



City of NAPOLEON, OHIO

255 WEST RIVERVIEW AVENUE, P.O. BOX 151
NAPOLEON, OHIO 43545-0151
(419) 592-4010
FAX (419) 599-8393
www.napoleonohio.com

February 14, 2002

Mr. Richard Cordes
1121 Willard St.
Napoleon, Ohio 43545

Mayor
J. Andrew Small

Re. Proposed garage addition at your residence.

Dear Mr. Cordes

Members of Council
Michael J. DeWit, President
Terri A. Williams
James Hershberger
Travis B. Sheaffer
John A. Helberg
Steven C. Small
Glenn A. Miller

Please be informed according to records on file in my office, the garage that exists at your residence appears to have been constructed illegally. I am aware that you did not have anything to do with the construction of said garage, however the fact remains that the attached garage was constructed within the side yard setback. There is no record of a variance granted to the previous owner to then City Code (1973) section 85.13 (c)(2) which required a minimum setback of five (5) feet off the side property line. Our records indicate that the existing garage is only twenty nine (29) inches off the south side property line. It would appear according the Ohio Revised Code Chapter 723 that the existing garage was to conform to the 1973 City Zoning Code which was in affect at that time. Based on this information of record, City Code section 1129.04 would prohibit the extension or expansion of your garage unless that extension fully complies with the minimum setbacks of the current City Code. According to current City Code section 1131.04(d) the minimum setback for your garage addition from the side property line is seven (7) feet and the minimum setback from the rear property line is fifteen (15) feet. That is your only option if you desire to attach to your existing garage. I am not certain how to handle the existing garage setback problem at this point. I will need to consult with the law director on the matter.

City Manager
Dr. Jon A. Bisher

Finance Director
Gregory J. Heath

The determinations made herein are based on the requirements of the current City Code and that of the Ohio Revised Code. Your misunderstanding of the City Zoning Code requirements as herein stated does not constitute relief of said requirements. You do however retain the right to appeal my decisions to the Board of Zoning Appeals and request relief from the setback requirements.

Law Director
David M. Grahn

If you would have questions concerning this notice please call me at 592-4010.

City Engineer
Joseph R. Kleiner, P.E.

Sincerely

Brent N Damman
Zoning Administrator



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