

MEMORANDUM

TO: Members of the Board of Zoning Appeals
FROM: Richard A. Hayward, City Manager *RAH*
SUBJECT: Request for Variance - Rodger Hefflinger.
DATE: August 31, 1987

BZA 87-25

RECOMMENDATION

It is recommended that the Board of Zoning Appeals approve a Variance for Rodger and Cathy Hefflinger allow the construction of a swimming pool in the front yard setback at 180 Wayne Park Drive.

BACKGROUND

A petition has been received from Rodger and Cathy Hefflinger, 180 Wayne Park Drive, Napoleon, Ohio, requesting a Variance to Section 151.32(D)(2) of the Zoning Code to allow them to construct a swimming pool front yard setback. The petitioner wishes to build a swimming pool to be located 34.88 feet from the property line on a corner lot. This is an accessory use for which the front yard setback is 75 feet.

The property in question is located in a "S" Residential Zoning District at the corner of Wayne Park Drive and Co. Rd. M-1. Staff has reviewed the request and finds no problem with it. There does not appear to be any other location on the property to put the pool. There do not appear to be any other problems. As such, Staff recommends approval.

The request meets the Standards of Variation in the following manner:

- 1) The property is on a corner lot and it would be difficult to place the pool such that it would not violate the Zoning Code which creates an exceptional situation.
- 2) The Variance is needed to allow construction on the property which is a right enjoyed by others in the district.
- 3) Granting the Variance will not be materially detrimental to the public welfare.
- 4) Granting the Variance will not alter the land use characteristics of the district.

RAH:skw

180 Wayne Park Dr.

Brent Damon.

Here is a letter from Cousins Construction
regarding our house matter. Take a look
at let me know what you think

Thanks
Peg.

3-12-99
7:40 AM

Peg; The letter from Cousins is good from a
kind site 20/20 point of view. However it is very
doubtful the this co. would have thought to do
all the repairs they state in the letter had they
not seen the resulting problems now so apparent.
I disagree with Ellings coming back to do the
nut picky item they have suggested. I also disagree that
the insurance company is out of the picture. They
are obviously on the side of your insurance company.
It is not necessary to pass all the repairs responsibility
on Emmetts Home Improvement. He should be
responsible for replacing the rafters and sheeting
as suggested. However the re-nailing of the raftered
ceiling rafters should be an extra that your Insurance
Co. should pay for. This is my opinion and recommendation

Brent

COUSINO CONSTRUCTION COMPANY

970 W. South Boundary • Perrysburg, Ohio 43551 • (419) 874-9500 • FAX (419) 874-0601 • (800) 874-2122
 1105 Delphos Avenue • Lima, Ohio 45805 • (419) 222-0440 • FAX (419) 222-0455 • (800) 741-0414

February 23, 1999

Dennis and Peg Snyder
 180 Wayne Park Drive
 Napoleon, OH 43545

Dear Mr. & Mrs. Snyder:

Thank you for forwarding to us the information requested.

As you know, we were out to your home last week to inspect repairs that were done to your home by various repairmen. Those present at our meeting were Peg and Denny Snyder, the insurance adjustor, Jeff Watson, and myself.

We were shown several cracks in the plastered walls and ceilings in the kitchen and living room. Some were new and some were previously repaired areas that reopened. We understand that a sizeable tree fell on the rear roof of your home causing structural damages. We understand that the needed repairs involved removing the roofing, roof sheathing, gutters, downpipe, soffit, and fascia covers, and replacing the broken and stress-cracked rafters and other various framing members. We understand that certain repairs were made to the above items by Emmett's Home Improvements.

We also understand that other interior plaster repairs and subsequent painting and wallpapering were performed by E.K. Remodeling and Custom Design. We further understand that the central air conditioning system was also replaced by Earl H. Elling Plumbing and Heating Company.

After careful inspection was made by us to the attic framing, we could clearly see that not all of the materials quoted by Emmett's were used. We could also see rafters that are broken and stressed were only scabed in with 2"X4" approximately 4' long on each side, and not replaced as quoted. Nor were the 5 pieces of 5/8" CDX used. We could also see that the remaining rafters and Cathedral ceiling framing members were not railed or re-braced properly. If the framing repairs are not properly replaced, the long-term structural integrity of the home will be in question.

We suggest the rafters be replaced as quoted and stated to the owner, the remaining rafters, ceiling joists and Cathedral ceiling framing be railed, as it has been jarred from its original positioning; and that the Cathedral framing be properly re-braced. This work will entail removing the roof to perform the operation.



COUSINO CONSTRUCTION COMPANY

970 W. South Boundary • Perrysburg, Ohio 43551 • (419) 874-9500 • FAX (419) 874-0601 • (800) 874-2122
1105 Delphos Avenue • Lima, Ohio 45805 • (419) 222-0440 • FAX (419) 222-0455 • (800) 741-0414

Snyder, Dennis and Peg

- 2 -

We would also suggest that the cracks that are appearing in the ceiling are more than likely due to the above as listed. However, we would suggest verification by E.K. Remodeling that they did fill the cracks with Durabond, apply fibermesh tape, and apply 2 to 3 additional coats of mud.

We could also see some loose ductwork in the attic and some scrap awning, tubing, and pieces of material in the attic. We would suggest that Earl H. Elling come back and at least refasten the ductwork, see if the remaining scraps are theirs, clean up and remove them.

As you are aware, Nationwide has already paid these repair persons to perform the repairs. All warranties and correctness of work and follow up services, are between you and the repair persons.

If you have any questions, please feel free to contact me.

Respectfully,

Michael T. Cousino (dw)

Michael T. Cousino, Certified Restorer, NIDR, WLI, CUCI

MTC/dw

cc: Jeff Watson

enclosures: 3

