



# City of Napoleon, Ohio

## Zoning Department

255 West Riverview Avenue, P.O. Box 151

Napoleon, OH 43545

Kevin Schultheis Code Enforcement / Zoning Administrator

Telephone: (419) 592-4010 Fax: (419) 599-8393

www.napoleonohio.com

### RESIDENTIAL ZONING PERMIT

Issued Date: November 11, 2021

Expiration Date: November 11, 2022

Permit Number: P-21-241

Job Location: 1126 Kenilworth Avenue

Owner: John and Sharon Meece  
1126 Kenilworth Avenue  
Napoleon, Ohio 43545

Contractor: Vern Wachtman Builders

Zone: R-2 Low Density Residential

Set Backs: Principle Building

Front: 30 Rear: 15 Side: 7

Comments:

21' x 25' Bedroom/Bath Addition to Existing House

Permit Type: Zoning

Fee: \$25.00

Status: Paid

Amount Due: \$0.00

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P-21-241  
 R-2

### Residential Zoning Permit Application

Date Nov. 11, 2021 Job Location 1126 KENILWORTH AVE.

Owner JOHN & SHARON MEECE Telephone # \_\_\_\_\_ x

Owner Address 1126 KENILWORTH AVE.

Contractor VERN WACHTMAN BUILDERS Cell Phone # 419-966-5887 R-2

Description of Work to be Performed 21'x25' BEDROOM/BATH ADDITION TO EXISTING HOUSE, 1 STORY.

Estimated Completion Date 6-2022 Estimated Cost \$40,000<sup>00</sup>

Demo Permit - \$100.00 – See Separate Form	(MDEMO 100.1700.46690)	\$
Zoning Permit - \$25.00	(MZON 100.1700.46690)	\$ 25.00
Fence/Pool/Deck - \$25.00	(MZON 100.1700.46690)	\$
Accessory Building 200 SF or less (Detached) - \$25.00	(MZON 100.1700.46690)	\$
Driveway/Sidewalk/Curbing/Patio - \$0.00	(MZON 100.1700.46690)	\$
Drainage Permit/Outside Water/Sewer Repair - \$0.00	(MBLDG 510.0000.44730)	\$
1" Water Tap, 5/8" Meter, Copper Setter and Transmitter - \$1,200.00(Outside City - \$5,680)	(MBLDG 510.0000.44730)	\$
1" Water Tap, 3/4" Meter, Copper Setter and Transmitter - \$1,300.00(Outside City - \$5,820)	(MBLDG 510.0000.44730)	\$
1" Water Tap, 1" Meter, Copper Setter and Transmitter - \$1,400.00 (Outside City - \$5,960)	(MBLDG 510.0000.44730)	\$
1" Meter, Copper Setter and Transmitter Without Tap - \$525.00	(MBLDG 510.0000.44730)	\$
3/4" Meter, Copper Setter and Transmitter Without Tap - \$440.87	(MBLDG 510.0000.44730)	\$
5/8" Meter, Copper Setter and Transmitter Without Tap - \$350.00	(MBLDG 510.0000.44730)	\$
Sewer Tap For Lots 7,200 Sq. Ft. Or Less - \$0.00	(MBLDG 520.0000.44830)	\$
Sewer Tap For Lots (Single Family) 7,201 To 12,199 Sq. Ft. ( x \$0.012)	(MBLDG 520.0000.44830)	\$
Sewer Tap For Lots (Single Family) 12,200 Sq. Ft. or Greater - \$60.00	(MBLDG 520.0000.44830)	\$
Sewer Tap For Lots (Two Family) 7,201 to 23,866 Sq. Ft. ( x\$0.012)	(MBLDG 520.0000.44830)	\$
Sewer Tap For Lots (Two Family) 23,867 Sq. Ft. or Greater - \$200.00	(MBLDG 520.0000.44830)	\$
Sewer Tap For Lots (Three Family) 7,201 to 36,366 Sq. Ft. ( x\$0.012)	(MBLDG 520.0000.44830)	\$
Sewer Tap For Lots (Three Family) 36,367 Sq. Ft. or Greater - \$350.00	(MBLDG 520.0000.44830)	\$
Sewer Tap Inspection Fee For Single Family or Duplex - \$60.00	(MBLDG 520.0000.44830)	\$
Inspection Fee Outside the Corporation Limits - Increase 50%	(MBLDG 520.0000.44830)	\$
<b>TOTAL FEE:</b>		<b>\$ 25.00</b>

I FULLY UNDERSTAND THAT NO EXCAVATION, CONSTRUCTION OR STRUCTURAL ALTERATION, ELECTRICAL OR MECHANICAL INSTALLATION OR ALTERATION OF ANY BUILDING STRUCTURE, SIGN, OR PART THEREOF AND NO USE OF THE ABOVE SHALL BE UNDERTAKEN OR PERFORMED UNTIL THE PERMIT APPLIED FOR HEREIN HAS BEEN APPROVED AND ISSUED BY THE CITY OF NAPOLEON ZONING DEPARTMENT.

I hereby certify that I am the Owner of the named property, or that the proposed work is authorized by the Owner of record and that I have been authorized by the Owner to make this application as his/her authorized agent and I agree to conform to all applicable laws of the jurisdiction. In addition, if a permit for Work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

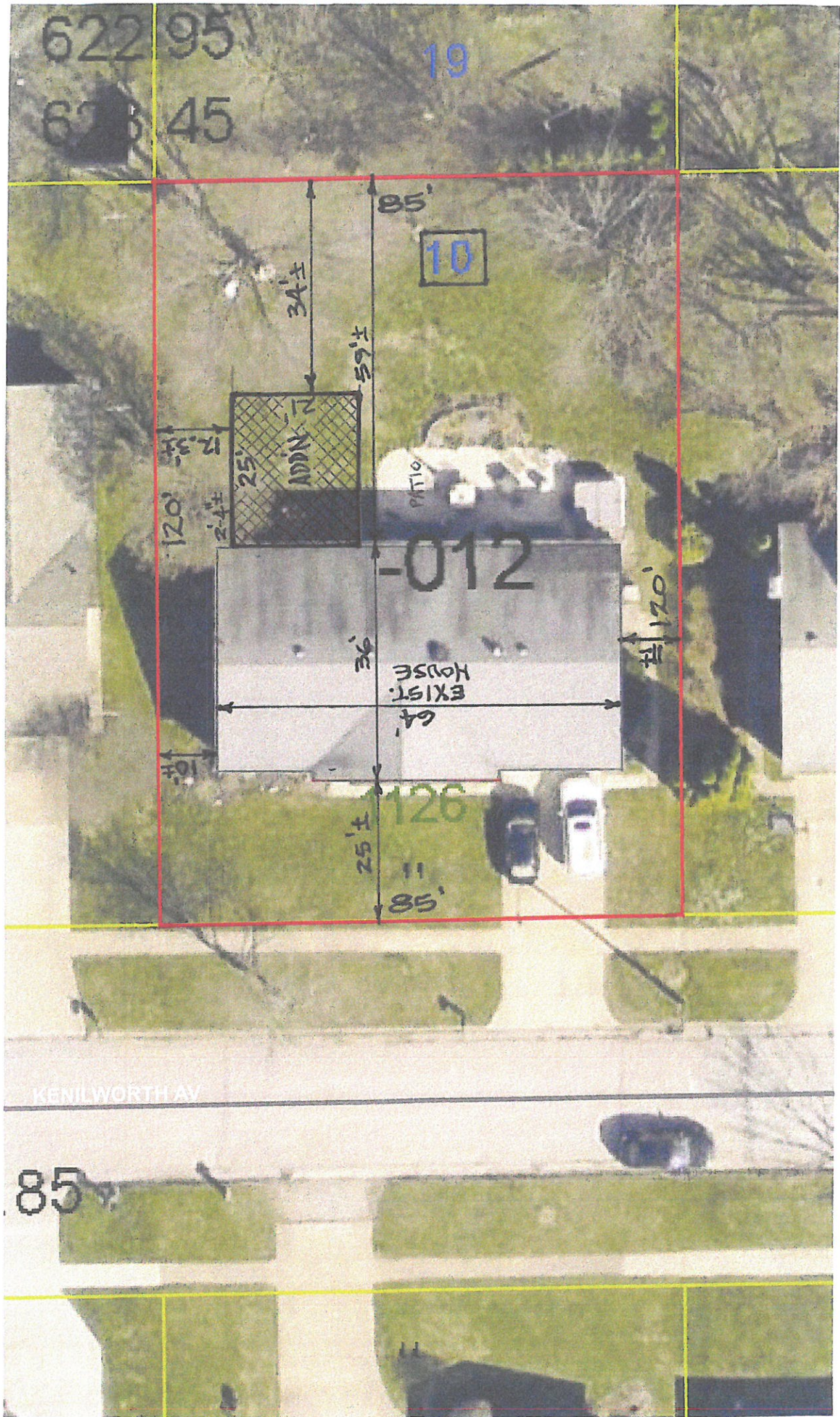
I HEREBY ACKNOWLEDGE THAT I HAVE READ AND FULLY UNDERSTAND THE ABOVE LISTED INSTRUCTIONS.

SIGNATURE OF APPLICANT <u>Ronald D. Sonnenberg, Agent for Owner</u>	DATE: <u>11-11-21</u>
BATCH # <u>40489</u>	CHECK # <u>5392</u>
DATE <u>11/29/21</u>	

Per Rule 10.2 of the City of Napoleon Rules for Water and Sewer Service, City personnel will assist property owners in locating existing sanitary sewer laterals and water services to the best of their ability. However, the City does not guarantee the accuracy of said markings and is not liable for any expense incurred by the property owner if said markings are incorrect.



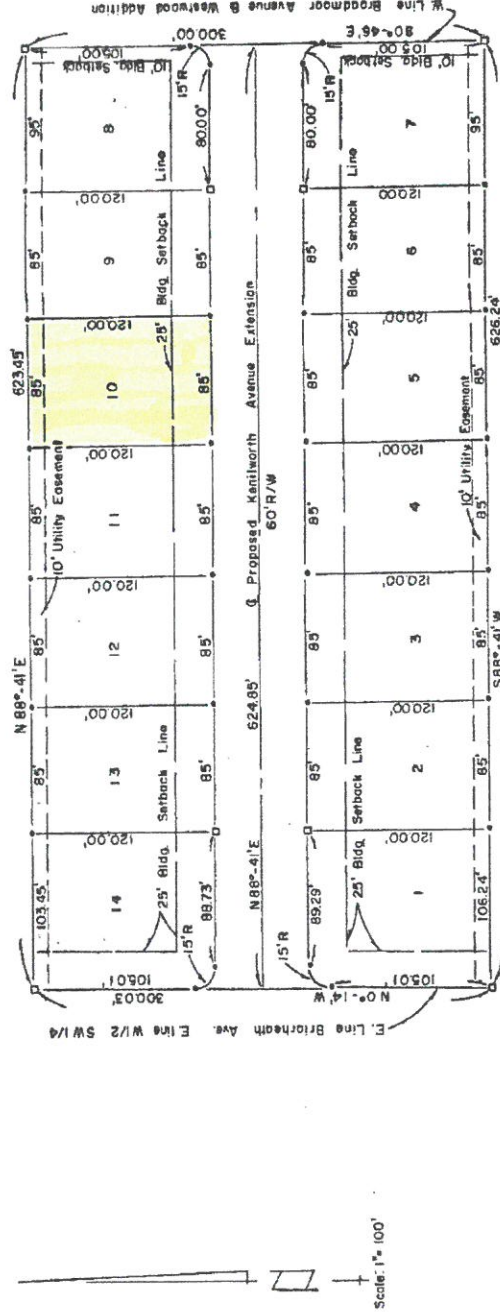
JOHN & SHARON MEECE PROPERTY  
LOT #10, GERKEN-HOEFFEL 1ST ADDITION  
NAPOLEON, HENRY CO., OHIO  
CO. PCL.# 410091810200



— 2 — N  
NO SCALE



# Gerken - Hoefel First Addition to the City of Napoleon, Ohio



- Iron pins placed
- Concrete monuments

FIELD NOTES for the Gerken and Hoefel First Addition to the City of Napoleon, Ohio being described as follows:  
Located in the East part of the Southwest Quarter of section 14, Town 5 North, Range 6 East, Napoleon Township, Henry County, Ohio being more particularly described as follows:

Beginning at the point of intersection of the West right of way line of Broadmoor Avenue and the centerline of Kenilworth Avenue; thence South 0° - 46' East along the West right of way line of Broadmoor Avenue a distance of 150.00 feet to a concrete monument; thence South 88° - 41' West and parallel to the North line of the Southwest Quarter of said section 14 a distance of 624.85 feet to a concrete monument on the East right of way line of Briarhead Avenue; thence North 0° - 14' West along the East right of way line of Briarhead a distance of 300.00 feet to a concrete monument; thence North 88° - 41' East and parallel to the North line of the Southwest Quarter of said section 14 a distance of 624.85 feet to a concrete monument on the West right of way line of Broadmoor Avenue; thence South 0° - 46' East along the West right of way line of Broadmoor Avenue a distance of 150.00 feet to the place of beginning containing 4.304 acres of land, more or less.

I, Eugene C. Gerken, hereby certify that I am a Registered Surveyor, of Napoleon, Ohio, and that this plat correctly represents a survey completed by me in August, 1970; that all monuments shown thereon actually exist or have been posted to cover the later installation of the monuments; and that all requirements specified herein, done by me, have been met.

*Eugene C. Gerken*  
Eugene C. Gerken  
Reg. Surveyor # 5061

**Dedication and Covenants**

Be the undersigned, Eugene C. Gerken, Martin Hoefel and Catherine Hoefel, of the legal estate shown and described herein, by instrument recorded in Volume 103, Page 257, Volume 172, Page 408, and Volume 180, Page 69, do hereby certify that we have laid off, platted and subdivided, and do hereby dedicate and subdivide, said real estate in accordance with the aforesaid plat.

This subdivision shall be known and designated as the Gerken-Hoefel First Addition, as within to the City of Napoleon, Ohio, and the same are hereby dedicated, to the public.

Front and side yard building setback lines are hereby established and shown on this plat. The same shall be maintained and not hereafter dedicated, at the street. There shall be erected or maintained no building or structure.

There are strips of ground ten (10) feet in width as shown on this plat marked "reservations" reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easements and restrictions shown thereon. The same shall be maintained or maintained upon said strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities.

1. Lots 1 through 14 inclusive, of said Gerken-Hoefel's First Addition shall be used exclusively for residential purposes.
2. Foundation feet of single story residences shall be at least 1000 feet; first level and one and one-half story residences shall be at least 1200 square feet; and two story residences shall be at least 1000 square feet including area of porches, breezeways, and garages. The minimum ceiling height of all residences shall have a minimum ceiling height of 8 feet.
3. No structure shall be erected, altered, placed or permitted to remain on any of said lots unless the same shall be paved with portland cement concrete or asphaltic concrete. Concrete sidewalks shall be constructed in accordance with the provisions of the City of Napoleon Ordinance No. 781.

4. No structure shall be erected nearer than a minimum of ten (10) feet from any side lot line.
  5. No structure shall be erected closer to the street line than the distance specified as the "Building Setback Line" and shown on the plat of said addition.
  6. Easements affecting lots are reserved as shown on the Plat for utility installation and maintenance and shall be ten feet in width along the back lot line.
  7. All structures shall be of new construction. No building or portions of buildings shall be moved on said lots for remodeling or other purposes.
  8. No roof drains or footer tile shall be connected to sanitary sewers.
  9. The owners of said lots must conform to the finished floor elevations shown on the plat of said addition as determined by the developer's engineer to insure proper drainage and up- perance.
  10. No covenants shall be placed on any lot area less than eighty (80) feet frontage and one hundred twenty (120) feet depth. The elevation of the first floor shall not be more than two (2) feet above the grade level of said lot. All of these plans and requirements shall be subject to the approval of the Board of Health and of the Board of Public Works before construction may be started. Their seals and of signatures before construction may be started.
  11. No billboards, signs or other advertising devices other than "No Dogs," "No Cattle," signs shall be erected, placed or displayed in said area.
  12. No stables, barns, cattle yards, kennels, hay racks, feed sheds, poultry, hogs, cattle, or other livestock or any noxious, dangerous or offensive things whether of the character of, or intended for, sale, storage, use, or disposal shall be maintained thereon.
  13. No trailer, basement, tent, shack, garage, barn or other building or structure shall be erected, placed or maintained on any lot unless it shall be used as a residence.
  14. Said lots shall not be used for any purpose nor in any way which may endanger the health or unreasonably disturb the peace and quiet of any occupant of said area.
  15. No gasoline tanks, fuel oil tanks or any other tanks shall be placed or allowed to be placed above ground in said area.
  16. No trucks of any kind shall be allowed to be parked or placed on said lots unless they are used for the delivery of materials, delivery trucks and moving vans are excluded from the provisions of this section.
- The foregoing covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2000, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by vote of a majority of the then owners of the building sites covered by this plat, the Board of Health and the Board of Public Works, by judgment or court order shall in no way affect any of the other covenants or restrictions, which shall remain in full force and effect.
- The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or building erected in violation of the same, shall be deemed to be hereby granted to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.
- Witness our hands and seals this 21<sup>st</sup> day of November, 1970.

*Martin Hoefel*  
Martin Hoefel  
State of Ohio )  
County of Henry )

Before me the undersigned Notary Public, in and for the County and State, personally appeared Eugene C. Gerken, Martin Hoefel and Catherine Hoefel, and each separately and severally acknowledged to me that they are the owners of the several lots shown on the plat of said addition and that they executed the foregoing plat and deed for the purposes therein expressed. Witness my hand and notarial seal this 21<sup>st</sup> day of November, 1970.

*Henry C. Gerken*  
Notary Public  
My commission expires July 1, 1972

Under authority provided by the Ohio Revised Code, and an Ordinance adopted by the Council of the City of Napoleon, Ohio this Plat was given approval by the City of Napoleon, as follows:  
Approved by the City of Napoleon Planning Commission at a meeting held 22nd, 1971.

*William J. Fisher*  
President  
*Donald F. Alley*  
Secretary

**NAPOLEON CITY COUNCIL CERTIFICATE**

Under authority provided by the Ohio Revised Code, and an Ordinance adopted by the Council of the City of Napoleon, Ohio, this Plat was given approval by the City of Napoleon, as follows:  
21/2, 1971.

*Thomas F. W. Smith*  
Mayor  
*Robert M. Schindler*  
City Clerk

Transferred 4-11-71, 1971  
Rec'd for Record March 30, 1971 and recorded in Vol. 180, Page 69  
9-20-70  
Recorder, Henry County, Ohio