

MEMORANDUM

TO: Mayor and Members of City Council
FROM: Roger O. Freytag, Zoning Administrator RCF
SUBJECT: Request for Conditional Use Permit for
Beauty Salon and Apartment at 651 Strong St.
DATE: September 1, 1988

RECOMMENDATION

It is recommended to City Council by the Planning Commission that a Conditional Use Permit be granted to Scott and Denise Hoover to allow a beauty salon be installed in an existing building located at 651 Strong Street.

BACKGROUND

An application has been received from Scott and Denise Hoover on behalf of Alice Moriarty the owner of an existing building which was used by Dr. Moriarty for a doctor's office. Scott will not be changing the outside of the building, but will be remodeling the inside for the salon.

The building is located in the B Residential District. Although this type of business does not meet the permitted uses of the zoning district. It was used as a doctor's office before. Now because of its unique use and the character of the business an application has been made for a Conditional Use Permit in accordance with Section 151.43(B)(1) and 151.46 of the City of Napoleon, Ohio, Code of Ordinances.

There was a Planning Commission meeting held on August 29, 1988. There wasn't any opposition from the neighborhood. There was 1 person that spoke in favor of the request.

Most of the discussion centered around the existing parking along Norton and Strong Street. Even though the perpendicular parking length is 19' instead of the 20' normally designed and perpendicular angle parking 16' instead of the 17' normally designed. The number of spaces are adequate for the size of the building. Using the entire building for net usable area, 10 spaces would be required and there is 11 spaces available.