

MEMORANDUM

TO: Members of the Board of Zoning Appeals  
FROM: Richard A. Hayward, City Manager *RAH*  
SUBJECT: Request for Variance - Lynn Schrickel.  
DATE: August 6, 1987

*BZA87-24*

RECOMMENDATION

It is recommended that the Board of Zoning Appeals to approve a Variance for Lynn and Diane Schrickel to allow the construction of a garage in the front and back yard setbacks at 419 Sheffield Avenue.

BACKGROUND

A petition has been received from Lynn and Diane Schrickel, 419 Sheffield Avenue, Napoleon, Ohio, requesting a Variance to Section 151.33(D)(1) of the Zoning Code to allow them to construct a garage in the front and back yard setbacks. The house is located on a corner lot and would require a 30 foot setback on both sides. The house is already located in the front yard and the garage will be attached to it and be not further into the setback. In addition, the garage will extend into the back yard setback by 12 feet, making it 3 feet from the property line.

The property in question is located in a "A" Residential Zoning District at the corner of Sheffield Avenue and Welsted Street. Staff has reviewed the request and finds no problem with it. The house is already built into the front yard setback, which creates an exceptional situation. The Variance to the back yard setback is needed in order to allow construction on the property. As such, Staff recommends approval.

The request meets the Standards of Variation in the following manner:

- 1) The house is presently constructed in the front yard setback and the property cannot be built on without a Variance which creates an exceptional situation.
- 2) The Variance is needed to allow construction on the property which is a right enjoyed by others in the district.
- 3) Granting the Variance will not be materially detrimental to the public welfare.
- 4) Granting the Variance will not alter the land use characteristics of the district.

RAH:skw