

PERMIT  
 CITY OF NAPOLEON, OHIO - BUILDING DEPARTMENT  
 255 West Riverview Avenue, Napoleon, Ohio 43545 - (419) 592-4010

Permit No. 3723 Issued 10/24/95  
 Job Location 1080 Becca Lane  
 Lot 34 Twin Oaks 2nd Addition  
 Issued by Brent N. Damman  
 Owner Lola Enterprises 592-1806  
 Address 970 Oakwood Ave.  
 Agent Germann Bldrs 592-1806  
 Address 970 Oakwood Ave.  
 Use Type - Residential X  
 Other - Describe \_\_\_\_\_  
 No. Dwelling Units \_\_\_\_\_  
 New X Replacement \_\_\_\_\_  
 Add'n. \_\_\_\_\_ Alter \_\_\_\_\_ Remodel \_\_\_\_\_  
 Change of Occupancy \_\_\_\_\_  
 Estimated Cost \$ 145,000.00

FEE	BASE	PLUS	TOTAL
<input checked="" type="checkbox"/> Building	\$ 9.00	\$ 269.00	\$ 278.00
<input checked="" type="checkbox"/> Electrical	\$ 15.00	\$ 90.00	\$ 105.00
<input checked="" type="checkbox"/> Plumbing	\$ 9.00	\$ 45.00	\$ 54.00
<input checked="" type="checkbox"/> Mechanical	\$ 18.00	\$ 18.00	\$ 36.00
<input type="checkbox"/> Demolition	\$	\$	\$
<input type="checkbox"/> Zoning	\$	\$	\$
<input type="checkbox"/> Sign	\$	\$	\$
<input checked="" type="checkbox"/> Water Tap	\$ 650.00	\$	\$ 650.00
<input checked="" type="checkbox"/> Sew. Insp.	\$ 60.00	\$	\$ 60.00
<input checked="" type="checkbox"/> Sewer Tap	\$ 226.00	\$	\$ 226.00
<input checked="" type="checkbox"/> Temp. Water	\$ 5.00	\$	\$ 5.00
<input checked="" type="checkbox"/> Temp. Elec.	\$ 10.00	\$	\$ 10.00
TOTAL FEES.....			\$ 1424.00
LESS FEES PAID.....			\$ 1424.00
BALANCE DUE.....			\$ -0-

**ZONING INFORMATION**

district R-1	lot dimensions 125 x 150	area 18,750	front yd 40	side yd south 38.5' north 13.5'	rear yd 20'
max hgt 40'	no pkg spaces 2	no ldg spaces	max cover 30%	petition or appeal req'd yes-approved 10/10/95 file #BZA 95/06	date appr

**WORK INFORMATION**

Size: Length 72 Width 60 Stories 1 Ground Floor Area 2461  
 Height 27' Building Volume (for Demo. Permit) \_\_\_\_\_

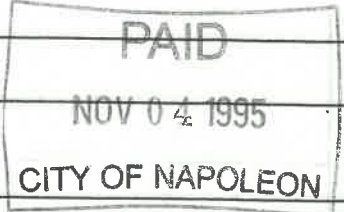
Electrical: \_\_\_\_\_

Plumbing: \_\_\_\_\_

Mechanical: \_\_\_\_\_

Additional Information: New Home

Date \_\_\_\_\_ Applicant Signature \_\_\_\_\_





**APPLICATION FOR**

Residential, Building, Electrical, Plumbing, Mechanical, and Demolition Permit

FROM - The City of Napoleon, Ohio, Building Department

255 West Riverview Avenue; P.O. Box 151; Napoleon, Ohio 43545 - Telephone (419) 592-4010

ENTRY NO. \_\_\_\_\_

PERMIT NO. 3723 ISSUED 10-24-95

JOB LOCATION 1080 Berca Ln.

LOT 34 Twin Oaks 2nd Add.  
(Subdivision or Legal Description)

ISSUED BY BNO  
(Building Official)

OWNER Lola Enterprises PHONE 592-1806

ADDRESS 970 Oakwood Ave. Nap.

AGENT Sherman Bldg. PHONE 592-1806

ADDRESS 970 Oakwood Ave. Nap.

USE:  Residential ( ) Commercial ( ) Industrial  
( ) Other \_\_\_\_\_

WORK:  New ( ) Addition ( ) Replacement ( ) Remodel

ESTIMATED COST = \$ 145,000.00

Base      Plus      Total

<input checked="" type="checkbox"/> Building	\$ <u>7.00</u>	\$ <u>269.00</u>	\$ <u>278.00</u>
<input checked="" type="checkbox"/> Electrical	\$ <u>15.00</u>	\$ <u>90.00</u>	\$ <u>105.00</u>
<input checked="" type="checkbox"/> Plumbing	\$ <u>9.00</u>	\$ <u>15.00</u>	\$ <u>54.00</u>
<input checked="" type="checkbox"/> Mechanical	\$ <u>18.00</u>	\$ <u>18.00</u>	\$ <u>36.00</u>
( ) Demolition	\$ _____	\$ _____	\$ _____
( ) Zoning	\$ _____	\$ _____	\$ _____
( ) Sign	\$ _____	\$ _____	\$ _____
<input checked="" type="checkbox"/> Water Tap	\$ <u>650.00</u>	\$ _____	\$ <u>650.00</u>
<input checked="" type="checkbox"/> Sewer Tap	\$ <u>226.00</u>	\$ _____	\$ <u>226.00</u>
<input checked="" type="checkbox"/> Temp Water	\$ <u>5.00</u>	\$ _____	\$ <u>5.00</u>
<input checked="" type="checkbox"/> Temp Elec.	\$ <u>10.00</u>	\$ _____	\$ <u>10.00</u>

Additional Plan Review: Structure \_\_\_\_\_ Hours \_\_\_\_\_  
Electric \_\_\_\_\_ Hours \_\_\_\_\_

TOTAL FEES . . . . . \$ 1424.00  
Less Fees Paid . . . . . \$ \_\_\_\_\_  
BALANCE DUE . . . . . \$ 1424.00

**ZONING INFORMATION**

District	Lot Dimensions	Area	Front Yard	Side Yard	Rear Yard
R-1	125x150	18,750	40	South 38.5' North 13.5'	20'

Max Height	No. Pkg. Spaces	No. Ldg. Spaces	Max Cover	Petition or Appeal Required-Date
40'	2		30%	Yes approved 10/10/95 File # B2A 95/06

**WORK INFORMATION**

Building: Ground Floor Area 2461 sq. ft.      Basement Floor Area 896 sq. ft.

Garage Floor Area 537 sq. ft.      2nd Floor Area \_\_\_\_\_ sq. ft.      Other Porch 477 sq. ft.

Size: Length 72      Width 60      Stories 1      Height 27'

Building Volume (for Demolition Permit) \_\_\_\_\_ cubic feet

Description of Work: New Home

**ELECTRICAL:** Contractor Speiser & Sons Phone \_\_\_\_\_

Address \_\_\_\_\_ ESTIMATED COST = \$ \_\_\_\_\_

Type of Work:  New  Service Change  Rewiring  Add'l Wiring TEMPORARY ELEC. REQUIRED -  Yes  No

Size of Service 300 Underground  Overhead \_\_\_\_\_ Number of New Circuits 28

Description of Work: \_\_\_\_\_

**PLUMBING:** Contractor \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_ ESTIMATED COST = \$ \_\_\_\_\_

WATER TAP REQUIRED -  Yes  No Size \_\_\_\_\_ Type of Pipe \_\_\_\_\_ Water Dist. Pipe \_\_\_\_\_

SANITARY SEWER TAP REQUIRED -  Yes  No Size \_\_\_\_\_ Type of Pipe \_\_\_\_\_ Dr. Waste Vt. Pipe \_\_\_\_\_

STREET SEWER TAP REQUIRED -  Yes  No Type of Pipe \_\_\_\_\_ STREET TO BE OPENED -  Yes  No

Main Building Drain Size = \_\_\_\_\_ Main Vent Pipe Size = \_\_\_\_\_

**LIST NUMBER OF PLUMBING FIXTURES BELOW:**

Water Closets = 2 Bathtubs = 2 Showers = 1 Lavatories = 4 Kitchen Sinks = 1 Disposal = 1  
Clothes Washer = 1 Floor Drains = 1 Dishwasher = 1 Other L.T. - 1 Total = 15

Description of Work: \_\_\_\_\_

**MECHANICAL:** Contractor \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_ ESTIMATED COST = \$ \_\_\_\_\_

HEATING SYSTEM -  Forced Air  Gravity  Hot Water  Steam  Unit Heaters  Radiant  Baseboard

TYPE OF FUEL -  Electric  Natural Gas  Propane  Wood  Coal  Solar  Geothermal Other \_\_\_\_\_

NUMBER OF HEAT ZONES = \_\_\_\_\_ HOT WATER -  One (1) Pipe  Two (2) Pipes  Series Loop

ELECTRIC HEAT - Number of Circuits \_\_\_\_\_ Number of Furnaces 1 Number of Hot Air Runs 18

Number of Hot Water Radiators \_\_\_\_\_ Total Heat Loss \_\_\_\_\_ Rated Capacity of Furnace/Boiler \_\_\_\_\_

LOCATION OF HEATING UNITS -  Crawl Space  Floor Level  Attic  Suspended  Roof  Outside

Description of Work: \_\_\_\_\_

**DRAWINGS REQUIRED:** All applications must be accompanied by two (2) complete sets of Drawings including Site Plans, Foundation Plans, Floor Plans, Structural Framing Plans, Exterior Elevations, Section and Details, Stair Details, Electrical Layout, Plumbing Isometric, Heating Layout, etc. All Plans shall be drawn to scale, show all existing structure on the Site Plans, and show electric panel and furnace locations.

**READ AND SIGN BELOW:** The undersigned hereby makes application for a Permit for all work described herein and agrees to complete the work in strict accordance with all applicable provisions of the current edition of the C.A.B.O. Building Code, the Napoleon Building and Zoning Codes, the Napoleon Engineering Department Rules and Regulations, Standard Specifications and other pertinent sections of the Napoleon Code of Ordinances.

Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

**ELECTRICAL:** Contractor Spright Sons Phone \_\_\_\_\_  
Address \_\_\_\_\_  
Type of Work:  New  Service Change  Rewiring  Add'l Wiring ESTIMATED COST = \$ \_\_\_\_\_  
Size of Service 300 Underground  Overhead \_\_\_\_\_ TEMPORARY ELEC. REQUIRED -  Yes  No  
Description of Work: \_\_\_\_\_ Number of New Circuits 28

**PLUMBING:** Contractor \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_ ESTIMATED COST = \$ \_\_\_\_\_  
WATER TAP REQUIRED -  Yes  No Size \_\_\_\_\_ Type of Pipe \_\_\_\_\_ Water Dist. Pipe \_\_\_\_\_  
SANITARY SEWER TAP REQUIRED -  Yes  No Size \_\_\_\_\_ Type of Pipe \_\_\_\_\_ Dr. Waste Vt. Pipe \_\_\_\_\_  
STREET SEWER TAP REQUIRED -  Yes  No Type of Pipe \_\_\_\_\_ STREET TO BE OPENED -  Yes  No  
Main Building Drain Size = \_\_\_\_\_ Main Vent Pipe Size = \_\_\_\_\_

**LIST NUMBER OF PLUMBING FIXTURES BELOW:**  
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Clothes Washer = 1 Floor Drains = 1 Dishwasher = 1 Other L.T. - 1 Total = 15  
Description of Work: \_\_\_\_\_

**MECHANICAL:** Contractor \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_ ESTIMATED COST = \$ \_\_\_\_\_  
HEATING SYSTEM -  Forced Air  Gravity  Hot Water  Steam  Unit Heaters  Radiant  Baseboard  
TYPE OF FUEL -  Electric  Natural Gas  Propane  Wood  Coal  Solar  Geothermal Other \_\_\_\_\_  
NUMBER OF HEAT ZONES = \_\_\_\_\_ HOT WATER -  One (1) Pipe  Two (2) Pipes  Series Loop  
ELECTRIC HEAT - Number of Circuits \_\_\_\_\_ Number of Furnaces 1 Number of Hot Air Runs 18  
Number of Hot Water Radiators \_\_\_\_\_ Total Heat Loss \_\_\_\_\_ Rated Capacity of Furnace/Boiler \_\_\_\_\_  
LOCATION OF HEATING UNITS -  Crawl Space  Floor Level  Attic  Suspended  Roof  Outside  
Description of Work: \_\_\_\_\_

**DRAWINGS REQUIRED:** All applications must be accompanied by two (2) complete sets of Drawings including Site Plans, Foundation Plans, Floor Plans, Structural Framing Plans, Exterior Elevations, Section and Details, Stair Details, Electrical Layout, Plumbing Isometric, Heating Layout, etc. All Plans shall be drawn to scale, show all existing structure on the Site Plans, and show electric panel and furnace locations.

**READ AND SIGN BELOW:** The undersigned hereby makes application for a Permit for all work described herein and agrees to complete the work in strict accordance with all applicable provisions of the current edition of the C.A.B.O. Building Code, the Napoleon Building and Zoning Codes, the Napoleon Engineering Department Rules and Regulations, Standard Specifications and other pertinent sections of the Napoleon Code of Ordinances.

Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_



# METER YOKE RELEASE

This document is for the release of **one (1)** Water Meter Yoke for Residential water service lines.

RELEASE NO. 175

PERMIT NO. 3723 ISSUED 11/13/95

JOB LOCATION 1080 Becca Ln.

- Inside City Limits      ( ) - Outside City Limits

ISSUED BY BND

OWNER Lola Enterprises

ADDRESS 970 Oakwood Ave Nap.

CONTRACTOR Gramann Bldrs

ADDRESS 970 Oakwood Ave. Nap.

CONTRACTOR'S PHONE NO. 592-1806

WATER TAP SIZE:  = 1"      ( ) = 1-1/2"      ( ) = 2"

WATER METER s# \_\_\_\_\_

- New Dwelling      ( ) - Existing Dwelling

( ) - Lawn Meter

Water Service Line to be Type (K) Copper or (CTS) Polyethelene Tubing of one inch (1") minimum.

Watts No. 7 Dual check required ( ) = Yes       = No

Water Meter Yoke installation is subject to the following conditions:

- 1.) Must be located in an accessible area.
- 2.) Must be in an area not subject to freezing temperatures.
- 3.) Must be eighteen inches (18") above floor level, not in crawl spaces.
- 4.) Must comply with the mounting criteria and clearances as set forth in **DRAWING #04403901.**





WATER TAPPING PERMIT

issued by

The Napoleon Water Distribution Department

255 West Riverview Ave. Napoleon, Ohio 43545 Ph. 592-4010

Permit No. W-0250 Issued 11-13-95 Received of Lola Enterprises (\$ 650 ) .00

(Charge for tapping permit to supply water service to) Lot No. 34 Sub Div. Twin Oaks 2nd

Street No. 1080 Becca Ln Tap Size 1" \* Cost \$ .00 Plumber

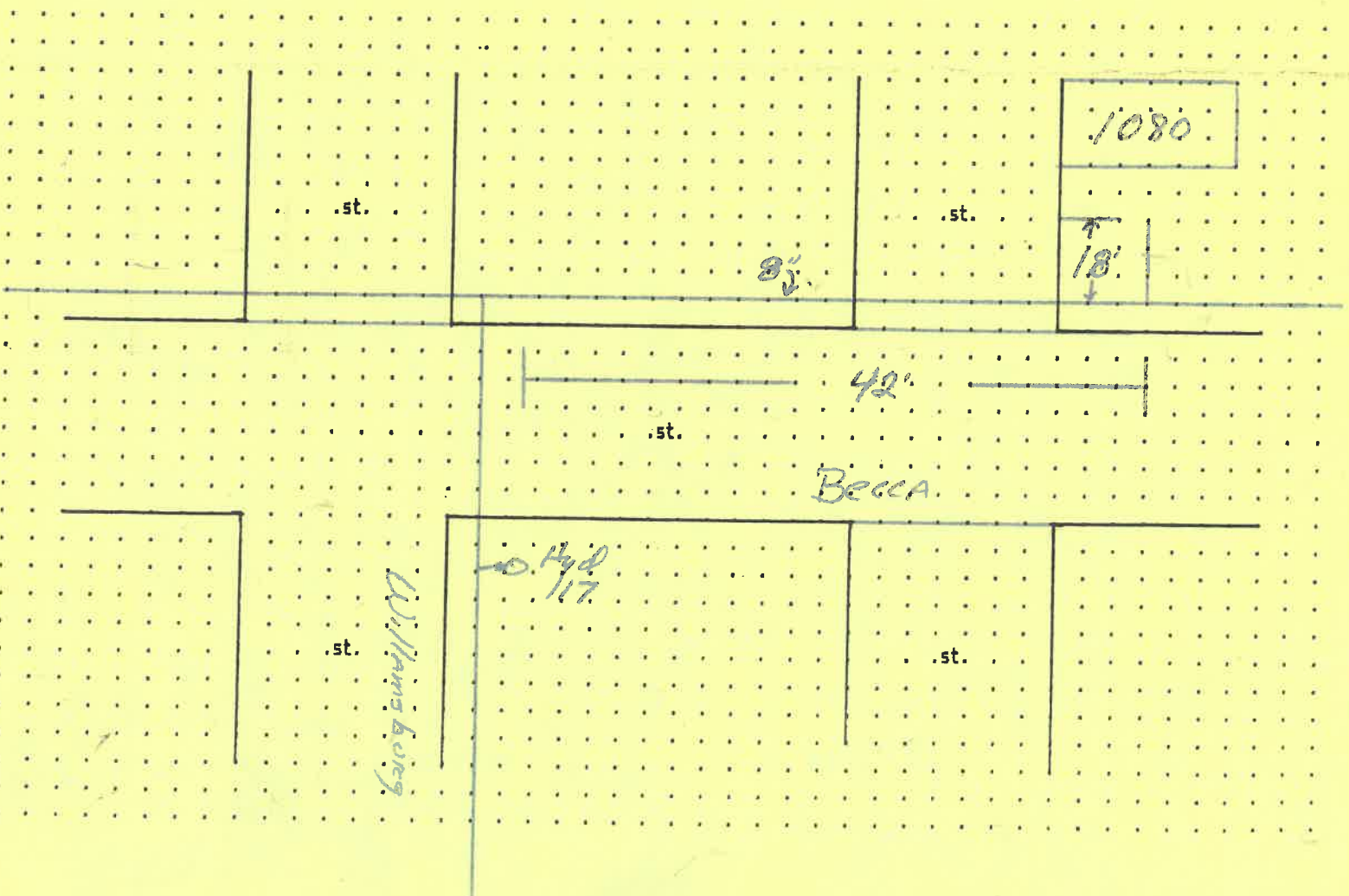
Date completed Approved by [Signature] water distribution dept. finance director

Name Size of tap 1" Date 4-10-96 Street and No. 1080 Becca

Old Tap No. New Tap No. 9626 Size and Kind of Main 8" C-900

Location of Main 4' South of South CURB Depth of Main 6 1/2'

Distance from Hydrant/Valve 42' West of Hyd 117 Distance to Curb Stop from Corp. 18'





MEMORANDUM

TO: Members of the Board of Zoning Appeals  
FROM: Brent N. Damman, Zoning Administrator *BND*  
SUBJECT: Front & Side yard setback variance at 1080 Becca Ln.

HEARING DATE: October 10th, 1995 at 4:30 PM  
HEARING #: BZA 95/06

BACKGROUND

An application by Julia Ann Luzny 480 Briarcliff Napoleon, Ohio, owner of lot 34 in the Twin Oaks 2nd Addition Subdivision Napoleon, Ohio, (Aka) 1080 Becca Ln. The request is for a minor variance to the front and side yard setbacks. The variance request is to section 151.50.4 of the City of Napoleon Ohio Code of General Ordinances, and is located in an "R-1" Suburban Residential Zoning District.

RESEARCH AND FINDINGS

1. Mrs. Luzny has a potential buyer for the property, but the dwelling structure which is proposed to be built on it, will not fit because of the two (2) forty (40) foot front yard setbacks that are required on this corner lot.
2. The variance is for 1.5 feet to the front yard setback to Neward Ave. and 1.5 feet to the north side yard setback.
3. There are 21 building lots within the Twin Oaks 2nd Addition in which this lot is located, the subject lot is one of five lots in this subdivision with 70 feet of buildible lot width, the remaining lots have a minimum of 76 feet of buildible lot width.

ADMINISTRATIVE OPINION

Based on the above facts I believe the subject lot meets the criteria for variance, therefore I am recommending the Board grant the setback variance as requested.

CONSIDERATIONS

The Board shall not render a decision on this request until it has reviewed the following standards for variation.

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 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 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.









# ZONING CERTIFICATE

## COMPLETED

Certificate No. 305

Issued Nov 6th

By Robert M. Dammann

Zoning Inspector

Issued To: Julia Ann Lugg

Filing Fee \$2500

Amount

Date Paid

### Lot Information:

Street Address 1080 Berca Lane Napoleon Ohio

Lot No. 34 Subdivision Twice Oaks Sub. Addition

(or Legal Description)

Lot Dimensions 125' x 150' Front 38.5-Neward Rear 20'

Lot Area 18,750 Sq. Ft. Side North-13.5' Side

Zoning District R-1 Suburban Res. Description of Use Single Family Res.

Lot Coverage 30% Max. Off Street Parking Spaces Required 2

Height 40' maximum Loading Spaces Required N/A

Petition or Appeal Required Yes

Approved By: Zoning Inspector 10/11/95 Board of Zoning Appeals PAID

NOV 13 1995

Date 11-9-95 Applicant Signature [Signature] (Owner-Agent) CITY OF NAPOLEON

White - Applicant

Yellow - Board of Zoning Appeals

Pink - Engineering

