

MEMORANDUM

TO: Board of Zoning Appeals
FROM: Roger O. Freytag, Zoning Administrator ROF
SUBJECT: Request for Variance - Randall & Barbara A.
Bowman rebuild and expand garage.
DATE: September 29, 1988
MEETING: October 4, 1988 at 4:30 P.M.

BZA 88-17

RECOMMENDATION

It is recommended that the Board of Zoning Appeals approve a Variance for the construction of a 2 car garage to replace an existing building located in the front yard setback along Norton Street. The Variance shall be to Section 151.34(D)(2) of the City of Napoleon, Ohio, Code of Ordinances.

BACKGROUND

A request has been received from Randall and Barbara A. Bowman of 704 W. Washington Street to construct a larger 2 car garage in the place of an existing building which will be removed. The new building will be located farther away from the Norton Street right-of-way but still within the required 40' front yard setback.

After reviewing the situation, the Staff does recommend in favor of variation for the following reasons:

- a) There is an exceptional circumstance in the large size of the house on a smaller lot, the fact that the new garage is replacing an existing building and the fact that it is on a corner lot.
- b) That such a Variance is necessary for the enjoyment of a property right possessed by other property in the same district.
- c) That the granting of such Variance will not be materially detrimental to the public welfare or injurious to the property in the vicinity or district.
- d) That the granting of such Variance will not alter the land use characteristics of the vicinity or diminish the value of adjacent land or increase the congestion in the public streets.

ROF:skw