

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

Permit No. <u>2784</u> Issued <u>10-14-92</u>		FEES	BASE	PLUS	TOTAL
Job Location <u>1050 Highland</u>	<input checked="" type="checkbox"/>	Building	\$ 9.00	\$ 48.00	\$ 57.00
Lot _____	<input type="checkbox"/>	Electrical	\$ _____	\$ _____	\$ _____
Issued by <u>Brent N. Damman</u>	<input type="checkbox"/>	Plumbing	\$ _____	\$ _____	\$ _____
Owner <u>Howard Mitchell 592-1217</u>	<input type="checkbox"/>	Mechanical	\$ _____	\$ _____	\$ _____
Address <u>1035 Highland, Napoleon, OH</u>	<input type="checkbox"/>	Demolition	\$ _____	\$ _____	\$ _____
Agent <u>Self</u>	<input checked="" type="checkbox"/>	Zoning	\$ 5.00	\$ _____	\$ 5.00
Address _____	<input type="checkbox"/>	Sign	\$ _____	\$ _____	\$ _____
Use Type - Residential <u>x</u>	<input type="checkbox"/>	Water Tap	\$ _____	\$ _____	\$ _____
Other - Describe _____	<input type="checkbox"/>	Sew. Insp.	\$ _____	\$ _____	\$ _____
No. Dwelling Units <u>1</u>	<input type="checkbox"/>	Sewer Tap	\$ _____	\$ _____	\$ _____
New _____ Replacement _____	<input type="checkbox"/>	Temp. Water	\$ _____	\$ _____	\$ _____
Add'n. <u>x</u> Alter _____ Remodel _____	<input type="checkbox"/>	Temp. Elec.	\$ _____	\$ _____	\$ _____
Mixed Occupancy _____	TOTAL FEES.....\$ 62.00				
Change of Occupancy _____	LESS FEES PAID.....\$ 62.00				
Estimated Cost \$ <u>10,000.00</u>	BALANCE DUE.....\$ 0.00				

ZONING INFORMATION

district	lot dimensions	area	front yd	side yd	rear yd
A	60 x 135		30'	N=5' S=7'	15'
max hgt	no pkg spaces	no ldg spaces	max cover	petition or appeal req'd	date appr
35'	2 per				

WORK INFORMATION

Size: Length _____ Width _____ Stories _____ Ground Floor Area 238 s.f.

Height _____ Building Volume (for Demo. Permit) _____

Garage Floor Area = 408 s.f.

Electrical: _____

Plumbing: _____

Mechanical: _____

Additional Information: _____

Date 10/14/92 Applicant Signature Howard J. Mitchell

PAID
OCT 14 1992
 CITY OF NAPOLEON

NAPOLEON

PERMIT

Zoning Permit No. 0045

Issued 10-14-92

By Brent N. Damman
Zoning Inspector

Filing Fee \$5.00 10/14/92
Amount Date Paid

Highland 2nd
(or Legal Description)

Yard Set Back: Front 30' Rear 15'
Side N = 5' Side S = 7'

Description of Use Single Family Residential

Off Street Parking Spaces Required 2 per

Loading Spaces Required _____

Ord 10-13-92
-92 Board of Zoning Appeals BZA 92/09

Signature _____
Owner-Agent

Pink - Engineering

Yellow - Board of Zoning Appeals

CITY OF NAPOLEON

ZONING PERMIT

COMPLETED

Mitchell

Zoning Permit No. 0045

Issued 10-14-92

By Brent N. Damman
Zoning Inspector

Filing Fee \$5.00 Amount 10/14/92 Date Paid

Highland

Division Highland 2nd
(or Legal Description)

35'

Yard Set Back: Front 30' Rear 15'

Sq. Ft.

Side N = 5' Side S = 7'

Description of Use Single Family Residential

Off Street Parking Spaces Required 2 per

Loading Spaces Required _____

es, heard 10-13-92

10-14-92

Board of Zoning Appeals BZA 92/09

Applicant Signature Howard Mitchell
Owner-Agent BND

Pink - Engineering

Yellow - Board of Zoning Appeals

0042

10-14-92

Ernest W. Dammann

\$2.00

10/14/92

Highland 2nd

Highland 2nd

Highland 2nd

35'

30'

15'

N = 5'

8 = 7'

Single Family Residential

2 per

15'

10-13-92

10-14-92

02/21/92

Ernest W. Dammann

APPLICATION FOR

Residential, Building, Electrical, Plumbing, Mechanical, and Demolition Permit
FROM - The City of Napoleon, Ohio, Building Department
 255 West Riverview Avenue; P.O. Box 151; Napoleon, Ohio 43545 - Telephone (419) 592-4010

ENTRY NO. _____

PERMIT NO. 2784 ISSUED 10-14-92

JOB LOCATION 1050 Highland

LOT 29 Highlands 2nd.
 (Subdivision or Legal Description)

ISSUED BY BMD
 (Building Official)

OWNER Howard Mitchell PHONE 592-1217

ADDRESS 1035 Highland Napoleon, Oh

AGENT Self PHONE _____

ADDRESS _____

USE: Residential () Commercial () Industrial
 () Other _____

WORK: () New Addition () Replacement () Remodel

ESTIMATED COST = \$ 10,000.00

	Base	Plus	Total
<input checked="" type="checkbox"/> Building	\$ <u>9.00</u>	\$ <u>18.00</u>	\$ <u>57.00</u>
() Electrical	\$ _____	\$ _____	\$ _____
() Plumbing	\$ _____	\$ _____	\$ _____
() Mechanical	\$ _____	\$ _____	\$ _____
() Demolition	\$ _____	\$ _____	\$ _____
<input checked="" type="checkbox"/> Zoning	\$ <u>5.00</u>	\$ _____	\$ <u>5.00</u>
() Sign	\$ _____	\$ _____	\$ _____
() Water Tap	\$ _____	\$ _____	\$ _____
() Sewer Tap	\$ _____	\$ _____	\$ _____
() Temp Water	\$ _____	\$ _____	\$ _____
() Temp Elec.	\$ _____	\$ _____	\$ _____

Additional Plan Review: Structure _____ Hours _____
 Electric _____ Hours _____

TOTAL FEES \$ 57062.00
 Less Fees Paid \$ _____
 BALANCE DUE \$ _____

ZONING INFORMATION

District	Lot Dimensions	Area	Front Yard	Side Yard	Rear Yard
<u>A</u>	<u>60x135</u>		<u>30'</u>	<u>N-5' S-7'</u>	<u>15'</u>
Max Height	No. Pkg. Spaces	No. Ldg. Spaces	Max Cover	Petition or Appeal Required-Date	
<u>35'</u>	<u>2 per.</u>				

WORK INFORMATION

Building: Ground Floor Area 238⁵⁹⁵⁰ sq. ft. Basement Floor Area _____ sq. ft.
 Garage Floor Area 408⁶¹²⁰ sq. ft. 2nd Floor Area _____ sq. ft. Other _____ sq. ft.
 Size: Width _____ Length _____ Stories _____ Height _____
 Building Volume (for Demolition Permit) _____ cubic feet
 Description of Work: 20x22' add garage addition

ELECTRICAL: Contractor _____ Phone _____

Address _____ ESTIMATED COST = \$ _____

Type of Work: ()New ()Service Change ()Rewiring ()Add'l Wiring TEMPORARY ELEC. REQUIRED - ()Yes ()No

Size of Service _____ Underground _____ Overhead _____ Number of New Circuits _____

Description of Work: _____

PLUMBING: Contractor _____ Phone _____

Address _____ ESTIMATED COST = \$ _____

WATER TAP REQUIRED - ()Yes ()No Size _____ Type of Pipe _____ Water Dist. Pipe _____

SANITARY SEWER TAP REQUIRED - ()Yes ()No Size _____ Type of Pipe _____ Dr. Waste Vt. Pipe _____

STREET SEWER TAP REQUIRED - ()Yes ()No 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 = _____

Clothes Washer = _____ Floor Drains = _____ Dishwasher = _____ Other _____ Total = _____

Description of Work: _____

MECHANICAL: Contractor _____ Phone _____

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 _____

NUMBER OF HEAT ZONES = _____ HOT WATER - ()One (1) Pipe ()Two (2) Pipes ()Series Loop

ELECTRIC HEAT - Number of Circuits _____ Number of Furnaces _____ Number of Hot Air Runs _____

Number of Hot Water Radiators _____ Total Heat Loss _____ Rated Capacity of Furnace/Boiler _____

LOCATION OF HEATING UNITS - ()Crawl Space ()Floor Level ()Attic ()Suspended ()Roof ()Outside

Description of Work: _____

DRAWINGS REQUIRED: All applications must be accompanied by two (2) complete sets of Drawings including Site Plans, Foundation Plans, Floor Plans, Structural Framing Plans, Exterior Elevations, Section and Details, Stair Details, Electrical Layout, Plumbing Isometric, Heating Layout, etc. All Plans shall be drawn to scale, show all existing structure on the Site Plans, and 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 Department Rules and Regulations, Standard Specifications and other pertinent sections of the Napoleon Code of Ordinances.

Signature of Applicant _____ Date _____

CITY OF NAPOLEON

ZONING PERMIT

Zoning Permit No. 0045
Issued 10-14-92
By BND
Zoning Inspector

Issued To: Howard Mitchell

Filing Fee 5.00
Amount Date Paid

Lot Information:

Street Address 1050 Highland
Lot No. 29 Subdivision Highlands 2nd
(or Legal Description)

Lot Dimensions 60' X 125' Yard Set Back: Front 30 Rear 15
Lot Area 8100 Sq. Ft. Side N. 5' Side S. 7'

Zoning District A Residential Description of Use Single Family Residential

Lot Coverage 35% Max Off Street Parking Spaces Required 2 per

Height _____ Loading Spaces Required _____

Petition or Appeal Required Yes, heard 10/13/92

Approved By: Zoning Inspector 10/14/92 Board of Zoning Appeals 92/09

Date _____ Applicant Signature _____
Owner-Agent

White - Applicant

Pink - Engineering

Yellow - Board of Zoning Appeals

MEMORANDUM

TO: Members of the Board of Zoning Appeals
FROM: Brent N. Damman, Zoning Administrator
SUBJECT: Variance to side yard setback to a City alley by
Howard Mitchell.
HEARING: October 13th, 1992 at 4:30 PM
HEARING #: BZA 92/09

BACKGROUND

An application by Howard Mitchell owner of a dwelling at 1050 Highland Napoleon, Ohio requesting a variance of two (2) feet to the seven (7) foot side yard setback requirements of section 151.33 (D)(1) of the City of Napoleon Ohio Zoning Code, for the purpose of constructing an attached garage to the existing dwelling structure. The side yard in question abuts a City alley and is located in an "A" Residential Zoning District.

RESEARCH AND FINDINGS

1. The above request is for the purpose of constructing a 22' x 20' garage to the northeast corner of the existing dwelling structure. (refer to site plan).
2. The site plan submitted indicates a two (2) foot deficit to the side setback requirement.
3. There is a City owned alley running along the north side property line which would reduce the impact to the next door neighbor.

ADMINISTRATIVE OPINION

The proposed garage addition in my opinion would not adversely affect the neighboring properties.

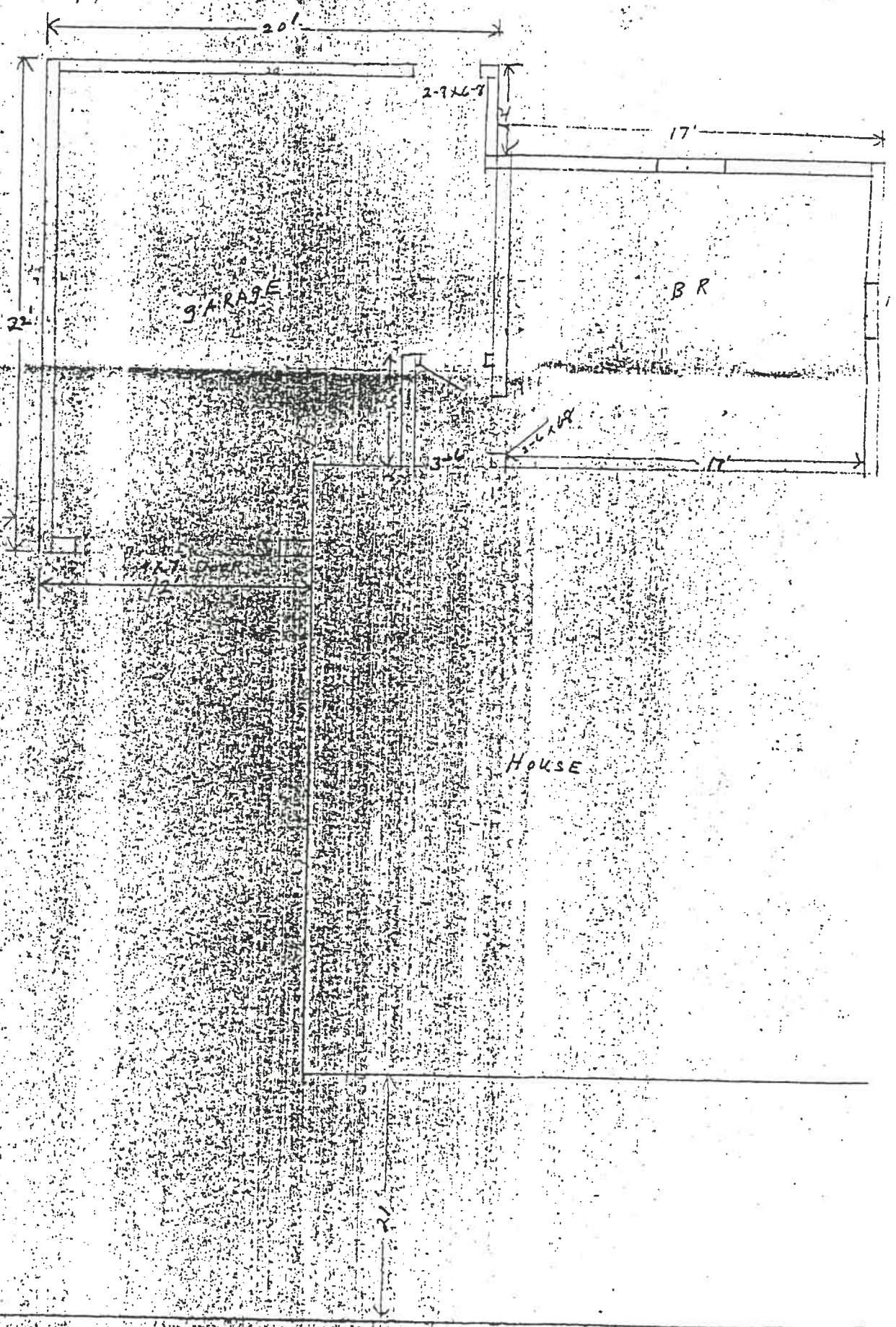
CONSIDERATIONS

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 or 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.

1354
ALLEY



lots 29

60'

HIGHLAND

