

MEMORANDUM

TO: Members of the Planning Commission
FROM: Brent N. Damman, Zoning Administrator *BND*
SUBJECT: Conditional Use Permit, Office of Podiatry
HEARING DATE: April 8, 1997 @ 5:00 pm
HEARING #: PC 97/02

BACKGROUND:

An application has been made by Gary Malone of United Pentecostal Church 444 Independence Dr. Napoleon, Ohio on behalf of Dr. Ed Sharrer 116 Atlantic Ave. Voorhess, NJ. The applicant is requesting the issuance of a Conditional Use Permit to allow the operation of a Podiatrists office at 1033 W. Washington St. Napoleon, Ohio. The request is pursuant to City Code chapter 1141. The subject property is located in an R-2 Residential Zoning District.

RESEARCH AND FINDINGS:

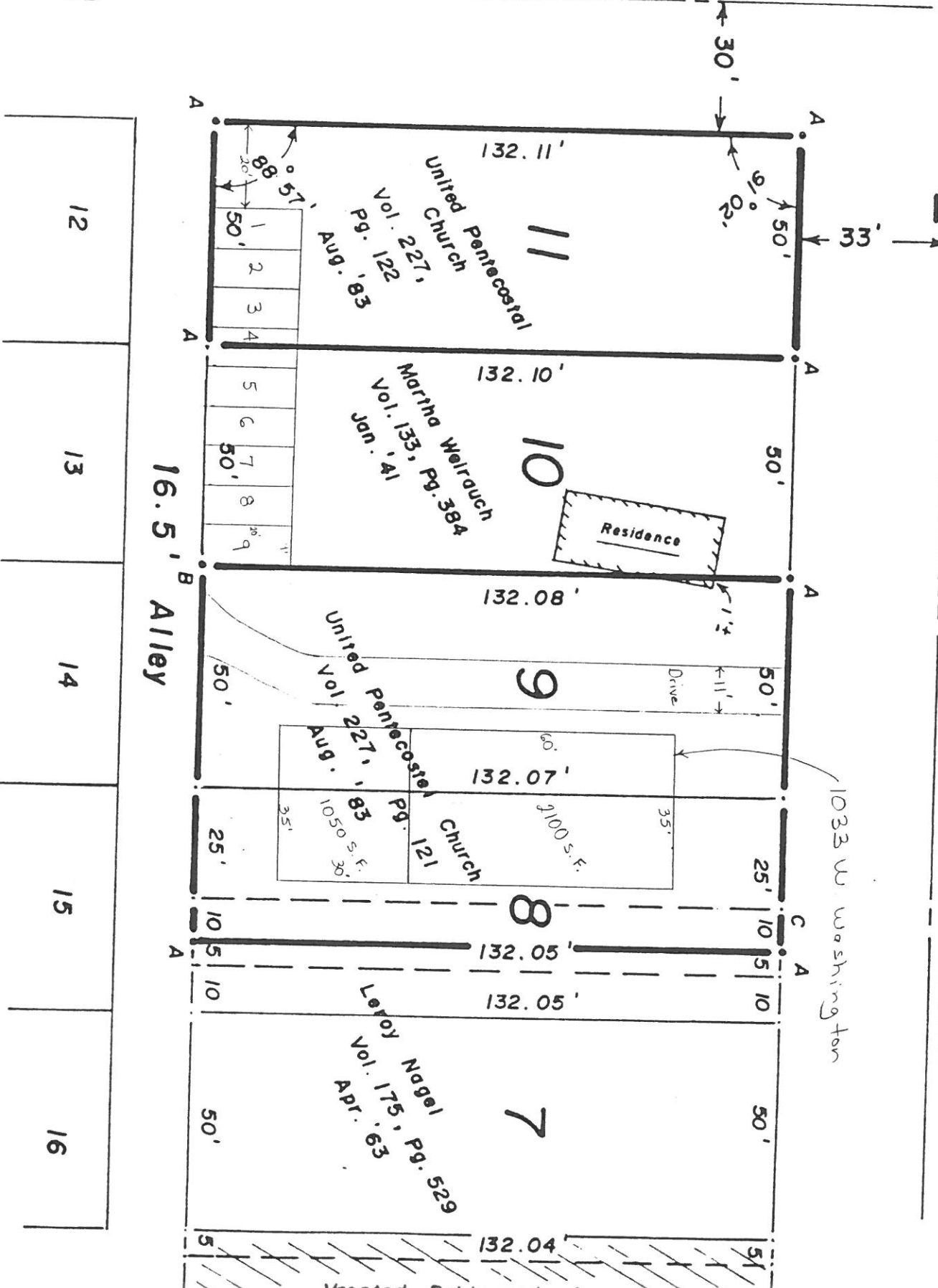
1. The operation as proposed would require nine (9) parking spaces to meet City Code.
2. I am suggesting that the parking spaces be located off the City alley as shown on the attached drawing.
3. In order to construct a parking lot as I have proposed, the shed on lot 10 would need to be removed.
4. According to Rev. Gary Malone of United Pentecostal Church they are in the process of purchasing lot # 10 as shown on the attached drawing. They currently own part of lot 8, lot 9 & lot 11.
5. The parking lot design and construction is subject to the approval of the City Engineer.

ADMINISTRATIVE OPINION AND RECOMMENDATIONS:

It is my opinion that the proposed use would be compatible with the surrounding uses of property in the immediate vicinity. Therefore, I am recommending the Planning Commission approve the request subject to the condition; That a suitable parking lot be built on premise which could accommodate the parking of nine (9) passenger vehicles.

Glenwood Avenue 60' wide

V. WASHINGTON STREET 60' WIDE



12

13

14

15

16

16.5' Alley

United Pentecostal Church
Vol. 227, Pg. 122, Aug. '83

Martha Weirauch
Vol. 133, Pg. 384, Jan. '41

United Pentecostal Church
Vol. 227, Pg. 121, Aug. '83
1050 S.F.
35' x 30'

Leroy Nagel
Vol. 175, Pg. 529, Apr. '63

11

10

9

8

7

1033 W Washington

Drive

Residence

