



# 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: July 30, 2025

Expiration Date: July 30, 2026

Permit Number: P-25-119

Job Location: 1314 Clairmont Ave.

Green Development Ventures, LLC  
1314 Clairmont Ave.  
Napoleon, OH 43545

Contractor: Allen Edwin Homes

Phone: 616-229-1084

Zone: R-3: Medium Density Residential

Set Backs: Front: Rear: Side:

Comments: 1605 Sq Ft New Home with 400 Sq Ft attached Garage

Permit Type: New Construction

Fee: \$1285.00

Status: Paid check #8787

Amount Due: \$0.00

  
Kevin Schultheis  
Code Enforcement / Zoning Administrator



City of Napoleon

Zoning

255 West

Kevin Schultheis

Telephone

## Residential Zoning

Date 7/28/2025 Job Location 1314 Clairmont

Owner Green Development Ventures LLC

Owner Address 2186 E. Centre Ave, Portage MI, 49002

Contractor Allen Edwin Homes

Description of Work to be Performed 1605 Sq Ft

Estimated Completion Date 8/10/2026

Demo Permit - \$100.00 – See Separate Form

Zoning Permit - \$25.00

Fence/Pool/Deck - \$25.00

Accessory Building 200 SF or less (Detached) - \$25.00

Driveway/Sidewalk/Curbing/Patio - \$0.00

Drainage Permit/Outside Water/Sewer Repair - \$0.00

1" Water Tap, 5/8" Meter, Copper Setter and Transmitter - \$

1" Water Tap, 3/4" Meter, Copper Setter and Transmitter - \$

1" Water Tap, 1" Meter, Copper Setter and Transmitter - \$1

1" Meter, Copper Setter and Transmitter Without Tap - \$525

3/4" Meter, Copper Setter and Transmitter Without Tap - \$4

5/8" Meter, Copper Setter and Transmitter Without Tap - \$35

Sewer Tap For Lots 7,200 Sq. Ft. Or Less - \$0.00

Sewer Tap For Lots (Single Family) 7,201 To 12,199 Sq. Ft. (

Sewer Tap For Lots (Single Family) 12,200 Sq. Ft. or Greater

Sewer Tap For Lots (Two Family) 7,201 to 23,866 Sq. Ft. (

Sewer Tap For Lots (Two Family) 23,867 Sq. Ft. or Greater - \$

Sewer Tap For Lots (Three Family) 7,201 to 36,366 Sq. Ft. (

Sewer Tap For Lots (Three Family) 36,367 Sq. Ft. or Greater

Sewer Tap Inspection Fee For Single Family or Duplex - \$60.0

Inspection Fee Outside the Corporation Limits - Increase 50%

I FULLY UNDERSTAND THAT NO EXCAVATION, CONSTRUCTION OR STRUCTURAL ALTERATION OF ANY BUILDING STRUCTURE, SIGN, OR PART THEREOF PERMIT APPLIED FOR HEREIN HAS BEEN APPROVED AND ISSUED BY THE CITY OF NAPOLEON. I hereby certify that I am the Owner of the named property, or that the proposed work is as his/her authorized agent and I agree to conform to all applicable laws of the jurisdiction or the code official's authorized representative shall have the authority to enter areas covered by the permit.

I HEREBY ACKNOWLEDGE THAT I HAVE READ AND FULLY UNDERSTAND

SIGNATURE OF APPLICANT: Noel Mathe

BATCH #

CHECK #

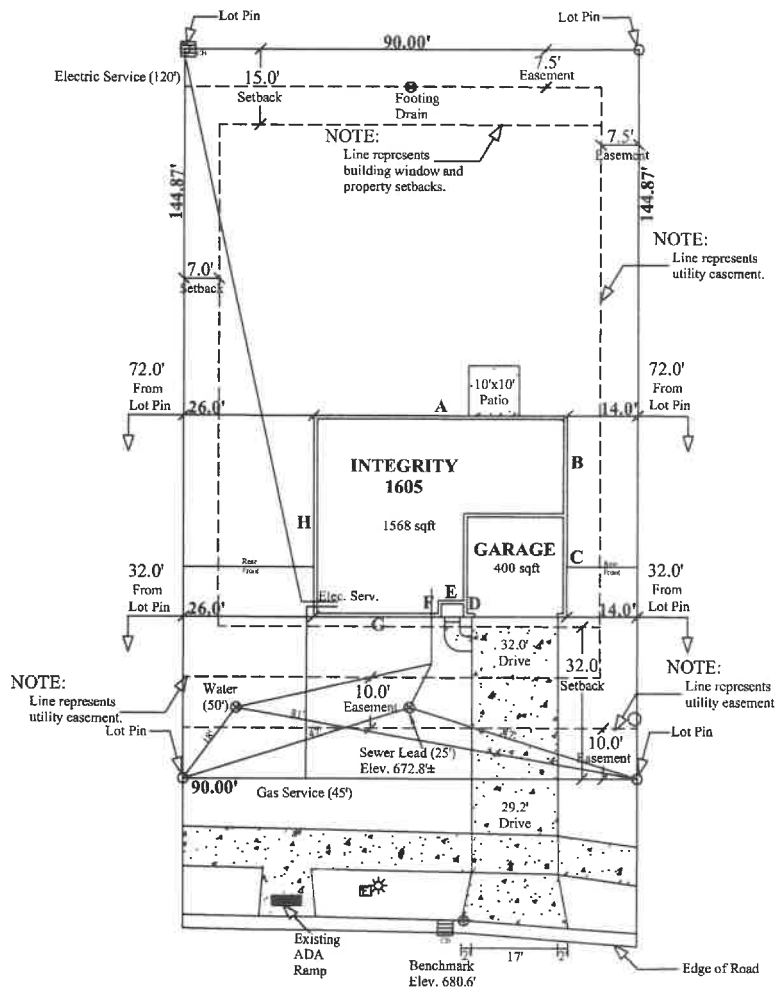
Per Rule 10.2 of the City of Napoleon Rules for Water and Sewer Service, City services to the best of their ability. However, the City does not guarantee the accuracy of said markings are incorrect.

**HOUSE DIMENSIONS:**  
 A = 50'-0"  
 B = 20'-0"  
 C = 20'-0"  
 D = 2'-8"  
 E = 4'-4"  
 F = 2'-8"  
 G = 25'-4"  
 H = 40'-0"

**GARAGE FRONT:**  
 20'-4"  
**DRIVE:**  
 544 sqft  
**ROW:**  
 517 sqft  
**LEAD WALK:**  
 29 sqft



1314 Clairmont



**NOTE:**  
 Top of wall to be set 3.4'  
 above benchmark.  
 Elev. 684.0'

Version 8.0

**Scale:** 1" = 30'-0"  
**Date:** July 22, 2025  
**Front Yard:** 4085 sqft  
**Rear Yard:** 7660 sqft  
**Lot Coverage:** 24.8%

**SITE PLAN**  
 LOT #14 LYNNEFIELD ESTATES  
 1314 CLAIRMONT AVENUE  
**ALLEN EDWIN HOMES**  
 2186 EAST CENTRE  
 PORTAGE, MI 49002

ALLEN  
 EDWIN  
 HOMES