



# City of Napoleon, Ohio

## Zoning Department

255 West Riverview Avenue, P.O. Box 151

Napoleon, OH 43545

Kevin Schultheis Code Enforcement/ Zoning Administrator

Telephone: (419) 592-4010 Fax: (419) 599-8393

[www.napoleonohio.com](http://www.napoleonohio.com)

### **RESIDENTIAL ZONING PERMIT**

Issued Date: April 17, 2025

Expiration Date: April 17, 2026

Permit Number: P-25-044

Job Location: 662 Appian Ave.

Owner: Green Development Ventures LLC  
2189 E. Centre Ave  
Portage, MI 49002

Contractor: Allen Edwin Homes

Phone: 616-229-1084

Zone: R:3 Moderate Density Residential

Set Backs: Front: 0' Rear: 0' Side: 0'

Comments: Split level 1880 sq ft new home with 400 sq ft attached garage

Permit Type: Zoning/Water Tap/Sewer Tap

Fee: \$1285.00

Status: Paid

Amount Due: \$0.00

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R-3

7-25-044

### Residential Zoning Permit Application

Date 4/15/2025 Job Location 662 Appian Avenue, Napoleon OH, Lot 19, 43545, Picket Fences  
Owner Green Development Ventures LLC Telephone # 616-229-1084  
Owner Address 2186 E. Centre Ave, Portage MI, 49002  
Contractor Allen Edwin Homes Cell Phone # 616-229-1084  
Description of Work to be Performed Split Level 1880 Sq Ft New Home with 400 Sq Ft. attached Garage.  
Estimated Completion Date 7/11/2025 Estimated Cost \$380,000

Demo Permit - \$100.00 - See Separate Form	(MDEMO 100.1700.46690)	\$
Zoning Permit - \$25.00	(MZON 100.1700.46690)	\$ 25
Fence/Pool/Deck - \$25.00	(MZON 100.1700.46690)	\$
Accessory Building 200 SF or less (Detached) - \$25.00	(MZON 100.1700.46690)	\$
Driveway/Sidewalk/Curbing/Patio - \$0.00	(MZON 100.1700.46690)	\$
Drainage Permit/Outside Water/Sewer Repair - \$0.00	(MBLDG 510.0000.44730)	\$
1" Water Tap, 5/8" Meter, Copper Setter and Transmitter - \$1,200.00(Outside City - \$5,680)	(MBLDG 510.0000.44730)	\$ 1,200
1" Water Tap, 3/4" Meter, Copper Setter and Transmitter - \$1,300.00(Outside City - \$5,820)	(MBLDG 510.0000.44730)	\$
1" Water Tap, 1" Meter, Copper Setter and Transmitter - \$1,400.00 (Outside City - \$5,960)	(MBLDG 510.0000.44730)	\$
1" Meter, Copper Setter and Transmitter Without Tap - \$525.00	(MBLDG 510.0000.44730)	\$
3/4" Meter, Copper Setter and Transmitter Without Tap - \$440.87	(MBLDG 510.0000.44730)	\$
5/8" Meter, Copper Setter and Transmitter Without Tap - \$350.00	(MBLDG 510.0000.44730)	\$
Sewer Tap For Lots 7,200 Sq. Ft. Or Less - \$0.00	(MBLDG 520.0000.44830)	\$ 0
Sewer Tap For Lots (Single Family) 7,201 To 12,199 Sq. Ft. ( x \$0.012)	(MBLDG 520.0000.44830)	\$
Sewer Tap For Lots (Single Family) 12,200 Sq. Ft. or Greater - \$60.00	(MBLDG 520.0000.44830)	\$
Sewer Tap For Lots (Two Family) 7,201 to 23,866 Sq. Ft. ( x\$0.012)	(MBLDG 520.0000.44830)	\$
Sewer Tap For Lots (Two Family) 23,867 Sq. Ft. or Greater - \$200.00	(MBLDG 520.0000.44830)	\$
Sewer Tap For Lots (Three Family) 7,201 to 36,366 Sq. Ft. ( x\$0.012)	(MBLDG 520.0000.44830)	\$
Sewer Tap For Lots (Three Family) 36,367 Sq. Ft. or Greater - \$350.00	(MBLDG 520.0000.44830)	\$
Sewer Tap Inspection Fee For Single Family or Duplex - \$60.00	(MBLDG 520.0000.44830)	\$ 60
Inspection Fee Outside the Corporation Limits - Increase 50%	(MBLDG 520.0000.44830)	\$
<b>TOTAL FEE:</b>		<b>\$ 1,285</b>

I FULLY UNDERSTAND THAT NO EXCAVATION, CONSTRUCTION OR STRUCTURAL ALTERATION, ELECTRICAL OR MECHANICAL INSTALLATION OR ALTERATION OF ANY BUILDING STRUCTURE, SIGN, OR PART THEREOF AND NO USE OF THE ABOVE SHALL BE UNDERTAKEN OR PERFORMED UNTIL THE PERMIT APPLIED FOR HEREIN HAS BEEN APPROVED AND ISSUED BY THE CITY OF NAPOLEON ZONING DEPARTMENT.

I hereby certify that I am the Owner of the named property, or that the proposed work is authorized by the Owner of record and that I have been authorized by the Owner to make this application as his/her authorized agent and I agree to conform to all applicable laws of the jurisdiction. In addition, if a permit for Work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

I HEREBY ACKNOWLEDGE THAT I HAVE READ AND FULLY UNDERSTAND THE ABOVE LISTED INSTRUCTIONS.

SIGNATURE OF APPLICANT: Ned Mahan DATE: 4/15/2025

BATCH #	CHECK #	DATE
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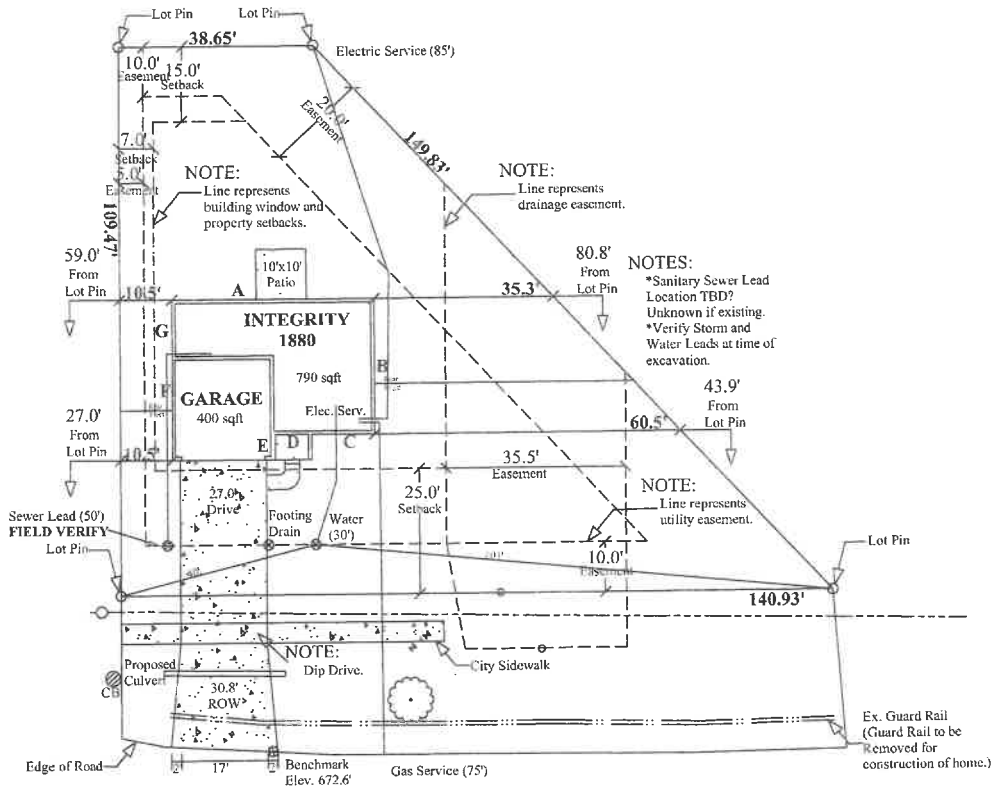
Per Rule 10.2 of the City of Napoleon Rules for Water and Sewer Service, City personnel will assist property owners in locating existing sanitary sewer laterals and water services to the best of their ability. However, the City does not guarantee the accuracy of said markings and is not liable for any expense incurred by the property owner if said markings are incorrect.

**HOUSE  
DIMENSIONS:**

A = 40'-0"  
B = 27'-0"  
C = 12'-5 1/2"  
D = 6'-6 1/2"  
E = 5'-0"  
F = 20'-0"  
G = 12'-0"

**GARAGE  
FRONT:**

20'-0"  
**PORCH  
PIERS:**  
5'-0"  
**DRIVE:**  
459 sqft  
**ROW:**  
568 sqft  
**LEAD  
WALK:**  
25 sqft



**NOTE:**

Top of wall to be set 0.4'  
above benchmark.  
Elev. 673.0'

**Version 8.0**

**Scale:** 1" = 30'-0"

**Date:** April 4, 2025

**Front Yard:** 2860 sqft

**Rear Yard:** 3270 sqft

**Lot Coverage:** 19%

**SITE PLAN**  
**LOT #19 PICKET FENCES**  
**662 APPIAN AVENUE**

**ALLEN EDWIN HOMES**  
2186 EAST CENTRE  
PORTAGE, MI 49002

ALLEN  
EDWIN  
HOMES

**Allen Edwin Residential Builders LLC**  
2186 E. Cente Ave.  
Portage, MI 49002

Third Coast Bank SSB  
Humble, TX 77338

35-9414/1130

**6170**

DATE 04/15/2025

\*\*\*\*\*One Thousand Two Hundred Eighty-Five and 00/100 Dollars

\$\*\*\*\*\*1,285.00

PAY TO THE ORDER OF  
**CITY OF NAPOLEON**  
255 WEST RIVERVIEW AVE  
PO BOX 151  
NAPOLEON, OH 43545

THIS IS A POSITIVE PAY PROTECTED ACCOUNT

*Allen Edwin*  
*SM*

SECURITY FEATURES INCLUDED. DETAILS ON BACK

⑈006170⑈ ⑆113094119⑆1100024379⑈

**Allen Edwin Residential Builders LLC**  
Vendor: City of Napoleon  
Check Date: April 15, 2025  
**6170**

INVOICE DATE	INVOICE NO	DESCRIPTION	INV. AMOUNT	DISCNT TAKEN	BALANCE
4-15-25	PKF019 S&W	662 Aprian Ave	1285.00		1285.00
Chk. Date	4-15-25	Chk. No.	6170	Totals	1285.00
				0	1285.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS