

30 Bordeaux

September 8, 1975

Board of Zoning Appeals
City of Napoleon
255 W. Riverview Ave.
Napoleon, Ohio 43545

Re: Six Proposed Duplex Dwellings -
"A" Zone - Variance

Gentlemen:

Attached you will find the following: Mrs. Anne L. Rapp Appeal Form, site plan to appeal and an unsigned zoning permit, filed with the Engineering Department on September 3, 1975, for the construction of six (6) two family dwellings, located at 30, 40, 50, 60, 105 and 115 Bordeaux Drive, Lots No. 10, 11, 12, 13, 22, and 21, Riviera Heights Subdivision.

Section 85.13, under permitted uses, does not have two family dwellings listed, therefore a variance in zoning is required.

Please give this your timely attention and a written reply to the Engineering Department is requested.

If you have any further question, please feel free to contact me at the City Building or phone 592-4010.

Thank you for your cooperation.

Very truly yours,

Thomas W. Terranova
Bldg. & Zoning Inspector
Engineering Department

TWT/cv

Enclosures

COPY

Mr. Rapp
Handled
Appeal
9/9/75 P.W.P.

ENGINEERING DEPARTMENT
INTEROFFICE COMMUNICATION

To: Rupert FROM: Tom Date 9/9/75
Subject: List of Names of adjacent Property Owners
within 200'

85 & 95 Bordeaux Drive
Lots 24 & 23

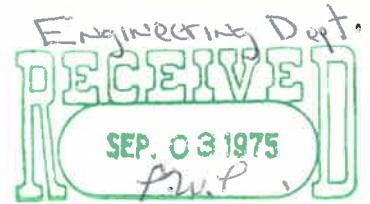
Star Builders
R.R. #1,
Woodburn, Indiana

10 & 16 Bordeaux Drive
Lots 8 & 16

Mrs. Corinne C. Hurst
S.R. Rd 18 East
Hicksville, Ohio

Tom Lawrence

FORM OF PETITION/APPEAL



To: Engineering Department - City of Napoleon

For: President and Members of Board of Zoning Appeals

I/We hereby file a petition/appeal for: (check the box applicable)

- 1. Variance \$25.00
- 2. Conditional Use \$25.00
- 3. Other As Applicable

Describe the item checked and attach a site plan to scale. (Print or type)

A variance to section 85.13 of permitted usage to two (2) family dwellings on lots 10, 11, 12, 13, 21, & 22 in Riviera Heights Subdivision.

(site plan attached)

- Notes:
- 1. All petition/appeals require a minimum of 30 days notice for public hearing.
 - 2. Non-refundable filing fee to be paid full in advance.
 - 3. Petition/appeals to be filed in duplicate.
 - 4. Cost of publication and notices to be paid by the applicant.

Name and Address of Applicant

Mrs. Anne L. Rapp

2967 N. Shore Drive

Toledo, Ohio 43611

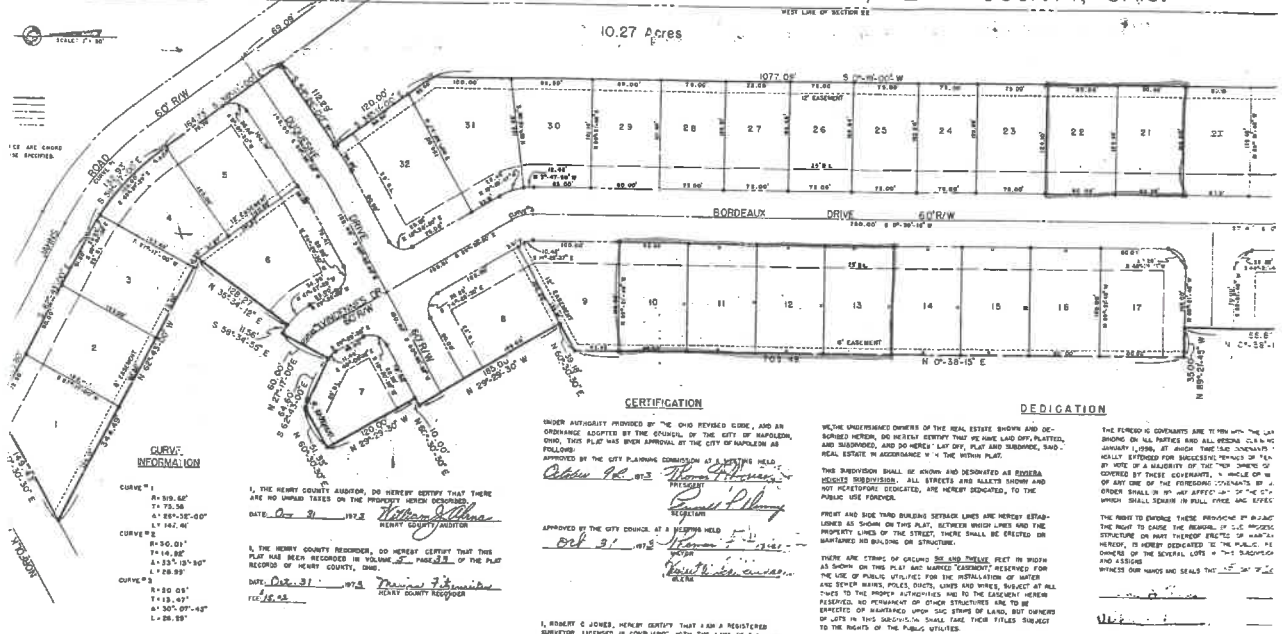
Anne L. Rapp
Signature of Applicant

August 30, 1975
Date

Phone No. 419/726-1222

RIVIERA HEIGHTS SUBDIVISION

SITUATED IN THE EAST HALF(1/2), OF THE NORTHEAST QUARTER(1/4), OF SECTION 22, T-5-N,
R-6-E, NAPOLEON TOWNSHIP, IN THE CITY OF NAPOLEON, HENRY COUNTY, OHIO.



SCALE: 1" = 40'
ALL AREAS ARE ENCLOSURE

CURVE INFORMATION

CURVE #1
R= 519.66'
T= 75.06'
L= 284.35'-00"
C= 142.18'

CURVE #2
R= 50.00'
T= 116.88'
L= 235.13'-30"
C= 128.93'

CURVE #3
R= 20.00'
T= 113.00'
L= 300.00'-45"
C= 86.88'

1. THE HENRY COUNTY AUDITOR, DO HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES ON THE PROPERTY HEREIN DESCRIBED.
DATE: Oct 21 1972 William J. Wilson
HENRY COUNTY AUDITOR

2. THE HENRY COUNTY RECORDER, DO HEREBY CERTIFY THAT THIS PLAN HAS BEEN RECORDED IN VOLUME 8, PAGE 33 OF THE PLAT RECORDS OF HENRY COUNTY, OHIO.
DATE: Oct 31 1972 Thomas J. Jones
HENRY COUNTY RECORDER

CERTIFICATION

UNDER AUTHORITY PROVIDED BY THE OHIO REVENUE CODE, AND AN ORDINANCE ADOPTED BY THE COUNCIL OF THE CITY OF NAPOLEON, OHIO, THIS PLAN HAS BEEN APPROVED BY THE CITY OF NAPOLEON AS FOLLOWS:
APPROVED BY THE CITY PLANNING COMMISSION AT A PUBLIC HEARING HELD
Oct 18 1972 Thomas J. Jones
PRESIDENT
Robert C. Jones
SECRETARY

APPROVED BY THE CITY COUNCIL AT A PUBLIC HEARING HELD
Oct 31 1972 Thomas J. Jones
PRESIDENT
Robert C. Jones
SECRETARY

I, ROBERT C. JONES, HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN CONFORMANCE WITH THE LAWS OF THE STATE

DEDICATION

WE, THE UNDERSIGNERS OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY CERTIFY THAT WE HAVE LAYED OUT, PLATTED, AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THE HENRY COUNTY PLAT ACT.
THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS RIVIERA HEIGHTS SUBDIVISION. ALL STREETS AND ALLEYS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER.

FRONT AND SIDE YARD BUILDING SETBACK LINES AND HEREBY ESTABLISHED AS SHOWN ON THIS PLAN, BETWEEN BOUND LINES AND THE PROPERTY LINES OF THE STREETS, SHALL BE EXERCISED OR MAINTAINED BY THE BUILDING OR STRUCTURE.

THERE ARE STRIPS OF LANDS BEING DEDICATED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENTS HEREBY RESERVED, AND PERMANENT OF OTHER STRUCTURES AND TO BE EXERCISED OR MAINTAINED UPON SAID STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES.

THE FUNDING CONTAINED HEREIN IS THE LAST MADE ON ALL PARTIES AND ALL RECORDS IN JANUARY 1, 1966, AT WHICH TIME SAID FUNDING WAS EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS BY A MAJORITY OF THE OWNERS OF SAID PROPERTY CONTROLLED BY THEIR CO-OWNERS, A MAJORITY OF WHOM OF ANY ONE OF THE FOREGOING CO-OWNERS BY A OTHER SHALL IN NO WAY AFFECT ANY OF THE CITY WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

THE RIGHT TO ENJOY THESE PRODUCE BY ADJUST THE RIGHT TO ENJOY THE BOUNDING OF THE PROPOSED STRUCTURE OR PART THEREOF SHALL BE HEREBY DEDICATED TO THE PUBLIC USE OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION AND ASSIGNS HEREBY OUR NAMES AND SEALS THIS 18 DAY OF Oct 1972.