstructed to a minimum 6" thickness parallel to the parking area constructed.

BACKGROUND

A request has been received from James and Louise Donovan to add an additional parking space for the duplex they own at 813 1/2 Scott Street. The house has existed for years with one parking space and there is not enough room for 2 spaces side by side. If one car parks in front of the other, the 1st one cannot get out. The proposed parking area seems to be the best solution for the situation as it exists.

I would recommend in favor of the Variance for the following reasons:

- a) That there is an extraordinary circumstance in that because of the size of the house and the size of the lot and the way the house is located between Scott and Woodlawn there are no other suitable solutions.
- b) That such a Variance is necessary for the enjoyment of a property right passed by other owners in the "C" Residential District.
- c) That granting such a Variance will not be detrimental to the public welfare or injurious to other property in the same vicinity.
- d) That the granting of the Variance will not alter the land use characteristics of the vicinity or district.

ROF:skw



L.J. IRVING, JR. AND SONS

OWNER AND OPERATOR
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FOR
HOUSE DONOVAN
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South

Aug. 15, 1988
FROM L.J. IRVING JR
NAPOLEON, OHIO

