

**BZA-19-04**  
**Variance To The Property Setback**  
**Located At 1130 Willard St**

**MEMORANDUM**

**TO:** Members of The Board of Zoning Appeals  
**FROM:** Mark B. Spiess, Sr. Eng. Tech. / Zoning Admin.  
**SUBJECT:** Variance To The Property Setbacks  
**MEETING DATE:** Meeting Date @ 4:30 PM  
**HEARING #:** BZA-19-04

**BACKGROUND:**

An application for public hearing has been filed by Lorenzo Pedraza, 1130 Willard St. Napoleon, Ohio 43545. The applicant is requesting a variance to Section 1147 regarding the building setbacks in an R-2 zone, Low Density Residential. The applicant is requesting a side yard variance from 7' to 5' and a rear yard variance from 15' to 10' to replace existing detached garage with a new attached garage.

**RESEARCH AND FINDING**

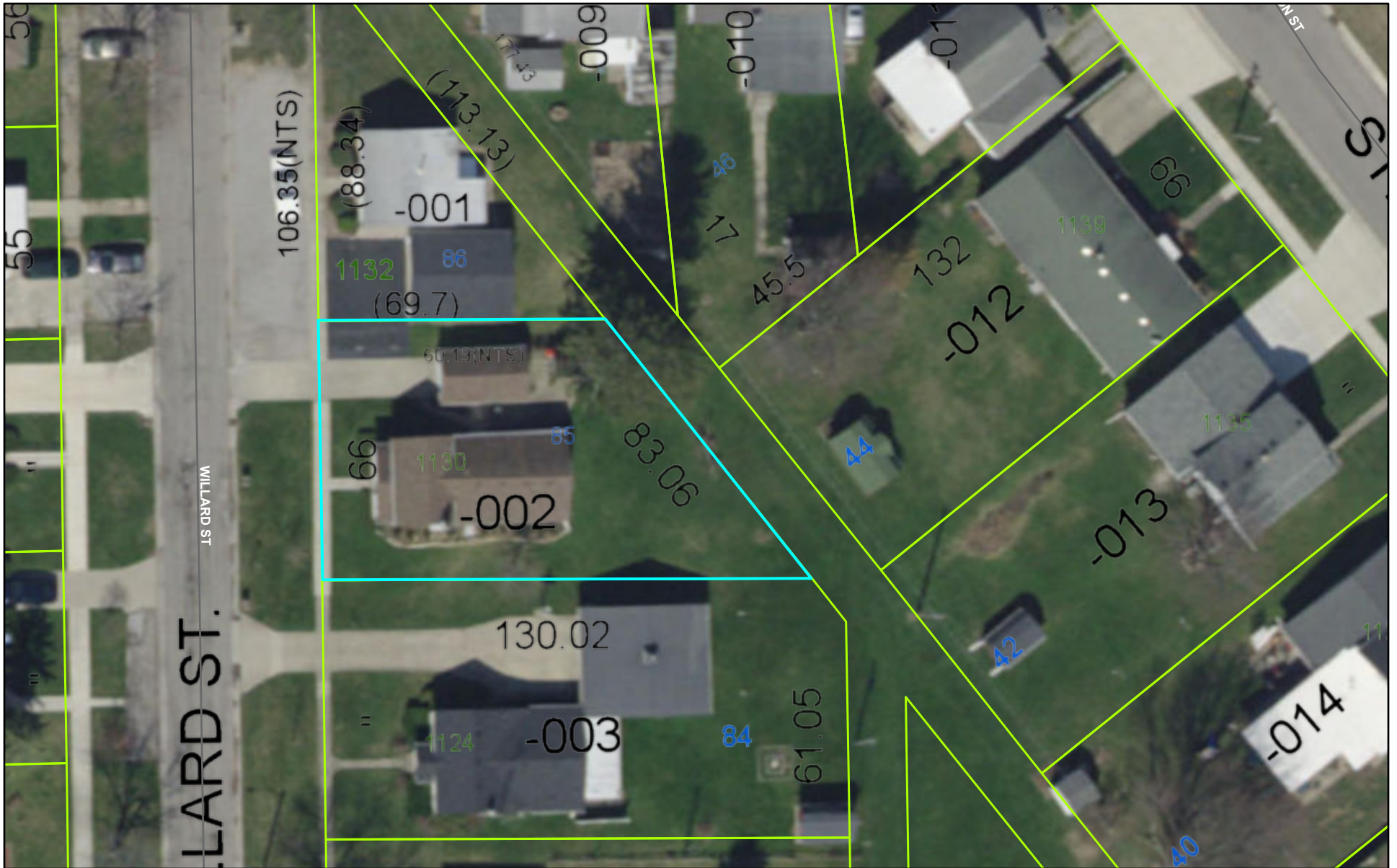
The existing garage already sits 5' from the property line which was the previous setback line. The rear setback line is currently 10' for an accessory building, but it's 15' for the principle building. Upon approval of this variance and issuance of a zoning permit, a building permit from Wood County Building Inspection shall be required followed by a Certificate of Occupancy.

**STANDARDS FOR A VARIANCE :**

The Board, after a hearing, may grant a variation from the regulations of the City's Planning and Zoning Code, but only when such variation is in harmony with the general purpose and intent of the Planning and Zoning Code, and the Board finds all of the following:

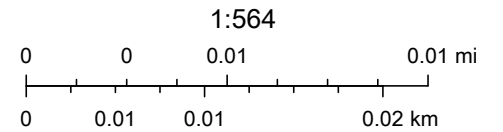
- (a) That there are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to the other property or use in the same vicinity or district;
- (b) That such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity or district but which is denied to the property in question;
- (c) That granting such variance will not be materially detrimental to the public welfare or injurious to the property of improvements in the vicinity or district in which the property is located;
- (d) That granting such variance will not alter the land use characteristics of the vicinity or district, diminish the value of adjacent land and improvements, or increase the congestion in the public streets. (Ord. 69-01. Passed 7-2-01.)

# ArcGIS Web Map



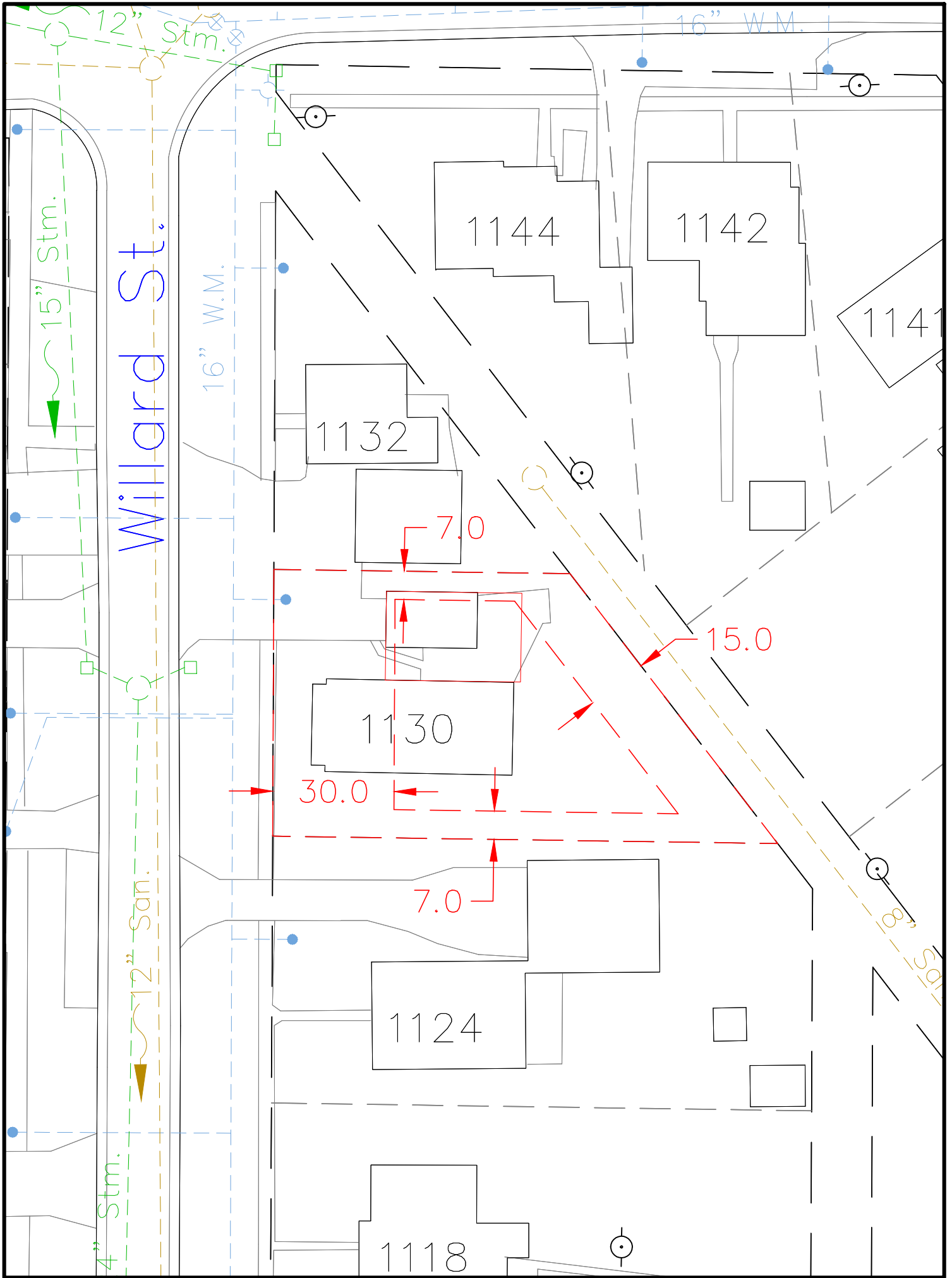
5/31/2019, 10:57:54 AM

-  Parcels
-  Street Centerlines
-  STREET

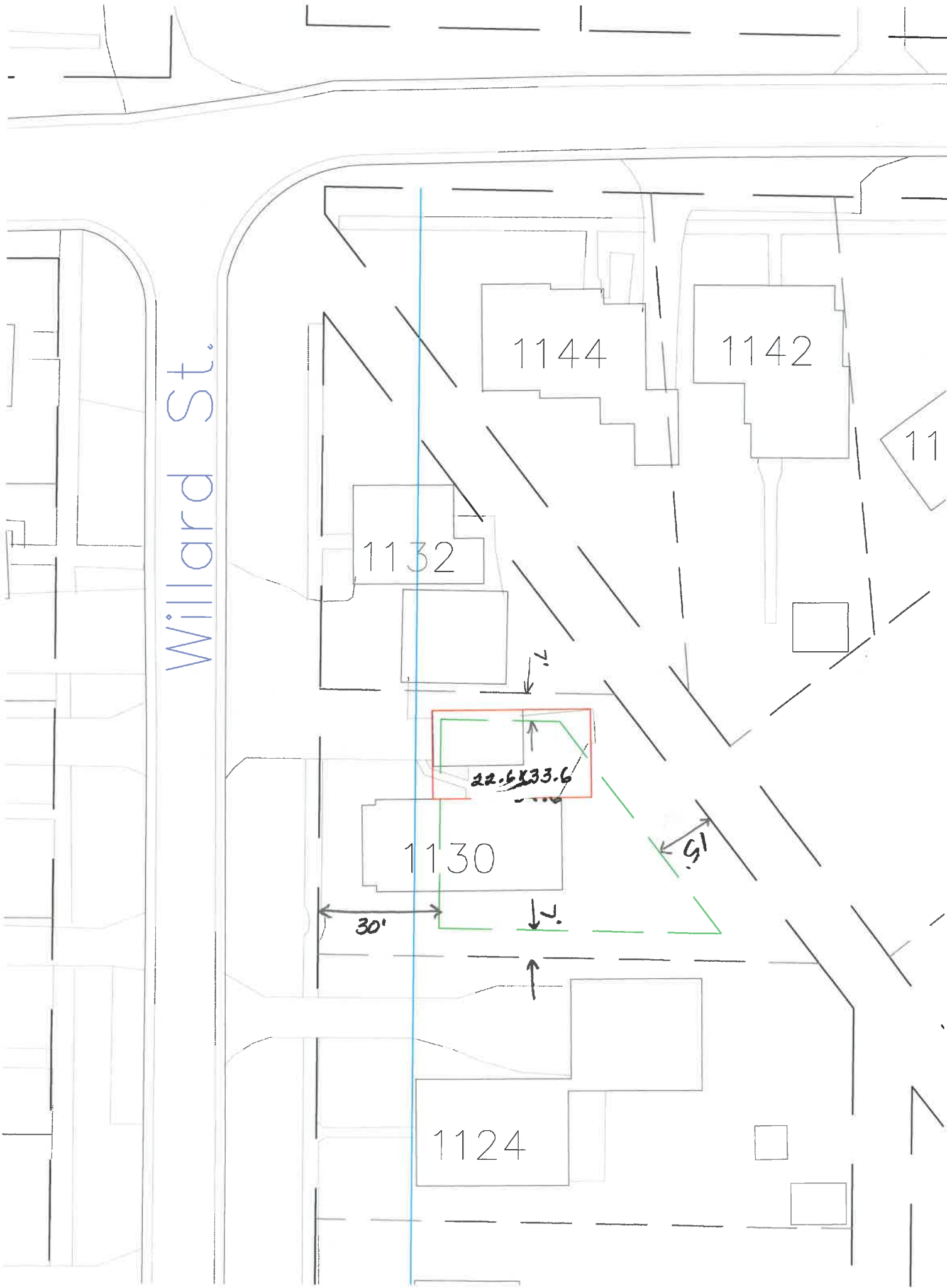


Dan Jenkins, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics,

Web AppBuilder for ArcGIS  
Woolpert, Microsoft | Dan Jenkins |



Willard St.



1144

1142

11

1132

1130

1124

22.6 x 33.6

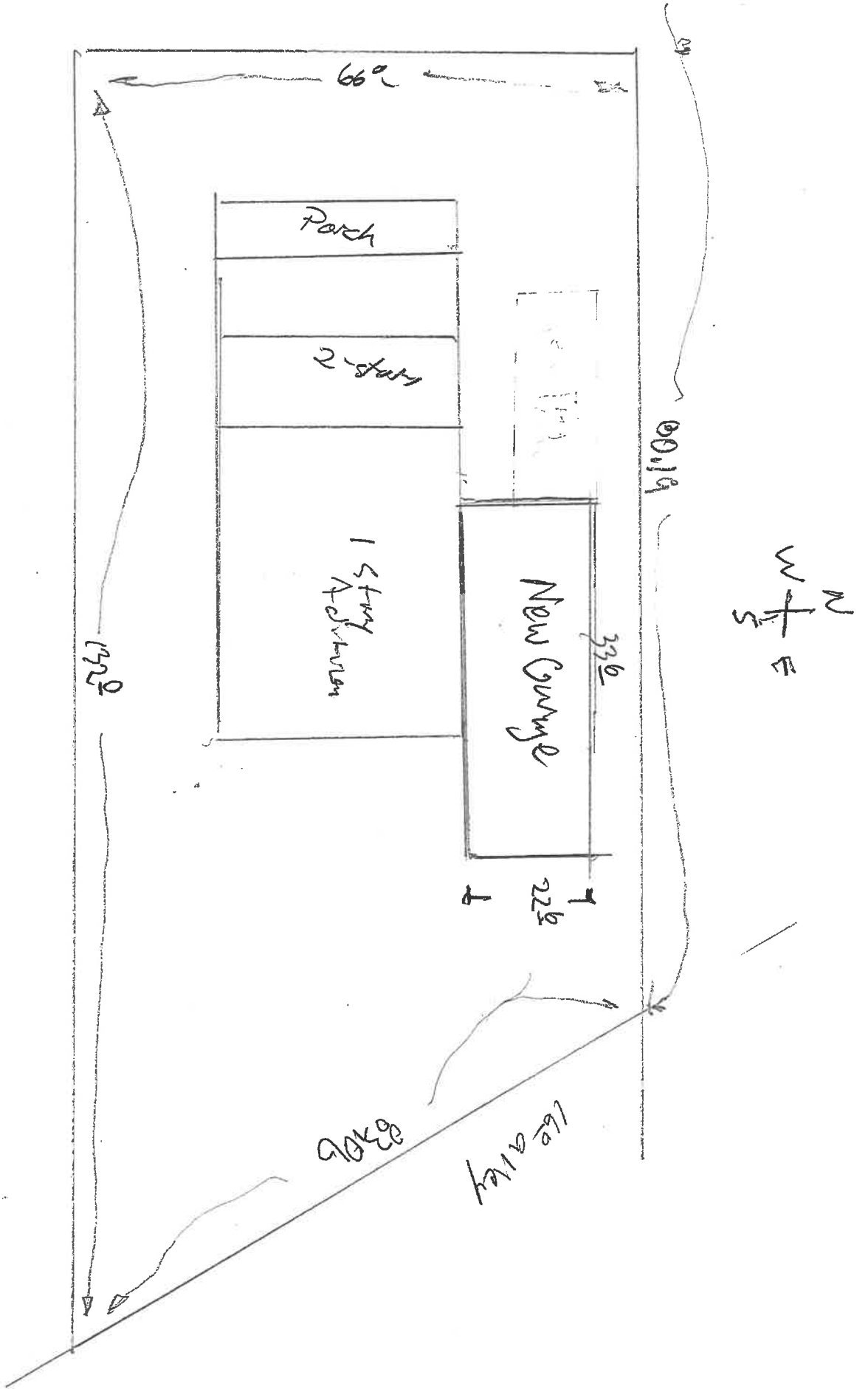
30'

9'

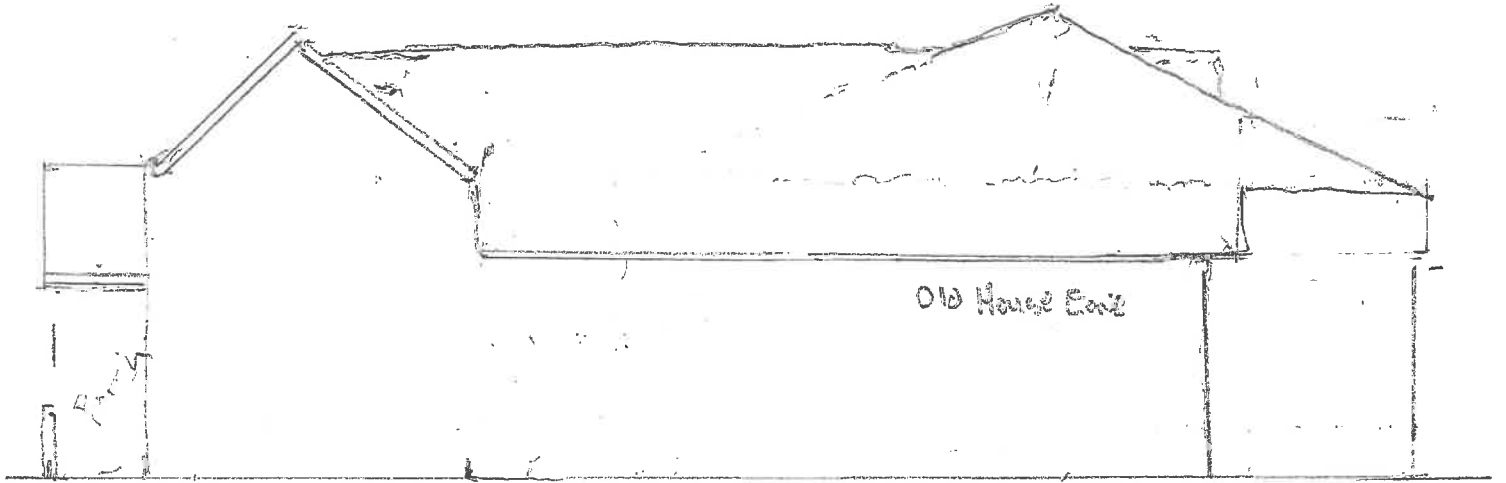
7'

7'

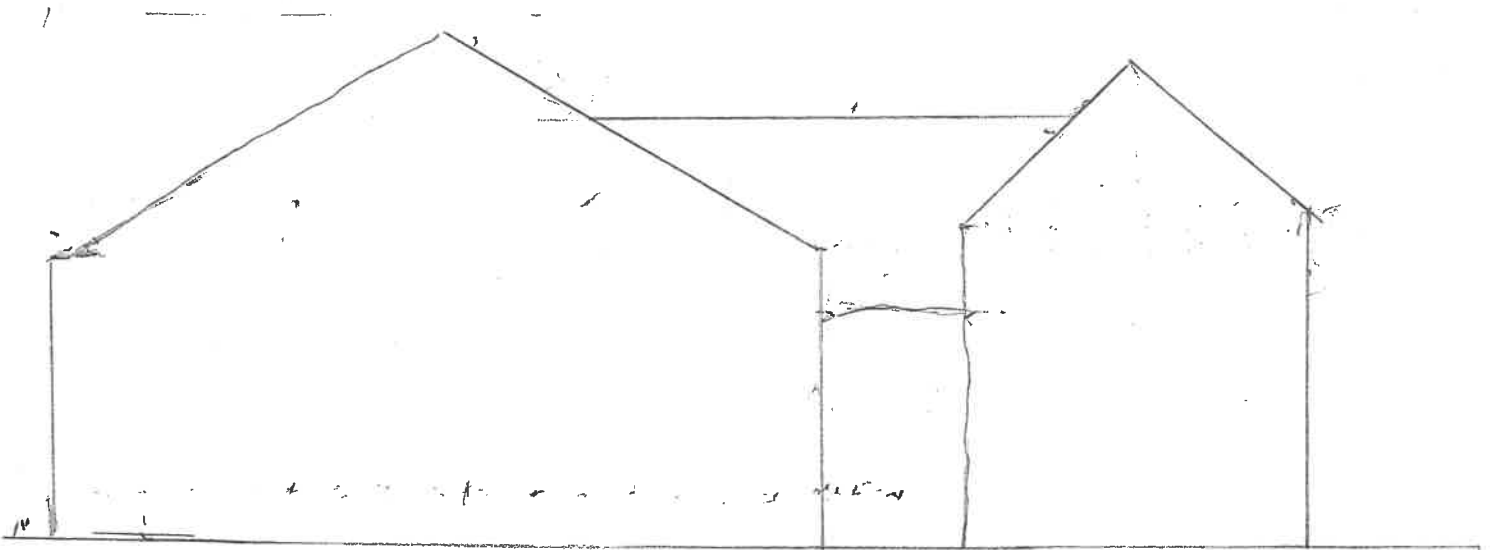
1130 Willard



1130 Willard



South

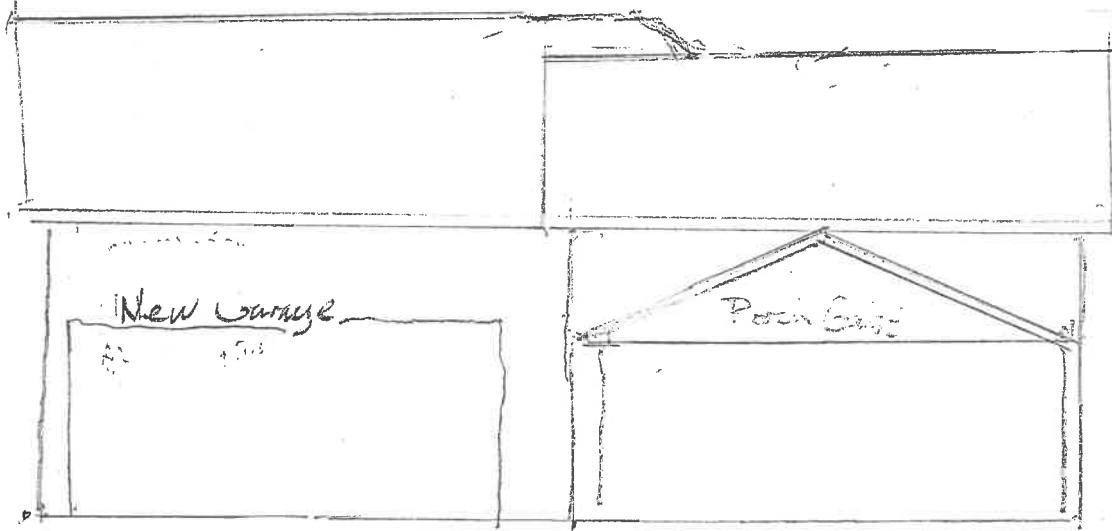


New Garage

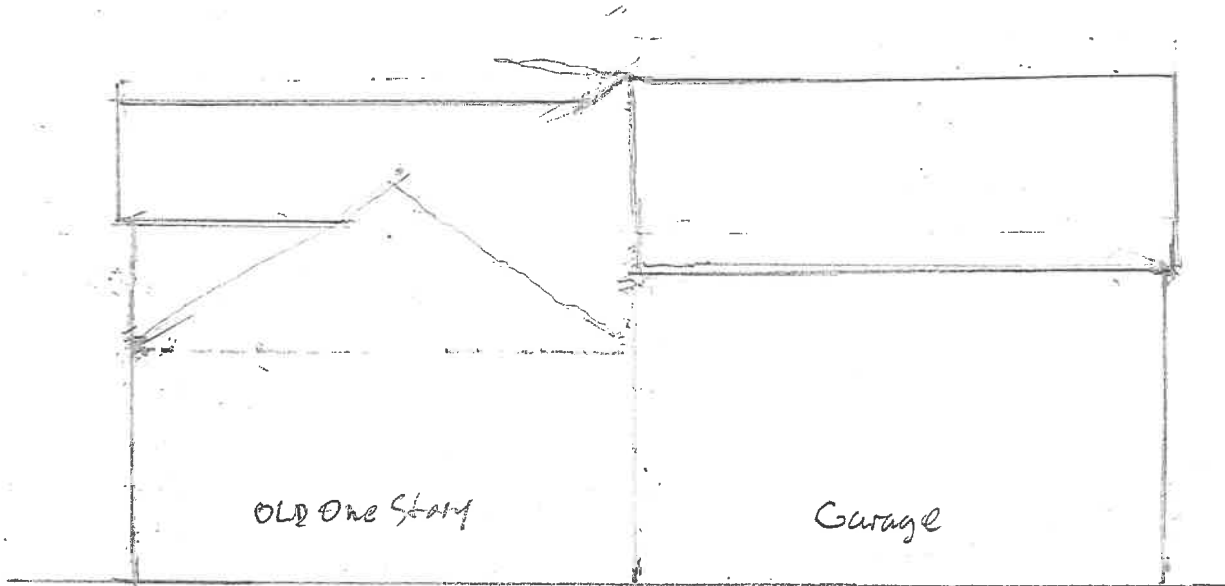
North

old Rotary

1730 W. Main



Front  
West



OLD One Story

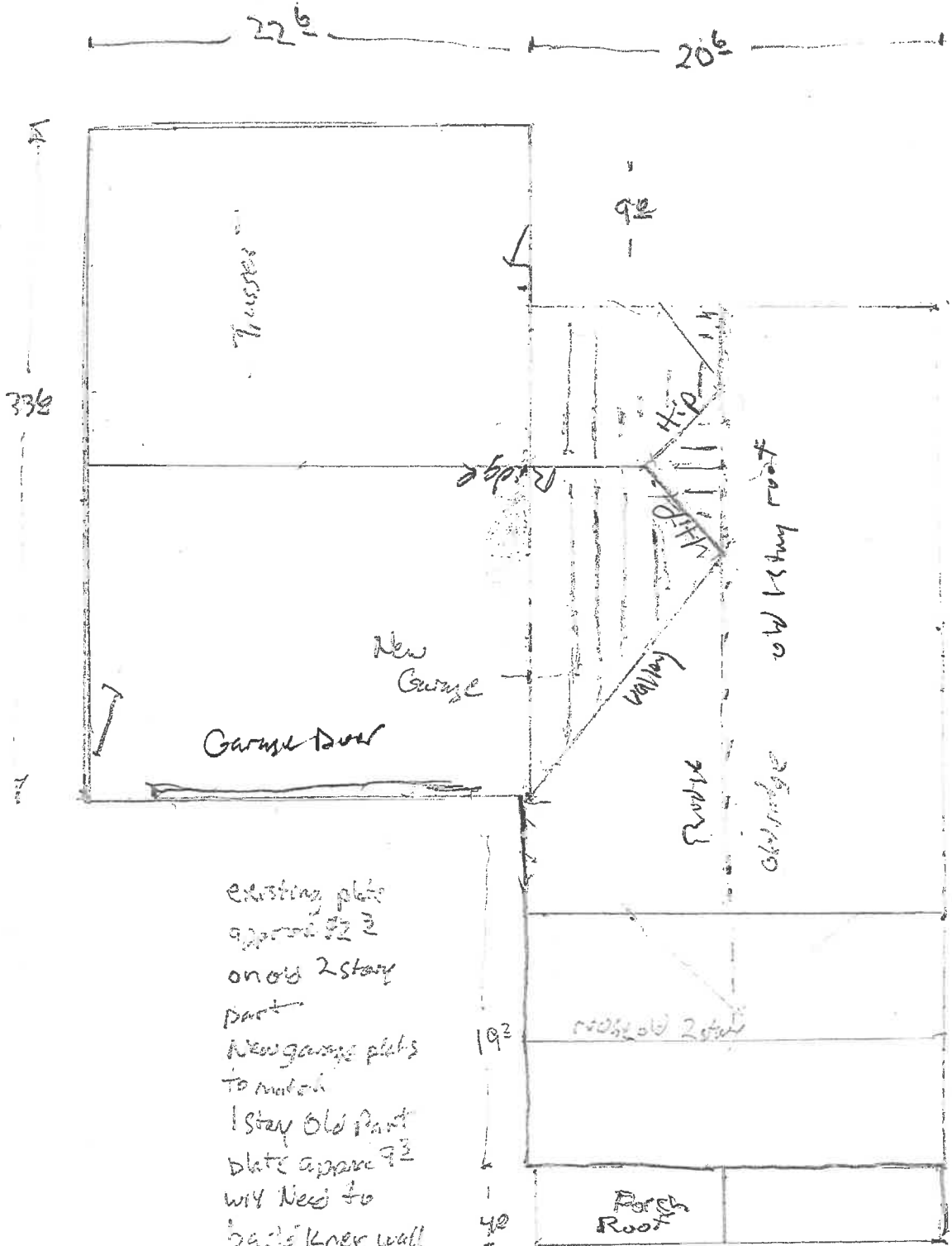
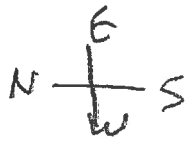
Garage

Existing home

Back  
New Garage

Back  
East

1130 W. Ward



existing plate  
approx 22' 3"  
on old 2 story  
part  
New garage plate  
to match  
1 story old part  
plate approx 7' 3"  
will need to  
build knee wall  
approx 3' high  
in place where  
new roof joins old house

since old porch  
stays out



1130 W. Main

a

216

Window

2x6 studs 16" oc

90

3<sup>rd</sup> door

Existing House

- Trusses 2" oc

33'6" Window

2x6 studs 16" oc

Concrete Garage Floor

Kneewall  
can top of  
existing walls  
to make top  
plates all  
same height

1x4 header

10'x9' overhead door

22'0"

Existing House

1130 Wilford

