

Application for Public Hearing

City of Napoleon, Ohio

I/We hereby request a public hearing to consider the following:

Planning Commission

(MZON 100.1700.46690)

- Conditional Use
\$125.00
- Amendment
\$125.00
- Subdivision in City
\$75.00 + \$5.00 each, after two
- Preliminary Plat of Development
\$125.00
- Alley Vacation
\$25.00 + publication cost

Preservation Commission

(MZON 100.1700.46690)

- Certificate of Appropriateness
\$25.00

Board of Zoning Appeals

(MZON 100.1700.46690)

- Certificate of Zoning
\$25.00
- Re-Zoning
\$125.00
- Variance
\$125.00
- Administrative Appeal
\$50.00

Address of property: Williamsburg Ave, Lot 86

Description of request:

Change Front Setback to 60 ft from center of road

Change Side setback to 10ft on lot line bordering lot 85

Kyle VonDeylen
OWNER(S) NAME (PRINT)

19901 County Rd X, Ridgeville Corners, OH 43555
ADDRESS- CITY, STATE, ZIP

770-634-9436
PHONE NUMBER


SIGNATURE

*****Public hearings are held on the second Tuesday of each month; this petition must be filed with the Zoning Administrator thirty (30) days before the public hearing date. All plans, plats, deeds and other requested information must accompany this application before the hearing will be scheduled.*****

APPLICANT MUST BE AN OWNER OR AN AUTHORIZED REPRESENTATIVE EVIDENCED BY LETTER OF APPOINTMENT.

APPLICANT NAME (PRINT)

ADDRESS

APPLICANT SIGNATURE

CITY, STATE, ZIP

Hearing #:

Hearing Date:

PHONE

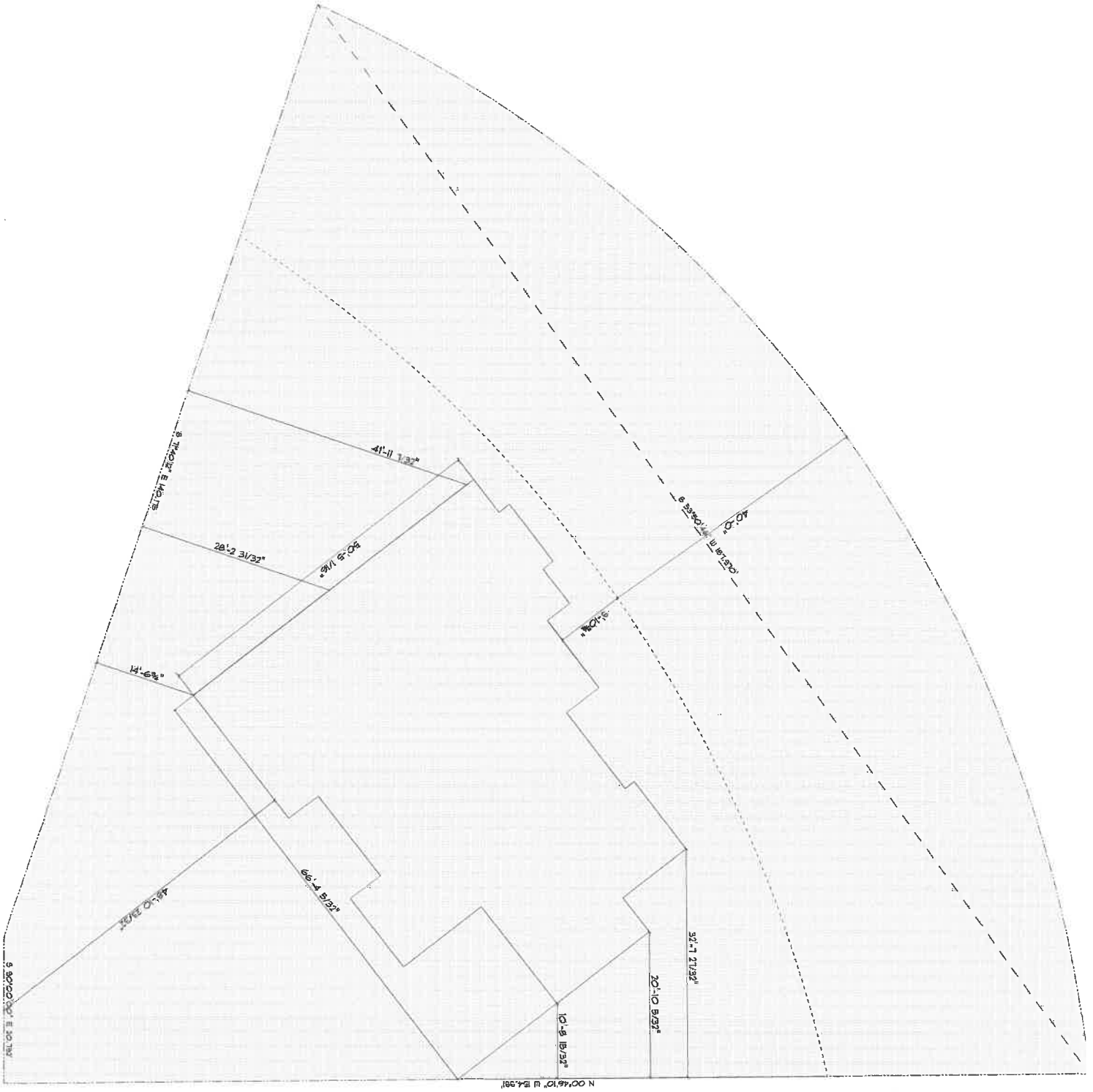
Zoning District:

Office Use Only

Batch #

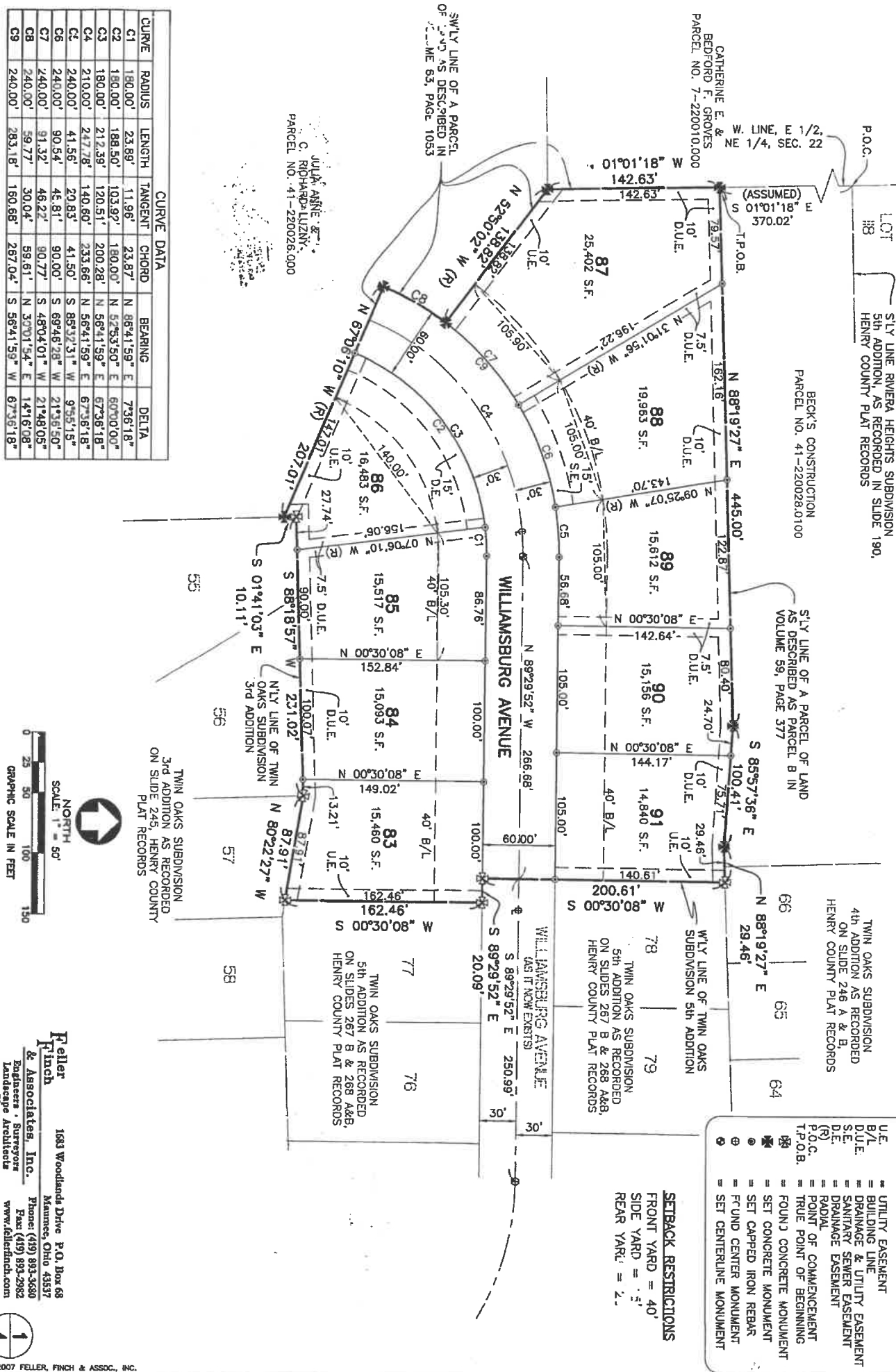
Check #

Date

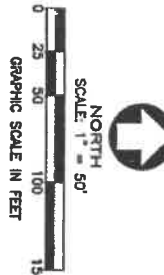


Twin Oaks Subdivision 6th Addition

CITY OF NAPOLEON, HENRY COUNTY, OHIO



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	180.00'	23.88'	11.96'	23.87'	N 86°41'59" E	7°36'18"
C2	180.00'	188.50'	103.92'	180.00'	N 52°53'50" E	60°00'00"
C3	180.00'	212.39'	120.51'	200.28'	N 56°41'59" E	67°36'18"
C4	210.00'	217.78'	140.60'	233.66'	N 56°41'59" E	67°36'18"
C5	240.00'	41.56'	20.83'	41.50'	S 85°32'31" W	9°55'15"
C6	240.00'	90.54'	46.81'	90.00'	S 89°46'28" W	21°36'50"
C7	240.00'	91.52'	46.22'	90.77'	S 48°04'01" W	21°48'05"
C8	240.00'	59.77'	30.04'	59.61'	N 30°01'54" E	14°16'08"
C9	240.00'	283.18'	160.68'	267.04'	S 56°41'59" W	67°36'18"



LEGEND	
U/E	UTILITY EASEMENT
B/L	BUILDING LINE
D.U.E.	DRAINAGE & UTILITY EASEMENT
S.E.	SEWANTARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
(R)	RADIAL
P.O.C.	POINT OF COMMENCEMENT
T.P.O.B.	TRUE POINT OF BEGINNING
⊙	FOUND CONCRETE MONUMENT
⊗	SET CAPPED IRON REBAR
⊕	FOUND CENTER MONUMENT
⊖	SET CENTERLINE MONUMENT

SETBACK RESTRICTIONS
 FRONT YARD = 40'
 SIDE YARD = 5'
 REAR YARD = 2'

Feller & Finch
 Engineers, Surveyors
 Landscape Architects
 Planners
 1683 Woodlands Drive P.O. Box 68
 Mammee, Ohio 43337
 Phone: (419) 893-3880
 Fax: (419) 893-2982
 www.fellerfinch.com



July 17, 2020

RE: Williamsburg Avenue Lot 86 Zoning Variance

To Whom It May Concern:

We are submitting a request for a variance to the setbacks on Lot 86 to give us more building space on the lot. Because of the irregular pie shape of the lot, we are finding it difficult to fit our home design on the lot with the current setbacks. We are hoping to maintain a large back yard to accommodate four kids and to potentially build a pool down the road. After meeting with three different builders, all three have asked that we try to obtain a variance to have the current setbacks changed. We are asking for a change in the front setback to 60 ft from the center of the road (30 ft from the back of the sidewalk), and a change to 10 ft on the side setback for the lot line that borders lot 85 on the plat map of the subdivision. The current zoning is 70 ft from the road center and 15 ft from the sides of the lot. These changes will allow enough building space to fit the home we are wanting to build comfortably on the lot and still maintain adequate back yard space for future development. I have attached two preliminary sketches of potential floor plans, both show the back left corner at 10 ft off the lot line. Because the home will follow the curve in the road, only the back corner of the home will be at the 10 ft setback. The front left corner of the home will be over 20 ft off the lot line. The 30 ft front setback is to allow for a three car side entry garage with the third bay being closer to the road than the main body of the home. While this may not be reflected in the preliminary sketches, it is something that all three builders have suggested. Should you have any questions, please don't hesitate to reach out to me at 770-634-9436.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Kyle VonDeylen', with a long horizontal flourish extending to the right.

Kyle VonDeylen, DC CCSP