

MEMORANDUM

TO: Board of Zoning Appeals
FROM: Roger O. Freytag, Zoning Administrator ROF
SUBJECT: Variance to have one parking space.
DATE: March 17, 1989
MEETING: March 22, 1989 at 4:30 p.m.

RECOMMENDATION

BZA 89-03

It is recommended that the Board of Zoning Appeals not approve a Variance to have one parking space beyond the front yard setback, rather than the 2 required by the Code, at 260 Yeager Street.

BACKGROUND

An application for Variance has been received from Pauline Polker after the Building Inspector required the additional stone parking area to be placed on the Northeast side of the one car garage. The building contractor has shown this area on his plot plan as is attached, but this area has not been constructed yet. If the Variance were to be granted, the Variance would be to Section 151.49(C)(7) and (D)(4) of the City of Napoleon, Ohio, Code of Ordinances. The location is in a "C" Residence District.

Pauline Polker believes that since she lives in the house alone, she only needs room for one car. If a second car is parked by someone visiting, it can be parked in the front yard setback in front of the garage.

The City Staff is against granting the Variance for the following reasons:

- 1) It was included in the plot plan, but not built.
- 2) If this house would be sold to someone else, it would be difficult to get the second parking place installed at that time.

ROF:skw