

MEMORANDUM

TO: Members of the Board of Zoning Appeals
FROM: Roger O. Freytag, Zoning Administrator *ROF*
SUBJECT: An application for Variance for the number of parking spaces required for the development of the Zeller building located at 108 E. Washington St.
DATE: 16 February 1990
MEETING: 20 February 1990 at 4:30 PM
MEETING NO.: BZA 90/03

RECOMMENDATION

It is recommended that the Board of Zoning Appeals approve a variance for the number of parking spaces required for the development of the Zeller building located at 108 E. Washington St.

BACKGROUND

An application for Variance by the Board of Henry County Commissioners on behalf of JIL Enterprises for the number of parking spaces required for the development of the Zeller building located at 108 E. Washington St. The Variance shall be to Section 151.49(D)(1) and (E)(1) of the City of Napoleon, Ohio, Code of Ordinances. The proposed development is located in an "GB" General Business District.

I have had two meetings with the County Commissioners so far. I have listed the following comments from the Commissioners for your review:

There will be a total of 4,280 sq ft of net floor area in the Zeller building divided by 125 sq ft per parking space would equal 35 spaces.

The County has offered to pay for \$ 58,000.00 dollars of work to be done in building the Monroe Street parking lot and parking along the West side of Monroe Street between Clinton St. and Washington St.

The County will not need any reserved parking at this time. They have asked to reserve the right to have 1/2 of the Monroe St. parking lot reserved for them to use in the future if that becomes necessary. That would amount to 18 spaces that could be marked not parking but by permit for the hours of 8:00 Am to 4:00 Pm daily.

The new angle parking along the West side of Monroe St. would be marked as 24 Hour Parking to be turned over every 25 hours.

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The Soil Conservation Department will not be located uptown.

The County's money will be used to do as much of this project as possible and the rest of the money will come from City of Napoleon funds. The City's funds have not been finalized yet.

More work may be done on the total project if the money is available.

A total of 63 new spaces will be created From Shelby St. to Washington St. on this project. A few more spaces could be created if there is money available to work on the area from Washington to Riverview.

I have enclosed information from the County Commissioners for your review.

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 of 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.

The City Staff believes that a Variance for this situation would meet the above criteria.

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