

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

Permit No. 3300 Issued 08/09/94
 Job Location 1085 Becca Lane
 Lot 46 Twin Oaks Subdivision
2nd addition
 Issued by Robert C. Jones

Owner Richard Luzny 592-9516
 Address 480 Briarcliff Dr.
 Agent Beck's Construction 592-8307
 Address 11-622 Co. Rd. M Napoleon, OH
 Use Type - Residential X

Other - Describe _____
 No. Dwelling Units _____
 New X Replacement _____
 Add'n. Alter Remodel _____
 Mixed Occupancy _____
 Change of Occupancy _____
 Estimated Cost \$ 120,000.00

FEES	BASE	PLUS	TOTAL
<input checked="" type="checkbox"/> Building	\$ 9.00	\$ 244.00	\$ 253.00
<input checked="" type="checkbox"/> Electrical	\$ 15.00	\$ 180.00	\$ 195.00
<input checked="" type="checkbox"/> Plumbing	\$ 9.00	\$ 42.00	\$ 51.00
<input checked="" type="checkbox"/> Mechanical	\$ 18.00	\$ 10.00	\$ 28.00
<input type="checkbox"/> Demolition	\$	\$	\$
<input type="checkbox"/> Zoning	\$	\$	\$
<input type="checkbox"/> Sign	\$	\$	\$
<input checked="" type="checkbox"/> Water Tap	\$ 650.00	\$	\$ 650.00
<input type="checkbox"/> Sew. Insp.	\$	\$	\$
<input checked="" type="checkbox"/> Sewer Tap	\$ 60.00	\$ 236.83	\$ 296.83
<input checked="" type="checkbox"/> Temp. Water	\$ 5.00	\$	\$ 5.00
<input checked="" type="checkbox"/> Temp. Elec.	\$ 10.00	\$	\$ 10.00
TOTAL FEES.....			\$1488.83
LESS FEES PAID.....			\$
BALANCE DUE.....			\$

ZONING INFORMATION

district	lot dimensions	area	front yd	side yd	rear yd
5	140 x 140	19,600	40	15	20
max hgt	no pkg spaces	no ldg spaces	max cover	petition or appeal req'd	date appr
35	2		30%		

WORK INFORMATION

Size: Length 29' Width 54' 6" Stories 2 Ground Floor Area 1005.3
 Height 25' Building Volume (for Demo. Permit) _____

Electrical: _____

Plumbing: _____

Mechanical: _____

Additional Information: NEW HOME

PAID
 AUG 11 1994
 CITY OF NAPOLEON

Date 8-10-94 Applicant Signature Robert C. Jones



INSPECTION RECORD

	UNDERGROUND			ROUGH-IN						FINAL		
	Type	Date	By	Type	Date	By	Type	Date	By	Type	Date	By
PLUMBING	Building Drains			Drainage, Waste & Vent Piping	10/19	BD	Indirect Waste			Drainage, Waste & Vent Piping		
	Water Piping									Backflow Prevention		
	Building Sewer	8/14/94	Reg	Water Piping	10/19	BD	Condensate Lines			Water Heater		
	Sewer Connection									FINAL APPROVAL		
MECHANICAL	Refrigerant Piping			Refrigerant Piping			Chimney(s)			Grease Exhaust System		
				Duct Furnace(s)			Fire Dampers			Air Cond. Unit(s)		
	Ducts/ Plenums			Ducts/ Plenums			<input type="checkbox"/> Radiant Htr(s) <input type="checkbox"/> Unit Htr(s)			Refrigeration Equipment		
				Duct Insulation			Pool Heater			Furnace(s)		
				Combustion Products Vents			Ventilation <input type="checkbox"/> Supply <input type="checkbox"/> Exhst.			FINAL APPROVAL		
ELECTRICAL	Conduits & or Cable			Conduits/ Cable	10/19	BD	<input type="checkbox"/> Range <input type="checkbox"/> Dryer			Temp Service Temp Lighting		
	Grounding & or Bonding			Rough Wiring	10/19	BD	<input type="checkbox"/> Generator(s) <input type="checkbox"/> Motors			Fixtures Lampholders		
	Floor Ducts Raceways			Service Panel Switchboard			<input type="checkbox"/> Water Htr <input type="checkbox"/> Welder			Signs		
	Service Conduit			Busways Ducts			<input type="checkbox"/> Heaters <input type="checkbox"/> Heat Cable			Electric Mtr. Clearance	10/26	BD
	Temporary Power Pole			Subpanels			<input type="checkbox"/> Duct Htr(s) <input type="checkbox"/> Furnace(s)			FINAL APPROVAL		
BUILDING	Location, Set-backs, Esmt(s)			Exterior Wall Construction	10/11	BD	Roof Covering Roof Drainage	10/11	BD	Smoke Detector		
	Excavation	8/3/94	Reg				Exterior Lath	10/11	BD	Demolition (sewer cap)		
	Footings & Reinforcing	8/2/94	Reg	insulation	10/26	BD	<input type="checkbox"/> Interior Lath <input type="checkbox"/> Wallboard					
	Floor Slab	8/15/94	Reg	Interior Wall Construction	10/11	BD	Fire Wall(s)			Building or Structure		
	Foundation Walls	8/15/94	Reg	Columns & Supports	10/11	BD	Fireplace Chimney					
	Sub-soil Drain	8/15/94	Reg	Crawl Space <input type="checkbox"/> Vent <input type="checkbox"/> Access			Attic <input type="checkbox"/> Vent <input type="checkbox"/> Access					
	Piles			Floor System(s)	10/11	BD				FINAL APPROVAL BLDG. DEPT.		
	DRIVE	8/24/94	Reg	Roof System	10/11	BD	Special Insp Reports Rec'd			Certificate of Occupancy Issued	9/6	BD
ADDITIONAL	INSPECTIONS, CORRECTIONS, ETC.						INSPECTIONS, CORRECTIONS, ETC.					

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. 3300 ISSUED 8-9-94

JOB LOCATION 1085 BECCA LANE

LOT 46 TWIN OAKS SUBDIVISION 2ND ADD.
 (Subdivision or Legal Description)

ISSUED BY ROBERT C. JONES
 (Building Official)

OWNER RICHARD LUZNY PHONE 592-9516

ADDRESS 480 BRIARCLIFF DR.

AGENT BECK'S CONSTRUCTION PHONE 592-8307

ADDRESS 11-622-Co. Rd. M

USE: Residential Commercial Industrial
 Other _____

WORK: New Addition Replacement Remodel

ESTIMATED COST = \$ 120,000.00

	Base	Plus	Total
() Building	\$ <u>9.00</u>	\$ <u>244.00</u>	\$ <u>253.00</u>
() Electrical	\$ <u>15.00</u>	\$ <u>180.00</u>	\$ <u>195.00</u>
() Plumbing	\$ <u>9.00</u>	\$ <u>42.00</u>	\$ <u>51.00</u>
() Mechanical	\$ <u>18.00</u>	\$ <u>10.00</u>	\$ <u>28.00</u>
() Demolition	\$ _____	\$ _____	\$ _____
() Zoning	\$ _____	\$ _____	\$ _____
() Sign	\$ _____	\$ _____	\$ _____
() Water Tap	\$ <u>650.00</u>	\$ _____	\$ <u>650.00</u>
() Sewer Tap	\$ <u>60.00</u>	\$ <u>236.83</u>	\$ <u>296.83</u>
() Temp Water	\$ <u>5.00</u>	\$ _____	\$ <u>5.00</u>
() Temp Elec.	\$ <u>10.00</u>	\$ _____	\$ <u>10.00</u>

Additional Plan Review: Structure _____ Hours _____
 Electric _____ Hours _____

TOTAL FEES	\$ <u>1488.83</u>
Less Fees Paid	\$ <u>0</u>
BALANCE DUE	\$ <u>1488.83</u>

ZONING INFORMATION

District	Lot Dimensions	Area	Front Yard	Side Yard	Rear Yard
<u>S</u>	<u>140 x 140</u>	<u>19,600</u>	<u>40</u>	<u>15</u>	<u>20</u>

Max Height	No. Pkg. Spaces	No. Ldg. Spaces	Max Cover	Petition or Appeal Required-Date
<u>35</u>	<u>2</u>		<u>30%</u>	

WORK INFORMATION

Building: Ground Floor Area 1005.3 sq. ft. Basement Floor Area _____ sq. ft.
 Garage Floor Area 484 sq. ft. 2nd Floor Area 819.6 sq. ft. Other _____ sq. ft.
 Size: Width 54'-6" Length 29' Stories 2 Height 25'
 Building Volume (for Demolition Permit) _____ cubic feet
 Description of Work: NEW HOME

ELECTRICAL: Contractor BECK'S CONSTRUCTION Phone 592-8307

Address 11-622-Co. R.O.M ESTIMATED COST = \$ 5,000.00

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

Size of Service 200A Underground Overhead _____ Number of New Circuits 60

Description of Work: NEW HOME

PLUMBING: Contractor MEYERS P&H Phone 592-6771

Address 829 N. PERRY ESTIMATED COST = \$ 5,000.00

WATER TAP REQUIRED - Yes No Size 1" Type of Pipe CTS Water Dist. Pipe _____

SANITARY SEWER TAP REQUIRED - Yes No Size 4" Type of Pipe SDR35 Dr. Waste Vt. Pipe 4" PVC

STREET SEWER TAP REQUIRED - Yes No Type of Pipe 4" STREET TO BE OPENED - Yes No

Main Building Drain Size = 4" Main Vent Pipe Size = 3"

LIST NUMBER OF PLUMBING FIXTURES BELOW:

Water Closets = 3 Bathtubs = 2 Showers = _____ Lavatories = 4 Kitchen Sinks = 1 Disposal = 1

Clothes Washer = 1 Floor Drains = _____ Dishwasher = 1 Other Sump Pump Total = 14

Description of Work: NEW HOME

MECHANICAL: Contractor MEYERS P&H Phone 592-6771

Address 829 N. PERRY ESTIMATED COST = \$ 5,000.00

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 = 1 HOT WATER - One (1) Pipe Two (2) Pipes Series Loop

ELECTRIC HEAT - Number of Circuits _____ Number of Furnaces 1 Number of Hot Air Runs 15

Number of Hot Water Radiators _____ Total Heat Loss 45,000 Rated Capacity of Furnace/Boiler 75,000

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

Description of Work: NEW HOME

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 _____

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Signature of Applicant _____ Date _____

MEMORANDUM

TO: Members of the Board of Zoning Appeals
FROM: Brent N. Damman, Zoning Administrator
SUBJECT: Front yard setback variance at 1085 Becca Ln.
HEARING DATE: April 11th, 1995 at 4:30 PM
HEARING #: BZA 95/03

BACKGROUND

An application by Julia Ann Luzny 480 Briarcliff Napoleon, Ohio, owner of a dwelling located at 1085 Becca Lane Napoleon Ohio requesting variance to the front yard setback of said for the purpose of constructing an additional one car garage on the west side of the existing garage. The variance request is to section 151.32 (D)(1) of the City of Napoleon Ohio Code of General Ordinances, and is located in an "S" Residential Zoning District.

RESEARCH AND FINDINGS

1. Mrs. Luzny has a potential buyer for the property, but they have a boat that they would like to store at their home and the only way it can be done is inside a garage according to deed restriction # 18 of this subdivision plat.
2. The existing attached garage is 22 feet deep which is not adequate for the subject boat and trailer.
3. The proposed garage addition must be six (6) feet deeper in order to house the subject boat and trailer which will protrude six (6) feet into the front setback along Williamsberg Ave.
4. The Cities proposed new zoning code will automatically allow a 50% reduction to the front yard setback in these type of situations.

ADMINISTRATIVE OPINION

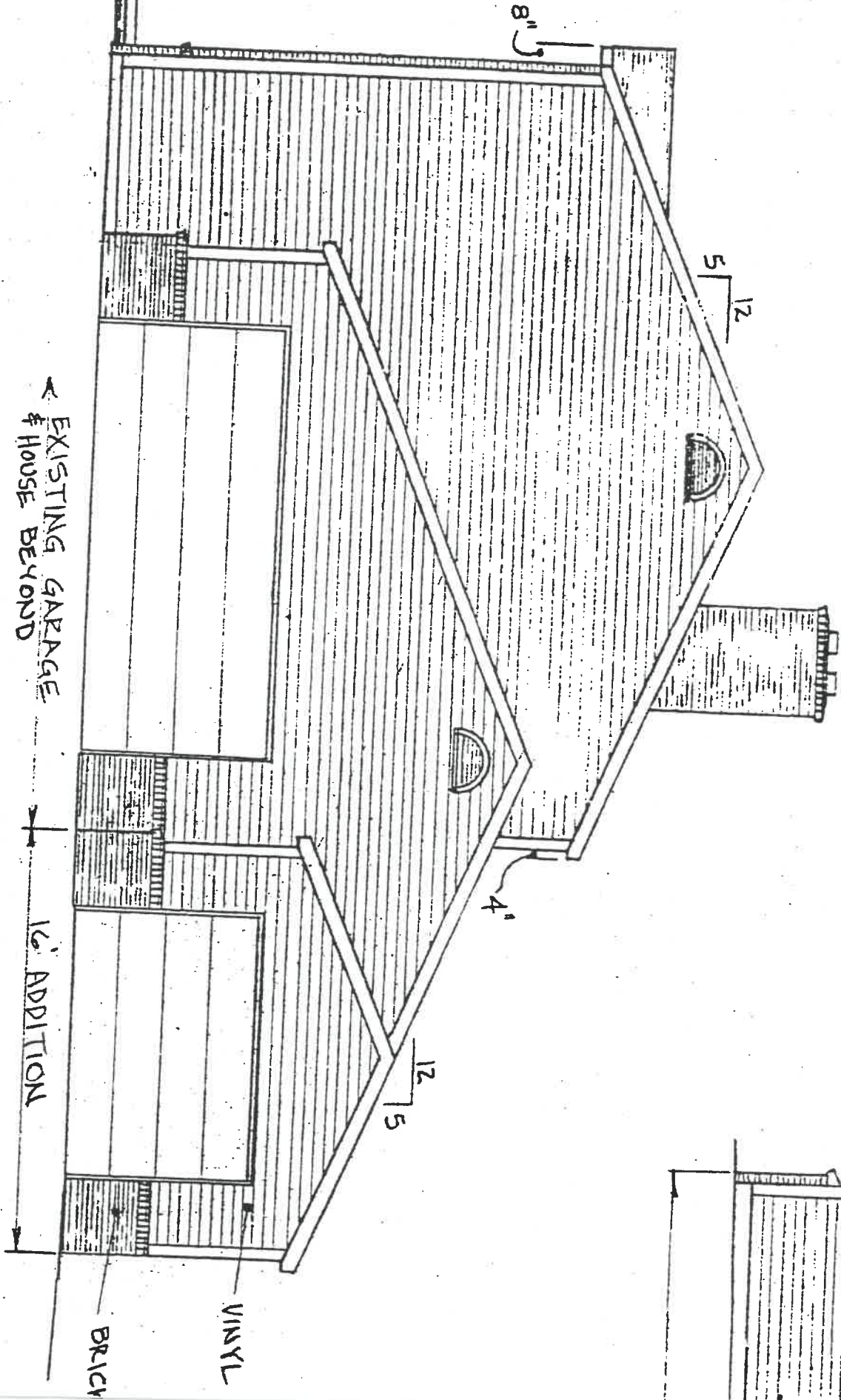
I am recommending the Board grant the setback variance as request.

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.



RIGHT SIDE ~ NORTHERLY ELEVATION

← EXISTING GARAGE
 & HOUSE BEYOND

16' ADDITION

BRICK
 VINYL

3/16" = 1'-0"

45.17'

BECCA LANE

140.00'
EXISTING CONC. SIDEWALK

40' BUILDING LINE

EXISTING HOUSE
PLAN NO. 258

PROPOSED
GARAGE
ADDITION

28' 4"
16' 0"
22' 0"

EXISTING 12" CONC. DR.

CONC. DRIVE

34.00'
6.0'

40' BUILDING LINE

54.69'

WILLIAMSBERG AVENUE

140.00'
EXISTING CONC. SIDEWALK

140.00'

N 59°39'03" W 170.00'

30.00'

30.00'

40' BUILDING LINE

N 59°39'03" W 170.00'

WILLIAMSBERG AVENUE

30.00'

4' CONC. SIDEWALK

140.00'

34.00'

CONC. DRIVE

EXISTING 17' CONC. DR

40' BUILDING LINE

6.0'

16'0"

28'4"

PROPOSED GARAGE ADDITION

22'0"

54.69'

EXISTING HOUSE
PLAN NO. 258

1" TYP.

65.67'

140.00'

5' Utility Easement

Lot 46
19,600 Sq. Ft.

40' BUILDING LINE

140.00'

4' CONC. SIDEWALK

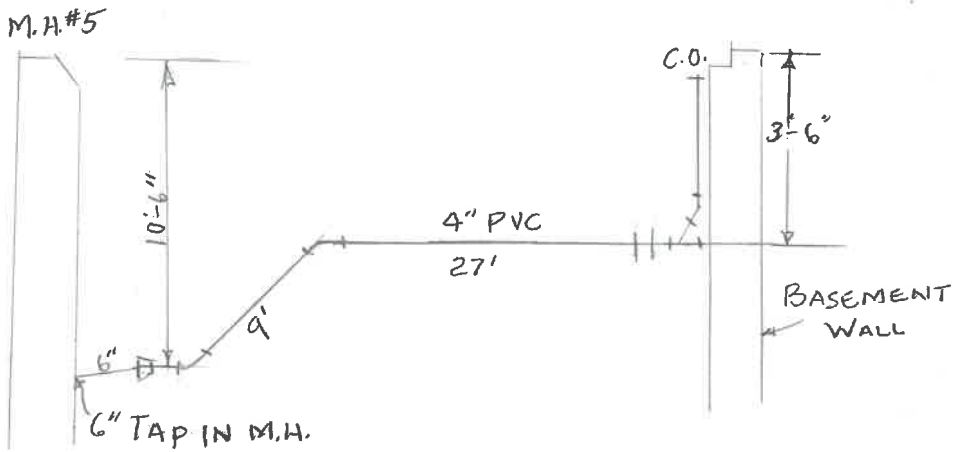
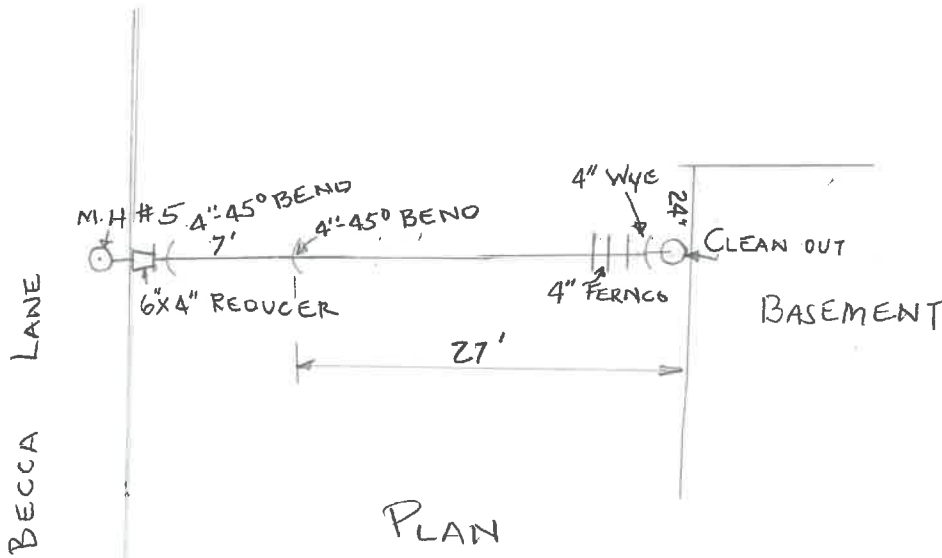
45.17'

10' Drainage / Utility Easement
N 59°39'03" W 140.00'

Lot 47

LOT 46 TWIN OAKS SUBDIVISION 2ND.

1085 BECCA LANE SANITARY SERVICE SEWER



CONSTRUCTED BY BECK CONSTRUCTION
8-16-94
NTS

