

MEMORANDUM

TO: Members of the Board of Zoning Appeals
FROM: Brent N. Damman, Zoning Administrator
SUBJECT: Variance request to rear setback by Mary
Katherine Meyers.
HEARING: March 9th, 1993 at 4:30 PM
HEARING #: BZA 93/04

BACKGROUND

An application by Mary Katherine Meyers 145 Wayne Park Dr. Napoleon Ohio requesting variance to the rear setback for the purpose of constructing an enclosed in ground exercise pool and deck at said location. The Variance is to section 151.32 (D)(1) of the City of Napoleon Ohio Zoning Code, and is located in a "S" Residential Zoning District.

RESEARCH AND FINDINGS

1. The above request is for the purpose of constructing a small inground exercise pool and an enclosure around it.
2. Due to the unusual shape of the lot and its proximity to State Route 424 right of way it is impossible to place such a pool in another location on this lot.

ADMINISTRATIVE OPINION

The proposed addition to this dwelling will be a substantial improvement to the property and should not adversely affect any of the neighboring properties.

CONSIDERATIONS

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 or 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.

PLAT OF SURVEY

FOR MARY KATHERINE MEYERS

OF CANAL LAND LOCATED IN THE NORTHEAST FRACTIONAL 1/4 OF SECTION 27, T-5-N, R-6-E, NAPOLEON TOWNSHIP, HENRY COUNTY, OHIO. AND IN THE CITY OF NAPOLEON, OHIO.

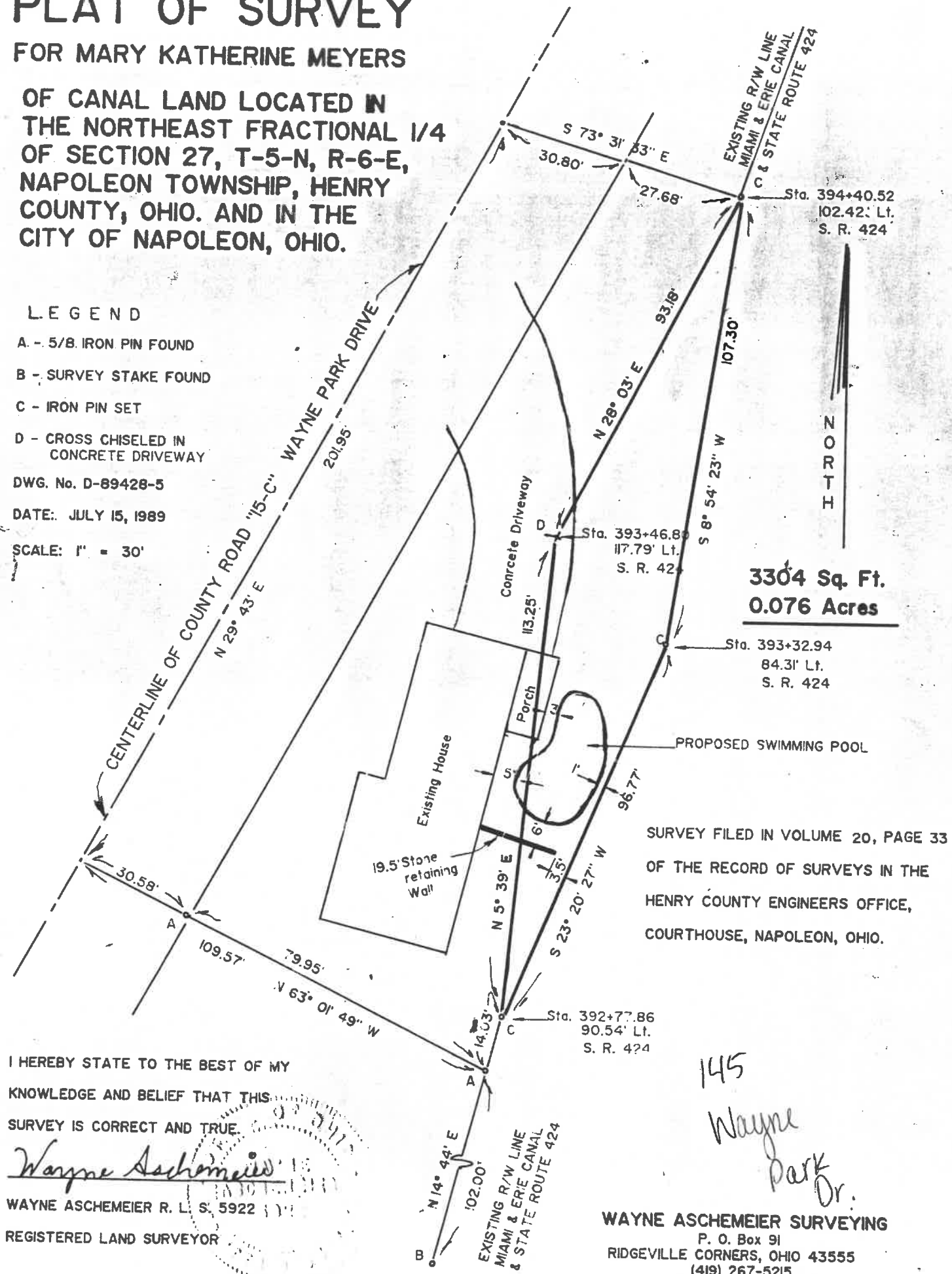
LEGEND

- A - 5/8 IRON PIN FOUND
- B - SURVEY STAKE FOUND
- C - IRON PIN SET
- D - CROSS CHISELED IN CONCRETE DRIVEWAY

DWG. No. D-89428-5

DATE: JULY 15, 1989

SCALE: 1" = 30'



I HEREBY STATE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY IS CORRECT AND TRUE.

Wayne Aschemeier
WAYNE ASCHEMEIER R. L. S. 5922
REGISTERED LAND SURVEYOR

SURVEY FILED IN VOLUME 20, PAGE 33 OF THE RECORD OF SURVEYS IN THE HENRY COUNTY ENGINEERS OFFICE, COURTHOUSE, NAPOLEON, OHIO.

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145 Wayne Park Dr

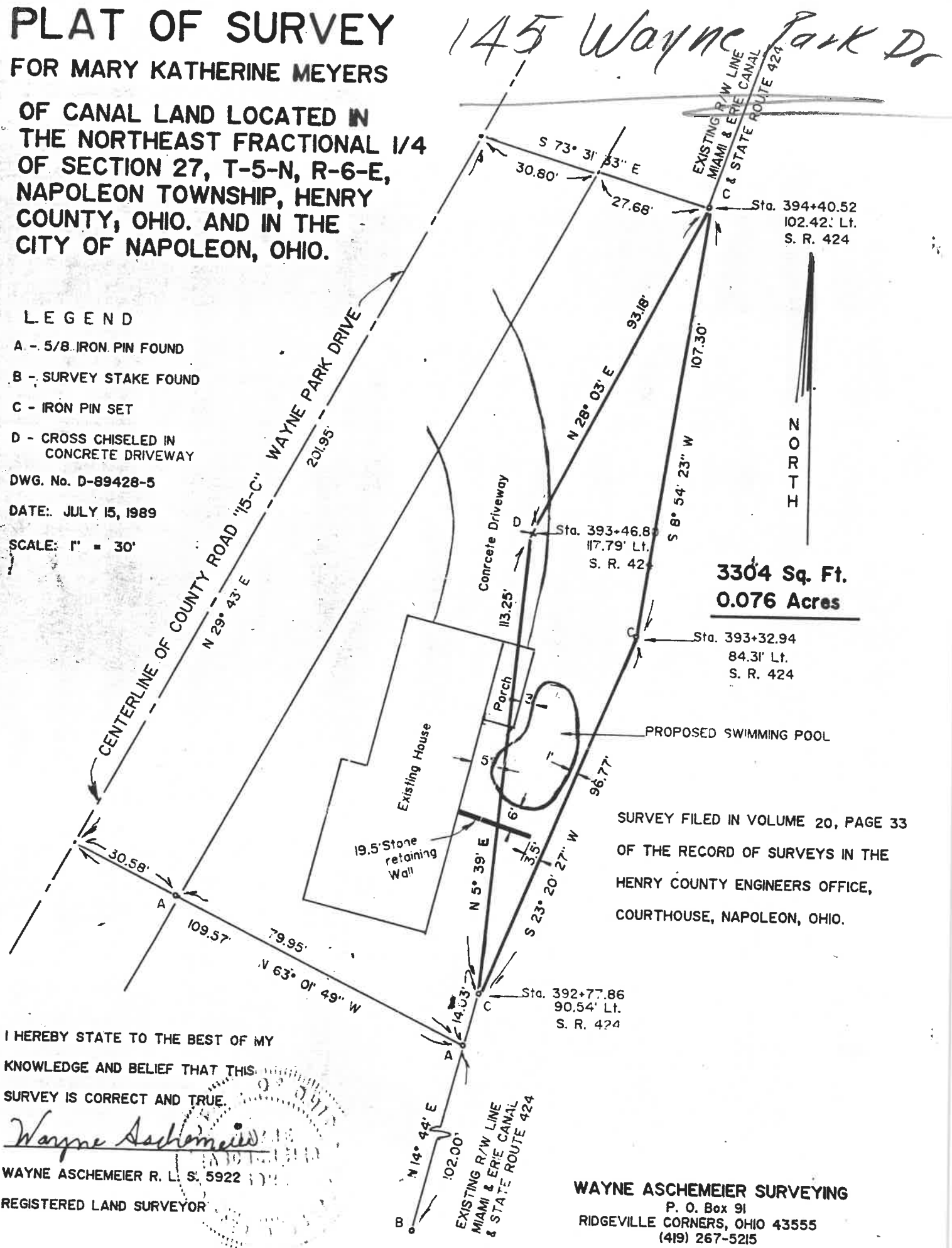
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**3304 Sq. Ft.
0.076 Acres**

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WAYNE ASCHEMEIER SURVEYING
 P. O. Box 91
 RIDGEVILLE CORNERS, OHIO 43555
 (419) 267-5215

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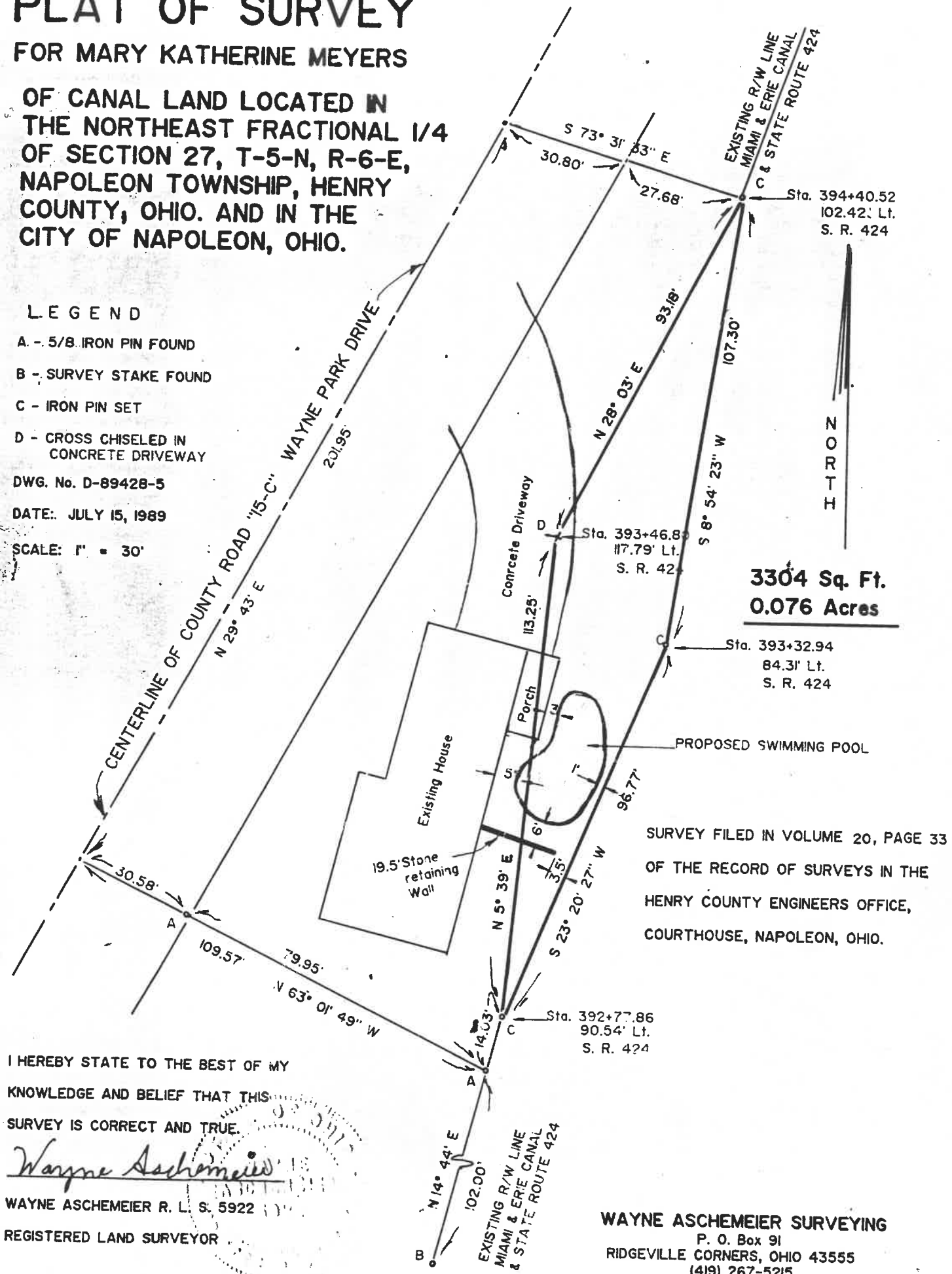
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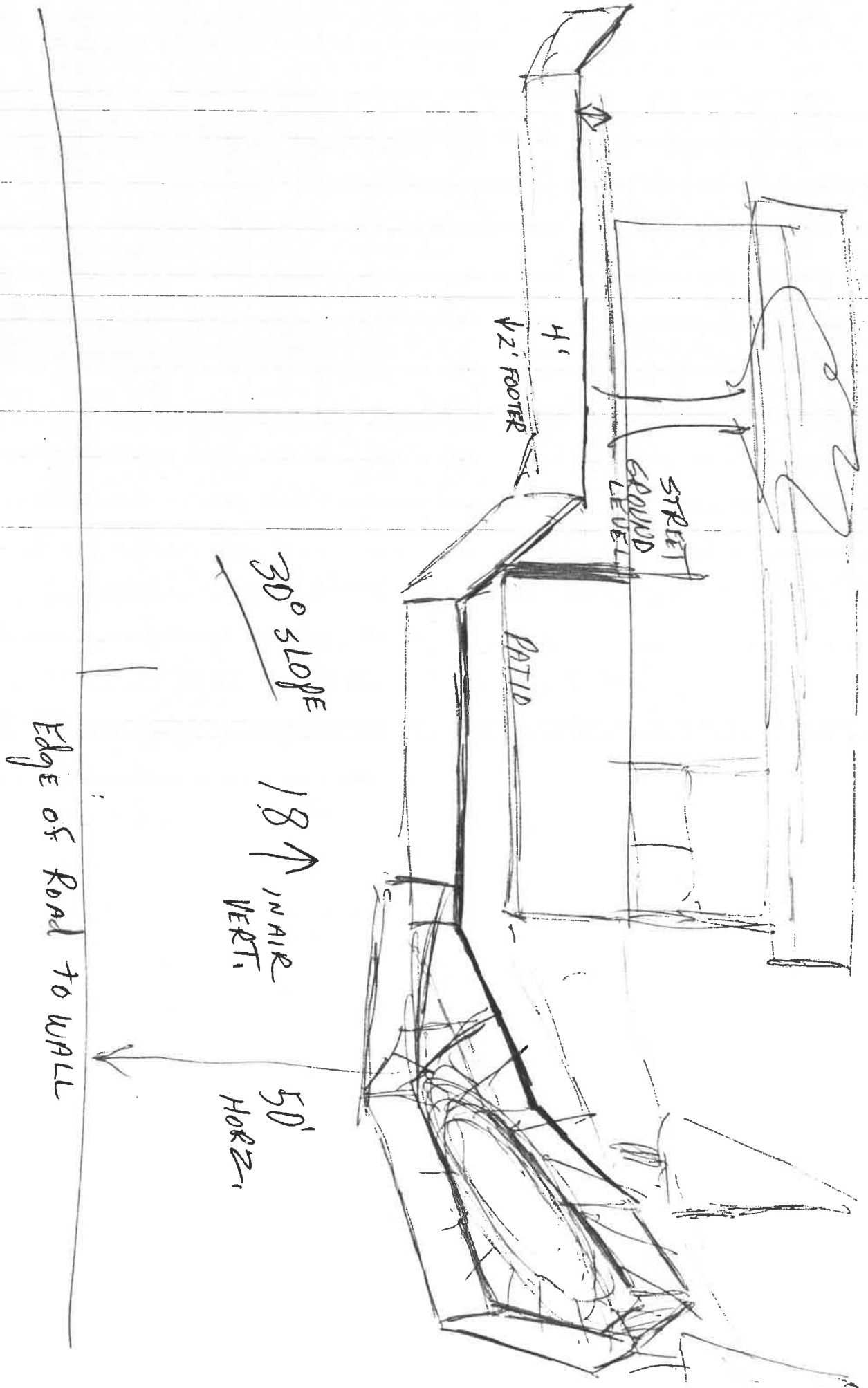
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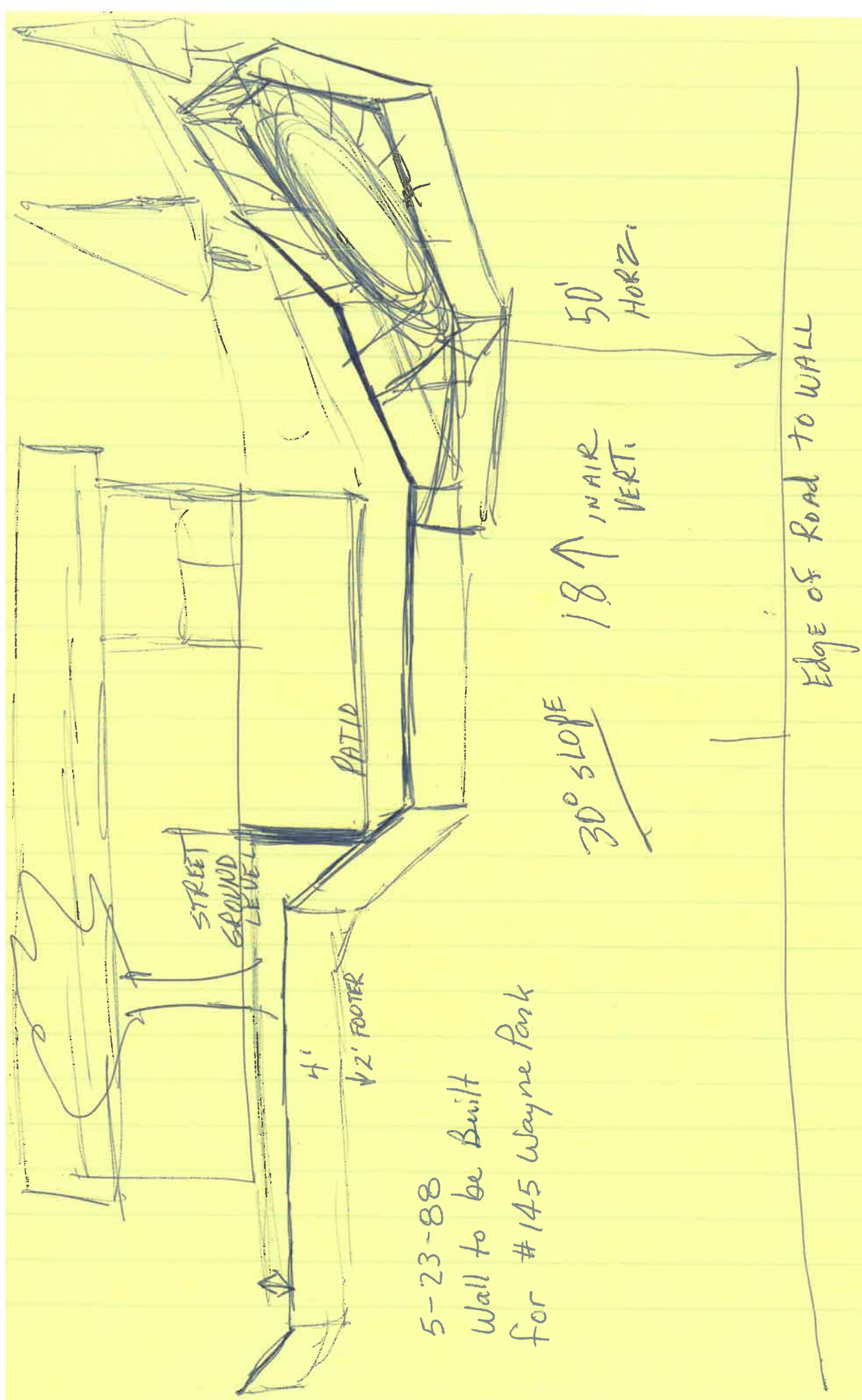
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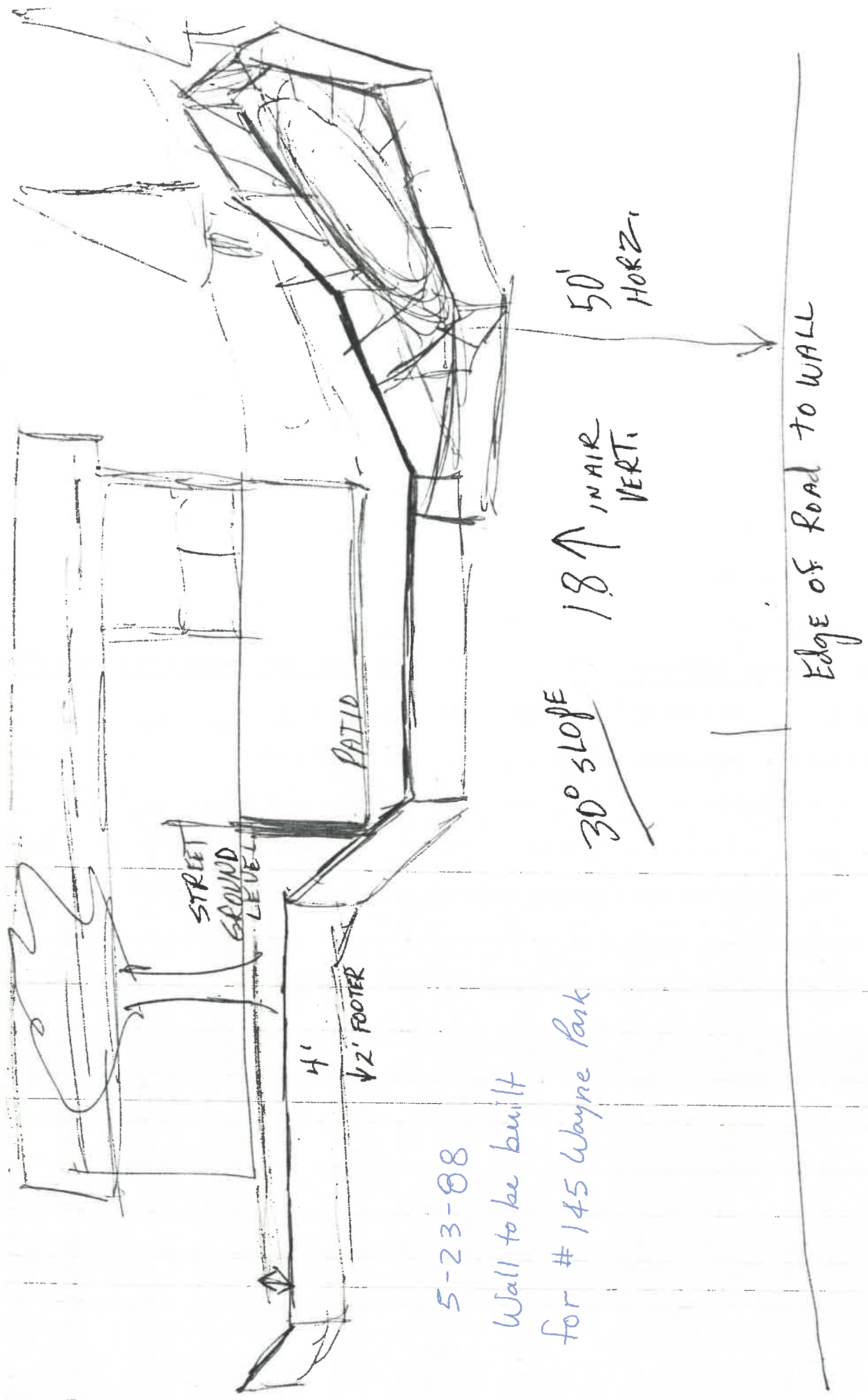
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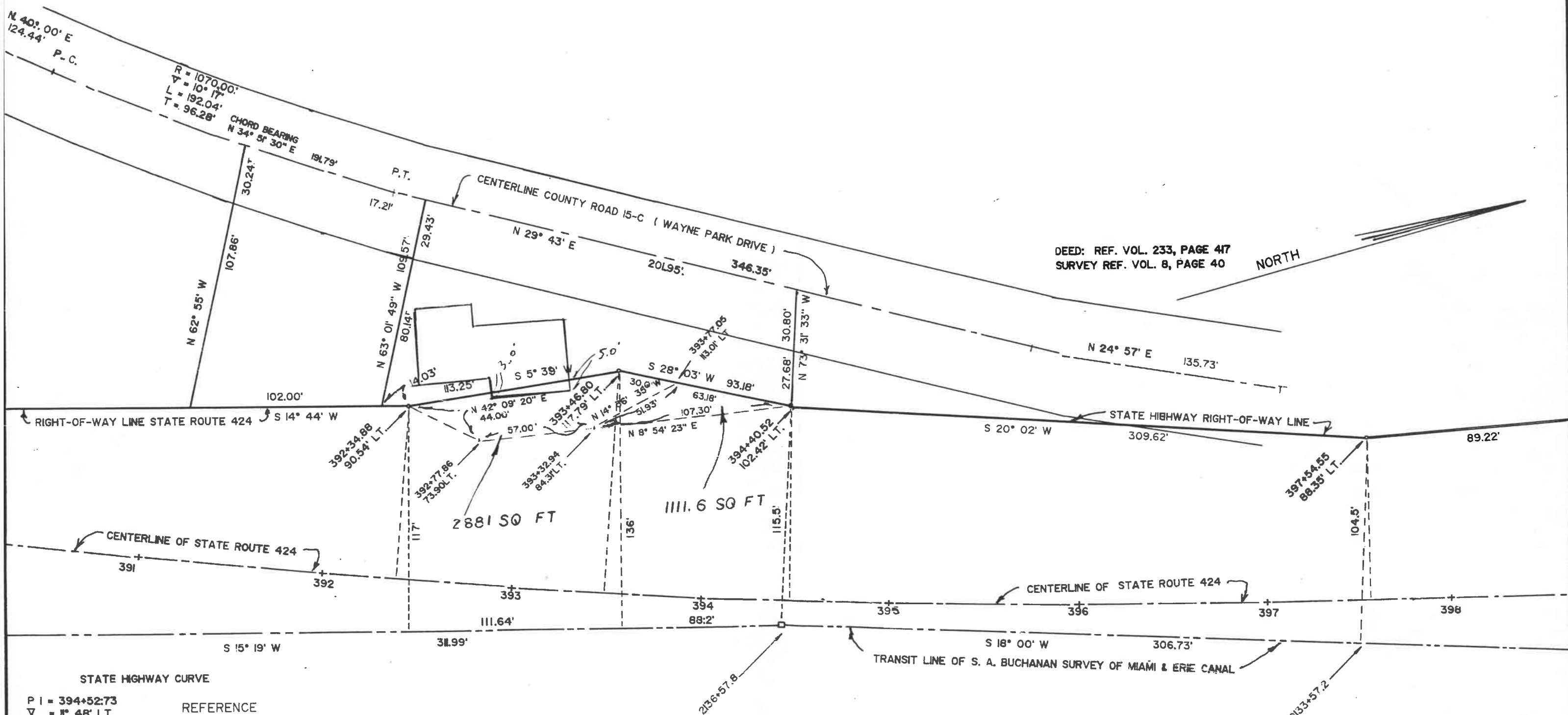


5-23-88

Wall to be built
for # 145 Wayne Park.

DEED LAYOUT DRAWING FOR MARY KATHERINE MEYERS

LOCATED IN THE NORTHEAST FRACTIONAL (1/4), OF SECTION
27, T-5-N, R-6-E, NAPOLEON TOWNSHIP, HENRY COUNTY, OHIO.



DEED: REF. VOL. 233, PAGE 417
SURVEY REF. VOL. 8, PAGE 40

NORTH

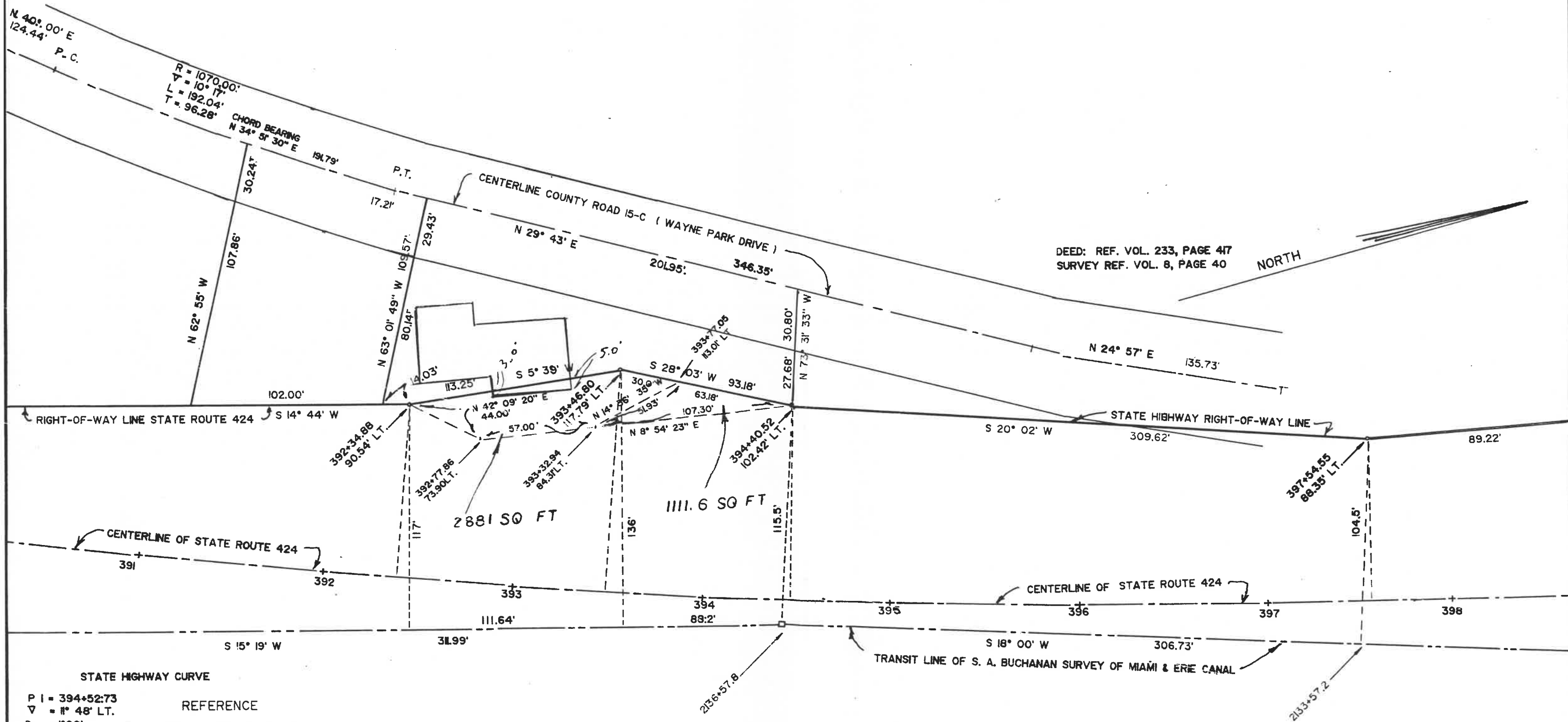
STATE HIGHWAY CURVE
 P I = 394+52.73
 Δ = 11° 48' LT.
 D = 1°00'
 R = 5729.58'
 L = 1180.00'

REFERENCE
 HEN-24-0.00 R/W PLANS
 SHEET 17 of 18

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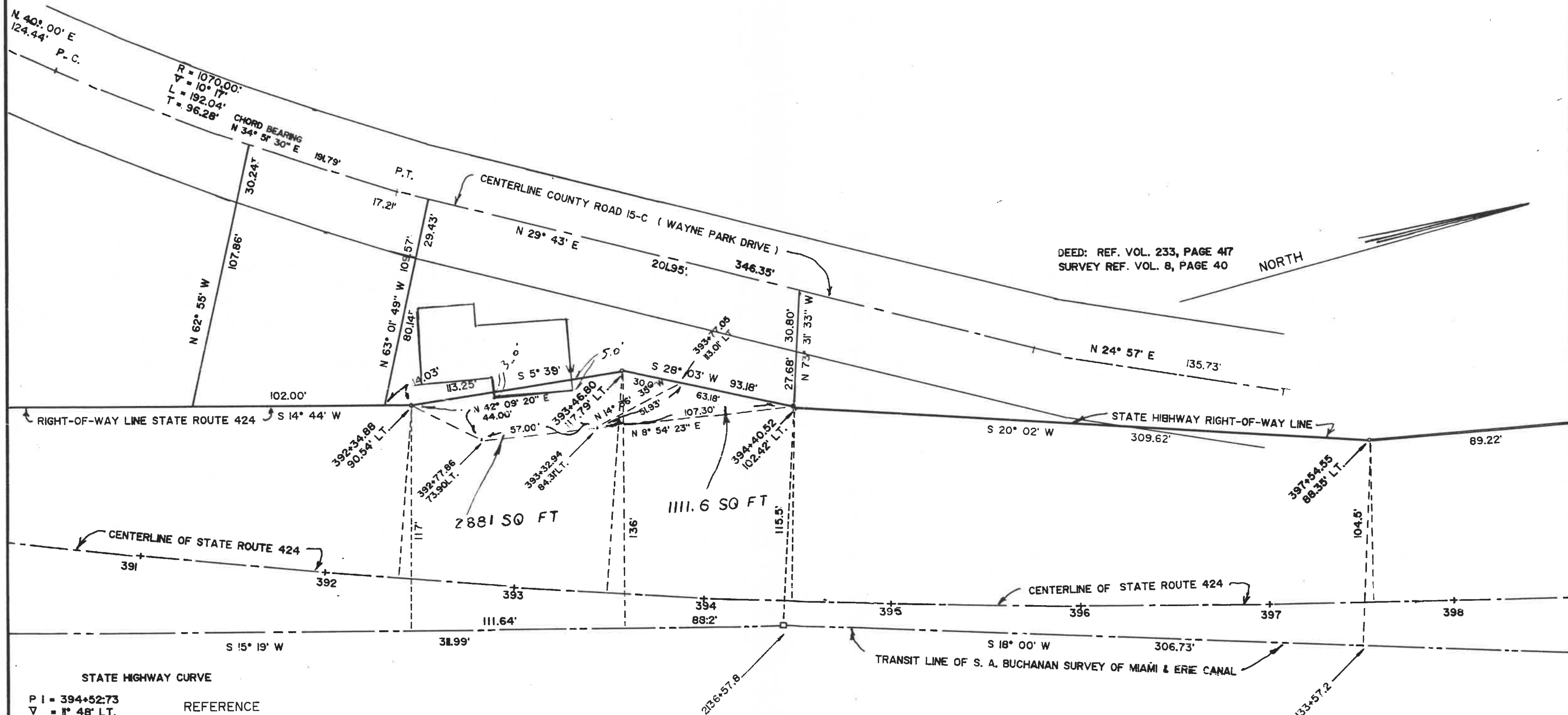
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