

12779
CITY OF NAPOLEON
BUILDING CONSTRUCTION PERMIT
(1, 2 or 3 Family Dwelling)

Owner Name Ned E. Grogg
 Address 245 Garden St.
 Builder Name Self
 Address Same Tel. 592-2432

Lot Information:

Street No. 245 Garden St.
 Lot Part Of 23 Subdivision Hague & Raff's Add
 Lot Dimensions 72'x66' Lot Area 4,752 Sq. Ft.
 Yard Set Back: Front --- Rear Granted
 Side Variance Side ---

Zoning "B" Intended use of Building: 39' x 19'-2" two car attached garage and storage area. (Accessory Type Bldg.)

Building Information:

Single Double Multiple New Construction Addition Remodel
 Size: Length 13'-2" Width 39' No. of Stories 1
 Floor Area: 1st Floor 515sqft 2nd Floor --- 3rd Floor --- Basement ---
 Unfinished Attic Garage (Two car)
 Foundation: Piers Full Basement Part Basement
 Concrete (02) Block
 Walls: Frame Block Brick Other Alum. Siding
 Electrical: Wiring NONE Electric Heating --- Electrical Appliances ---
 Plumbing: Fixtures or Traps --- Warm Air Heating --- Hot Water Heating ---

Additional Information: This permit requires compliance with the attached letter No. 224-75L and made a part here-of.

Date 12/30/1975 Applicant Signature Ned E. Grogg

Notes: 12/5/75 Left Note can not use door with windows & enclose existing windows. P.W.P. Owner - Builder - Agent

Inspection Record:

Work Started 11/1/75 Foundations Plumbing, Heating
 Set Back, Side Lines 10/4 ok & b. by P.W.P. ok Plumbing (Rough In) And Air Conditioning
 Excavation Erecting Frame Roof
 Footing paused 1/4/75 ok. Electrical Work

Comments: 8/9/76: FINAL INSPECTION, GARAGE LOCKED, NO ONE HOME, SATISFIED PROPER FIRE RATED DOOR INSTALLED. P.W.P.

Certificate of Occupancy Issued _____

Pink - Engineer

Inspector

Permit No.	<u>224-75</u>		
Issued	<u>9/30/75</u>		
By	<u>Thomas W. Cranora</u> Building Inspector		
Valuation	<u>\$2,500.00</u>		
	Fees	Base	Plus
Construction	<u>\$3.00</u>	<u>\$1.00</u>	<u>\$4.00</u>
Plumbing			
Electrical			
Heating			
Water Tap			
Sewer Tap			
Temporary Elec.			
TOTAL	<u>\$3.00</u>	<u>\$1.00</u>	<u>\$4.00</u>

CITY OF RAPID CITY
 BUILDING CONSTRUCTION PERMIT
 (1 1/2 or 2 Family Dwelling)

Owner Name: _____
 Address: _____
 Building Name: _____
 Address: _____
 City: _____
 State: _____
 Zip: _____
 Architect: _____
 Address: _____
 City: _____
 State: _____
 Zip: _____
 Engineer: _____
 Address: _____
 City: _____
 State: _____
 Zip: _____

Foundation	_____
Structure	_____
Plumbing	_____
Electrical	_____
Mechanical	_____
Other	_____
TOTAL	_____

Number of Bedrooms: _____
 Number of Bathrooms: _____
 Number of Stories: _____
 Total Area: _____
 Description of Work: _____
 I hereby certify that the above information is true and correct to the best of my knowledge and belief.
 Signature: _____
 Title: _____
 Date: _____

City of Rapid City
 Building Department
 100 East 10th Street
 Rapid City, South Dakota 57701
 Phone: (605) 343-3333
 Fax: (605) 343-3334
 Website: www.rapidcity.gov

CITY OF NAPOLÉON

BUILDING & ZONING INSPECTION DEPARTMENT

FIELD CORRECTION NOTICE

LOCATION 245 Garden Street PERMIT NO. 224-75

ISSUED TO Ned E. Grogg
PERMIT HOLDER AND/OR ALL RESPONSIBLE PARTIES.

NOTICE DELIVERED TO Ned E. Grogg

Upon inspection, violations of the Building Code Sec. 413.1.1 were in evidence.

The following orders are hereby issued for their correction: Provide 1 3/4" solid core wood door
or approved equivalent for door opening between garage and dwelling.

Also, enclose the window opening with a 1 hour approved fire rated
material.

If not corrected within the next thirty (30) days, you could be subject
to the penalties set forth in Ord. No. 1116, Section 11.

7/25/76 CALL FROM MRS. GROGG, REQUESTING THE PERMIT TO COMPLY, DENIED. [Signature]

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 August 8, 1976

DATE July 8, 1976 BY [Signature] INSPECTOR

FILE COPY

RECEIPT FOR CERTIFIED MAIL—30¢ (plus postage)

SENT TO Mr. Ned Grogg
STREET AND NO. 245 Garden Street
P.O., STATE AND ZIP CODE Napoleon Ohio 43545

OPTIONAL SERVICES FOR ADDITIONAL FEES
 RETURN 15¢ 1. Shows to whom and date delivered
 RECEIPT 55¢ 2. Shows to whom, date and where delivered
 DELIVER TO ADDRESSEE ONLY 50¢ With delivery to addressee only

SPECIAL DELIVERY (extra fee required) 50¢

NO INSURANCE COVERAGE PROVIDED—
 P5 Form 3800 Apr. 1971
 GPO : 1974 O - 551-45

No. 373193

Form 3811, Jan. 1975

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

1. The following service is requested (check one).
 Show to whom and date delivered 15¢
 Show to whom, date, & address of delivery 35¢
 RESTRICTED DELIVERY.
 Show to whom and date delivered 65¢
 RESTRICTED DELIVERY.
 Show to whom, date, and address of delivery 85¢

2. ARTICLE ADDRESSED TO:
Mr. Ned E. Grogg
245 Garden Street
Napoleon, Ohio 43545

3. ARTICLE DESCRIPTION:
Registers Ohio 43545

REGISTERED NO. 373193 INSURED NO. _____

I have received the article described above.
 Addressed Authorized agent
 SIGNATURE [Signature]

4. DATE OF DELIVERY 7-10-76

5. ADDRESS (Complete only if requested)
 POSTMARK

Add your address in the "RETURN TO" space on reverse.

RECEIVED

FEB 6 1976

CITY OF NAPOLEON
ENGINEERING DEPT.

BY: L.W.P.

Feb. 5, 1976

City of Napoleon

answer to your letter the door
and window will be closed in
soon as it gets warm enough
to have them taken out.

Ned Grogg

CITY OF NAPOLEON
Engineering Department
255 Riverview Avenue
NAPOLEON, OHIO 43545

DATE	Jan 6, 1976	JOB NO.	224-75
PROJECT	13' X 39' Attached Garage		
LOCATION	245 Garden Street		
CONTRACTOR	Owner	OWNER	Grogg
WEATHER	_____	TEMP.	_____ at _____ _____ at _____
PRESENT AT SITE	Tom Terranova - Building Insp.		

TO

Ned E. Grogg
245 Garden Street
Napoleon, Ohio, 43545

THE FOLLOWING WAS NOTED:

The Newly attached garage has been occupied and is being used for storage. Yet, the required Fire separation located between the garage and dwelling has not been installed as of Jan 6, 1976. Please submit a Letter to the Engineering Dept before February 6, 1976 stating when you intend to correct this condition:

- As explained already in the Sept. 30, 1975 letter attached to the building permit, the code requires you provide for the door opening between the garage and dwelling, not less than 1 3/4" solid core wood door or approved equivalent. Also all window openings located in the wall between the garage and dwelling must be enclosed with not less than 2-layers of 1/2" regular gypsum wallboard or equivalent. This is to provide the required 1 hour Fire-resistance rating in accordance with, Section, 413.1.1 of BOCA. This is also for your protection.

- Contact the Engineering Dept. when ready for re-inspection.

COPIES TO Mr. Arora - City Engineer

FIELD REPORT

SIGNED *Thomas W. Terranova*

CITY OF NAPOLEON
 Engineering Department
 255 Riverview Avenue
 NAPOLEON, OHIO 43545

DATE Sept. 30, 1975	JOB NO. Permit No 224-75
PROJECT 13'-2" x 39' Attached Garage	
LOCATION 245 Garden St.	
CONTRACTOR Self	OWNER Grogg
WEATHER _____	TEMP. _____° at _____ AM _____° at _____ PM
PRESENT AT SITE CITY OF NAPOLEON ENGINEERING DEPT. PLAN APPROVAL BY: <u>P.W.P.</u> DATE: <u>9/30/75</u>	

TO

Ned F. Grogg

245 Garden St.

Napoleon, Ohio

Addendum To Plan Approval

THE FOLLOWING WAS NOTED:

- > During plan review and requires compliance with the City's adopted codes:
- 1) Provide double 2x4 top plate for all partitions, Fig. No. B-4
- 2) Provide approved corner bracing to all exterior outside walls. Fig. No. B-4
- 3) Must provide for the door opening between the garage and dwelling 1 3/4" solid core wood door or approved equivalent. Also all window openings (if any) located in partition between garage and dwelling must be closed-in with not less than 2 layers of reg. gypsum wallboard. Sec. 413.1.1
- 4) Must apply to garage ceiling 1/2" reg. gypsum board or equivalent to maintain 45 minute fire rating. Sec. 413.1.1
- 5) New concrete slab must have vapor barrier, and isolation or control joints. Sec. R-603
- 6) Alum. siding shall be properly grounded and bonded. Check with Engineering Dept. on approved methods. Sec. 864.4
- 7) IF electrical service entrance enclosed inside newly attached structure, then the Napoleon Utilities Dept. will require you to re-locate to the outside of new structure.

Letter No 224-75L

COPIES TO

Ned Grogg

FIELD REPORT

SIGNED

Thomas W. Loranova

DOUBLE
COVERAGE
ROLL ROOFING

2x6 CAP

1/2 PLYWOOD
SHEATHING

2x8" CEILING
ROOF JOIST

2- 2x8" HEADER

2x4 STUD

3/8 CELOTEX
SHEATHING

9' OVERHEAD
DOOR

8'6"

ALUM
SIDING

2x8
PLATE

ANCHOR
BOLT

8" CEMENT
BLOCK

WIRE MESH

4" CONCRETE FLOOR

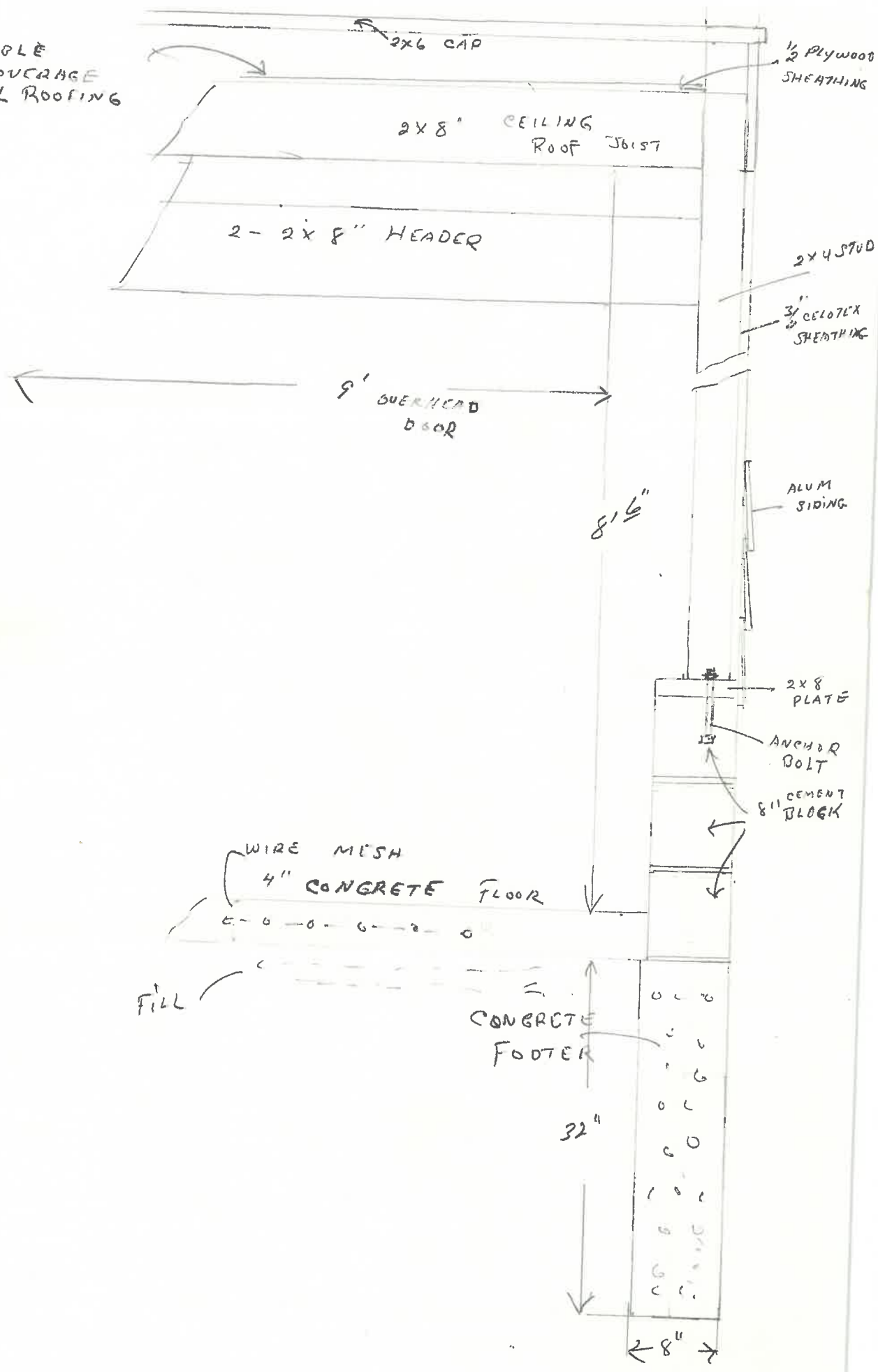
6-0-0-6-2-0

FILL

CONCRETE
FOOTER

32"

8"



$$\frac{2}{1} \frac{2}{00} \frac{00}{2} \frac{00}{3}$$

525



September 30, 1975

Mr. Ned Grogg
245 Garden Street
Napoleon, Ohio 43545

Ref: Newly attached garage to existing dwelling
located in "B" Zone - Bldg. Permit No. 224-75.

Dear Mr. Grogg:

So that there is no misunderstanding, I would like to take this time to explain a certain section of the City of Napoleon Zoning Ord. No. 1104, Section 85.44, (Home Occupations).

Home Occupations, such as making or repairing furnishings or crafts for sale is permitted only within 25% floor area of the existing dwelling. Under standard No. (3) absolutely forbids the addition or enlargement of a structure for this use.

If you have any questions, please feel free to contact me at the City Building or call phone number 592-4010.

Yours truly,



Thomas W. Terranova
Building & Zoning Inspector
Engineering Department

TWT/cv

CITY OF NAPOLEON

ZONING PERMIT

(1, 2 or 3 Family Dwelling)

Owner Name Ned E. Grogg

Address 215 Garden St.

Builder Name Self

Address Same Tel. 592-2432

Lot Information:

Street No. 215 Garden St.

Lot Part of 23 Subdivision Laguna & Raff's Add.

Lot Dimensions 76' x 75' Lot Area 4,752 Sq. Ft. Conform To:

Yard Set Back: Front Sec. 85.23 Rear MIN. 15'

ONE Side MIN. 5', TOTAL Side NOT LESS THAN 13'.2

Zoning "E1" Intended use of Building: 17'-6" x 14' garage and storage building attached to the existing dwelling

Building Information:

Single X Double Multiple New Construction Addition X Remodel

Size: Length 17'-6" Width 14' No. of Stories 2

Floor Area: 1st Floor 2nd Floor 3rd Floor Basement

Unfinished Attic Garage 1- CAR

Foundation: Piers Full Basement Part Basement

Concrete Block X (8")

Walls: Frame Block Brick Other

Electrical: Wiring Electric Heating Electrical Appliances

Plumbing: Fixtures or Traps Warm Air Heating Hot Water Heating

Additional Information: REQUIRED \$25.00 FILING FEE FOR A VARIANCE IN ZONING WAS PAID IN CASH BY MR. GROGG ON APRIL 7, 1975, RECEIPT NO. 16441.

Date Applicant Signature

Note: Mr. Grogg informed 5/12/75 by P.W.P. Sent copy to Grogg on 9/24/75 P.W.P.

Inspection Record:

Work Started Foundations Plumbing, Heating
Set Back, Side Lines Plumbing (Rough In) And Air Conditioning
Excavation Erecting Frame Roof
Footing Electrical Work

Comments: Note, This is no a building permit. P.W.P.

Certificate of Occupancy Issued

Pink - Engineer

Inspector

Permit No. 221-75

Issued 5/12/75 9/22/75

By Board of Zoning Appeals Building Inspector

Valuation

Table with columns: Fees, Base, Plus, Total. Rows: Construction, Plumbing, Electrical, Heating, Water Tap, Sewer Tap, Temporary Elec., TOTAL.

ENGINEERING DEPARTMENT
INTEROFFICE COMMUNICATION

Date

6/30/75

To: Engineering

From:

Tom T.

Subject:

Ned Grogg case

RE: Variance to add-on to existing garage,

6/27/75 Bob Meyers informed me he received a phone call from a resident on W. Main St. concerning garage.

6/30/75 - My investigation shows the entire garage has been removed. Mrs. Grogg informed me when Mr. Smith the demolition contractor removed the garage it was not possible to save any part of it.

Tom,

7/7/75 Board of Zoning Appeals will not allow the issuing of a permit and is requiring Grogg to refile for a variance. I informed Grogg today about the Board's decision. PWT,

Engineering Dept.
RECEIVED
APR. 14 1975
[Signature]

April 7, 1975

To Whom It May Concern:

NOTICE OF PUBLIC HEARING

A Public Hearing will be held by the Board of Zoning Appeals of the City of Napoleon, Ohio in the Council Chambers at 255 W. Riverview on Friday, May 9, 1975 at 4:30 p.m. to consider the following proposal:

A request of Ned E. Grogg for a variance of the Zoning Regulations covering part of Lot 23, Hague & Ruffs Addition, pertaining to the rear set back line, as stated in Zoning Ordinance No. 1101.

BOARD OF ZONING APPEALS
CITY OF NAPOLEON, OHIO

Submitted To
Rupert For Public
Notice ON 4/7/75 TWT

April 7, 1975

Board of Zoning Appeals
City of Napoleon
255 W. Riverview Ave.
Napoleon, Ohio 43545

Re: Proposed 17'-6" X 14' Single Car Attached
Garage - Accessory Building - Variance of
Zoning

Gentlemen:

Enclosed you will find the following items: Combination letter of appeal and site plan and an application for a zoning permit, filed with the Engineering Department on April 7, 1975, for the construction of the proposed 17'-6" X 14' garage and storage building, attached to the existing dwelling. Location of the existing dwelling is 245 Garden St., part of Lot No. 23, Hague & Ruffs addition. Present zoning is "B" Residential District. Minimum rear setback line is 15 feet.

It is my understanding that your approval is required before I can issue a building permit.

Please give this your timely attention and a written reply to the Engineering Department is requested.

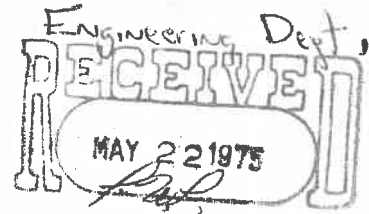
Thank you for your cooperation.

Very truly yours,

Thomas W. Terranova
Building Inspector
Engineering Department

TWT/cv

Enclosures



BOARD OF ZONING APPEALS

5-9-75

Present: Meyers, Yackee, Overhulse

Absent: Snyder, Palmer

Mr. & Mrs. Ned Grogg, petitioners, were present.

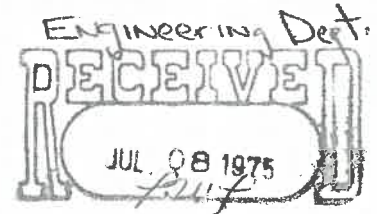
The letter of request was read.

There were no additional comments from the petitioners.

Motion: Yackee Second: Overhulse

To grant variance and authorize the City Building Inspector to issue Building Permit 224-75 asking for an addition to the existing garage.

Roll call: All yea.



BOARD OF ZONING APPEALS

July 7, 1975

4:45 P. M.

Present: Snyder, Meyers, Yackee

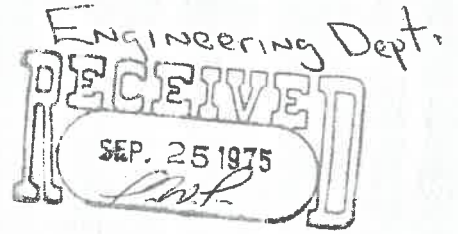
The building inspector related to the Board of Zoning Appeals that on May 9, 1975 Ned Grogg was granted a variance for an addition to an existing garage. However, an on the spot inspection revealed that the existing garage was completely gone and he is now constructing a new garage.

Mr. Grogg said that he took down part of the garage and the balance collapsed.

The Board also had a complaint from a neighbor that Mr. Grogg is now widening the garage an extra foot, which is also a violation.

The Board instructed the building inspector that Mr. Grogg has not complied with the previous variance and that he must apply for another variance, which will necessitate another public hearing, before a building permit can be issued.

Copy sent to Mr. Grogg &
Mrs. Stein on 7-8-75 by P.W.P.



8-18-75

BOARD OF ZONING APPEALS

Executive Session

Present: Meyers, Snyder, Yackee

Motion: Snyder

Second: Yackee

That in light of the building collapsing while renovating (per building permit no. 224-75) and created an emergency condition, a continuation of the public hearing held May 9, 1975 is set for September 22, 1975 at 4:30 p.m. to reconsider the variance of Ned E. Grogg.

Mr. Grogg is to furnish a list of property owners within a 200 foot area of the proposed building by September 8, 1975, to the Clerk-Treasurer. Mr. Grogg must also refile letter of appeal and site plan.

Roll call: All yea.

RECEIPT FOR CERTIFIED MAIL—30¢ (plus postage)

No. 050174

SEND TO
Mud Kroger
STREET AND NO. 245 Garden St
P.O., STATE AND ZIP CODE Napoleon, Ohio 43545

POSTMARK
OR DATE



OPTIONAL SERVICES FOR ADDITIONAL FEES	
1. Shows to whom and date delivered With delivery to addressee only	65¢
2. Shows to whom, date and where delivered With delivery to addressee only	35¢
SPECIAL DELIVERY (extra fee required)	50¢

PS Form 3800
Apr. 1971

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL

(See other side)
* GPO : 1974 O - 551-454

SENDER: Be sure to follow instructions on other side
PLEASE FURNISH SERVICE(S) INDICATED BY CHECKED BLOCK(S)
(Additional charges required for these services)

Show address where delivered

Deliver ONLY to addressee

RECEIPT

Received the numbered article described below

SIGNATURE OR NAME OF ADDRESSEE (must always be filled in)
Mud Kroger

SIGNATURE OF ADDRESSEE'S AGENT, IF ANY
[Signature]

REGISTERED NO.

CERTIFIED NO.

INSURED NO. 050174

DATE DELIVERED

8-23-75

SHOW WHERE DELIVERED (Only if requested, and include ZIP Code)

August 21, 1975

Mr. Ned Grogg
245 Garden St.
Napoleon, Ohio 43545

Re: Board of Zoning Appeals
Executive Session

Dear Mr. Grogg:

Attached you will find a copy of the minutes for the meeting that was held by the Board of Zoning Appeals on August 18, 1975, pertaining to your detached garage. The only thing I have to add pertaining to submitting the required additional information would be, it would expedite matters if all required paper work is submitted to the Engineering Dept.

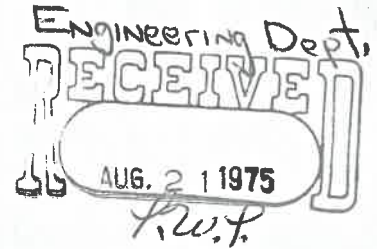
If there are any questions, feel free to contact me at the City Building, 255 West Riverview, or phone number 592-4010.

Very truly yours,

Thomas W. Terranova
Building & Zoning Inspector
Engineering Department

TWT/cv

Enclosure



8-18-75

BOARD OF ZONING APPEALS

Executive Session

Present: Meyers, Snyder, Yackee

Motion: Snyder

Second: Yackee

That in light of the building collapsing while renovating (per building permit no. 224-75) and created an emergency condition, a continuation of the public hearing held May 9, 1975 is set for September 22, 1975 at 4:30 p.m. to reconsider the variance of Ned E. Grogg.

Mr. Grogg is to furnish a list of property owners within a 200 foot area of the proposed building by September 8, 1975, to the Clerk-Treasurer. Mr. Grogg must also refile letter of appeal and site plan.

Roll call: All yea.

NOTICE OF CONTINUED PUBLIC HEARING

To Whom It May Concern:

The Board of Zoning Appeals has decided to continue a public hearing held May 9, 1975 to September 22, 1975 at 4:30 p.m. to reconsider the variance of Ned E. Grogg, pertaining to the rear set back line.

BOARD OF ZONING APPEALS
CITY OF NAPOLEON, OHIO



CONTINUED PUBLIC HEARING

FROM MAY 9, 1975

9/22/75

4:30 P. M.

A Public Hearing to reconsider the request of Ned E. Grogg pertaining to the rear set back line. The reason for the re-consideration being, a previous variance had been granted for an addition to the existing garage, existing garage collapsed during the renovation and now requires variance for new garage.

Ned E. Grogg was present and stated that the need for the variance is because of the size of his lot. The lot is only 72' x 66' and creates a hardship without a variance.

William Mann, a neighbor, was present and stated that he had no objections.

Gladys Stein, though not present, had contacted one of the Board members and indicated that she had no objection if the garage stays in line with the foundation of the collapsed garage.

Motion: Snyder Second: Overhulse

To grant the variance, allowing the garage to be placed within 4 ft. of the rear property line at 245 Garden Street, and authorizing the Building Inspector to issue Building Permit No. 224-75 for a garage and instructing the Building Inspector to make sure that the new garage does not extend closer to the rear lot line than the pre-existing garage.

Roll call: All yea.

Copy sent to Mr. Grogg &
Mrs. Stein on 9/24/75 by AWJ
(Phoned) 9/25/75 informed Mrs. Grogg
Variance was granted. AWJ

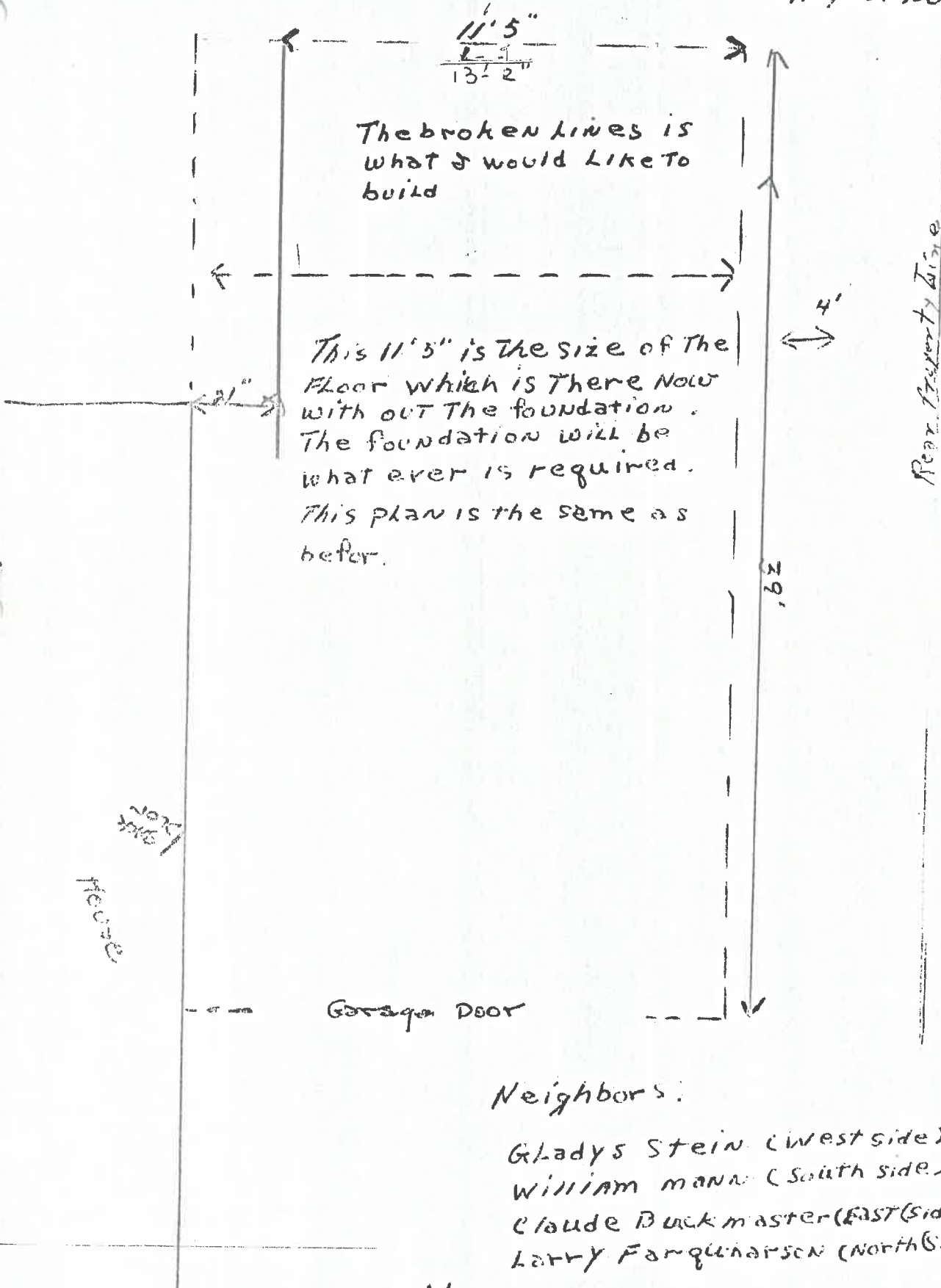
To: Board of Zoning Appeals

S

Ned E. Grogg
245 Garden St.
Napoleon, Ohio 43545

August 28, 1975

E



W

2024
1976
House

Neighbors:

- Gladys Stein (West side)
- William Mann (South side)
- Claude Buckmaster (East side)
- Larry Farquharson (North side)

N

