

PERMIT

CITY OF NAPOLEON - BUILDING DEPARTMENT

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

Permit No. 01978 Issued 5-7-90
date

Job Location 1070 Highland
address

Lot 26 Highland's 2nd Addition
sub-div or legal discript

Issued By Eldon Huber
building official

Owner Leroy Keith
name tel.

Address 1070 Highland

Agent Harold Kruse 758-3235
builder-eng.-etc. tel.

Address RR #4

Description of Use Residence

Residential 1
no. dwelling units

Commercial _____ Industrial _____

New _____ Add'n. X Alter _____ Remodel _____

Mixed Occupancy _____

Change of Occupancy _____

Estimated Cost \$ 13,000.00

ZONING INFORMATION

district <u>A</u>	lot dimensions <u>60' X 77.5'</u>	area <u>4650</u>	front yd <u>Exist.</u>	side yds <u>25'-L 29'-R</u>	rear yd <u>22'</u>
max hgt <u>35'</u>	no pkg spaces <u>2-min</u>	no ldg spaces	max cover	petition or appeal req'd	date appr

WORK INFORMATION:

Size: Length 18' Width 23'6" Stories 1 Ground Floor Area 423

Height _____ Building Volume (for demo. permit) _____ cu. ft.

Electrical: Run 4 circuits from existing panel
brief description

Plumbing: N/A
brief description

Mechanical: Run 4 hot air runs from existing ductwork
brief description

Sign: _____ Dimensions _____ Sign Area _____

Additional Information: Add on 2 bedrooms

PAID

Date May 21, 1980 Applicant Signature Leroy Keith
owner-agent

MAY 21 1990

FEE	BASE	PLUS	TOTAL
<input checked="" type="checkbox"/> BUILDING	9.00	54.00	63.00
<input checked="" type="checkbox"/> ELECTRICAL	15.00	12.00	27.00
<input type="checkbox"/> PLUMBING			
<input type="checkbox"/> MECHANICAL	18.00		18.00
<input checked="" type="checkbox"/> DEMOLITION			
<input 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.....			108.00
LESS MIN. FEES PAID _____ date _____			
BALANCE DUE.....			

RESIDENTIAL PLAN CORRECTION SHEET

CITY OF NAPOLEON
 755 West Riverview Ave.
 Napoleon, Ohio 43545
 119/592-4010

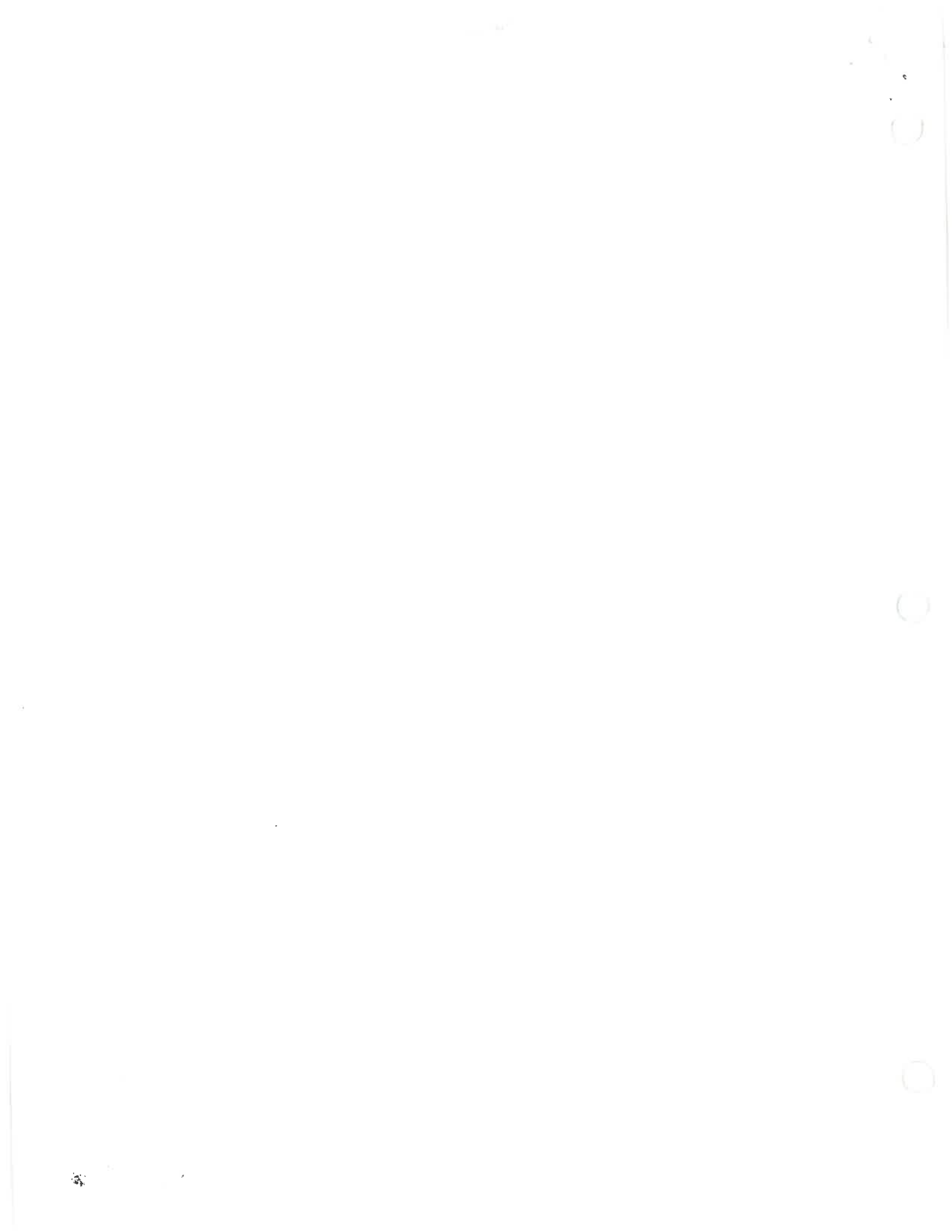
ADDENDUM TO Permit No. 01978-(1)
 Owner LEROY KEITH
 Contractor HAROLD KEITH
 Location 1070 HIGHLAND

NOTE: Note the items checked below and incorporate them into your plans as indicated: PERMIT NOT 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.
	Provide 1/2" gypsum wallboard between dwelling and garage, on garage side.		Provide double top plate for all bearing partitions and exterior walls.
	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 _____
<input checked="" type="checkbox"/>	Provide min. 22" x 30" attic access opening.		PLUMBING AND MECHANICAL
<input checked="" type="checkbox"/>	Provide min. 18" x 24" crawl space access opening.	<input checked="" type="checkbox"/>	Terminate all exhaust systems to outside air.
	Provide approved sheathing or flashing behind masonry veneer.		Insulate ducts in unheated areas.
	Provide min. 15# underlayment on roof.		Provide backflow prevention device on all hose bibs.
	Provide adequate fireplace hearth.		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
	LIGHT AND VENTILATION		Contact City Utilities Dept. to remove conductors and/or meter.
	Provide mechanical exhaust or window in bathroom		Provide approved system of grounding and bonding.
<input checked="" type="checkbox"/>	Provide min. <u>207</u> Sq. In. net free area attic ventilation.		ELECTRICAL
<input checked="" type="checkbox"/>	Provide min. <u>407</u> Sq. In. net free area crawl space ventilation.		Show location of service entrance panel and service equipment panel.
	FOUNDATION		G. F. C. I. req'd. on temporary electric.
	Min. depth of foundation below finished grade is 32".		Outdoor, bathroom and garage receptacles shall be protected by G. F. C. I.
	Min. size of footer _____" x _____"		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"/>	Provide anchor bolts 1/2" # 6' o.c. 1' from each corner. Embedded 7" in concrete and 15" in masonry.		Refrigerators, microwaves, washers, disposal, furnace and air conditioners shall be on separate circuits.
	Show size of basement columns.		INSPECTIONS
	FRAMING		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 wood girder in _____	<input checked="" type="checkbox"/>	Footers and Setbacks.
	Provide design data for structural member in _____	<input checked="" type="checkbox"/>	Foundation.
	Floor joists undersized in _____	<input checked="" type="checkbox"/>	Plumbing rough-in.
	Provide double joists under parallel bearing partitions.	<input checked="" type="checkbox"/>	Plumbing final.
<input checked="" type="checkbox"/>	Provide 1" x 4" let in corner bracing, approved sheathing, or equal.	<input checked="" type="checkbox"/>	Electrical service.
	Show size of headers for openings over 4' wide _____	<input checked="" type="checkbox"/>	Electrical rough-in.
		<input checked="" type="checkbox"/>	Electrical final
			Building sewer.
		<input checked="" type="checkbox"/>	HVAC rough-in.
		<input checked="" type="checkbox"/>	Final Building other.
		<input checked="" type="checkbox"/>	BUILDING FRAMING

Additional Corrections. PROVIDE 18" ANCHOR BOLTS IN VIEW OF THE 8" CALLED FOR.

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. 01978 and made a part thereof. DATE APPROVED OR DISAPPROVED 5-7-90 Checked by ELDON HUBER Plan Examiner.



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. 01978 Issued 5-7-90
 Job Location 1070 HIGHLAND
HIGHLAND OHIO
 Lot 26 HIGHLAND 2ND ADD
 Issued By E.H. sub-div. or legal disc.
 building official
 Owner LEROY KEITH Pn. _____
 Address 1070 HIGHLAND
 Agent HAROLD KRUSR Pn. 758-3285
 Address RR 4 WAD OH
 Description of Use BEDROOMS RESIDUAL
 Residential 1
 no. dwelling units
 Commercial _____ Industrial _____
 New _____ Add'n. 1 Alter _____ Remodel _____
 Mixed Occupancy _____
 Change of Occupancy _____
 Estimated Cost \$ 13,000.00

Ch. Permits Reg.	Base	Fees Plus	Total
<input checked="" type="checkbox"/> Building	<u>9.00</u>	<u>54.00</u>	<u>63.00</u>
<input checked="" type="checkbox"/> Electrical	<u>15.00</u>	<u>12.00</u>	<u>27.00</u>
<input checked="" type="checkbox"/> Plumbing			
<input checked="" type="checkbox"/> Mechanical	<u>18.00</u>		<u>18.00</u>
Demolition			
Zoning			
Sign			
Water tap			
Sewer Tap			
Temp. Water			
Temp. Elec.			
Additional plan review	struc. _____ hrs	Elect. _____ hrs	
Total Fees.....			<u>108.00</u>
Less Min. Fees Pd.			
Balance Due.....			

-ZONING INFORMATION

district	lot dimensions	area	front yd	side yds.	rear yd
<u>R</u>	<u>60' x 77.5'</u>	<u>4650</u>	<u>EXM.</u>	<u>25'6" 29' R</u>	<u>22'</u>
max hgt	no pkg spaces	no ldg spaces	max cover	petition or appeal req'd.	date appr
<u>31'</u>	<u>2-41N</u>				

WORK INFORMATION:

BUILDING: Garage Fl. Area _____ Basement Fl. Area _____ Second Floor Area _____
 Size: Length 18 Width 23'6" Stories 1 Ground Floor Area 423
 Height _____ Building Volume (for demo. permit) _____ cu. ft.

Description of Work: Add on 2 bedrooms

ELECTRICAL: Electrical Contractor self Pn. 599-7760

Address _____ Estimated Cost \$ _____

Type of work: New ~~X~~ Service change _____ Rewiring _____ Additional Wiring X Temp. Elec. Req. _____ yes no X

Size of service _____ Underground _____ Overhead _____ No. of new circuits 4

Description of work: RUN 4 CIRCUITS FROM EXIST PANEL

PLUMBING: Plumbing Contractor None 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: N.A.

MECHANICAL: Mechanical Contractor _____ Pn. _____

Address self Estimated Cost _____

Heating System: Forced Air X Gravity _____ Hot Water _____ Steam _____ Unit Heaters _____ Radiant _____ Baseboard _____

Type of Fuel: Electric _____ Natural Gas X 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 _____

X No. of Hot Air Runs 4 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 BASMENT

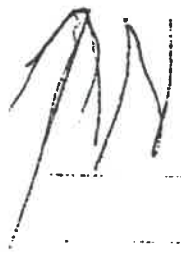
Description of Work: RUN 4 HOT AIR RUNS FROM EXIST DUCTWORK

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.D. 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 _____ Signature of Applicant _____ Application not valid without signature

MAR 26 1990



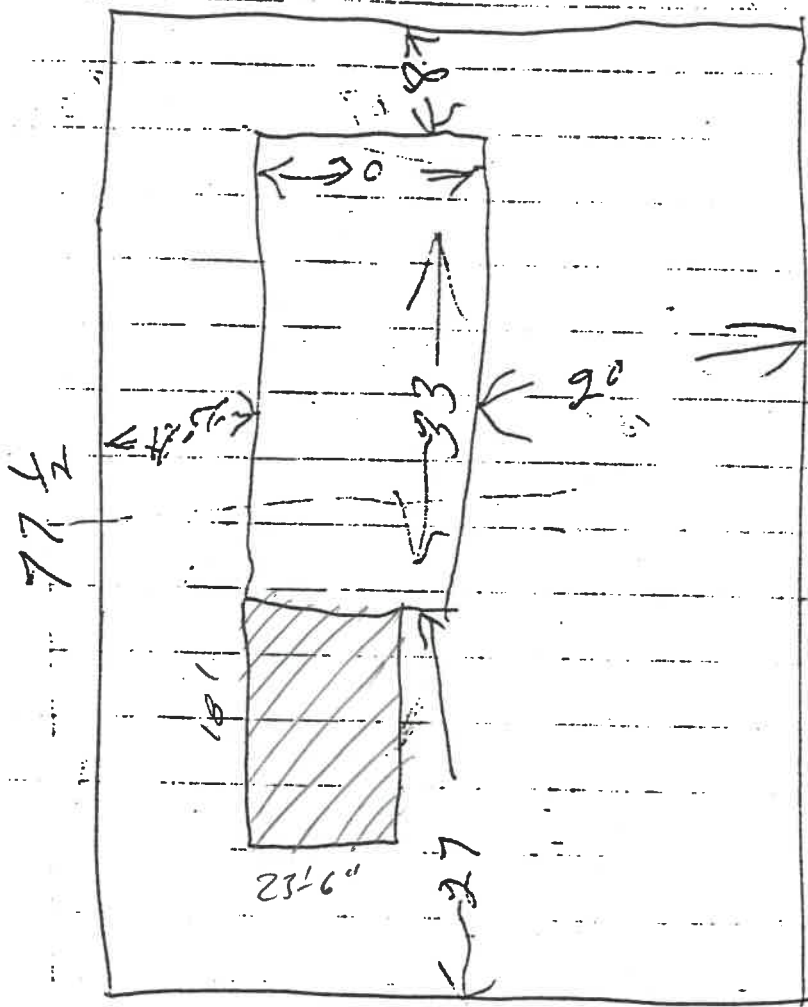
Ohio

Site Plan For

60

1070 Highland

Highland



7 May 90:

Eldon: Harold Kruse said I should make a note for you that he plans to use 2 windows in each Bedroom that are Andersen 4 1/2 x 4 1/2 with an opening of 5.9 sq ft.

~~"A" District~~

MAR 26 1990

if you have problems with that give him a call at 758-3235 at around Noon
R&F

NORTH

OLD

WEST

1810

2x10
16 on c.

2x10



112

28" CONCRETE BLOCK

EAST

23'6" EAST

SOUTH

ALL WIRING 2-12-10
ALL WIRING FROM TOP DOWN

EXISTING SOUTH WALL
DOOR

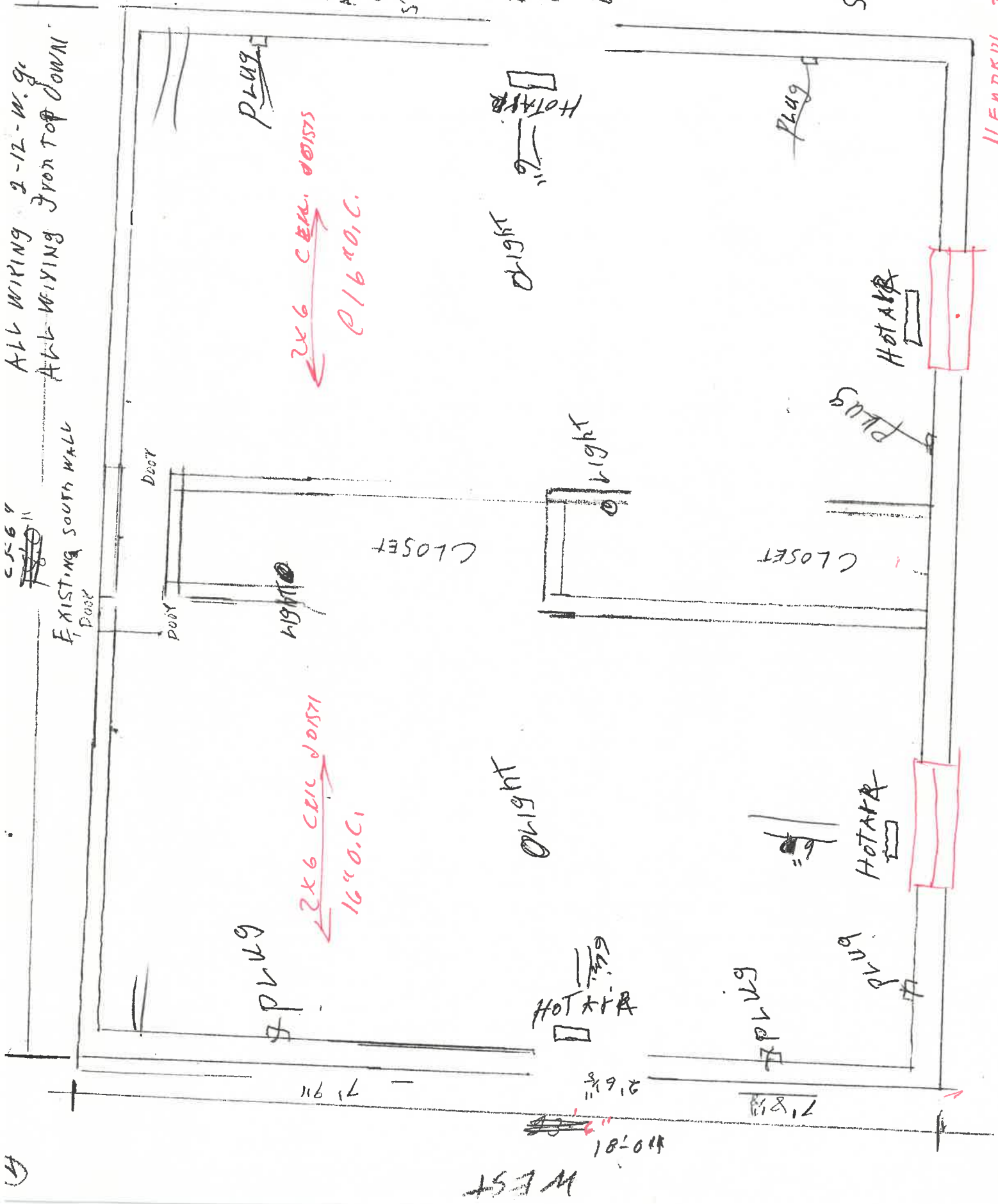
ALL WALL STUD
2x4
CONSTRUCTION
@ 16" OC

ALL DIMENSIONS
ARE FROM FACE
OF UNFINISHED
STUD WALLS

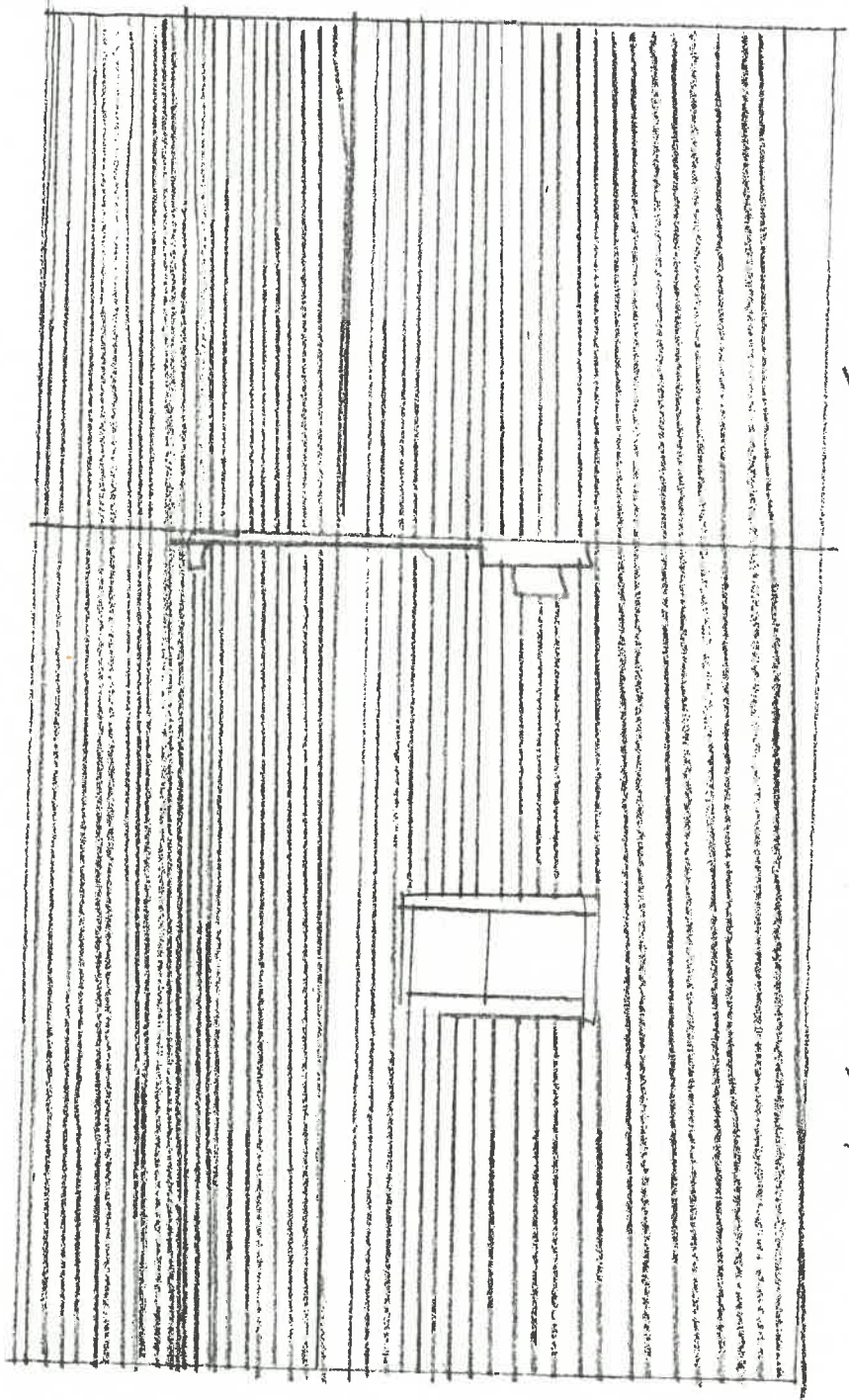
WINDOW
DIMENSIONS
ROUGH OPENING
DIMENSIONS

SCALE: 3/8" = 1'-0"

HEADER 2-2x10s



EAST side

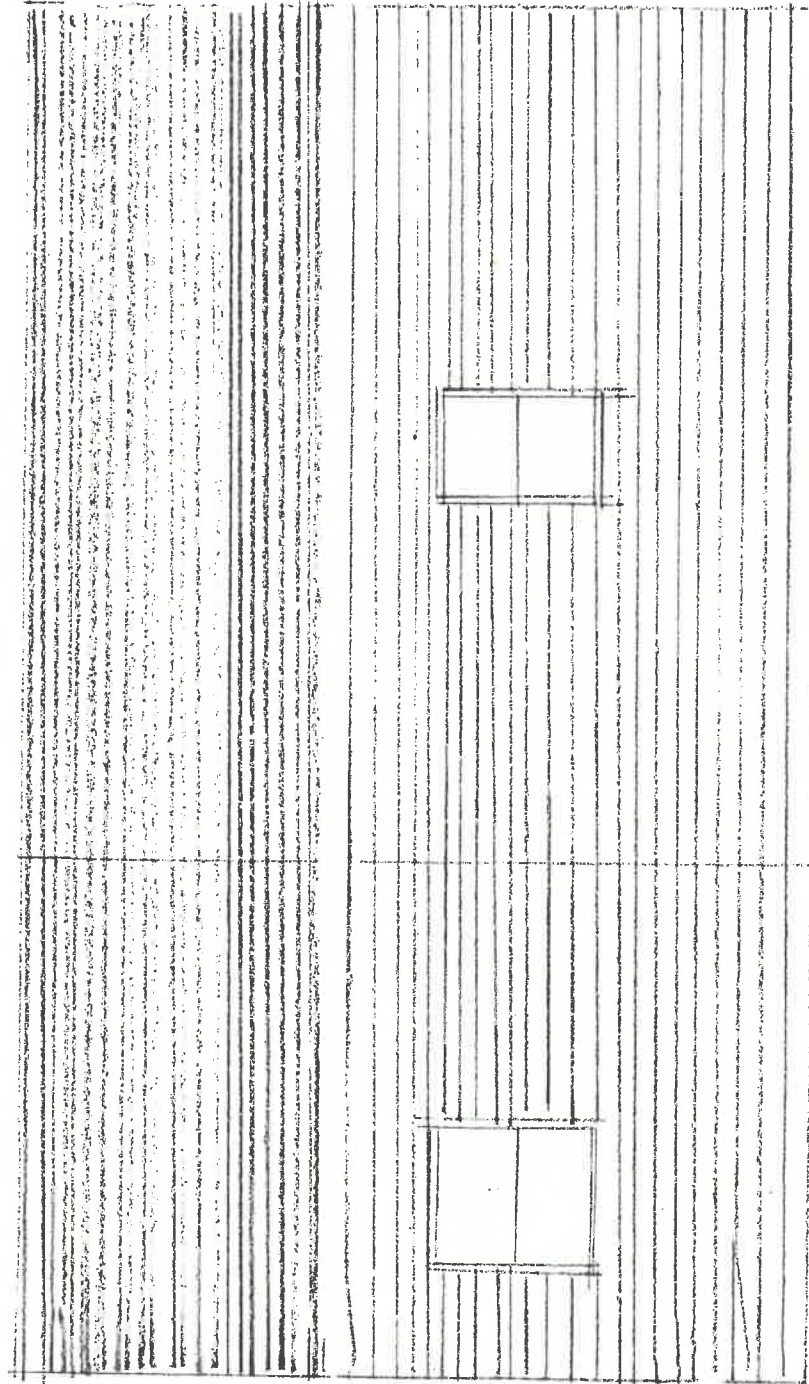


EXISTING

NEW

WEST SIDE

①

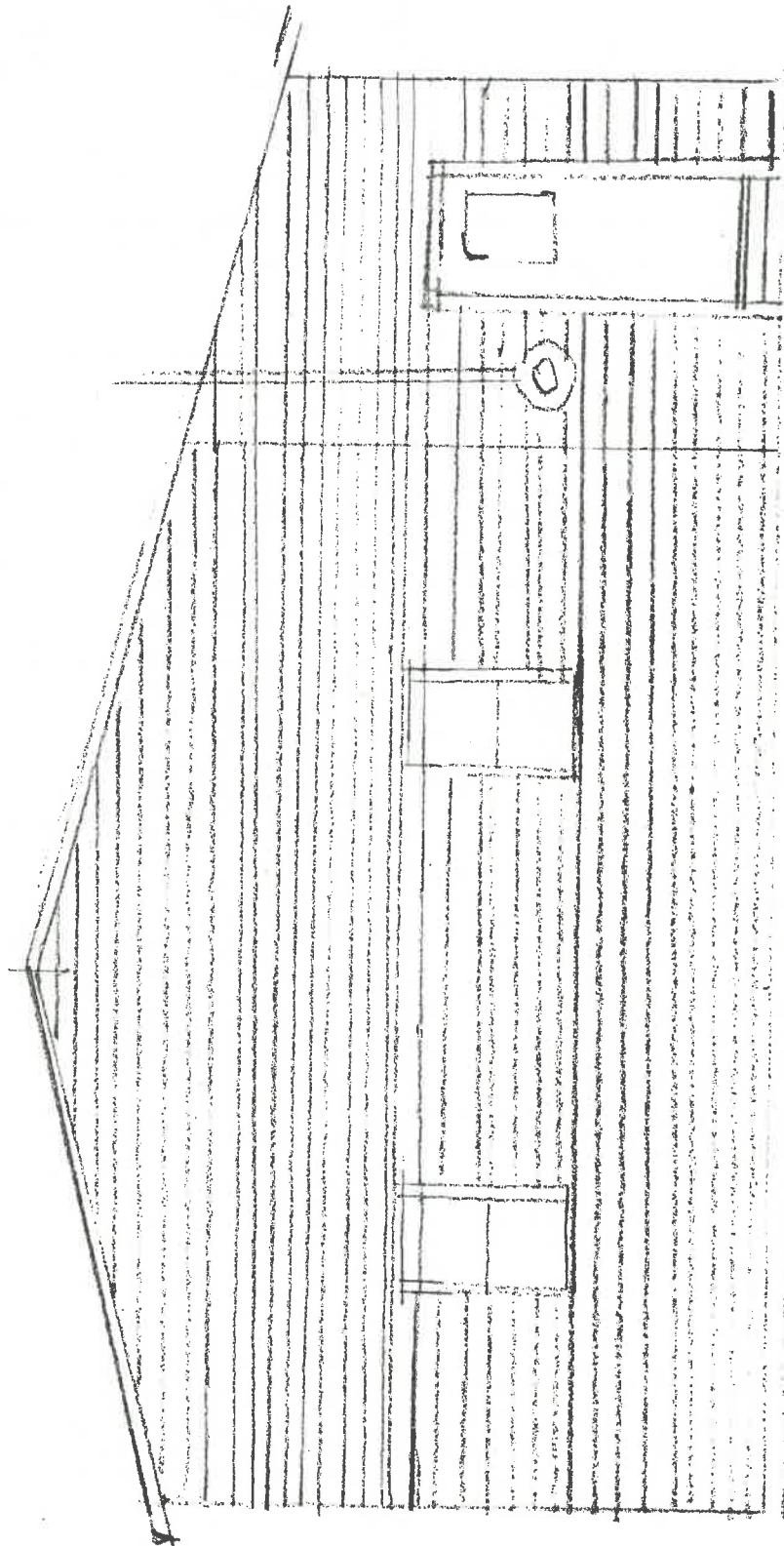


EXISTING

NEW

X

PITCH TO MATCH STEEPEST
PITCH ON EXIST. ROOF



EXISTING

NEW

NAPOLEON BUILDING DEPARTMENT (SAMPLE DRAWING)

VENTS

- ROOFING Asphalt
- UNDERLAYMENT 15/16 FELT
- SHEATHING 7/16 WATER

- 2 x 6 RAFTERS @ 16" O.C.
- 2 x 6 CEILING JOISTS @ 16" O.C.

- 2" CRAFT CEILING INSULATION
- DRYWALL FINISH CEILING

- PINE TYPE OF FRAMING LUMBER
- 4 WINDS 2x10"

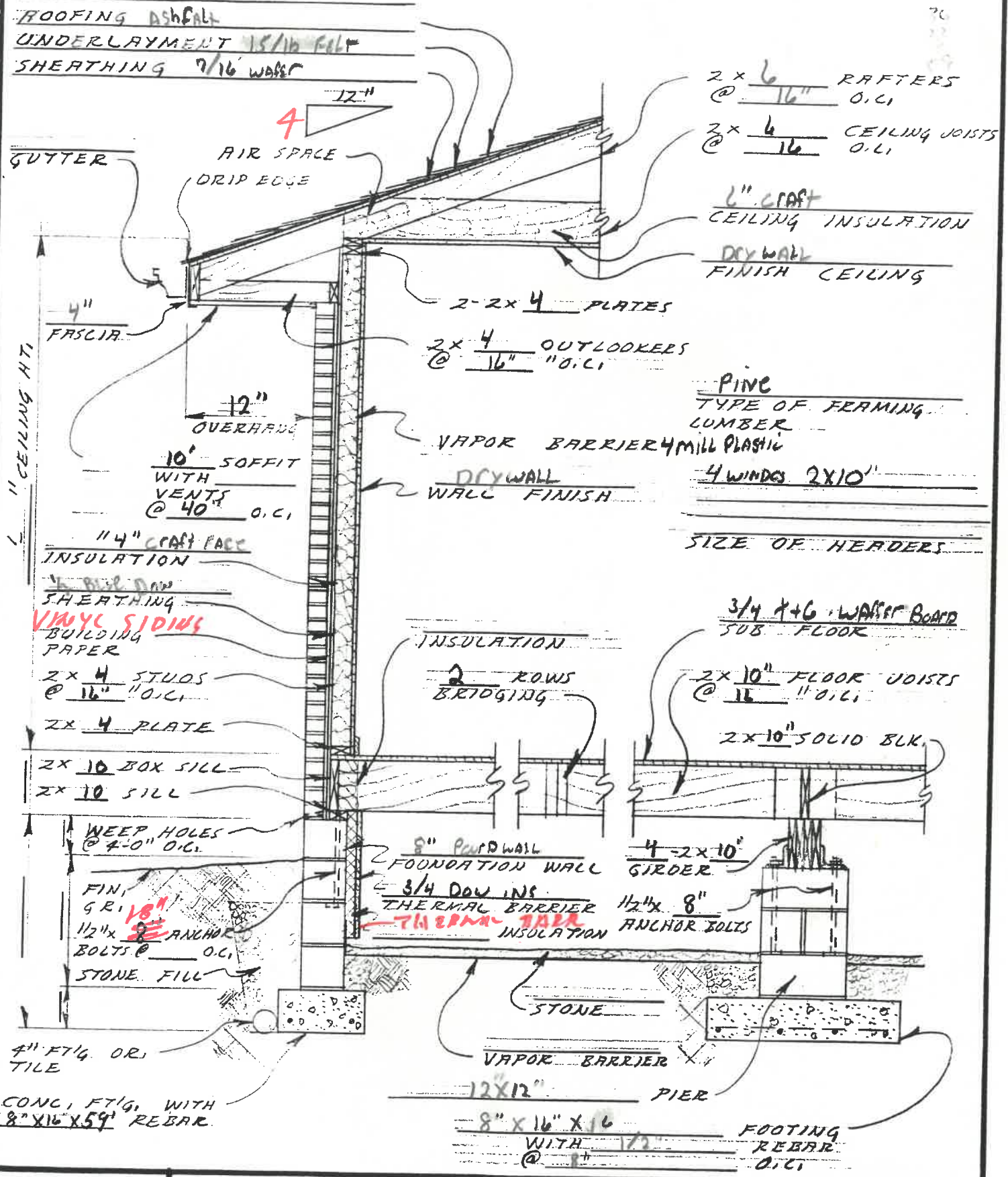
SIZE OF HEADERS

- 3/4 x 6 WAFFER BOARD SUB FLOOR
- 2x10" FLOOR JOISTS @ 16" O.C.

- 2x10" SOLID BLK.

- 4 2x10" GIRDER
- 1/2" x 8" ANCHOR BOLTS

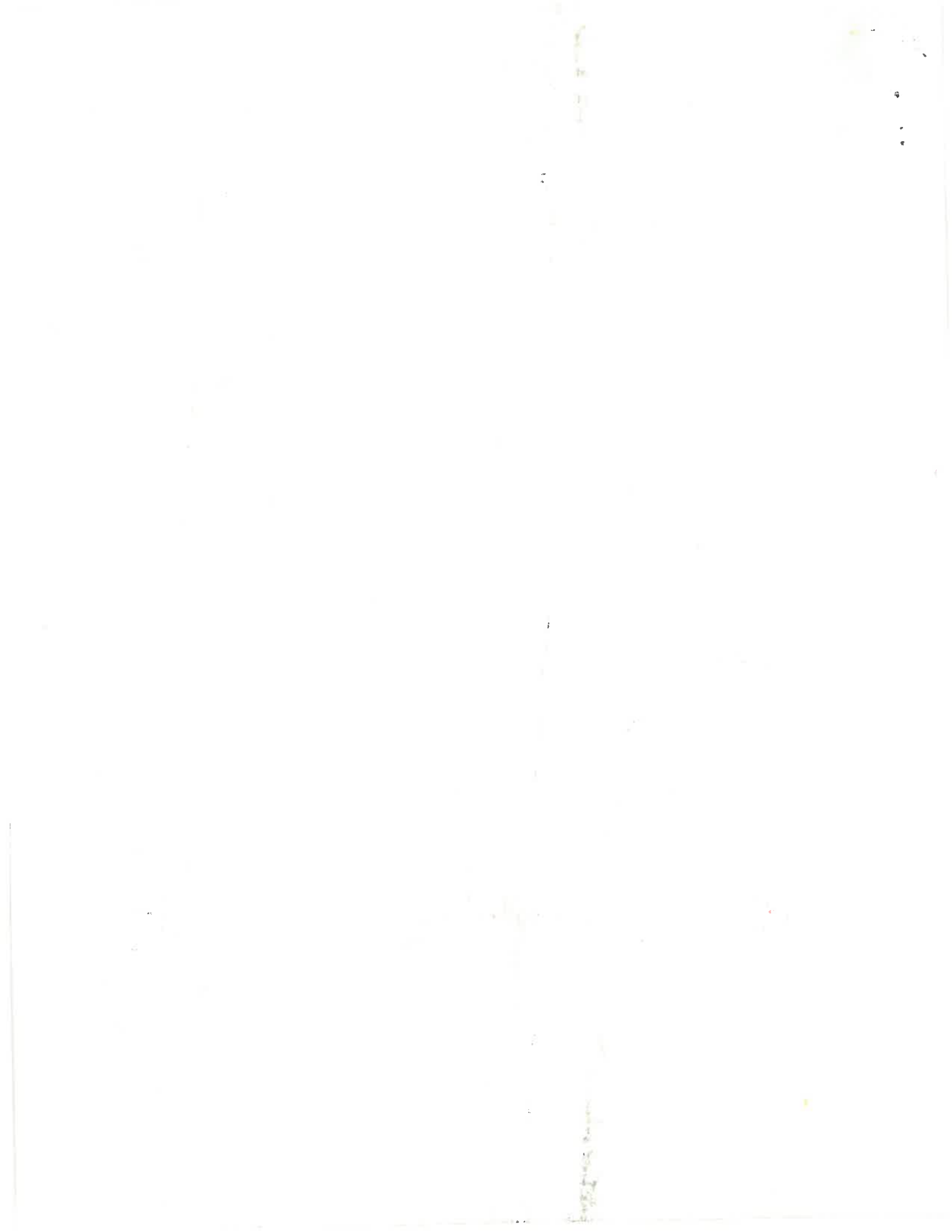
- FOOTING WITH REBAR @ 12" O.C.



DATE

WALL SECTION - BRICK VENEER

DWG N° OF



MEMORANDUM

TO: Members of the Board of Zoning Appeals
FROM: Roger O. Freytag, Zoning Administrator *rof*
SUBJECT: An application for Variance to construct an addition to the house at 1070 Highland within the front yard setback on lot #26 of Highland 2nd Addition.
DATE: 13 April 1990
MEETING: 17 April 1990 at 4:30 PM
MEETING NO.: BZA 90/06

RECOMMENDATION

It is recommended that the Board of Zoning Appeals approve a variance to construct an addition to the house at 1070 Highland within the front yard setback on lot #26 of Highland 2nd Addition.

BACKGROUND

An application for Variance by Leroy and Karen Keith, Napoleon, to construct an addition to the house at 1070 Highland within the front yard setback on lot #26 of Highland 2nd Addition. The Variance shall be to Section 151.33(D)(1) of the City of Napoleon, Ohio, Code of Ordinances. The proposed development is located in an "A" Residence District.

Mr. Keith is planning to add a 18'North-South X 23'East-West addition to the South end of the existing house. The front of the addition will line up with the front of the existing house along the Highland Street side. The existing house is grandfathered in the front yard setback and this Variance would be an extension of the house.

I don't believe the extension of this house would cause any problem.

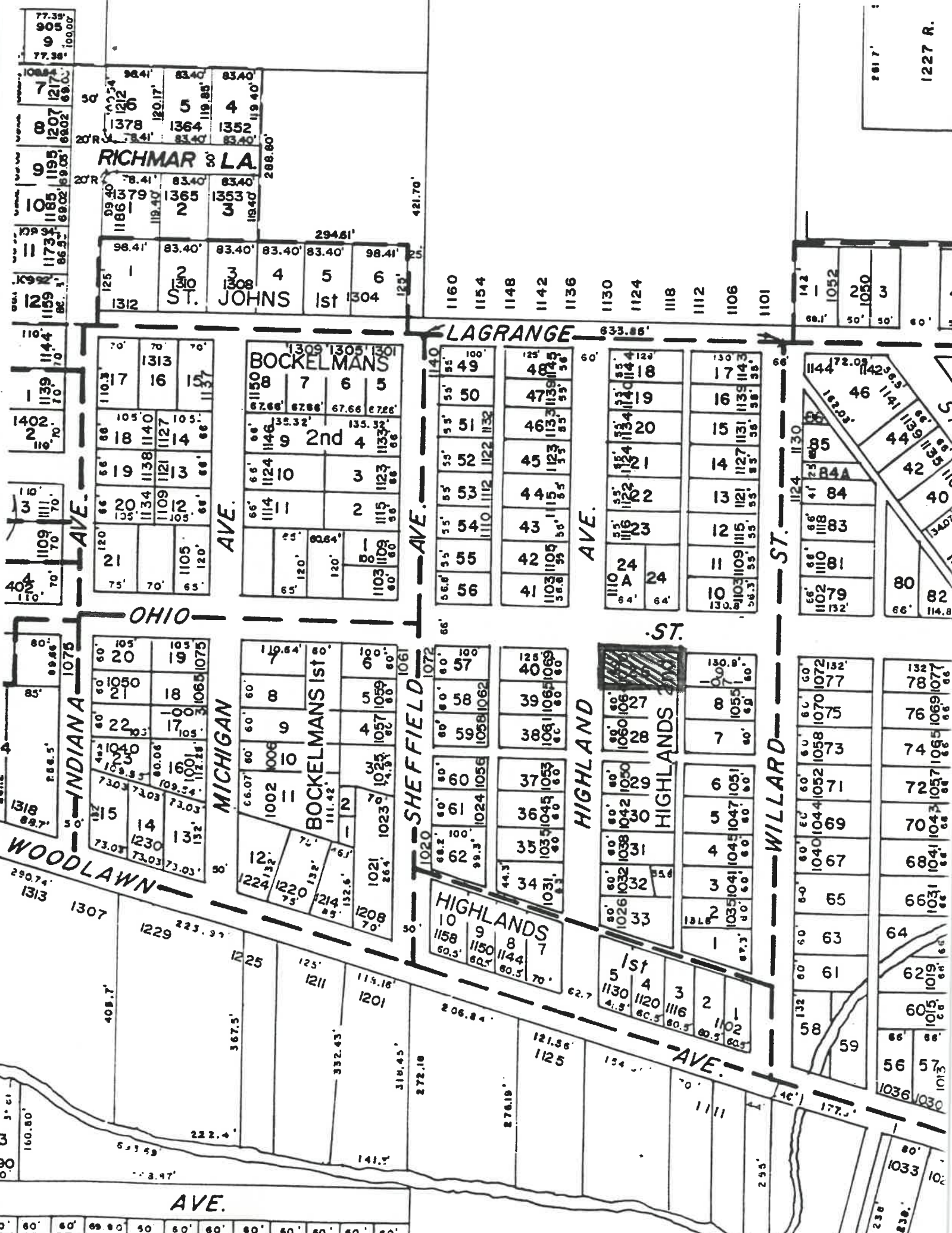
The standards for variation to be considered are as follows:

- (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.

0180800112BZA06/90

- (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.



2817
1227 R.

RICHMAR LA

LAGRANGE

OHIO

WOODLAWN

AVE.

ST.

WILLARD

AVE.

BOCKELMANS

HIGHLAND

HIGHLANDS

HIGHLANDS

MICHIGAN

BOCKELMANS 1st

SHEFFIELD

HIGHLANDS

