

MEMORANDUM

TO: Members of the Board of Zoning Appeals
FROM: Brent N. Damman, Zoning Administrator
SUBJECT: An application for Variance by John Kline for front yard setback.

HEARING

DATE: November 13th ,1990 at 4:30 PM

HEARING #: BZA 90/28

BACKGROUND

An application for Variance by John Kline 224 Sycamore Ln. Napoleon, Ohio, to allow construction of a garage on the south west corner of the existing house structure which will extend into the frontyard setback. The Variance shall be to Section 151.32(D)(1) of the City of Napoleon, Ohio, Code of Ordinances. This property is located in a "S" Residential District.

RESEARCH AND FINDINGS

1. That the above mentioned lot is located in an "S" Residential District and the proposed addition will meet all other criteria except the front yard setback.
2. The purpose of this variance is to create more inside storage space for the purpose of parking vehicles.
3. That this was the only practical location on the existing structure were this addition could be constructed.
4. That there have been no responses positive or negative to date. (11-8-90).

The standards for variation to be considered are as follows:

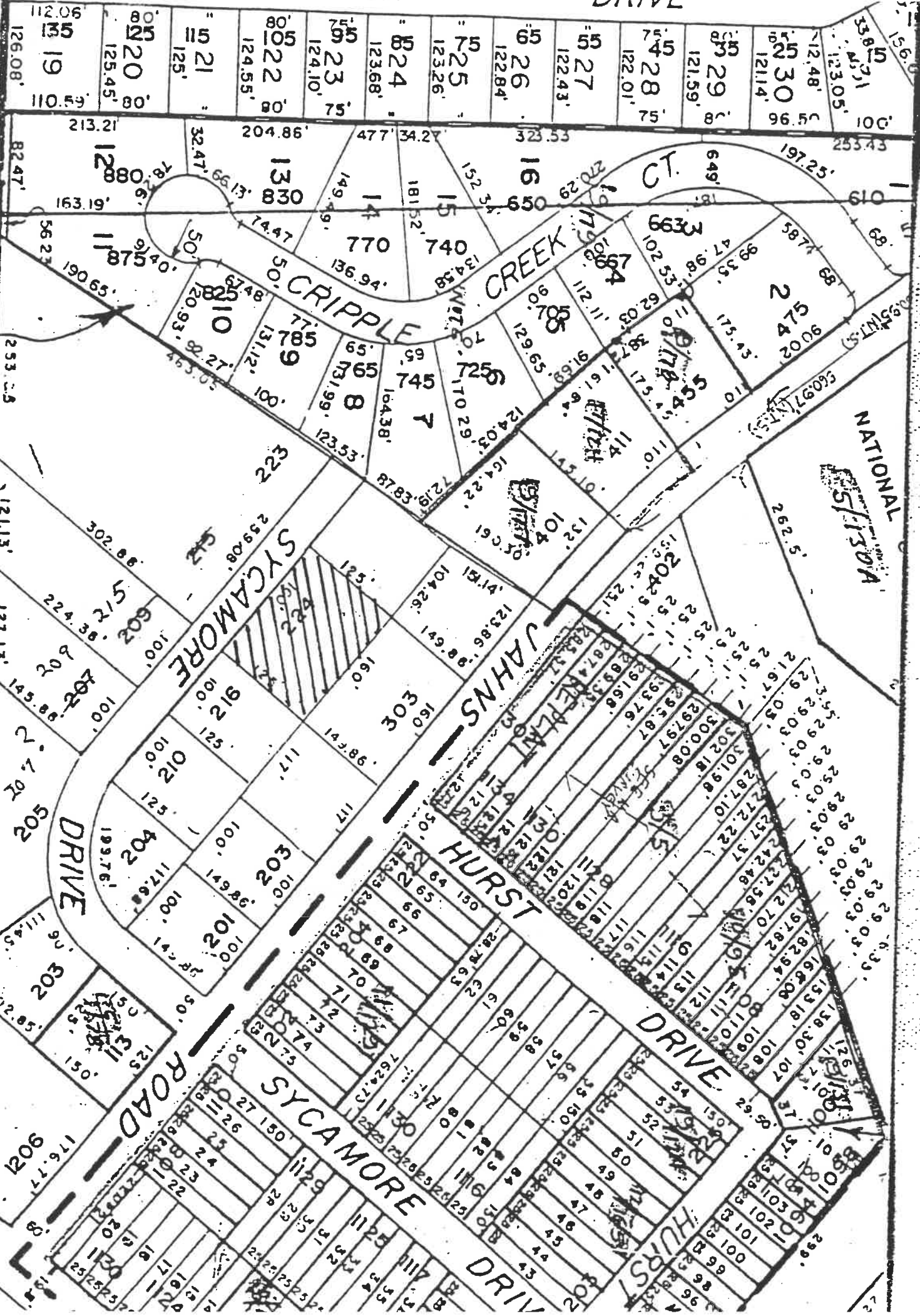
- (a) That there are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to the other property or use in the same vicinity of district.
- (b) That such Variance is necessary for the preservation and enjoyment of a substantial 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.

The City Staff believes that a Variance for this situation would meet the above criteria.

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RIVIERA HEIGHTS



156.9
138.5
123.05
12.48
125.30
121.59
122.01
122.43
122.84
123.26
123.68
124.10
124.55
125
125.45
126.08

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