



# 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: June 2, 2025

Expiration Date: June 2, 2026

Permit Number: P-25-081

Job Location: 1113 Clairmont Ave.

Owner: Green Development Ventures, LLC  
2186 E. Centre Ave.  
Portage, MI 49002

Contractor: Allen Edwin Homes

Phone: 616-229-1084

Zone: R:3 – Moderate Density Residential

Set Backs: Front: 25' Rear: 15' Side: 7'

Comments: Split Level 2280 Sq Ft New Home with 400 Sq Ft. attached Garage

Permit Type: Water Tap and Zoning

Fee: \$25.00

Status: Paid

Amount Due: \$0.00

Kevin Schultheis  
Code Enforcement / Zoning Administrator



# 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

R.3  
P-25-081

### Residential Zoning Permit Application

Date 5/30/2025 Job Location 1113 Clairmont Avenue, Napoleon OH, 43545, Toledo Offsite Lot 1

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 2280 Sq Ft New Home with 400 Sq Ft. attached Garage.

Estimated Completion Date 6/11/2026 Estimated Cost \$424,255

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 520.000.44830)	\$
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: Nash Makhan

DATE: 5/30/2025

BATCH #

CHECK #

DATE

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 = 30'-0"  
B = 18'-0"  
C = 20'-0"  
D = 20'-0"  
E = 2'-0"  
F = 12'-4"  
G = 4'-0"  
H = 4'-6"  
I = 12'-4"  
J = 36'-0"

**GARAGE**

**FRONT:**

20'-0"

**PORCH**

**PIERS:**

4'-0"

**DRIVE:**

576 sqft

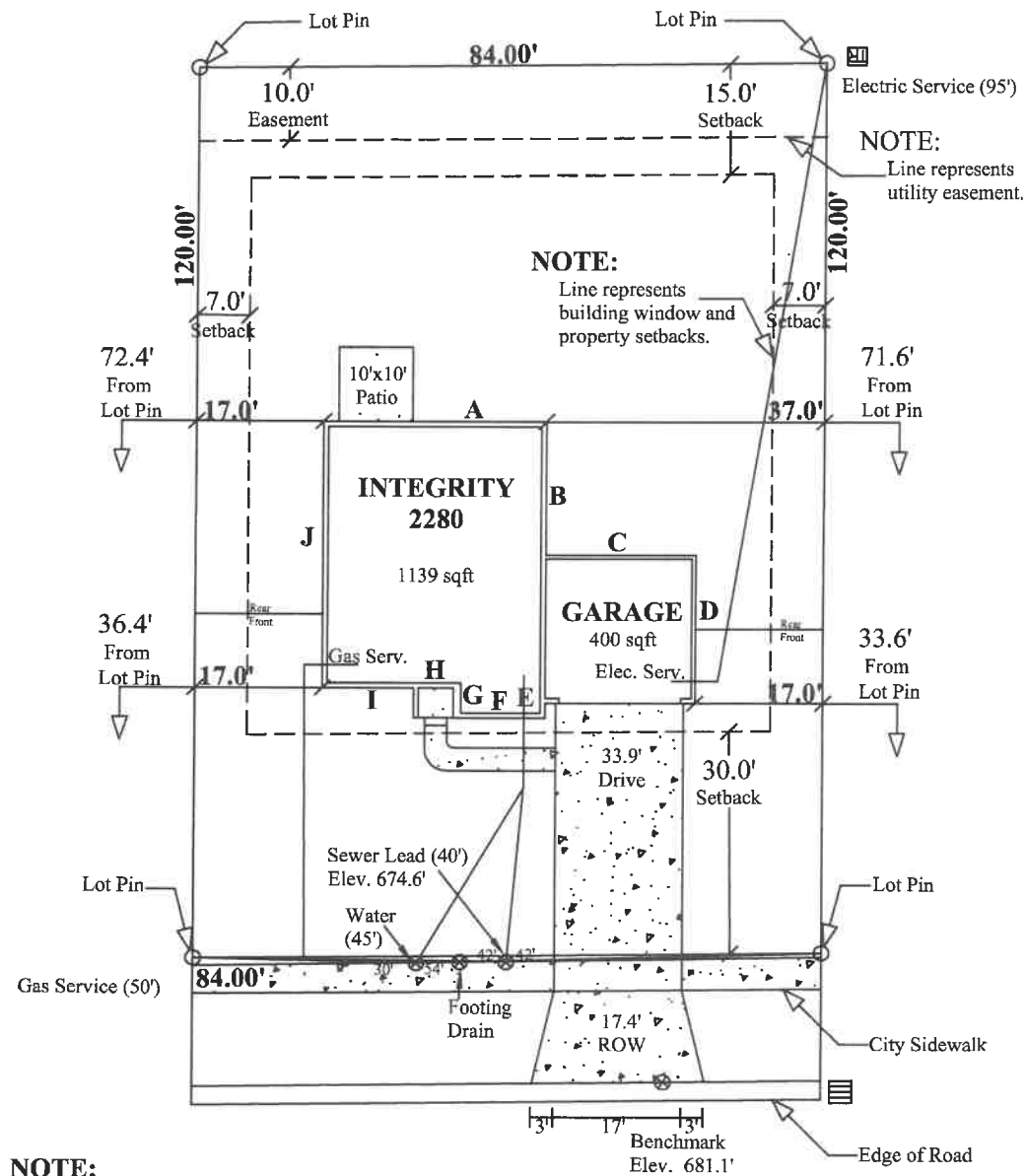
**ROW:**

334 sqft

**LEAD**

**WALK:**

66 sqft



**NOTE:**

Top of wall to be set 2.9' above benchmark. Elev. 684.0'

**Version 8.0**

**Scale:** 1" = 20'-0"

**Date:** May 23, 2025

**Front Yard:** 3350 sqft

**Rear Yard:** 5210 sqft

**Lot Coverage:** 25.8%

**SITE PLAN**  
TDO001 (LOT #64 GERKEN-HOEFFEL)  
1113 CLAIRMOUNT AVENUE

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

**ALLEN  
EDWIN  
HOMES**

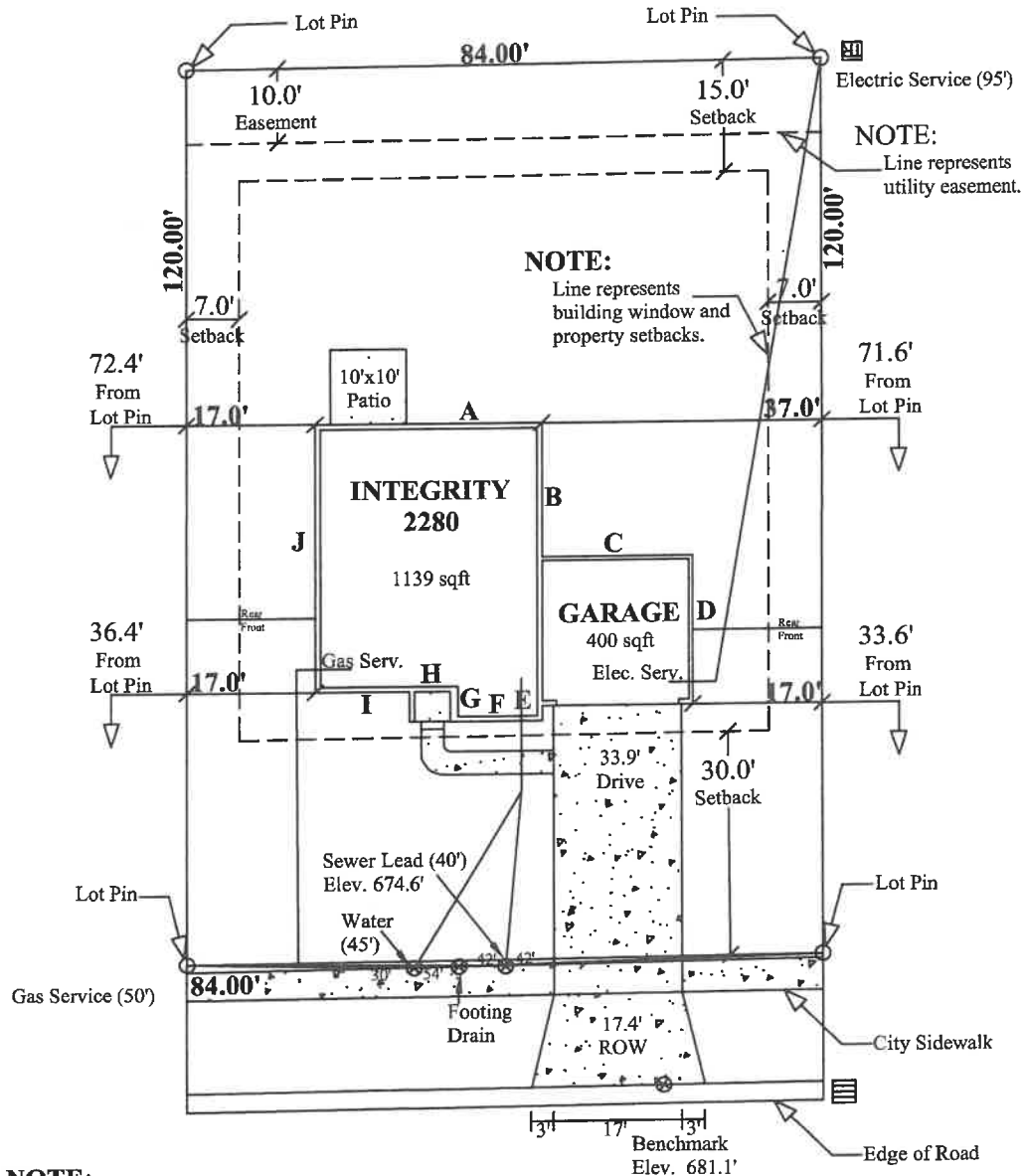
**HOUSE  
DIMENSIONS:**

A = 30'-0"  
B = 18'-0"  
C = 20'-0"  
D = 20'-0"  
E = 2'-0"  
F = 12'-4"  
G = 4'-0"  
H = 4'-6"  
I = 12'-4"  
J = 36'-0"

**GARAGE  
FRONT:**

20'-0"  
**PORCH  
PIERS:**  
4'-0"  
**DRIVE:**  
576 sqft  
**ROW:**  
334 sqft  
**LEAD  
WALK:**  
66 sqft

N



**NOTE:**

Top of wall to be set 2.9'  
above benchmark.  
Elev. 684.0'

**Scale:** 1" = 20'-0"  
**Date:** May 23, 2025  
**Front Yard:** 3350 sqft  
**Rear Yard:** 5210 sqft  
**Lot Coverage:** 25.8%

**SITE PLAN**  
TDO001 (LOT #64 GERKEN-HOEFFEL)  
1113 CLAIRMOUNT AVENUE  
**ALLEN EDWIN HOMES**  
2186 EAST CENTRE  
PORTAGE, MI 49002

ALLEN  
EDWIN  
HOMES