

P E R M I T

CITY OF NAPOLEON  
255 W. RIVERVIEW AVE  
NAPOLEON, OHIO 43545

DIVISION OF BUILDING & ZONING  
PH (419) 592-4010  
FAX (419) 599-8393

PERMIT NO: 98110

DATE ISSUED: 04-24-98

ISSUED BY: MBS

JOB LOCATION: 631 JAHNS RD

EST. COST: 13312.70

LOT #:

SUBDIVISION NAME:

OWNER: WARD ROYAL  
ADDRESS: 631 JAHNS RD  
CSZ: NAPOLEON, OH 43545  
PHONE: 419-592-6597

AGENT: VERNON WACHTMAN BLDR  
ADDRESS: 04421 ADAMS RIDGE RD  
CSZ: DEFIANCE, OH 43512  
PHONE: 419-758-3861

USE TYPE - RESIDENTIAL:

OTHER:

ZONING INFORMATION

DIST: R-2    LOT DIM:    AREA:    FYRD: 30    SYRD: 7    RYRD: 15  
MAX HT:    # PKG SPACES:    # LOADING SP:    MAX LOT COV:

BOARD OF ZONING APPEALS:

WORK TYPE - NEW:    REPLMNT: X    ADD'N: X    ALTER:    REMODEL:

WORK INFORMATION

SIZE - LGTH:    WIDTH:    STORIES:    LIVING AREA SF:    70  
GARAGE AREA SF: 288    HEIGHT:    BLDG VOL DEMO PERMIT:

WORK DESCRIPTION

ADDITION OF GARAGE, FRONT PORCH, AND REPLACEMENT WINDOW

FEE DESCRIPTION

PAID DATE

FEE AMOUNT DUE

BUILDING PERMIT

65.00

TOTAL FEES DUE

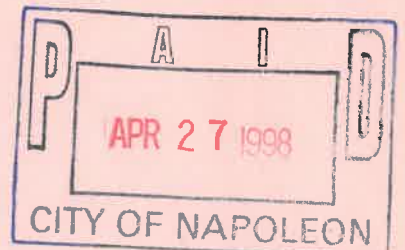
65.00

4-24-98

DATE

*Vernon Wachtman*

APPLICANT SIGNATURE





**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. \_\_\_\_\_ ISSUED \_\_\_\_\_

JOB LOCATION 631 Jahns Rd

LOT \_\_\_\_\_  
 (Subdivision or Legal Description)

ISSUED BY \_\_\_\_\_  
 (Building Official)

OWNER Royal Ward PHONE 592-6597

ADDRESS 631 JAHNS ROAD

AGENT VERNON WACHTMAN PHONE 758-3861

ADDRESS 04421 ADAMS RIDGE DEFAUCE

USE:  Residential  Commercial  Industrial  
 Other \_\_\_\_\_

WORK:  New  Addition  Replacement  Remodel

ESTIMATED COST = \$ 13312.70

	<u>Base</u>	<u>Plus</u>	<u>Total</u>
<input type="checkbox"/> Building	\$ _____	\$ _____	\$ _____
<input type="checkbox"/> Electrical	\$ _____	\$ _____	\$ _____
<input type="checkbox"/> Plumbing	\$ _____	\$ _____	\$ _____
<input type="checkbox"/> Mechanical	\$ _____	\$ _____	\$ _____
<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 Water	\$ _____	\$ _____	\$ _____
<input type="checkbox"/> Temp Elec.	\$ _____	\$ _____	\$ _____

Additional Plan Review: Structure \_\_\_\_\_ Hours \_\_\_\_\_  
 Electric \_\_\_\_\_ Hours \_\_\_\_\_

TOTAL FEES . . . . . \$ \_\_\_\_\_  
 Less Fees Paid . . . . . \$ \_\_\_\_\_  
 BALANCE DUE . . . . . \$ \_\_\_\_\_

**ZONING INFORMATION**

<u>District</u>	<u>Lot Dimensions</u>	<u>Area</u>	<u>Front Yard</u>	<u>Side Yard</u>	<u>Rear Yard</u>

<u>Max Height</u>	<u>No. Pkg. Spaces</u>	<u>No. Ldg. Spaces</u>	<u>Max Cover</u>	<u>Petition or Appeal Required-Date</u>

**WORK INFORMATION**

Building: Ground Floor Area \_\_\_\_\_ sq. ft. Basement Floor Area \_\_\_\_\_ sq. ft.  
 Garage Floor Area \_\_\_\_\_ sq. ft. 2nd Floor Area \_\_\_\_\_ sq. ft. Other \_\_\_\_\_ sq. ft.  
 Size: Length \_\_\_\_\_ Width \_\_\_\_\_ Stories \_\_\_\_\_ Height \_\_\_\_\_  
 Building Volume (for Demolition Permit) \_\_\_\_\_ cubic feet

Description of Work: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**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

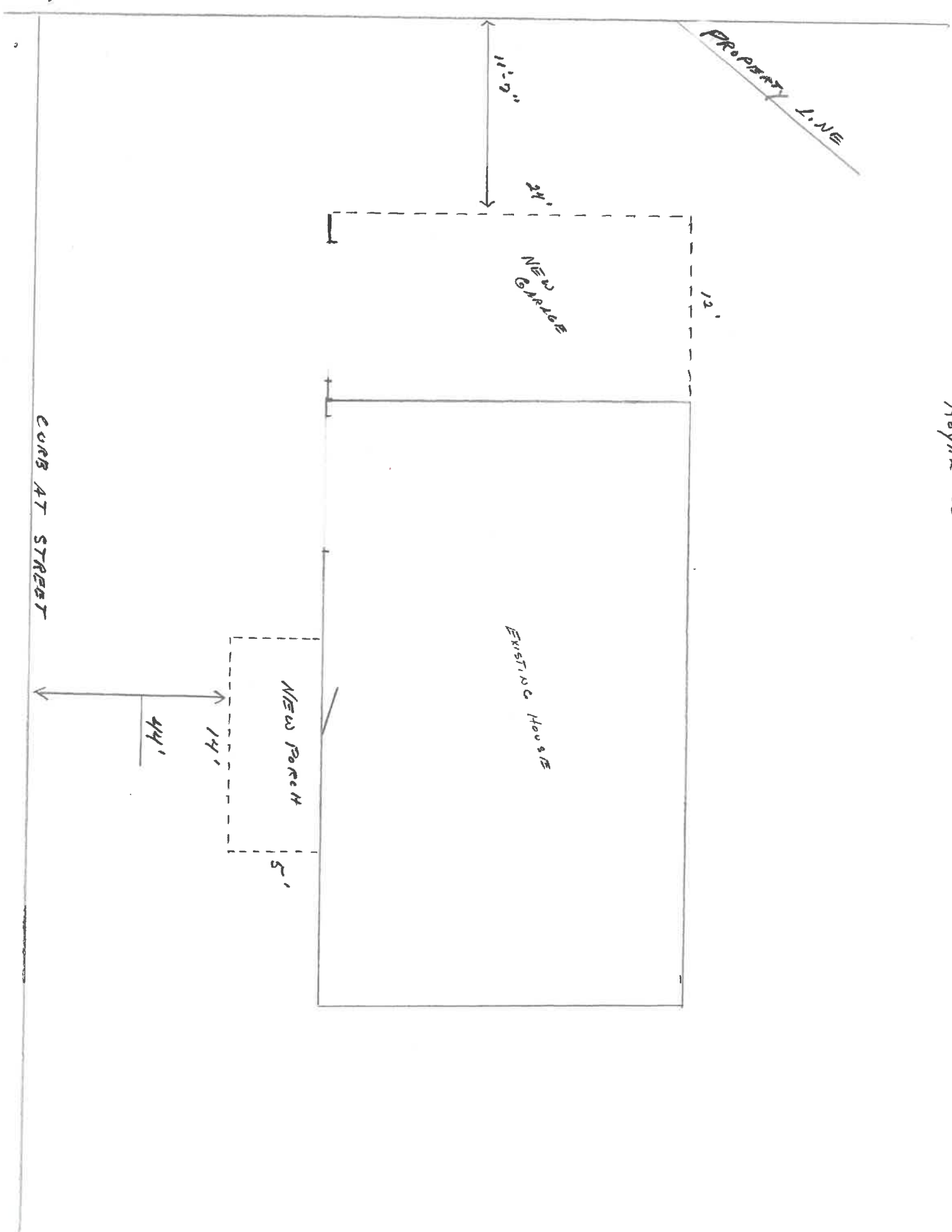
Description of Work: \_\_\_\_\_

**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 \_\_\_\_\_

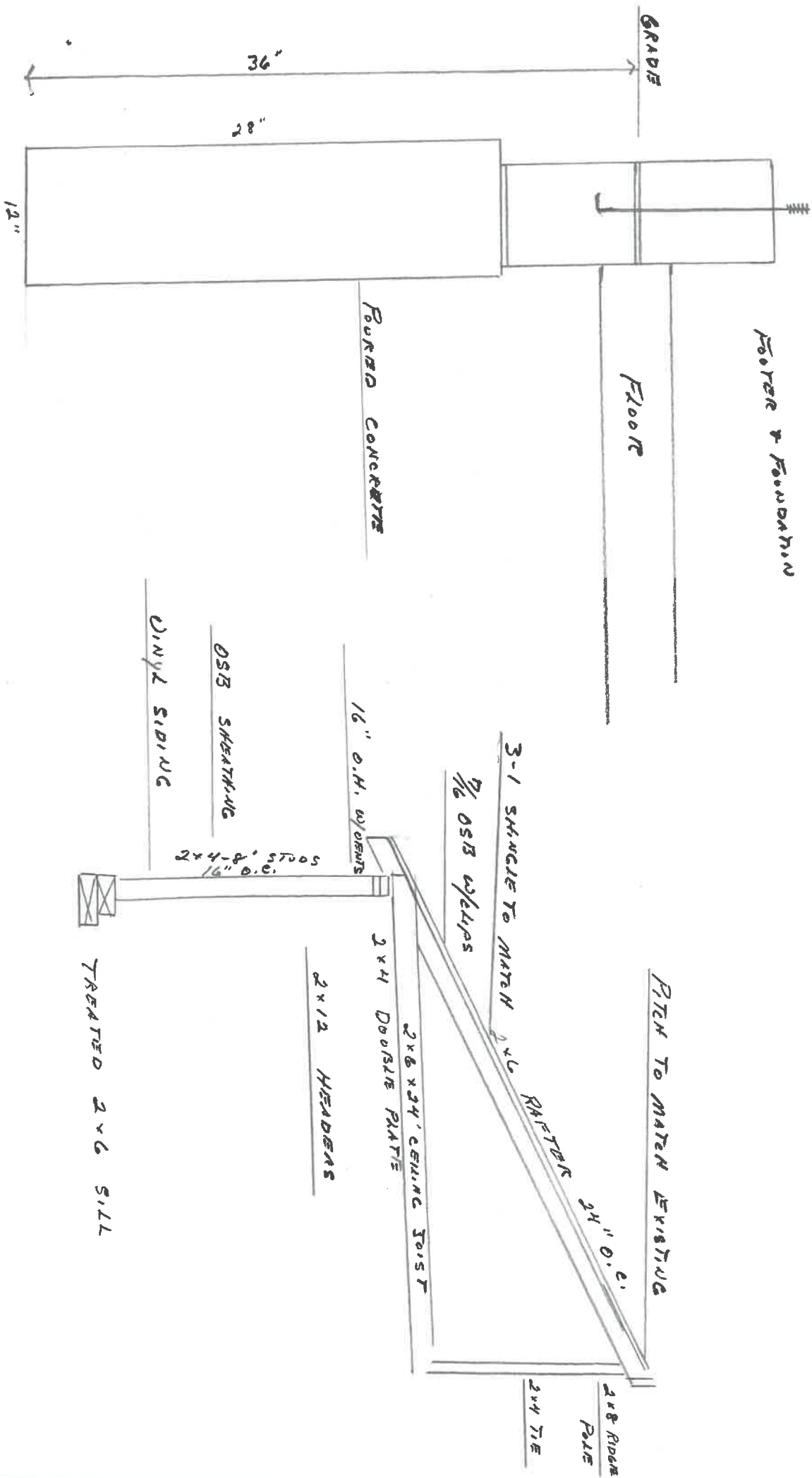
ROYAL WARD





ROYAL WARD

# GARAGE ADDITION



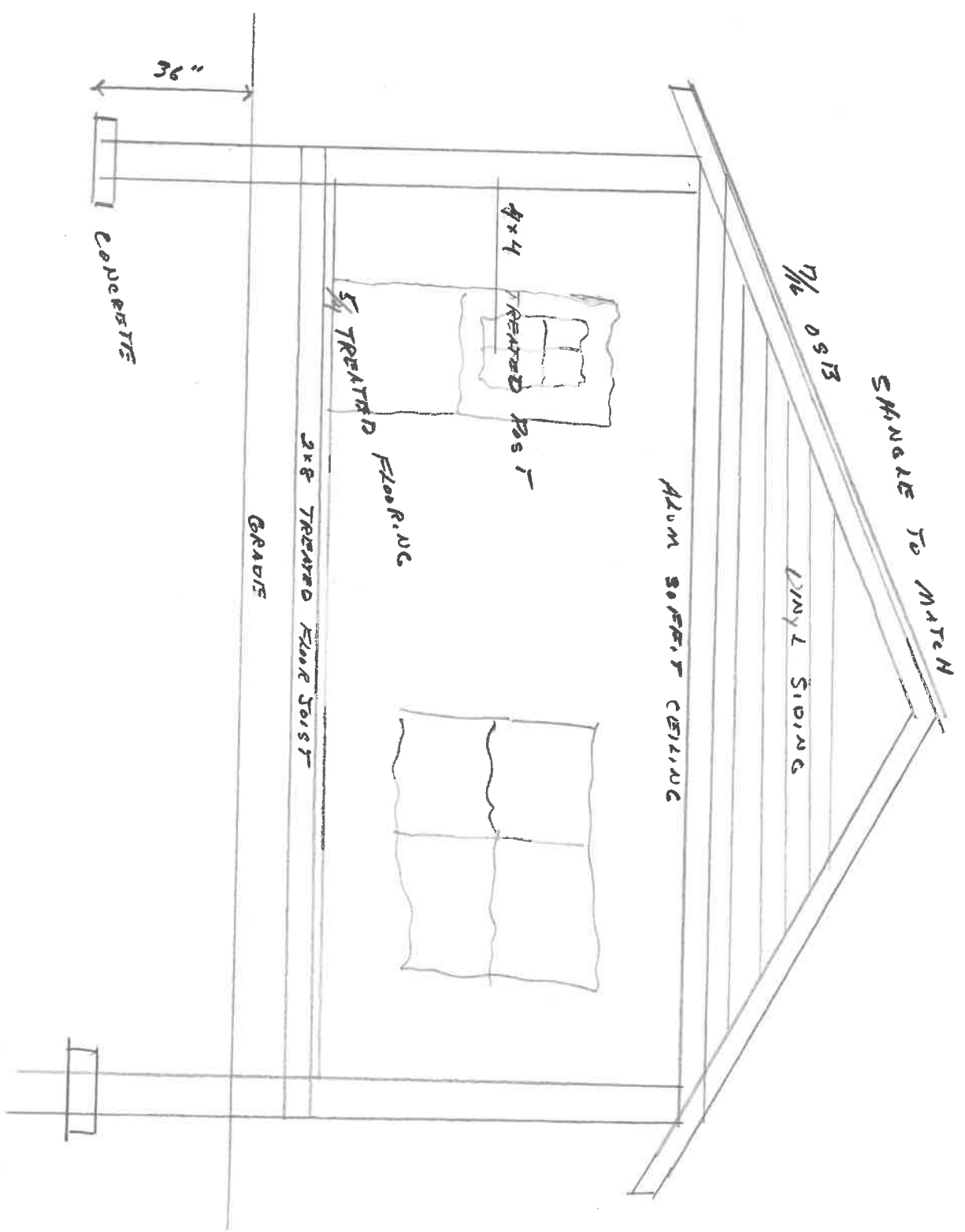




ROYAL WARD  
FRONT PORCH

5' x 14'

JOB ESTIMATE INCLUDING REPAIRS  
EXISTING WINDOWS IN HOUSE





## MEMORANDUM

TO: Members of the Board of Zoning Appeals  
FROM: Brent N. Damman, Zoning Administrator  
SUBJECT: Front yard setback variance 631 Jahns Rd.  
HEARING DATE: April 14, 1998 at 4:30 PM  
HEARING #: BZA 98/03

## BACKGROUND

An application for variance has been filed by Royal Ward 631 Jahns Rd. Napoleon, Ohio. The applicant is requesting variance to the front yard setback to allow the construction of a 7' x 14' covered front porch. The variance request is to City Code section 1133.06 (d). The property is located in an R-2 Residential Zoning District.

## RESEARCH AND FINDINGS

1. When the subject home was constructed it was placed on the front setback line. There is currently no porch or overhang attached to the front of the structure.
2. There are four houses facing Jahns Rd. in this block two of those have an overhang and porch area and both are compliant with the front setback. The question we must ask is; If we grant this variance are we willing to grant variance to the fourth house which also sets on the front setback line and has no porch or overhang.
3. Our current regulation allows a five (5) foot uncovered porch within the front setback. It would seem reasonable that we could allow a five (5) foot wide porch and grant variance to the covering of it. This would make it consistent with part of the regulation.

## ADMINISTRATIVE RECOMMENDATION & OPINION

By allowing a covered porch within the front setback we are opening ourselves up to more requests by those with similar circumstance. I believe we could allow this if we use some basis for our reasoning. That basis should be that since we allow a five (5) foot uncovered porch then with variance we could allow a roof to be constructed over it. Therefore, I am recommending that we allow a five (5) foot wide by fourteen (14) foot long roof covered unenclosed porch to be constructed on the front of the subject residence.



## CONSIDERATIONS

The Board shall not render a decision on this request until it has reviewed the following standards for variation.

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 or district, diminish the value of adjacent land and improvements or increase the congestion in the public streets.

