

City of NAPOLEON, OHIO

255 WEST RIVERVIEW AVENUE, P.O. BOX 151
NAPOLEON, OHIO 43545-0151
(419) 592-4010
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July 30, 2002

Mr. Keith Fruchey
620 Trail Dr.
Napoleon, Ohio 43545

Re. 1058 Dodd St. Conversion to Duplex

Dear Mr. Fruchey

I write to inform you of a few of the requirements related to converting the subject property to a duplex.

1. Present a preliminary plan showing the floor layout, electrical, mechanical, plumbing and related work to be performed in accordance with City Code.
2. Off street parking will need to be established meeting the minimum City Code standards.
3. All building, fire, electrical, plumbing and mechanical codes must be complied with.
4. The apartments must meet the minimum square footage standards as set forth in code section 151.53.9 (copy attached).
5. The building lot must meet the minimum requirements of City Code section 151.53.3 (copy attached).

The above is a non-exhaustive list of the requirements related to the proposed conversion. All codes must be complied to prior to occupancy.

On another note, you still owe me a parking lot at 511 & 511 ½ S. Perry St.. There has also been an ongoing problem with garbage and lack of timely lawn mowing. I would like to see these issued addressed before we start down the road to another conversion.

If you have questions or concerns regarding this notice you may contact me at 592-4010.

Sincerely

Brent N. Damman
Zoning Administrator

Mayor
J. Andrew Small

Members of Council
Michael J. DeWit, President
Terri A. Williams
James Hershberger
Travis B. Sheaffer
John A. Helberg
Steven C. Small
Glenn A. Miller

City Manager
Dr. Jon A. Bisher

Finance Director
Gregory J. Heath

Law Director
David M. Grahn

City Engineer
Joseph R. Kleiner, P.E.

CHAPTER 151: CITY OF NAPOLEON ZONING CODE

§ 151.53 DENSITY AND DIMENSIONAL REGULATIONS FOR R-4 HIGH-DENSITY RESIDENTIAL DISTRICT.

This District is intended primarily to provide for a wide range of dwelling types, including single-family, two-family, and multi-family dwellings, and Planned Apartment Developments and mobile home parks as special or conditional uses. This District is designed for areas having approved public water supply and sanitary sewer systems.

§ 151.53.1 Permissible Uses

See permissible use tables in this Chapter.

§ 151.53.2 Number Of Buildings On A Zoning Lot

Except when permitted by a special or conditional use, not more than one principal detached building or structure shall be located on a zoning lot.

§ 151.53.3 Minimum Lot Size

The below table reflects the minimum permissible lot size:

Permissible Use	Area (sq. ft.) Note: for Two and Multi-family -- per dwelling Unit	Width (ft.)
Single Family Dwelling	5,000	50
Two Family Dwelling	2,500	65
Multi-Family Dwelling	2,000	80
Planned Apartment Development	3600	To be Determined by Planning Commission

§ 151.53.4 Minimum Setback Lines

The below table reflects the minimum permissible setback lines:

Permissible Use	Front (feet)	Rear (feet)	Side (feet)
Single Family Dwelling	25	15	7
Two Family Dwelling	25	15	7
Multi-Family Dwelling	25	15	10
Accessory Building	40	10	7

§ 151.53.5 Maximum Height Of Buildings

The below table reflects the maximum permissible height of buildings:

Principal Building	45 feet
Accessory Structure	18 feet

§ 151.53.6 Maximum Lot Coverage

For a single-family or two-family dwelling, lot coverage shall not exceed 45% of the lot area.

For a multi-family dwelling, lot coverage shall not exceed 60% of the lot area.

CHAPTER 151: CITY OF NAPOLEON ZONING CODE

§ 151.53.7 Off-Street Parking Space (See 151.63 Thru 151.73 Parking)

§ 151.53.8 Signs. (See Chapter 153 City Of Napoleon Code Of General Ordinances)

§ 151.53.9 Floor Area, Minimum

The below table reflects the minimum permissible floor area:

Permissible Use	One Story	Two Story or More
Single Family Dwelling	960 sq. ft.	1st Story -- 720 sq. ft. 2nd Story -- 400 sq. ft.
Two Family Dwelling	800 sq. ft.	1st Story -- 500 sq. ft. 2nd Story -- 300 sq. ft.
Multi-Family Dwelling	800 sq. ft.	1st Story -- 500 sq. ft. 2nd Story -- 300 sq. ft.
Planned Apartment Development	To be Determined by Planning Commission	To be Determined by Planning Commission

