

**PERMIT**  
**CITY OF NAPOLEON - BUILDING DEPARTMENT**

255 West Riverview Avenue, Napoleon, Ohio 43545 - 419-592-4010

Permit No. 01838 Issued 9-21-89  
date

Job Location 430 E. Clinton  
address

Lot 8 Conway Sub of Lot 1 of  
sub-div or legal descript.

Issued By Eleon Huber  
building official

Owner Moden Linc Merc 592-4816  
name tel.

Address 500 E. Clinton

Agent Wren Reese Inc. 599-2065  
builder-eng.-etc. tel.

Address Box 349 Napoleon

Description of Use Demolition of existing  
house to create parking area

Residential \_\_\_\_\_  
no. dwelling units

Commercial \_\_\_\_\_ Industrial \_\_\_\_\_

Demolition  New \_\_\_\_\_ Add'n. \_\_\_\_\_ Alter \_\_\_\_\_ Remodel \_\_\_\_\_

Mixed Occupancy \_\_\_\_\_

Change of Occupancy \_\_\_\_\_

Estimated Cost \$ 5000.00

**ZONING INFORMATION**

district	lot dimensions	area	front yd	side yds	rear yd
max hgt	no pkg spaces	no ldg spaces	max cover	petition or appeal req'd	date appr

**WORK INFORMATION:**

Size: Length 45 Width 36 Stories 1 1/2 Ground Floor Area 1620

Height 14 Building Volume (for demo. permit) 24000 CF Incl. 2 sheds cu. ft.

Electrical: \_\_\_\_\_  
brief description

Plumbing: \_\_\_\_\_  
brief description

Mechanical: \_\_\_\_\_  
brief description

Sign: \_\_\_\_\_ Dimensions \_\_\_\_\_ Sign Area \_\_\_\_\_

Additional Information: Demolish house and sheds, dispose of material, level area  
to drain and stone for parking

Date \_\_\_\_\_ Applicant Signature [Signature] **CITY OF NAPOLEON**  
owner-agent

FEES	BASE	PLUS	TOTAL
<input type="checkbox"/> BUILDING			
<input type="checkbox"/> ELECTRICAL			
<input type="checkbox"/> PLUMBING			
<input type="checkbox"/> MECHANICAL			
<input type="checkbox"/> DEMOLITION	10.00	5.00	15.00
<input checked="" type="checkbox"/> ZONING			
<input type="checkbox"/> SIGN			
<input type="checkbox"/> WATER TAP			
<input type="checkbox"/> SEW. INSP.			
<input type="checkbox"/> SEWER TAP			
<input type="checkbox"/> TEMP. WATER			
<input type="checkbox"/> TEMP. ELECT.			
ADDITIONAL PLAN REVIEW	Struct. _____ hrs		
	Elect. _____ hrs		
TOTAL FEES.....			15.00
LESS MIN. FEES PAID _____			
BALANCE DUE.....			

**PAID**  
**SEP 21 1989**

# INSPECTION RECORD

		UNDERGROUND			ROUGH-IN						FINAL		
		Type	Date	By	Type	Date	By	Type	Date	By	Type	Date	By
<b>PLUMBING</b>	Building Drains				Drainage, Waste & Vent Piping			Indirect Waste			Drainage, Waste & Vent Piping		
	Water Piping										Backflow Prevention		
	Building Sewer				Water Piping			Condensate Lines			Water Heater		
	Sewer Connection										FINAL APPROVAL		
<b>MECHANICAL</b>	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		
<b>ELECTRICAL</b>	Conduits & or Cable				Conduits/ Cable			<input type="checkbox"/> Range <input type="checkbox"/> Dryer			Temp Service Temp Lighting		
	Grounding & or Bonding				Rough Wiring			<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		
	Temporary Power Pole				Subpanels			<input type="checkbox"/> Duct Htr(s) <input type="checkbox"/> Furnace(s)			FINAL APPROVAL		
<b>BUILDING</b>	Location, Set-backs, Esmt(s)				Exterior Wall Construction			Roof Covering Roof Drainage			Smoke Detector		
	Excavation							Exterior Lath			Demolition (sewer cap)		
	Footings & Reinforcing							<input type="checkbox"/> Interior Lath <input type="checkbox"/> Wallboard					
	Floor Slab				Interior Wall Construction			Fire Wall(s)			Building or Structure		
	Foundation Walls				Columns & Supports			Fireplace Chimney					
	Sub-soil Drain				Crawl Space <input type="checkbox"/> Vent <input type="checkbox"/> Access			Attic <input type="checkbox"/> Vent <input type="checkbox"/> Access					
	Piles				Floor System(s)						FINAL APPROVAL BLDG. DEPT.		
				Roof System			Special Insp Reports Rec'd			Certificate of Occupancy Issued			
<b>ADDITIONAL</b>	<b>INSPECTIONS, CORRECTIONS, ETC.</b>						<b>INSPECTIONS, CORRECTIONS, ETC.</b>						
	<b>PAID</b>												
	SEARCHED												
	CITY OF WASHINGTON												
	APR 19 1988												

APPLICATION  
for  
RESIDENTIAL BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, PERMITS and DEMOLITION PERMIT  
from the  
CITY OF NAPOLEON - BUILDING DEPARTMENT  
255 West Riverview Ave. Napoleon, Ohio 43545 Pn. 419-592-4010

Entry No. \_\_\_\_\_

Permit No. 01838 Issued 9-21-89

Job Location 430 E CLINTON

Lot 8 CONWAY SUB OF LOT 1 OF  
sub-div. or legal disc. CYRUS MONTGOMERY ADD

Issued By \_\_\_\_\_  
building official

Owner MUDEN LING MERC Pn 419-592-4816

Address 500 E CLINTON NAP

Agent WREN REESE INC Pn 419-599-2065

Address Box 349 NAPoleon

Description of Use DEMOLITION OF EXISTING  
HOUSE TO CREATE PARKING AREA

Residential \_\_\_\_\_  
no. dwelling units \_\_\_\_\_

Commercial \_\_\_\_\_ Industrial \_\_\_\_\_  
New DEMOLITION Add n. \_\_\_\_\_ Alter \_\_\_\_\_ Remodel \_\_\_\_\_

Mixed Occupancy \_\_\_\_\_

Change of Occupancy \_\_\_\_\_

Estimated Cost \$ 5000.00 ±

-ZONING INFORMATION

district	lot dimensions	area	front yd	side yds.	rear yd
max hgt	no pkg spaces	no ldg spaces	max cover	petition or appeal req'd.	date appr

WORK INFORMATION:

BUILDING: Garage Fl. Area \_\_\_\_\_ Basement Fl. Area \_\_\_\_\_ Second Floor Area \_\_\_\_\_

Size: Length 45 Width 36 Stories 2 1/2 Ground Floor Area 1620 SF

Height 14 AVE Building Volume (for demo. permit) 24000 CF INCL 2 SHEDS cu. ft.

Description of Work: DEMOLISH HOUSE & SHEDS, DISPOSE OF MATERIALS,  
LEVEL AREA TO DRAIN & STONE FOR PARKING

Ck. Permits Reg.	Base	Fees Plus	Total
Building	_____	_____	_____
Electrical	_____	_____	_____
Plumbing	_____	_____	_____
Mechanical	_____	_____	_____
<input checked="" type="checkbox"/> Demolition	<u>10.00</u>	<u>5.00</u>	<u>15.00</u>
Zoning	_____	_____	_____
Sign	_____	_____	_____
Water tap	_____	_____	_____
Sewer Tap	_____	_____	_____
Temp. Water	_____	_____	_____
Temp. Elec.	_____	_____	_____
Additional plan review	struc. _____ hrs	Elect. _____ hrs	_____
Total Fees.....	_____	_____	<u>15.00</u>
Less Min. Fees Pd.	_____	_____	_____
Balance Due.....	_____	_____	_____

Continue on Back Side for Electrical, Plumbing and Mechanical and other Information;



**ELECTRICAL: Electrical Contractor** \_\_\_\_\_ Pn. \_\_\_\_\_  
 Address \_\_\_\_\_ Estimated Cost \$ \_\_\_\_\_  
 Type of work: New \_\_\_ Service change \_\_\_ Rewiring \_\_\_ Additional Wiring \_\_\_ Temp. Elec. Req. \_\_\_  
 Size of service \_\_\_\_\_ Underground \_\_\_ Overhead \_\_\_ No. of new circuits \_\_\_\_\_  
 Description of work: \_\_\_\_\_

**PLUMBING: Plumbing Contractor** \_\_\_\_\_ Pn. \_\_\_\_\_  
 Address \_\_\_\_\_ Estimated Cost \$ \_\_\_\_\_  
 Water Tap Req. \_\_\_\_\_ Size \_\_\_\_\_ Type of Pipe \_\_\_\_\_ Water Dist. Pipe \_\_\_\_\_ type  
 San. Sewer Tap Req. \_\_\_\_\_ Size \_\_\_\_\_ Type of Pipe \_\_\_\_\_ Dr. Waste Vt. Pipe \_\_\_\_\_ type  
 St. Sewer Tap Req. \_\_\_\_\_ Size \_\_\_\_\_ 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 \_\_\_ Bathtubs \_\_\_ Showers \_\_\_ Lavatories \_\_\_ Kitchen Sinks \_\_\_ Disposal \_\_\_ Dishwasher \_\_\_ Clothes Washer \_\_\_  
 Floor Drains \_\_\_ Other Fixtures: Type \_\_\_\_\_ No. \_\_\_\_\_  
 Description of Work: \_\_\_\_\_

**MECHANICAL: Mechanical Contractor** \_\_\_\_\_ Pn. \_\_\_\_\_  
 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 \_\_\_  
 No. of Heat Zones \_\_\_ Hot Water: (One Pipe \_\_\_ Two Pipe \_\_\_ Series Loop \_\_\_) Electric Heat: (No of Circuits \_\_\_) No. of Furnaces \_\_\_  
 No. of Hot Air Runs \_\_\_ No. of Hot Water Radiators \_\_\_ Total Heat Loss \_\_\_\_\_ Rated Capacity of Furnace/Boiler \_\_\_\_\_  
 Location of Heating Units: Crawl Space \_\_\_ Floor Level \_\_\_ Attic \_\_\_ Suspended \_\_\_ Roof \_\_\_ Outside \_\_\_ Other \_\_\_  
 Description of Work \_\_\_\_\_

**DRAWINGS REQUIRED:** All Applications must be Accompanied by Two Complete sets of Drawings including SITE PLAN, FOUNDATION PLAN, FLOOR PLANS, STRUCTURAL FRAMING PLANS, EXTERIOR ELEVATIONS, SECTIONS and DETAILS, STAIR DETAILS, ELECTRICAL LAYOUT, PLUMBING ISOMETRIC, HEATING LAYOUT ETC. All plans shall be DRAWN TO SCALE. Show all existing structures on the site plan also, 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 Dept. Rules and Regulations, Standard Specifications and other Pertinent Sections of the Napoleon Code of Ordinances.

Date 21 Sept 89 Signature of Applicant [Signature]  
 Application not valid without signature

Addendum No. 1 to  
Demolition Permit No. 01878

This Permit is granted with the condition that any hazardous material including but not limited to toxic chemicals and asbestos which may be encountered by the contractor during the course of demolishing the building described on the above referenced permit must be removed and disposed of in a manner prescribed by the Ohio E.P.A., as described in Appendix C of the U.S.E.P.A. Nation Emission Standards For Hazardous Air Pollutants (N.E.S.H.A.P.S.) Asbestos Regulations (40 CFR61 subpart M) and the applicable O.S.H.A. Regulations.

Further that the removal of any such material be completed by a contractor who is licensed by the Ohio Department of Health in a manner prescribed by the Ohio E.P.A. which will contain any such materials encountered within the confines of the building being demolished until said material can be put into E.P.A. approved containers for transportation to a disposal site.

Disposal of said hazardous materials shall be at a site licensed by the Ohio E.P.A. to receive and store or dispose of the specific material in question.

Any such materials which are to be stored at an approved site shall be contained in a manner and in such containers as are approved by the Governing Regulatory Agency and the Ohio E.P.A.

Upon encountering such material the contractor must notify the owner of the property, the Ohio E.P.A. and the City of Napoleon Building Department and advise them of precisely which materials have been encountered, the procedure which will be used to dispose of the material, the contractor who will do the work and the disposal site.

Certificates of approval or copies of current licenses issued to the contractors and to disposal sites shall be submitted to the City of Napoleon Building Department for review.

The Contractor shall answer the following questions:

YES  NO-A. An inspection of the building has revealed that hazardous materials are present.



This addendum becomes part of the above referenced permit and modifies it only to the extent herein set forth.

Received and accepted by

21 Sept 89

Date

Walter J. Reese

Signature of applicant as a condition of granting the permit

1970  
1971  
1972



YES NO-B. Laboratory testing of samples of suspect materials revealed that hazardous materials are present.

If the answer to question B. is Yes, describe the hazardous materials which were found to be present.

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If the answer to question B is Yes, fill in the information listed below, for the licensed contractor who will remove the hazardous material, and submit a copy of the contractors license.

License No. \_\_\_\_\_

Expiration Date \_\_\_\_\_

Name of Company \_\_\_\_\_

Address \_\_\_\_\_

Phone No. \_\_\_\_\_

Owner or C.E.O. \_\_\_\_\_

If the answer to question B is yes, fill in the following information for the disposal site and submit a copy of the sites license.

License No. \_\_\_\_\_

Expiration Date \_\_\_\_\_

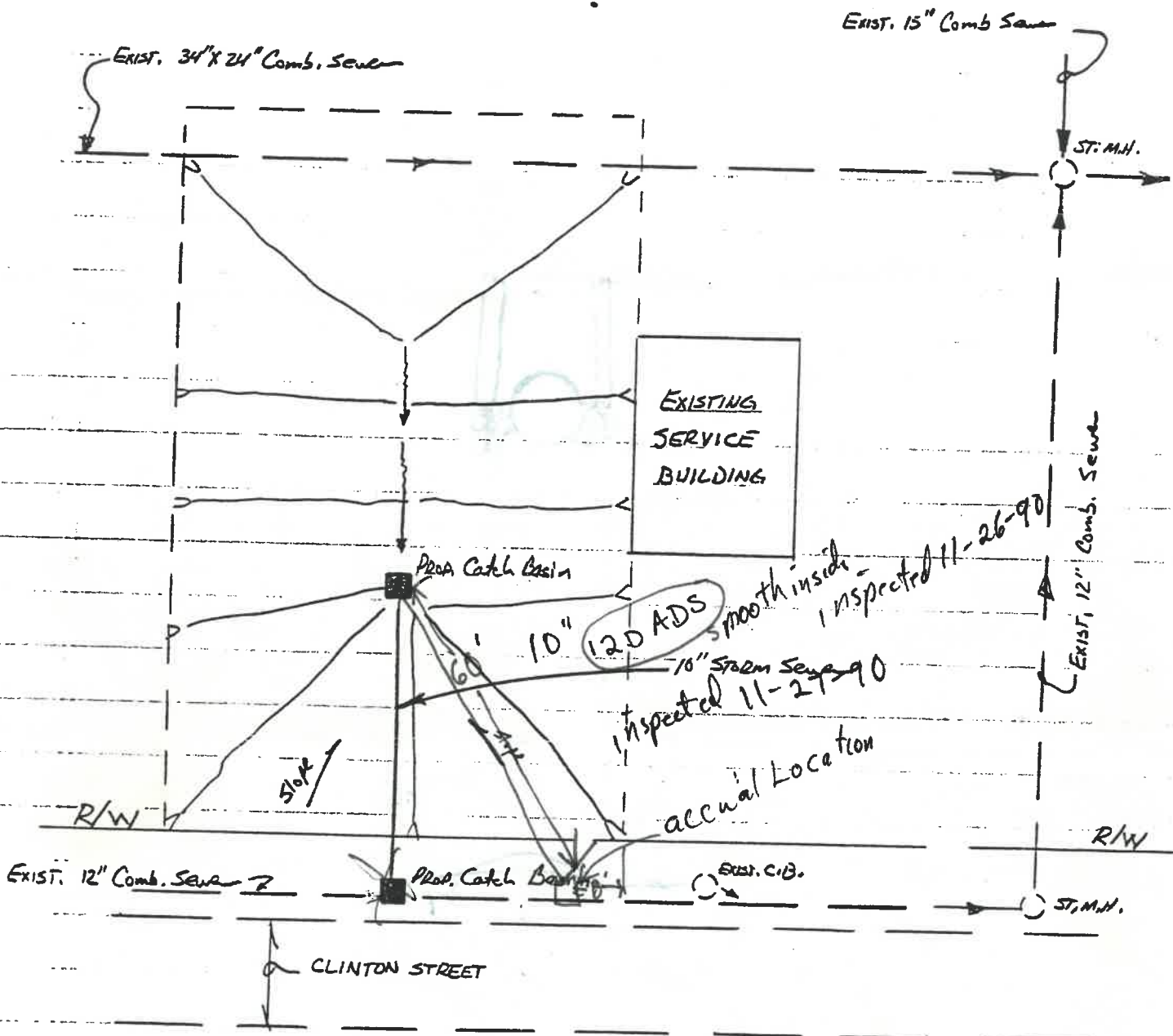
Name of Company \_\_\_\_\_

Address \_\_\_\_\_

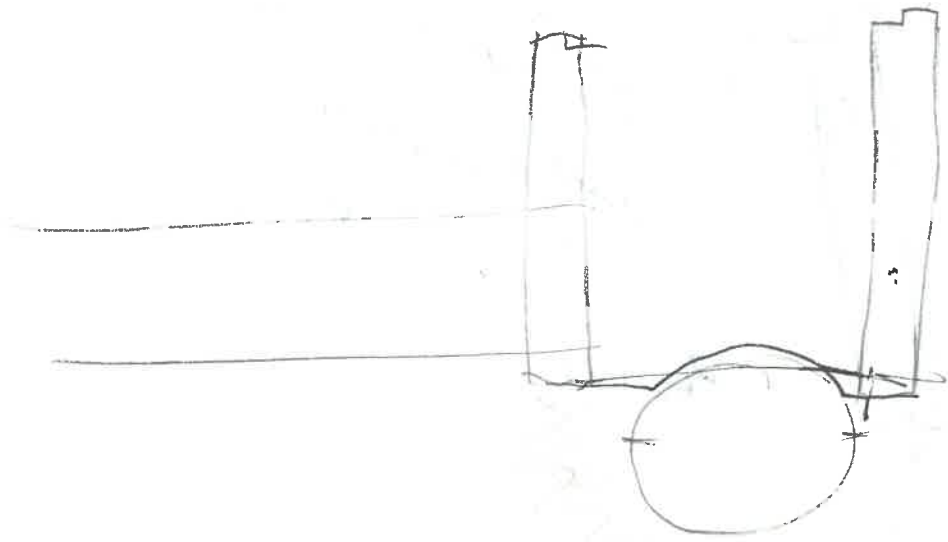
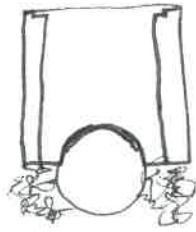
Phone No. \_\_\_\_\_

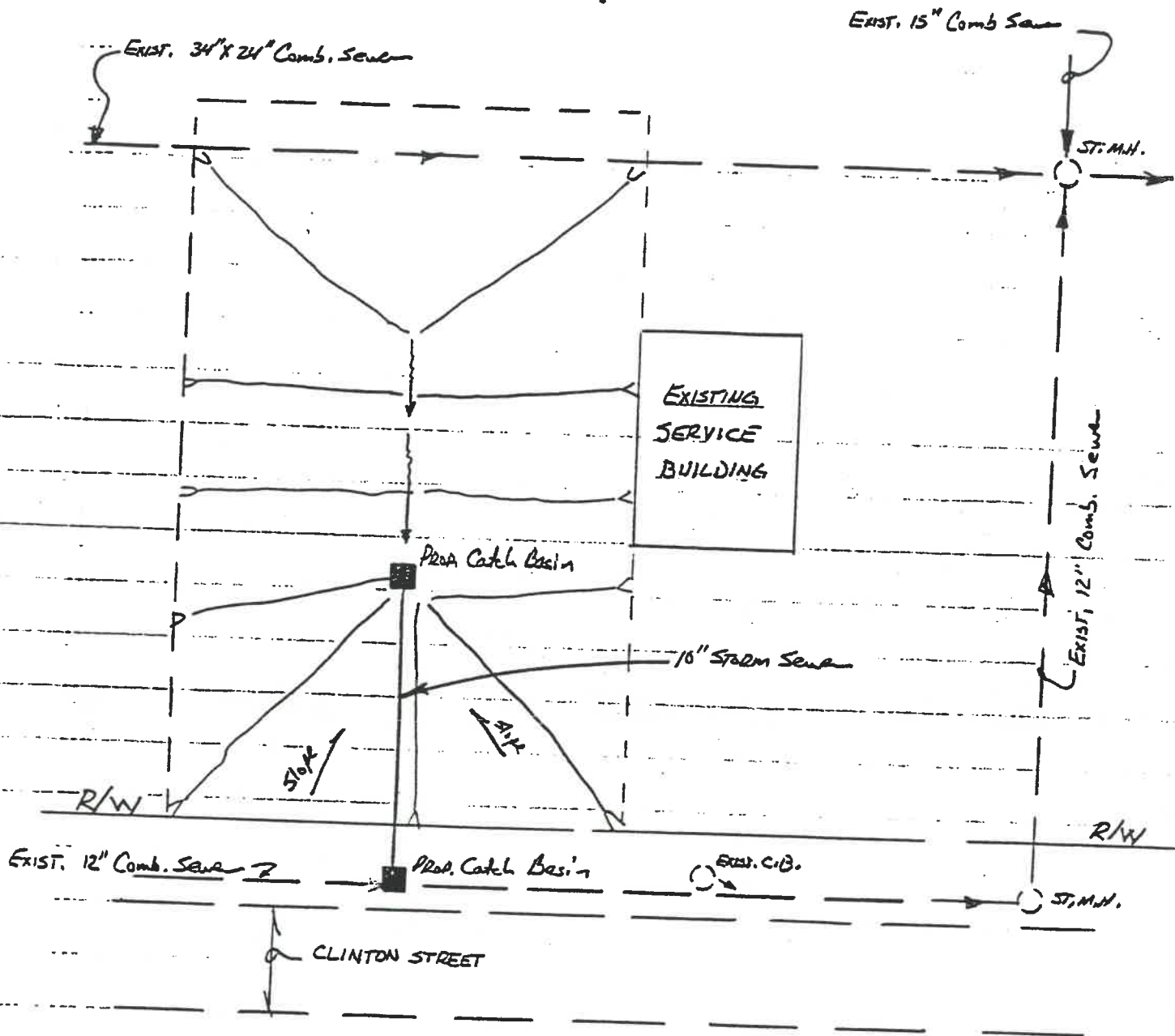
Owner of C.E.O. \_\_\_\_\_





Contractor<sup>(Owner)</sup> shall place one (1) or more catch basins on his proposed lot, then run this collection system into the City system by placing a catch basin over the existing 12" storm sewer along Clinton Street. We would prefer that the Contractor place this catch basin on the line where the 4"-6" tap is currently located. This system will not eliminate ponding or sewer backup.





Contractor<sup>(Owner)</sup> shall place one (1) or more catch basins on his proposed lot, then run this collection system into the City system by placing a catch basin over the existing 12" storm sewer along Clinton Street. We would prefer that the Contractor place this catch basin on the line where the 4"-6" tap is currently located. This system will not eliminate ponding or sewer backup.





EXHIBIT FOR THE  
ALICE LOTZ ESTATE  
BERTH CHAMPION  
721 TAMPA  
TOLEDO, OHIO 43615

PROPERTY LOCATED AT 430 E. CLINTON  
LOT #51 DISTRICT  
1ST AOD

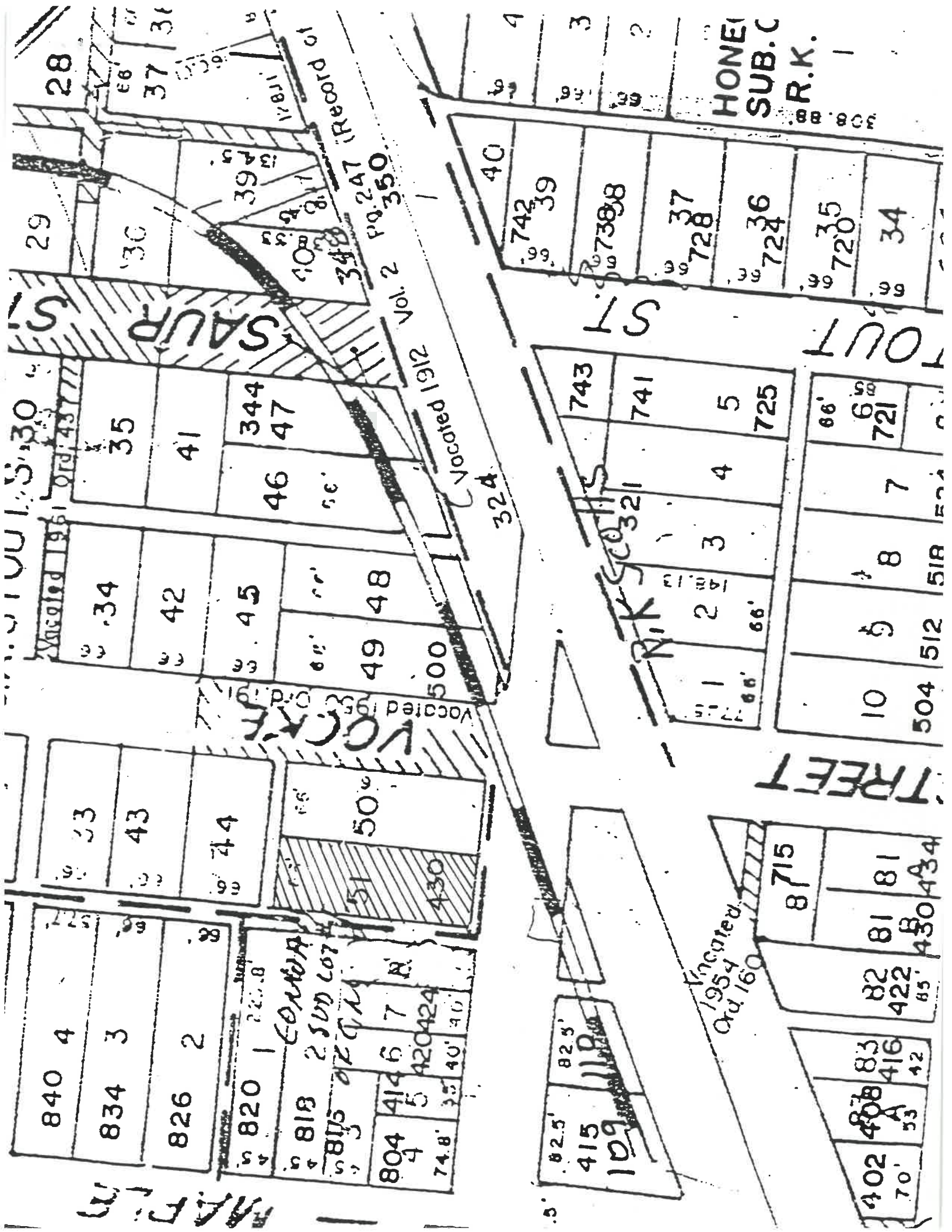
NOXIOUS WEED COMPLAINT



Bill Modem @ Modem  
Lincoln-Mercury called  
about weeds on property  
adjacent to dealership

MSL





HONEY  
SUB.C  
R.K.

SAVING

840 4  
834 3  
826 2  
820 1  
818 2 SUB LOT  
815 2 SUB LOT  
804 4  
414 6  
405 7  
420 424  
74.8' 35' 40' 40'

30  
34  
42  
45  
46  
47  
48  
49  
50  
51  
50'

33  
43  
44  
50'

394  
40  
348  
350  
350  
350

29  
30  
37  
38  
39

28

Record of 10

Vol. 2 P. 247

Vol. 1612

Vacated 1953 Ord. 43777

Vacated 1953 Ord. 33

Vacated 1954 Ord. 160

Vacated 1954 Ord. 160

324

40  
742  
39  
738  
38  
728  
37  
724  
36  
720  
35  
34

RICK SCOTTS

743  
741  
725  
721  
720  
721

1  
2  
3  
4  
5

66'  
66'  
66'  
66'  
66'

10  
504  
512  
518

8  
7  
66'  
66'

8715  
83  
81  
81  
82  
422  
85  
430  
434

402  
70'  
53  
416  
42

82.5'  
82.5'  
119

1954 Ord. 160

TRFET

OUT



430 E. Clinton

Addendum No. 1 to  
Demolition Permit No.

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Further that the removal of any such material be completed by a contractor who is licensed by the Ohio Department of Health in a manner prescribed by the Ohio E.P.A. which will contain any such materials encountered within the confines of the building being demolished until said material can be put into E.P.A. approved containers for transportation to a disposal site.

Disposal of said hazardous materials shall be at a site licensed by the Ohio E.P.A. to receive and store or dispose of the specific material in question.

Any such materials which are to be stored at an approved site shall be contained in a manner and in such containers as are approved by the Governing Regulatory Agency and the Ohio E.P.A.

Upon encountering such material the contractor must notify the owner of the property, the Ohio E.P.A. and the City of Napoleon Building Department and advise them of precisely which materials have been encountered, the procedure which will be used to dispose of the material, the contractor who will do the work and the disposal site.

Certificates of approval or copies of current licenses issued to the contractors and to disposal sites shall be submitted to the City of Napoleon Building Department for review.

The Contractor shall answer the following questions:

YES (NO-A. An inspection of the building has revealed that hazardous materials are present.





YES(ND-B. Laboratory testing of samples of suspect materials revealed that hazardous materials are present.

If the answer to question B. is Yes, describe the hazardous materials which were found to be present.

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If the answer to question B is Yes, fill in the information listed below, for the licensed contractor who will remove the hazardous material, and submit a copy of the contractors license.

License No. \_\_\_\_\_

Expiration Date \_\_\_\_\_

Name of Company \_\_\_\_\_

Address \_\_\_\_\_

Phone No. \_\_\_\_\_

Owner or C.E.O. \_\_\_\_\_

If the answer to question B is yes, fill in the following information for the disposal site and submit a copy of the sites license.

License No. \_\_\_\_\_

Expiration Date \_\_\_\_\_

Name of Company \_\_\_\_\_

Address \_\_\_\_\_

Phone No. \_\_\_\_\_

Owner of C.E.O. \_\_\_\_\_



This addendum becomes part of the above referenced permit and modifies it only to the extent herein set forth.

Received and accepted by

11/5/90  
Date

Walter Bras - John Webb  
Signature of applicant as a  
condition of granting the  
permit



MEMORANDUM

TO: Members of the Board of Zoning Appeals  
FROM: Brent N. Dammmman, Zoning Administrator  
SUBJECT: An application for Variance by Bill Moden  
(DBA) Bill Moden Lincoln Mercury to allow  
outside display of automobiles for sale.

HEARING

DATE: November 13th ,1990 at 4:30 PM

HEARING #: BZA 90/29

BACKGROUND

An application for Variance by Bill Moden Lincoln Mercury 500 E. Clinton Napoleon , Ohio, to allow clearing of a parcel of land known as lot# 51 of J. Stouts 1st. add. located west of Bill Modens existing parking lot. The lot is addressed as 430 E. Clinton St. and has a dilapidated unoccupied home and several out buildings on it. The Variance is to allow a parking lot to be installed for the purpose of outside display of vehicles and to allow additional lighting to be installed on this lot. The above mentioned property is located in a "I-1" Enclosed Industrial District.

RESEARCH AND FINDINGS

1. That the above mentioned lot is located in an "I1" Enclosed Industrial district and the proposed parking display lot will abut a "C" residential area. This would require a fence to be installed on the property line on the side which abuts this residential district.
2. The purpose of this variance is to create more outside storage space for the purpose of parking vehicles for sale.
3. That there is an alley between this property and the abutting residential district which Mr. Moden is requesting to be vacated. He is willing to allow a permanent easement of 12' to remain in its place.
4. That all surrounding property owners have been notified by letter and there have been no responses from the surrounding property owners positive or negative to date. (11-8-90).
5. Mr. Moden indicated that the placement of pole lighting would be such as not to disturb the abutting residence occupants.

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 of 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.

The City Staff believes that a Variance for this situation would meet the above criteria.

0180800213BZA90/29



HOLD  
FOR RECEIPT OF LETTERS  
FROM HOLTSBURY

VERBAC OK  
9-28-89  
FH

