

PERMIT

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

Permit No. 01281 Issued 11-19-86 date
 Job Location 653 W. Clinton address
 Lot 34 Sheffields 2nd Add. sub-div or legal discript
 Issued By Eldon Huber building official
 Owner Robert Behrman 592-8283 tel.
 Address R.R. 2 Napoleon, Ohio
 Agent Robert Behrman 592-8283 tel.
 Address R.R. 2 Napoleon, Ohio
 Description of Use Residence
 Residential 1 no. dwelling units
 Commercial Industrial
 New Add'n X Alter X Remodel
 Mixed Occupancy _____
 Change of Occupancy _____
 Estimated Cost \$ 4,000.00

	FEES	BASE	PLUS	TOTAL
<input checked="" type="checkbox"/> BUILDING		3.00	12.00	15.00
<input checked="" type="checkbox"/> ELECTRICAL		5.00	.00	5.00
<input checked="" type="checkbox"/> PLUMBING		3.00	4.00	7.00
<input checked="" type="checkbox"/> MECHANICAL		6.00	.00	6.00
<input type="checkbox"/> DEMOLITION				
<input type="checkbox"/> ZONING				
<input type="checkbox"/> SIGN				
<input type="checkbox"/> WATER TAP				
<input type="checkbox"/> SEWER TAP				
<input type="checkbox"/> TEMP. ELECT.				
ADDITIONAL PLAN REVIEW	Struct.		hrs	
	Elect.		hrs	
TOTAL FEES.....				33.00
LESS MIN. FEES PAID				
BALANCE DUE.....				

ZONING INFORMATION

district	lot dimensions	area	front yd	side yds	rear yd
B	60.43' X 165.79'	10,018.695 S.F.	N=21.75+'	E=29'+	88.93'+
max hgt	no pkg spaces	no ldg spaces	max cover	petition or appeal req'd	date appr
35'	2-Min.		45%		

WORK INFORMATION:

Size: Length 8' X 24' X 14' Width 8' X 14' Stories 1 Ground Floor Area 400 S.F. Add. cu. ft.
 Height 14' ± Building Volume (for demo. permit) _____
 Electrical: Minor rewiring of house - 2 lights & 2 recepticals
 Plumbing: RE PLUMB 1-BATHROOM + KITCHEN
 Mechanical: 3 - new hot air runs existing furnace
 Sign: MIA Dimensions _____ Sign Area _____
 Additional Information: Addition to garage located between the existing residence and the existing garage.

Date _____ Applicant Signature Robert Behrman owner-agent CITY OF NAPOLEON
 DEC 1 1986

White-Building Department Yellow-Applicant Pink-Electrical Inspector Green-Clerk-Treasurer Gold-County Auditor

RESIDENTIAL PLAN CORRECTION SHEET

CITY OF NAPOLEON
255 West Riverview Ave.
Napoleon, Ohio 43545
419/592-4010

ADDENDUM TO

Permit No. 01281
Owner ROBERT BEHRMAN
Contractor ROBERT BEHRMAN
Location 653 W. LINDSDALE

Please note the items checked below and incorporate them into your plans as indicated: PERMIT NOT YET ISSUED, CORRECT PLANS AND RE-SUBMIT. PERMIT ISSUED, INCORPORATE ITEMS DURING CONSTRUCTION.

GENERAL	
<input checked="" type="checkbox"/> Provide approved smoke detector(s) as req'd.	Show size of members supporting porch roof.
<input checked="" type="checkbox"/> Provide 1/2" gypsum wallboard between dwelling and garage, on garage side.	Provide double top plate for all bearing partitions and exterior walls.
<input checked="" type="checkbox"/> Provide min. 1 3/8" solid wood door from garage to dwelling. (or equal)	Provide design data for prefab wood truss.
Submit fully dimensioned plot plan.	Ceiling joists undersized in
Provide min. of 1-3'0" x 6'8" exit door.	Roof rafters undersized in
Provide min. 22" x 30" attic access opening.	PLUMBING AND MECHANICAL
Provide min. 18" x 24" crawl space access opening.	<input checked="" type="checkbox"/> Terminate all exhaust systems to outside air.
<input checked="" type="checkbox"/> Provide approved sheathing or flashing behind masonry veneer.	<input checked="" type="checkbox"/> Insulate ducts in unheated areas.
Provide min. 15# underlayment on roof.	<input checked="" type="checkbox"/> Provide backflow prevention device on all hose bibs.
Provide adequate fireplace hearth.	<input checked="" type="checkbox"/> Terminate pressure and temperature relief valve drain in an approved manner.
Install factory built fireplaces/stoves according to manufacturers instructions.	Provide dishwasher drain with approved air gap device.
Terminate chimney 2' above roof or 2' above highest point of building within 10' of chimney.	METAL VENEERS
	Contact City Utilities Dept. to remove conductors and/or meter.
	Provide approved system of grounding and bonding.
	ELECTRICAL
<input checked="" type="checkbox"/> Provide mechanical exhaust or window in bathroom	Show location of service entrance panel and service equipment panel.
Provide min. <u>285</u> Sq. In. net free area attic ventilation.	<input checked="" type="checkbox"/> G. F. C. I. req'd. on temporary electric.
Provide min. <u> </u> Sq. In. net free area crawl space ventilation.	<input checked="" type="checkbox"/> Outdoor, bathroom and garage receptacles shall be protected by G. F. C. I.
	Maximum number of receptacles permitted on a G. F. C. I. circuit shall be 10 for 20 A. circuits and 7 for 15A. circuits.
<input checked="" type="checkbox"/> Min. depth of foundation below finished grade is 32".	Refrigerators, microwaves, washers, disposal, furnace and air conditioners shall be on separate circuits.
<input checked="" type="checkbox"/> Min. size of footer <u>6</u> " x <u>12</u> "	INSPECTIONS
Provide anchor bolts, 1/2" @ 6' o.c. 1' from each corner. Embedded 7" in concrete and 15" in masonry.	The following indicated inspections are required. The owner or his agent shall contact the City Building Dept. at least 24 hrs prior to the time the inspection is to be made.
Show size of basement columns.	<input checked="" type="checkbox"/> Footers and Setbacks. Building sewer.
	<input checked="" type="checkbox"/> Foundation. HVAC rough-in.
Show size of wood girder in	Plumbing rough-in. <input checked="" type="checkbox"/> Final Building
Provide design data for structural member in	Plumbing final. other,
Floor joists undersized in	Electrical service.
Provide double joists under parallel bearing partitions.	Electrical rough-in.
Provide 1" x 4" let in corner bracing, approved sheathing, or equal.	Electrical final
Show size of headers for openings over 4' wide	

Additional Corrections. DECK FULL LEVEL SHALL BE A MAX. OF 8 1/2" BELOW THE PORCH FLOOR LINE.

The approval of plans and specifications does not permit the violation of any section of the Building Code or other City Ordinance. This addendum is attached to Permit No. 01281 and made a part thereof. DATE APPROVED OR DISAPPROVED 11-19-86 Checked by 5

Plan Examiner.

DATE RECHECKED AND APPROVED _____

Checked by _____

CITY OF NAPOLEON
BUILDING INSPECTION DEPARTMENT
APPLICATION FOR ELECTRICAL PERMIT
(Please print or type)

The undersigned hereby makes application for installation or replacement of electrical equipment as herein specified, agreeing to do all such work in strict accordance with the City of Napoleon's adopted Electrical Codes.

Owner's Name Robert Behrman Address RR # 2
Electrical Contractor Same Telephone No. 592 8283
Address 653 West Clinton
General Contractor Same Telephone No. _____
Address Same

PERMIT NO. _____

Location of Project 653 West Clinton Cost of Project \$0.00

Work Information:

Residential No. Units 1 Commercial _____ Industrial _____
New _____ Service Change _____ Rewiring _____ Additional Wiring

Brief Description of Work: Recepticals in Porch & Switches & lights in Garage

Size of proposed service entrance _____ Number of new circuits 0
Type of proposed service entrance _____ Underground _____ Overhead

Require Temporary Electric _____ (Yes or No)

Total Floor Area - Commercial and Industrial only _____ sq. ft.

Additional Information:

*Ground fault circuit interrupter protection is required on all 120-volt single phase, 15 and 20 amp. Circuits which are part of a temporary electric service: and also on bathroom, outdoor, and garage receptacles in all dwelling units. Art. 210-8 N.E.C.

Application for permit shall be accompanied by two complete sets of plans including: Electrical layout and riser diagram. (For commercial and industrial work only).

Date Nov 18 / 86 Applicant's Signature Robert Behrman

PERMIT FEE \$ _____

CITY OF NAPOLEON
 BUILDING INSPECTION DEPARTMENT
 APPLICATION FOR PLUMBING PERMIT
 (Please print or type)

The undersigned hereby makes application for the installation or replacement of plumbing work as herein specified, agreeing to do all such work in strict accordance with the City of Napoleon's adopted Plumbing Codes. (1, 2 and 3 family dwelling units only).

Owner's Name Robert Lehman Address Rt 2 Napoleon
 Plumbing Contractor Same Telephone No. 5928283
 Address _____
 General Contractor _____ Telephone No. _____

Address _____ Telephone No. _____
 Location of Project 658 West Clinton Cost of Project 100.00

Work Information:
 No. of dwelling units 1 New _____ Replacement _____ Addition _____
 Brief description of work: Replaced water pipes & sewer lines to existing soil pipe
 [Is water tap required] NO Size _____ Type of Pipe _____
 [Is sewer tap required] NO Size _____ Type of Pipe _____
 Type of Water Distribution pipe P.V.C.
 Type of Drainage, Waste and Vent Pipe P.V.C.
 Size of main building drain EXISTING 4" Size of main vent pipe EXISTING 4"

Water closets 1 Bathtubs 1 No. _____ Trap Size 2 Shower _____ No. _____ Trap Size _____
 Lavatories 1 Trap Size 1 1/2 Kitchen Sink 1 Trap Size 1 1/2 Disposal _____ No. _____ Trap Size _____
 Dishwasher _____ No. _____ Trap Size _____
 Clothes Washer EXISTING No. _____ Trap Size _____ Other _____ No. _____ Trap Size _____

All installations are subject to plumbing tests and/or inspections.

Date Nov 18, 88 Applicant's Signature Robert Lehman

PERMIT NO. _____
 PERMIT FEE \$ _____

CITY OF NAPOLEON
 BUILDING INSPECTION DEPARTMENT
 APPLICATION FOR HEATING PERMIT
 (PLEASE PRINT OR TYPE)

The undersigned hereby makes application for the installation, replacement or alteration of a heating system or device as herein specified, agreeing to do all such work in strict accordance with the City of Napoleon's adopted Mechanical Code for 1, 2 and 3 Family Buildings.

Owner's Name Robert Schuman Address Rt 2 Napoleon Ohio
 Contractor's Name Same Address _____ Tel. 592-2283

BUILDING INFORMATION:

Single Family Double Family _____ Multiple _____ New Construction _____
 Addition _____ Remodel _____ Replacement _____ No. of Stories _____

DESCRIPTION OF WORK

Heating System - Warm Air Hot Water _____ Steam _____ Electric _____
 Unit Heaters _____ Unit Gas Heaters _____ Other _____
 Type - Gravity _____ Forced Radiant _____
 No. of Thermostatical Heating Zone _____
 Hot Water - One Pipe _____ Two Pipe _____ Series Loop _____
 Electric Heat - No. of Circuits _____ Other _____
 Total Heat Loss of Area to be Heated _____ Btu.
 Rated Capacity of Furnace/Boiler _____ Btu.
 No. of Furnaces _____ No. of Hot Air Runs 3
 No. of Hot Water Radiators _____ Type of Fuel _____
 Heating Units Located: Crawl Space _____ Floor Level _____ Suspended _____
 Roof or Exposed to Outside Air _____ Attic _____ Other _____

APPLICATION FOR PERMIT SHALL BE ACCOMPANIED BY TWO COMPLETE SETS OF PLANS INCLUDING: LOCATION OF FURNACE OR UNIT HEATERS AND SIZE AND LOCATION OF FEEDER DUCTS AND RETURN AIR DUCTS. ALL PLANS SHALL BE DRAWN TO SCALE.

ESTIMATED COST OF COMPLETED PROJECT: \$ 20,000

DATE 11-18-86 APPLICANT'S SIGNATURE Robert Schuman
 OWNER-CONTRACTOR-AGENT

EXISTING OIC FURNACE AND AIR DISTRIBUTION SYSTEM.

ROOFING FINISH
Fiber glass

ROOF PITCH
 $\frac{18}{4} \times \frac{5}{5}$

RAFTERS
2x6 or 2x8
at $24''$ o.c.

CEILING JOISTS
2x6 or 2x8
at 16'' o.c.

WALL STUDS
2x4
at 16'' o.c.

BACK
SHEATHING BD

7'-6" clear floor
to ceiling height
(minimum)

EXTERIOR
WALL FINISH
Wine

INTERIOR
WALL FINISH
Plaster

FOUNDATION
BOLT
1/2" x 10"
6'-0" o.c. max.

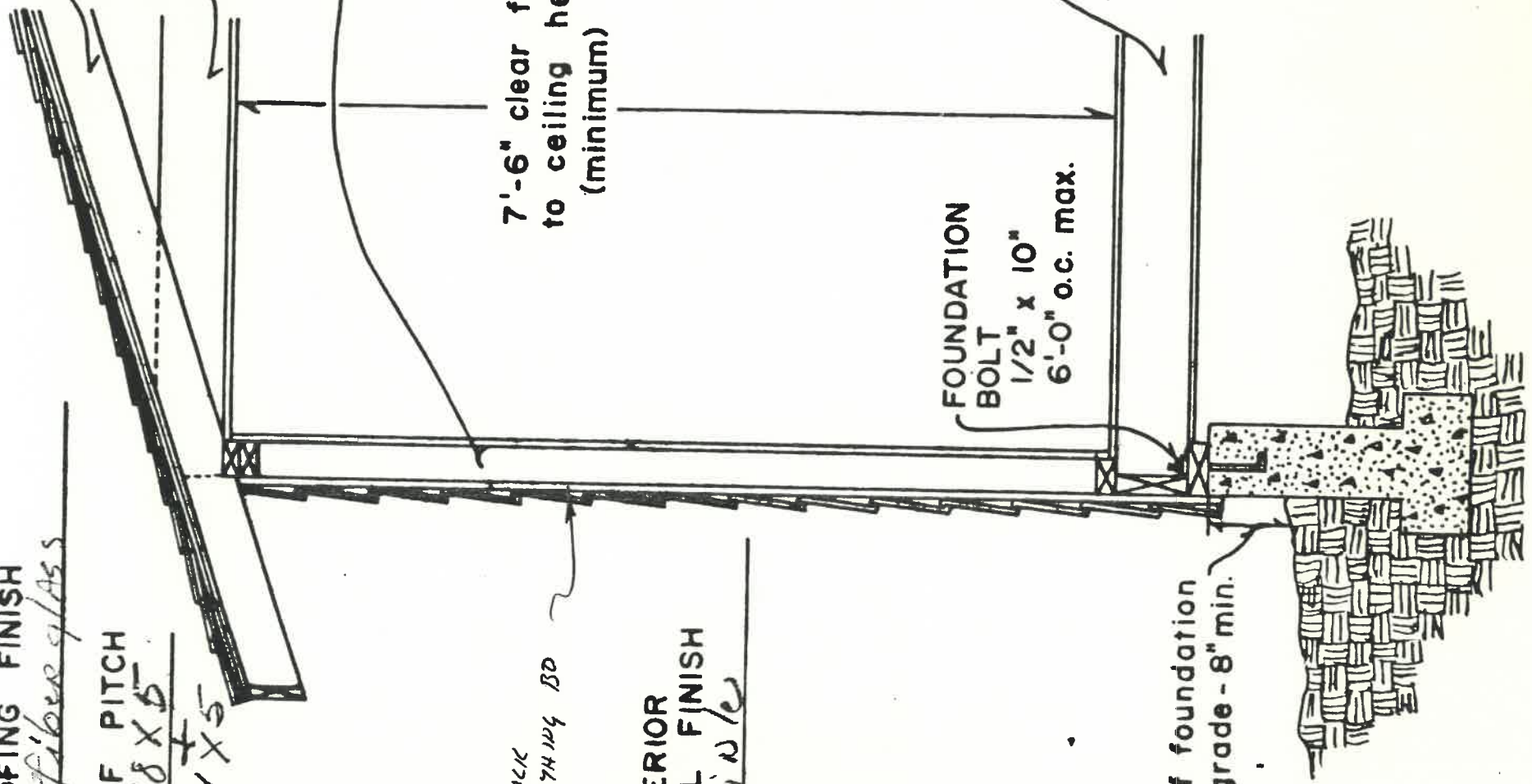
Top of foundation
to grade - 8" min.

FLOOR FINISH
Concrete

FLOOR JOISTS
size _____
of _____ o.c.

FOUNDATION WALL
thickness 8
depth 32

FOOTER
width 16
depth 8



PERMIT

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

01281

Permit No. Issued 11/19-86 date
 Job Location 653 W. CLOTON address
 Lot 34 SHEFFIELDS 2ND ADD sub-div or legal discript
 Issued By EH building official
 Owner ROBERT BEHRMAN 592-8283 name tel.
 Address RR 2 WAP, OHIO
 Agent ROBERT BEHRMAN 592-8283 builder-eng.-etc. tel.
 Address RR 2 WAP, OHIO

Description of Use RESIDENCE
 Residential 1 no. dwelling units
 Commercial Industrial
 New Add'n. X Alter X Remodel
 Mixed Occupancy
 Change of Occupancy
 Estimated Cost \$ 7000.00

	FEES	BASE	PLUS	TOTAL
<input checked="" type="checkbox"/> BUILDING		3.00	12.00	15.00
<input checked="" type="checkbox"/> ELECTRICAL		5.00	1.00	5.00
<input checked="" type="checkbox"/> PLUMBING		3.00	4.00	7.00
<input checked="" type="checkbox"/> MECHANICAL		6.00	1.00	6.00
<input type="checkbox"/> DEMOLITION				
<input type="checkbox"/> ZONING				
<input type="checkbox"/> SIGN				
WATER TAP				
SEWER TAP				
TEMP. ELECT.				
ADDITIONAL PLAN REVIEW	Struct.		hrs	
	Elect.		hrs	
TOTAL FEES				33.00
LESS MIN. FEES PAID				
BALANCE DUE				

ZONING INFORMATION

district	lot dimensions	area	front yd	side yds	rear yd
B	60.43' x 165.79'	10,018.67 S.F.	21.5'±	29'±	88.93'±
max hgt	no pkg spaces	no idg spaces	max cover	petition or appeal req'd	date appr
35'	2-MIN	45%			

WORK INFORMATION:

Size: Length 29'-0" Width 14'-0" Stories 1 Ground Floor Area 400 S.F. ADDITION cu. ft.
 Height 14'-0"± Building Volume (for demo. permit)
 Electrical: MINOR REWIRING OF HOUSE 2-CIRCUITS & 2-RECTIFIERS
 Plumbing: brief description
 Mechanical: 3-NEW 1407 AIR RUNS EXISTING FORNACE brief description

Sign: Dimensions Sign Area
 Additional Information: ADDITION TO GARAGE LOCATED BETWEEN THE EXISTING RESIDENCE AND THE EXISTING GARAGE

Date Applicant Signature owner-agent
 White-Building Department Yellow-Applicant Pink-Electrical Inspector Green-Clerk-Treasurer Gold-County Auditor

FIELD CORRECTION NOTICE

LOCATION 653 W. CLINTON PERMIT NO. 01281

ISSUED TO ROBERT BEHRMAN
PERMIT HOLDER AND/OR ALL RESPONSIBLE PARTIES.

NOTICE DELIVERED TO ROBERT BEHRMAN R.R. 2 NAPOLEON, OHIO

Upon inspection, violations of the I.A.B.O. Sec. _____ were in evidence.

The following orders are hereby issued for their correction: _____

2ND NOTICE - ALSO REFER TO 10-17-89 F.C.N.

REMOVE THE BATHROOM EXHAUST DUCT FROM
THE KITCHEN EXHAUST DUCT AND RUN IT INDEPENDENTLY
TO THE OUTSIDE.

PLEASE CALL FOR INSPECTION WHEN CORRECTIONS HAVE BEEN COMPLETED. ACCEPTANCE AND APPROVAL BY AN INSPECTOR OF THIS DEPARTMENT IS REQUIRED AND MUST BE CORRECTED

ON OR BEFORE 11-24-89

DATE 11-17-89 BY ELDON HUTER
INSPECTOR

FIELD CORRECTION NOTICE

LOCATION 657 W. CLINTON PERMIT NO. 01281

ISSUED TO ROBERT DEHRMAN
PERMIT HOLDER AND/OR ALL RESPONSIBLE PARTIES.

NOTICE DELIVERED TO ROBERT DEHRMAN R22 WABBLON, SH'O

Upon inspection, violations of the _____ Sec. _____ were in evidence.

The following orders are hereby issued for their correction: _____

THE EXHAUST DUCT FROM THE BATHROOM
MUST EXTEND TO THE OUTSIDE INDEPENDENTLY.

IT SHOULD NOT BE CONNECTED TO THE KITCHEN
EXHAUST DUCT.

~~_____~~

PLEASE CALL FOR INSPECTION WHEN CORRECTIONS HAVE BEEN COMPLETED. ACCEPTANCE AND APPROVAL BY AN INSPECTOR OF THIS DEPARTMENT IS REQUIRED AND MUST BE CORRECTED

ON OR BEFORE A.I.A.P.

DATE 10-17-89 BY ELDON HUTTIC
INSPECTOR

PINK - ORIGINAL COPY WHITE - FIELD COPY YELLOW - FILE COPY

FIELD CORRECTION NOTICE

LOCATION 653 W. CLINTON PERMIT NO. 012-1

ISSUED TO ERBERT FLORMAN
PERMIT HOLDER AND/OR ALL RESPONSIBLE PARTIES.

NOTICE DELIVERED TO ERBERT FLORMAN 102 WADSWORTH

Upon inspection, violations of the C.A.R.C. Sec. _____ were in evidence.

The following orders are hereby issued for their correction: _____

GARAGE TO KITCHEN DOOR TO BE REPLACED NO SCISS ALLOWED
BY END LAMINATE VENT TO THE OUTSIDE FROM
THE KITCHEN VENT

WETBIL JOINT HANGER ON FLEX FLOOR JOINTS
WETBIL EXHAUST FAN TO BE INSTALLED INTO HOOD VENT (CHECK)

WETBIL TRAP ON GRABER REFIN

CAP DROPPED DRAW LINE

COOK TOP END OF FLEX OVER WETBIL TRAP
ADD HANGERS - HANGERS TO BE MAX OFF BY

WETBIL TRAP TO BE INSTALLED UNDER SINK

PLEASE CALL FOR INSPECTION WHEN CORRECTIONS HAVE BEEN COMPLETED. ACCEPTANCE AND APPROVAL BY AN INSPECTOR OF THIS DEPARTMENT IS REQUIRED AND MUST BE CORRECTED

ON OR BEFORE IMMEDIATELY

DATE 10-4-97 BY ERBERT FLORMAN
INSPECTOR

PINK - ORIGINAL COPY WHITE - FIELD COPY YELLOW - FILE COPY

FIELD CORRECTION NOTICE

LOCATION 653 W. CANTON PERMIT NO. 01281

ISSUED TO ROBERT KEHRMAN
PERMIT HOLDER AND/OR ALL RESPONSIBLE PARTIES.

NOTICE DELIVERED TO ROBERT BEHRMAN RR 2 WAD, OHIO

Upon inspection, violations of the C.A.R.O. Sec. _____ were in evidence.

The following orders are hereby issued for their correction:

IN ADDITION TO THE ITEMS ON THE CORRECTION
LETTER I GAVE YOU, I NOTICED THE FOLLOWING
AFTER YOU LEFT.

THE DOOR BETWEEN THE GARAGE AND THE KITCHEN
MUST BE AT LEAST A 13/8" SOLID CORE WOOD DOOR,
THERE IS NO GLASS PANELS ALLOWED IN THIS
DOOR.

PLEASE CALL FOR INSPECTION WHEN CORRECTIONS HAVE BEEN COMPLETED. ACCEPTANCE AND APPROVAL BY AN INSPECTOR OF THIS DEPARTMENT IS REQUIRED AND MUST BE CORRECTED

ON OR BEFORE 11/19/89

DATE 10-4-89 BY ELDON HURER INSPECTOR

PINK - ORIGINAL COPY WHITE - FIELD COPY YELLOW - FILE COPY

CITY OF NAPOLEON
BUILDING INSPECTION DEPARTMENT
APPLICATION FOR BUILDING PERMIT
(Please print or type)

The undersigned hereby makes application for construction, installation, or alteration work as herein specified, agreeing to do all such work in strict accordance with the City of Napoleon's adopted Building Codes.

Location of project 653 West Clinton Cost of project 2000.00
Owner's Name Robert Scheman Address Rt 2 Napoleon, O.
Contractor Owner Telephone No. 592-8283

Address _____

Lot Information: (Not required for siding job)
Lot No. 34 Subdivision William Sheffield Second Addition
Zoning District _____ Lot Size _____ ft. X _____ ft. Area _____ sq. ft.

Setbacks: Front 18' Right Side 6.48 Left Side 30' Rear 81'

Work Information: _____

Residential Commercial _____ Industrial _____

New Construction _____ Addition Remodel _____

Accessory Building _____ Siding VINYL OR WOOD Industrial _____

Brief Description of Work: ----- Garage Between
house + Present Garage (Specific Type)

Size: Length 24' Width 14' No. of Stories 1

Area: 1st Floor _____ sq. ft. Basement _____ sq. ft.

2nd Floor _____ sq. ft. Accessory Bldg. _____ sq. ft.

3rd Floor _____ sq. ft. Other 326 sq. ft.

Additional Information: _____

APPLICATION FOR PERMIT SHALL BE ACCOMPANIED BY TWO COMPLETE SETS OF PLANS INCLUDING: ELEVATIONS, FLOOR PLANS, CROSS SECTIONS AND PLOT PLAN. IF ADDITION OR REMODELING, SHOW ALL EXISTING STRUCTURES AND THEIR SIZE AND LOCATION. ALL PLANS SHALL BE DRAWN TO SCALE.

Date Oct 6 / 86 Applicant's Signature Robert Scheman

DRAW PLOT PLAN REVERS SIDE

PERMIT NO. _____

PERMIT FEE \$ _____

SIDEWALK

W. CLINTON ST.
82.5' R.O.W.

66' R.O.W.
AS PER PLATT

66' R.O.W.
AS PER PLATT

ADPRTD ST.
60' R.O.W.

SIDEWALK
60' 4 3/4"

EXISTING
HOUSE

NEW
ADDITION

EXISTING
GARAGE

165.0'
PLATT
AS PER PLATT

165.791

23'-0"

90'-0"

66'-0"

110'-9 1/2"

ACCELY 15'-6"
R.O.W.

29'-0" ±

23'-0"

41'-6"

93'-6"

20'

113'-6"

I.P.

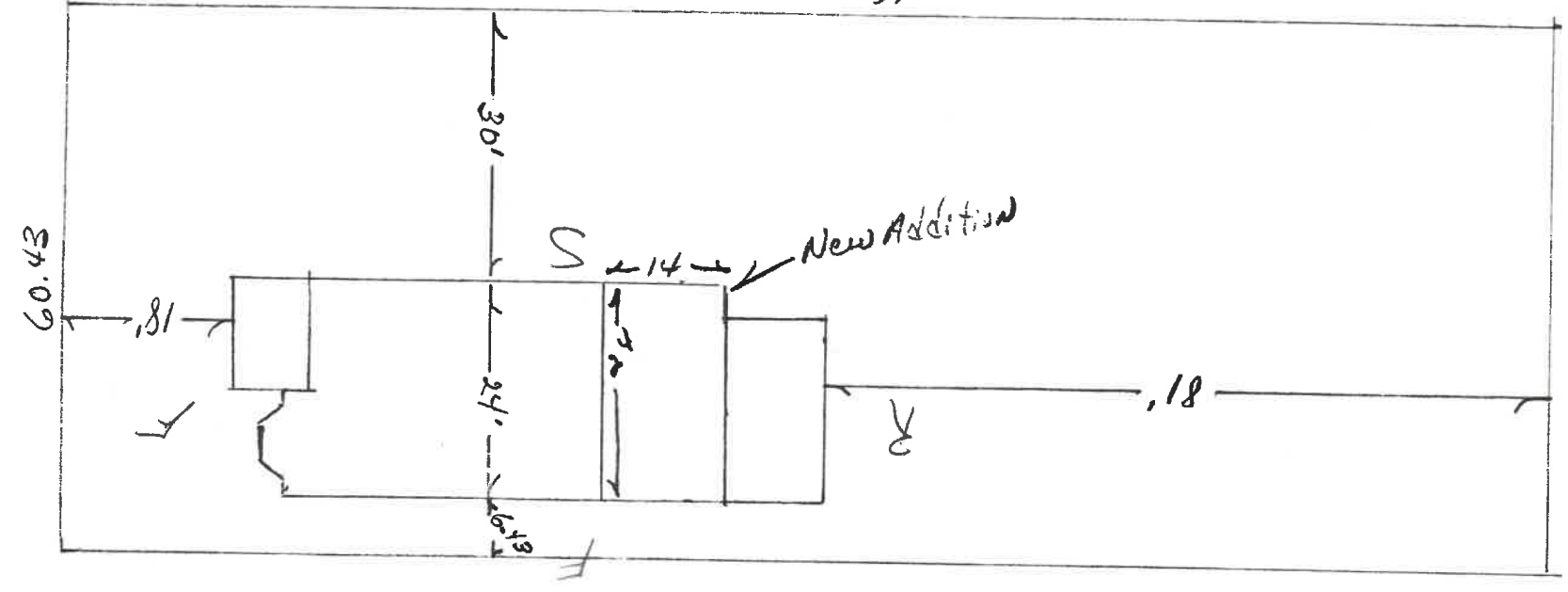
Plot Plan

Scale 1/4" = 5 feet
Lot 34
653 W. Clinton

W. Clinton

Sidewalk

Newer Sidewalk



165-79

Survey Pin Access Alley line up
with Newer side walk up front.

Alley

Norton Street

Mr. Downey - Will this be used for a commercial purpose?

Mr. Behrman - No.

It was moved by Mr. Yackee that Robert Behrman be granted a Variance to allow him to build a garage in the 25 foot setback in a "B" Residential District.

The motion was seconded by Mr. Downey.

There was a roll call vote on the motion with those voting yes being: Messers Luzny, Downey, Yackee, and Overhulse. There were no dissenting votes.

HEARING 16-86

The Acting Chairman then read the Public Hearing Notice for a request by Frank Boyd, 928 North Perry Street, Napoleon, Ohio, for the purpose of erecting a garage 2 feet below the required height of an addition in a floor plain at 332 East Front Street, Napoleon, Ohio. The Variance applied for is to the City of Napoleon, Code of Ordinances, Section 151.42(E)(b) which allows an addition to be built on an existing residential use without a Conditional Use Permit if the foundation top of the new addition is one foot above the flood plain elevation. The location of the Variance shall be known as Lot 21 of the Original Plat, which is in a "FP" Flood Plain Zoning District.

The Acting Chairman asked for the Staffs position.

The Secretary stated that the staff had reviewed the request and recommended against it. That in Staff's position the request only met two of the necessary four criteria for a Variance and that by granting it the City could no longer be strictly enforcing the control of the flood plain which could cause the community to be withdrawn from the National Flood Insurance Program thereby causing hardship for all citizens.

The Acting Chairman then asked if there was anyone present to speak in favor of the request.

Frank Boyd - Only the concrete floor will be below the flood level.

Secretary - Neither the City nor the Board can insure that the building will always be a garage once it is built.

The Acting Chairman asked if there was anyone present to speak against the Variance.

There was no one.

Robert Behrman

592-8283

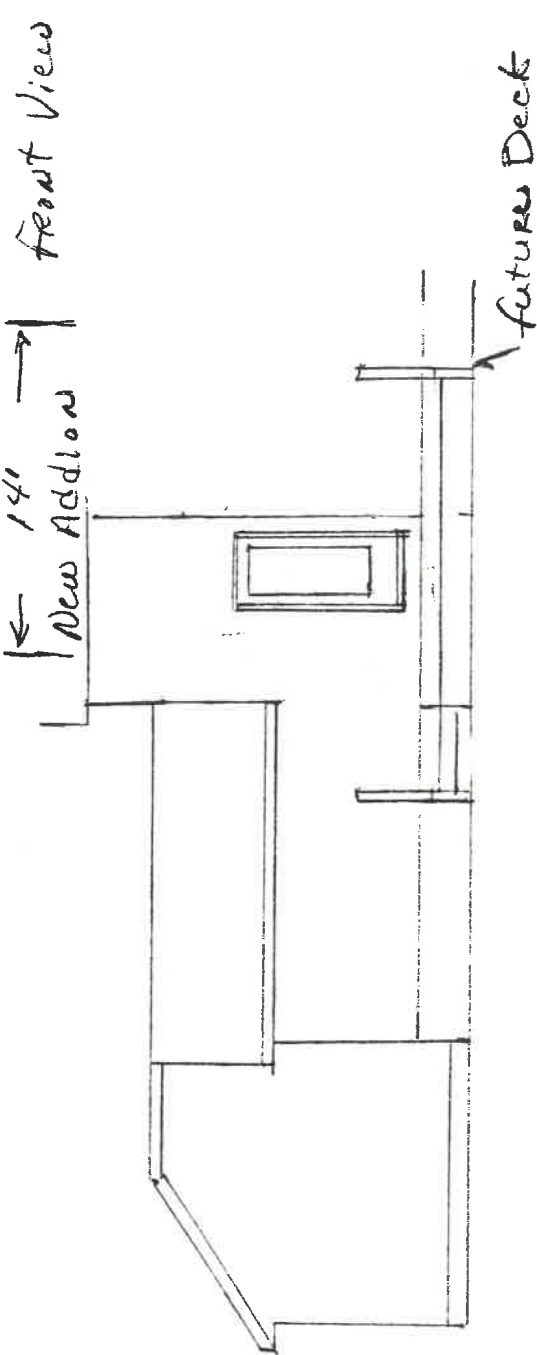
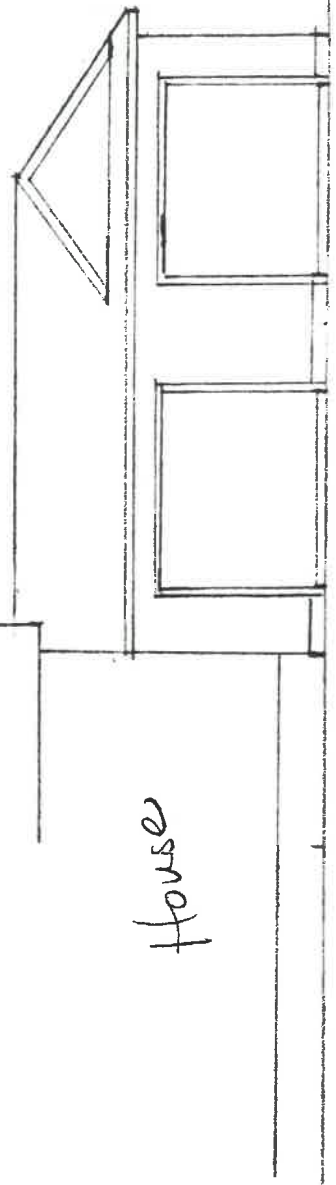
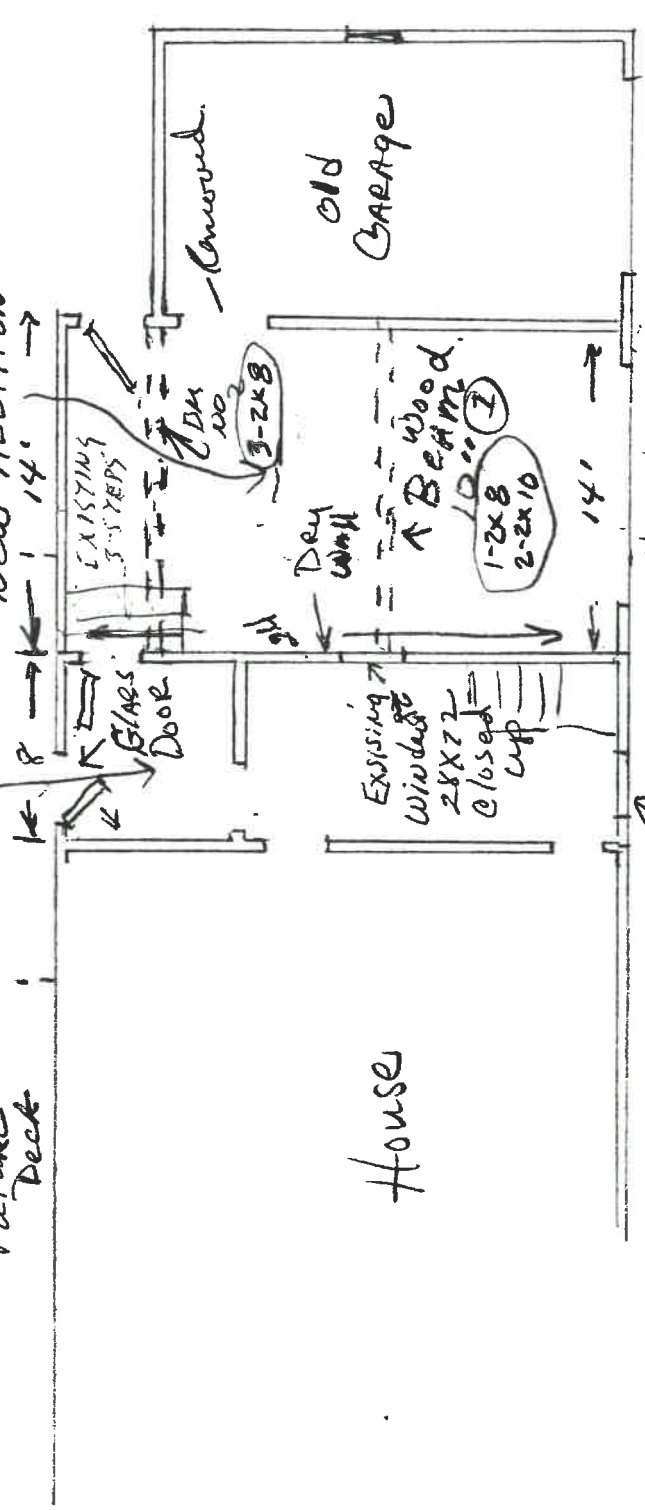
653 W. Clinton

Seate 4" - 2 feet. 7'8"

Back Porch will be closed with walls as was.

Future Deck 7'8"

New Addition 14'



Back View

Front View

BOARD OF ZONING APPEALS MINUTES

November 18, 1986

The meeting was called to order by Acting Chairman Luzny at 4:37 P.M.

The Secretary called the roll showing Messers Luzny, Downey and Yackee present, and Messers McBroom and Overhulse absent.

HEARING 15-86

The Acting Chairman read the Public Hearing Notice on a request for a Variance by Robert Behrman, Route #2, Napoleon, Ohio for the purpose of erecting a 14 foot by 24 foot garage between the house and present garage and thereby extending an existing non-conforming use regarding the front yard setback at 653 West Clinton Street, Napoleon, Ohio. The Variance applied for is to the City of Napoleon, Code of Ordinances, Section 151.34 (D)(1) which requires a 25 foot front yard setback except by Variance. The location of the Variance shall be known as Lot 34 William Sheffield's, 2nd Addition, which is in a "B" Residential Zoning District.

The Acting Chairman asked for the Staff's position.

The Secretary stated that the staff had reviewed the request. That it met the criteria for a Variance. Therefore, Staff recommended in favor of the request.

The Acting Chairman then explained the standards for a Variation to those present.

The Acting Chairman than asked if there was anyone present who wished to speak in favor of the request.

Robert Behrman stated that the request was his and that he felt the addition would improve the value of his property.

The Acting Chairman then asked for comments from the Board.

Mr. Yackee - has the City received any complaints?

The Secretary stated that none had been received.

At this point Mr. Overhulse arrived. The time being 4:41 P.M.

82A 15-86
10-30-86

BOARD OF ZONING APPEALS MINUTES

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Mr. Downey - Will this be used for a commercial purpose?

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There was a roll call vote on the motion with those voting yes being: Messers Luzny, Downey, Yackee, and Overhulse. There were no dissenting votes.

HEARING 16-86

The Acting Chairman then read the Public Hearing Notice for a request by Frank Boyd, 928 North Perry Street, Napoleon, Ohio, for the purpose of erecting a garage 2 feet below the required height of an addition in a floor plain at 332 East Front Street, Napoleon, Ohio. The Variance applied for is to the City of Napoleon, Code of Ordinances, Section 151.42(E)(b) which allows an addition to be built on an existing residential use without a Conditional Use Permit if the foundation top of the new addition is one foot above the flood plain elevation. The location of the Variance shall be known as Lot 21 of the Original Plat, which is in a "FP" Flood Plain Zoning District.

The Acting Chairman asked for the Staffs position.

The Secretary stated that the staff had reviewed the request and recommended against it. That in Staff's position the request only met two of the necessary four criteria for a Variance and that by granting it the City could no longer be strictly enforcing the control of the flood plain which could cause the community to be withdrawn from the National Flood Insurance Program thereby causing hardship for all citizens.

The Acting Chairman then asked if there was anyone present to speak in favor of the request.

Frank Boyd - Only the concrete floor will be below the flood level.

Secretary - Neither the City nor the Board can insure that the building will always be a garage once it is built.

The Acting Chairman asked if there was anyone present to speak against the Variance.

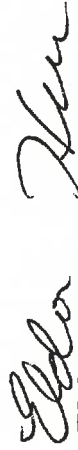
There was no one.

Item No. 10: Provide emergency exit window from bedroom minimum opening height 24", width 20", area 5.7 sq. ft.

Item No. 11: The Zoning Inspector has ruled that the second story will be an extension. Since it is within the front yard setback, a variance will be required. I have enclosed an application.

Please also refer to the notes of the enclosed drawings. If you have any questions regarding these items, I can be reached by phoning 592-4010.

Thank you for your cooperation,


Eldon Huber
Building Inspector

Enclosure

ALSO THE ELIMINATION OF A PARKING
SPACE REQUIRES A NEW ONE IF
THE MAKE THE GARAGE 1070 A FARM RM

SHOW STAIRWAY BETWEEN GARAGE &
PORCH

DESIGN BEAM AND HEADER

PARTIAL PLAN REVIEW

LOCATE WOOD BEAM SUPPORTING ROOF

PROVIDE TREATED PLATE AT BASE OF
WALLS OR PLATE TO BE LOCATED
8" ABOVE GRADE

~~WALL~~

APPLY FOR ~~X~~ PLUMBING, ~~X~~ H.V.A.C. &
~~X~~ ELECTRICAL

BEAMS UNDERDESIGNED
DOOR HEADR UNDERDESIGNED

SHOW STEPS AND LANDING AT
GARAGE SIGN OF PORCH DOOR

MAX. HT. FROM PORCH FLOOR LINE
TO DECK IS 8 1/2"

MAX STAIR RISE HEIGHT IS 8 1/4"
ALL RISERS SHALL BE THE SAME

CC
FAST WORK
FOUNDATION
FOOTING DOOR
16 LIPS
FC

LINTEL OVER 8'-0" O.H. DOOR

AREA SUPPORTED 8' x 5'-0"

$$5' \times 30 \# = 150 \# \times 8' = 1200 = W$$

$$150 = W$$

$$S = \frac{WL}{8} = \frac{150 \times 8 \times 8 \times 12}{8} = 14,400$$

$$S = \frac{Wd^2}{8}$$

$$2-2 \times 6 = S = 15,1 \times 1738 = 26,263$$

COOR WILL ALLOW 2-2x8

EXISTING = 2-2x6

ADD 1-2x8

TOTAL 2-2x6 + 1-2x8

YECCOW PINE

#2 CROWN COROLLS

B-1

SPAN

140' SIF = AREA SUPPORTED

$$14' \text{ WIDE} \times 10' \times 30 = 4200 \text{ \#} = W$$

$$10 \times 30 = 300 = W$$

$$M = \frac{wL^2}{8} = \frac{300 \times 14 \times 14 \times 12}{8} = 88,200$$

$$S = \frac{Ld^2}{6} = \frac{42,780 - 2 \cdot 2 \times 10}{13,14} = \frac{55,920}{13,14} = 4,255$$

$$M = S \times f = 55,920 \times 1.738 = 97,233$$

D2

14' x 7'

$$14 \times 7 \times 30 = 2940 = W$$

$$210 = w$$

$$M = \frac{wL^2}{8} = \frac{210 \times 14 \times 14 \times 12}{8} = 61,740$$

*Cancelled back of
Dues Quorum*

MEMORANDUM

TO: Members of the Board of Zoning Appeals
FROM: Brent N. Damman, Zoning Administrator
SUBJECT: An application for Variance
DATE: 26 July 1990
MEETING: 31 July 1990 at 4:30 PM
MEETING NO.: BZA 90/14

RECOMMENDATION

It is recommended that the Board of Zoning Appeals approve a variance to add a second story addition to the existing first story portion located within the front yard setback at #653 West Clinton Street.

BACKGROUND

An application for Variance by Dave Flory, Napoleon, to extend the second story level south over top of first story garage area thereby extending an existing nonconforming use regarding the front yard setback at # 653 West Clinton Street, Napoleon, Ohio. The Variance applied for is to the City of Napoleon, Code of Ordinances, Section 151.34 (D)(1) which requires a 25 foot front yard setback except by Variance. The location of the Variance shall be known as Lot 34 William Sheffields, 2nd addition, which is in a "B" Residential Zoning District.

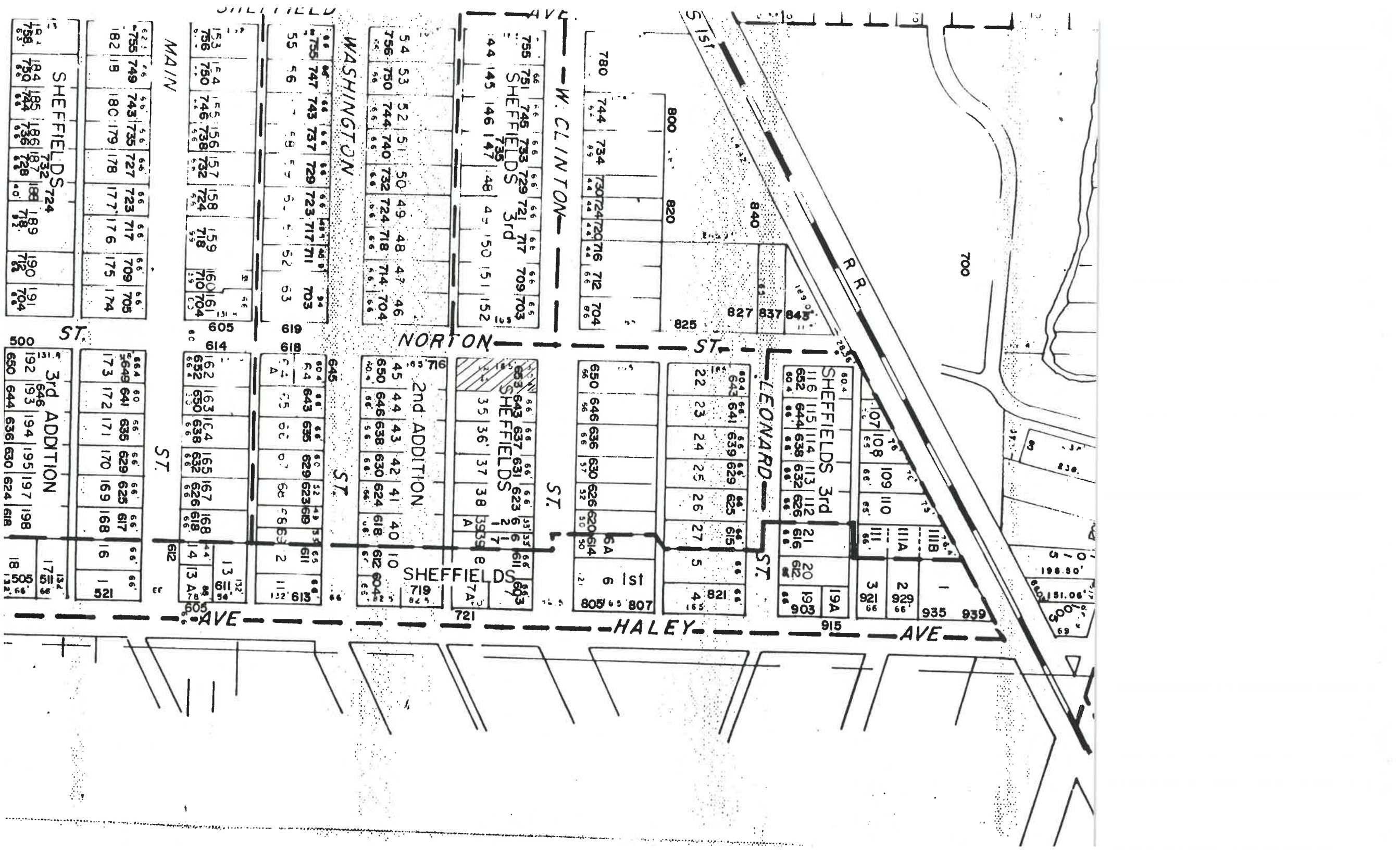
The above property owner holds a zoning variance which is for the first story addition for which the second is to be added.

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.

0180800121BZA14/90



W. CLINTON ST

WASHINGTON ST

NORTON ST

LEONARD ST

ST

ST

ST

HALEY AVE

AVE

780 744 734 730 724 720 716 712 704

755 751 748 733 729 721 717 709 703
SHEFFIELDS 3rd
44 145 146 147 148 45 150 151 152

755 747 743 737 729 723 717 711 703
755 747 743 737 729 723 717 711 703
55 56 57 58 59 51 52 53

755 749 743 735 727 723 717 709 705
182 18 180 179 178 177 176 175 174

184 185 186 187 188 189 190 191
756 750 744 736 728 722 718 712 704
SHEFFIELDS 724

107 108 109 110 111 112 113 114 115 116
SHEFFIELDS 3rd
19A 19B 19C 19D 19E 19F 19G 19H 19I 19J
935 939

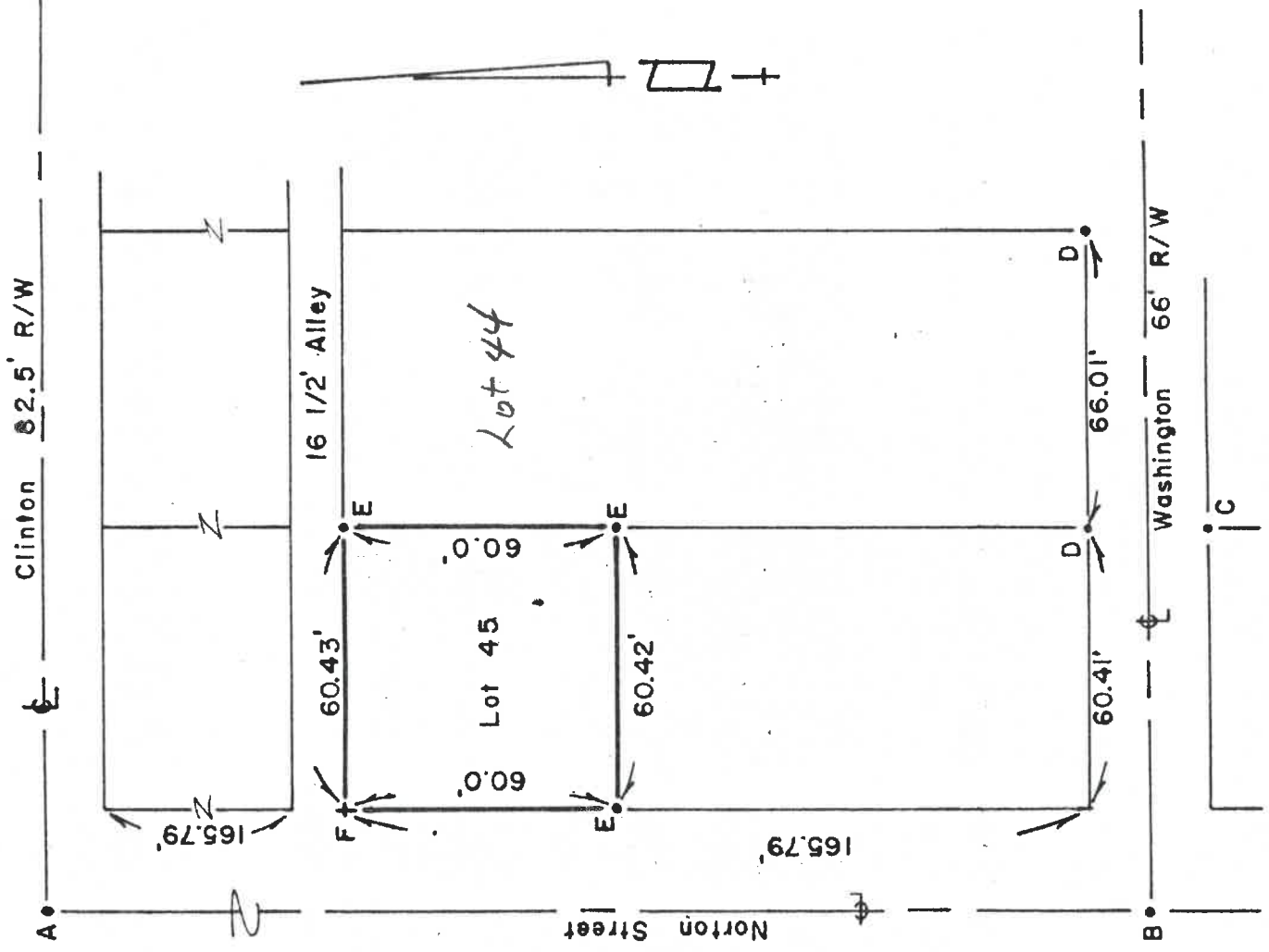
650 646 636 630 626 620 614
650 646 636 630 626 620 614
604 643 641 639 629 625 615
22 23 24 25 26 27 5
6A 6 1st
807 808

645 643 635 629 623 617 611 605
645 643 635 629 623 617 611 605
45 44 43 42 41 40 10
2nd ADDITION
SHEFFIELDS
7A 7B 7C 7D 7E 7F 7G 7H 7I 7J 7K 7L 7M 7N 7O 7P 7Q 7R 7S 7T 7U 7V 7W 7X 7Y 7Z

649 641 635 629 625 617
173 172 171 170 169 168 16
3rd ADDITION

192 193 194 195 197 198
650 644 636 630 624 618
18 19 20 21 22 23 24 25 26 27 28 29 30
175 3

Survey of North 60', Lot 45
 Sheffield's 2nd Addition
 City of Napoleon, Ohio



- A, B- Points found from previous survey
- C- Iron pipe found from previous survey
- D- Iron pins found from previous survey
- E- Iron pins placed
- F- Cross chiseled in concrete driveway

I hereby certify the Goove plat and survey
 to be correct to the best of my knowledge
 Surveyed September 24, '66.

Eugene C. Gerken
 Eugene C. Gerken
 Reg. Surveyor # 5061

