City of Napoleon, Ohio

BOARD OF ZONING APPEALS

MEETING MINUTES

Tuesday, March 12, 2019 at 4:30 PM

BZA 19-01 ~ 417 West Washington Street ~ Variance to Property Setbacks

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Board Members Recording Secretary Zoning Administrator

Tom Mack-Chairman, David Dill, Laurie Sans, Steve Small, Lynn Rausch Roxanne Dietrich

Others **ABSENT** Mark Spiess

Call to Order

Chairman Mack called the meeting to order at 4:30 pm, roll call was taken with it being noted a quorum was present.

Approval of Minutes

Hearing no objections or corrections, the minutes from the last meeting on May 05, 2018 stand approved as presented.

BZA 19-01 Background Mack read the background on BZA 19-01:

An application for a public hearing has been filed by Steven and Mary Creager, 417 West Washington Street, Napoleon, Ohio. The applicant is requesting a variance to Section 1147 regarding the Building Setbacks in an R-4 Zone, High Density Residential located at 417 West Washington Street (Lot No. 2 Phillips Outlots). The applicant is requesting a variance to replace an existing 20'x20' garage with a 20'x40' garage.

Research and Findings

Spiess read the research and findings for BZA 19-01:

Upon approval of this variance and issuance of a zoning permit, a building permit from Wood County Building Inspection shall be required followed by a Certificate of Occupancy. At one point, he had a variance to move the garage on the other side of the property, that project was not done and since then he has put in a deck and pool and has decided to leave the garage where it is and extend it longer, the side width will be the same. Small asked no structure will be closer to the lot line, it will just be longer? Spiess said that's correct.

Motion to Approve

Motion: Small

Second: Dill

to Approve BZA 19-01 Variance to Property Setbacks for 417 West Washington Street.

Passed Yea-5 Nay-0

BZA 19-01

Roll call vote on the above motion: Yea-Dill, Sans, Mack, Small, Rausch

Nay-

Meeting Continued

The meeting was continued with consideration of BZA 19-02.

May 14, 2019

Tom Mack, Chairman