

PERMIT

CITY OF NAPOLEON - BUILDING DEPARTMENT

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

Permit No. 01400 Issued 6-26-87
date

Job Location 4 Lakeview Dr.
address

Lot 2 Baumans Subdivision
sub-div or legal discript

Issued By Eldon Huber
building official

Owner Hal Griffin
name tel.

Address 4 Lakeview Dr.

Agent Marty Hogrefe
builder-eng.-etc. tel.

Address 125 Northcrest Circle

Description of Use Residence

Residential 1
no. dwelling units

Commercial _____ Industrial _____

New _____ Add'n. X Alter _____ Remodel _____

Mixed Occupancy _____

Change of Occupancy _____

Estimated Cost \$2,400.00

FEES	BASE	PLUS	TOTAL
<input checked="" type="checkbox"/> BUILDING	6.00	12.00	18.00
<input type="checkbox"/> ELECTRICAL			
<input type="checkbox"/> PLUMBING			
<input type="checkbox"/> MECHANICAL			
<input type="checkbox"/> DEMOLITION			
<input type="checkbox"/> ZONING			
<input type="checkbox"/> SIGN			
WATER TAP			
SEWER TAP			
TEMP. ELECT.			
ADDITIONAL PLAN REVIEW	4 Copies Struct.	_____ hrs	1.00
	Elect.	_____ hrs	
TOTAL FEES.....			19.00
LESS MIN. FEES PAID			
		<small>date</small>	
BALANCE DUE.....			

ZONING INFORMATION

district	lot dimensions	area	front yd	side yds	rear yd
S	100' X 127.5	12,750	25'	L-18' R-38'	48'
max hgt	no pkg spaces	no ldg spaces	max cover	petition or appeal req'd	date appr
35'	2-min		30%		

WORK INFORMATION:

Size: Length 11' - 6" Width 16' - 0" Stories N.A. Ground Floor Area 184 S.F.

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

Electrical: N.A.
brief description

Plumbing: N.A.
brief description

Mechanical: N.A.
brief description

Sign: NA Dimensions _____ Sign Area _____
type

PAID
JUN 26 1987
CITY OF NAPOLEON

Additional Information: Replace existing concrete porch, walk, steps and planter with treated wood. See plan correction sheet.

Date June 26 1987 Applicant Signature Ruth K. Griffin
owner/agent

RESIDENTIAL PLAN CORRECTION SHEET

CITY OF NAPOLEON
 15 West Riverview Ave.
 Napoleon, Ohio 43545
 9/592-4010

ADDENDUM TO Permit No. 01400-(1)
 Owner HAL GRIFFIN
 Contractor MARTY HOBREFF
 Location LAKEVIEW DR

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 _____
	Provide min. 22" x 30" attic access opening.		PLUMBING AND MECHANICAL
	Provide min. 18" x 24" crawl space access opening.		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.
	Provide min. _____ Sq. In. net free area attic ventilation.		ELECTRICAL
	Provide min. _____ 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.
	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 _____		Foundation.
	Floor joists undersized in _____		Plumbing rough-in.
	Provide double joists under parallel bearing partitions.	<input checked="" type="checkbox"/>	Plumbing final.
	Provide 1" x 4" let in corner bracing, approved sheathing, or equal.		Electrical service.
	Show size of headers for openings over 4' wide _____		Electrical rough-in.
			Electrical final
			Building sewer.
			HVAC rough-in.
			Final Building other,

Additional Corrections. THE PERMIT IS ISSUED TO COVER THE CONSTRUCTION OF A 11'-6" X 16' PORTION OF THE DECK LOCATED OVER THE WALK, PLANTER + STEPS WHICH WERE REMOVED. THE RAILINGS 4" E.W. X 10' D.S. CAN BE CONSTRUCTED IF THE VARIANCE IS GRANTED

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. _____ and made a part thereof. DATE APPROVED OR DISAPPROVED 6-25-85 Checked by ELDON HUBER Plan Examiner.

DATE RECHECKED AND APPROVED _____ Checked by _____

PERMIT

CITY OF NAPOLEON - BUILDING DEPARTMENT

01400 255 West Riverview Avenue, Napoleon, Ohio 43545 - 419-592-4010

Permit No. [REDACTED] Issued 6-28-87 date

Job Location 4 LAKEVIEW DR address

Lot 2 BADMAUS SUB DIV sub-div or legal discript

Issued By FH building official

Owner MARTY HADREFF HAL GRIFFIN name tel.

Address 125 NORTHCREST CIR

Agent MARTY HADREFF builder-eng.-etc. tel.

Address 125 NORTHCREST CIR

Description of Use RESIDENCE

Residential 1 no. dwelling units

Commercial _____ Industrial _____

New _____ Add'n. X Alter _____ Remodel _____

Mixed Occupancy _____

Change of Occupancy _____

Estimated Cost \$ 2400.00

FEES	BASE	PLUS	TOTAL
BUILDING	6.00	12.00	18.00
ELECTRICAL			
PLUMBING			
MECHANICAL			
DEMOLITION			
ZONING			
SIGN			
WATER TAP			
SEWER TAP			
TEMP. ELECT.			
ADDITIONAL PLAN REVIEW	Struct.	hrs	1.00
	Elect.	hrs	
TOTAL FEES.....			19.00
LESS MIN. FEES PAID _____ date _____			
BALANCE DUE.....			

ZONING INFORMATION

district <u>5</u>	lot dimensions <u>100' x 127.5'</u>	area <u>12,750</u>	front yd <u>25'</u>	side yds <u>6'-18" R-38'</u>	rear yd <u>48'</u>
max hgt <u>35'</u>	no pkg spaces <u>2-MU</u>	no ldg spaces	max cover <u>30%</u>	petition or appeal req'd	date appr

WORK INFORMATION:

Size: Length 11'-6" Width 16'-0" Stories N/A Ground Floor Area 184 S.F.

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

Electrical: N/A brief description _____

Plumbing: N/A brief description _____

Mechanical: N/A brief description _____

Sign: N/A Dimensions _____ Sign Area _____

Additional Information: REPLACE EXISTING CONCRETE PORCH, WALK STEPS AND PLANKS WITH TREATED WOOD. SEE PLAN CORRECTION SHEET.

Date _____ Applicant Signature _____ owner-agent

CITY OF NAPOLEON
BUILDING INSPECTION DEPARTMENT
APPLICATION FOR BUILDING PERMIT
(Please print or type)

The undersigned hereby makes application for construction, installation, or alteration work as herein specified, agreeing to do all such work in strict accordance with the City of Napoleon's adopted Building Codes.

Location of project 4 Lakeview Dr Cost of project 2400.00

Owner's Name Hal G. Griffin Address 4 Lakeview Dr.

Contractor Marty Hogrefe Telephone No. 592 4114

Address 125 North Crest Circle Napoleon, Oh

Lot Information: (Not required for siding job)

Lot No. # 2 Subdivision Bauman's

Zoning District 5 Lot Size 100 ft. X 127 ft. Area _____ sq. ft.

Setbacks: Front 25 Right Side 56 Left Side 38'± Rear NA

Work Information:

Residential Commercial _____ Industrial _____

New Construction _____ Addition _____ Remodel

Accessory Building _____ Siding _____

(Specific Type)

Brief Description of Work: ---REPLACE Front Step & Walk---

Retaining Wall w/ Wood Deck + STEPS

Size: Length 11'-6" Width 16 No. of Stories NA

Area: 1st Floor _____ sq. ft. Basement _____ sq. ft.

2nd Floor _____ sq. ft. Accessory Bldg. _____ sq. ft.

3rd Floor _____ sq. ft. Other _____ sq. ft.

Additional Information: _____

APPLICATION FOR PERMIT SHALL BE ACCOMPANIED BY TWO COMPLETE SETS OF PLANS INCLUDING: ELEVATIONS, FLOOR PLANS, CROSS SECTIONS AND PLOT PLAN. IF ADDITION OR REMODELING, SHOW ALL EXISTING STRUCTURES AND THEIR SIZE AND LOCATION. ALL PLANS SHALL BE DRAWN TO SCALE.

Date June 22, 1987 Applicant's Signature Hal G. Griffin

DRAW PLOT PLAN REVERS SIDE

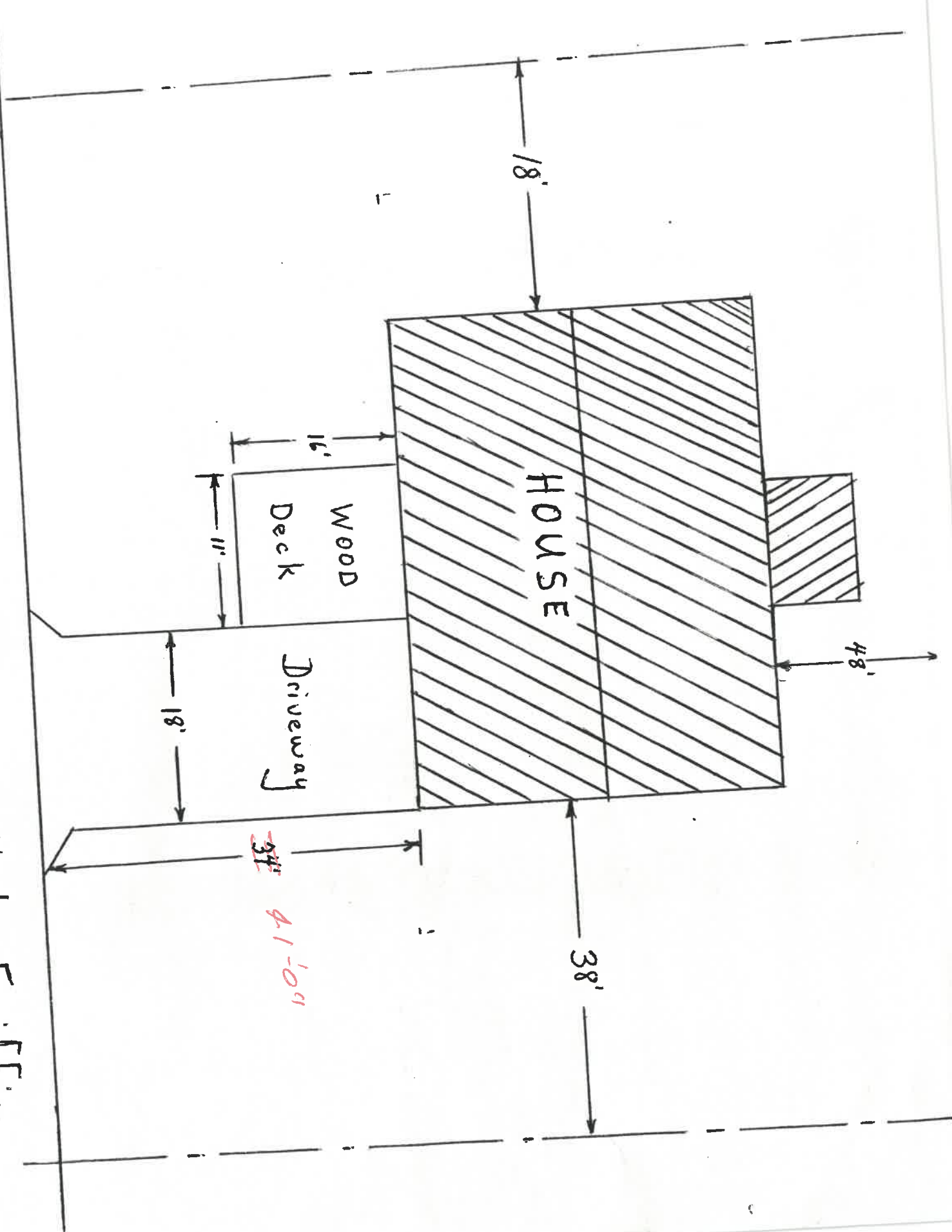
PERMIT NO.

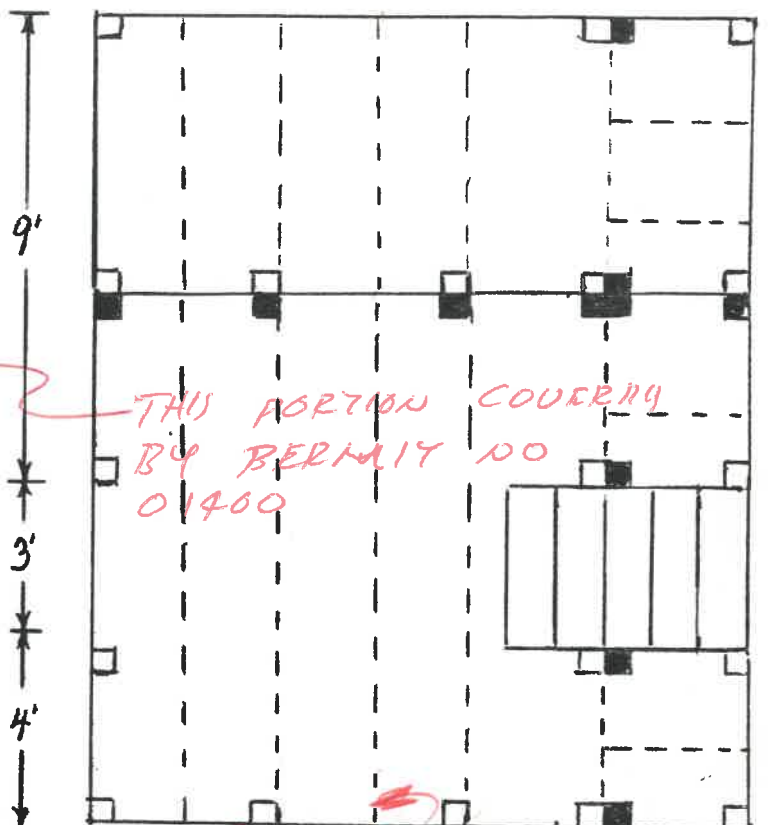
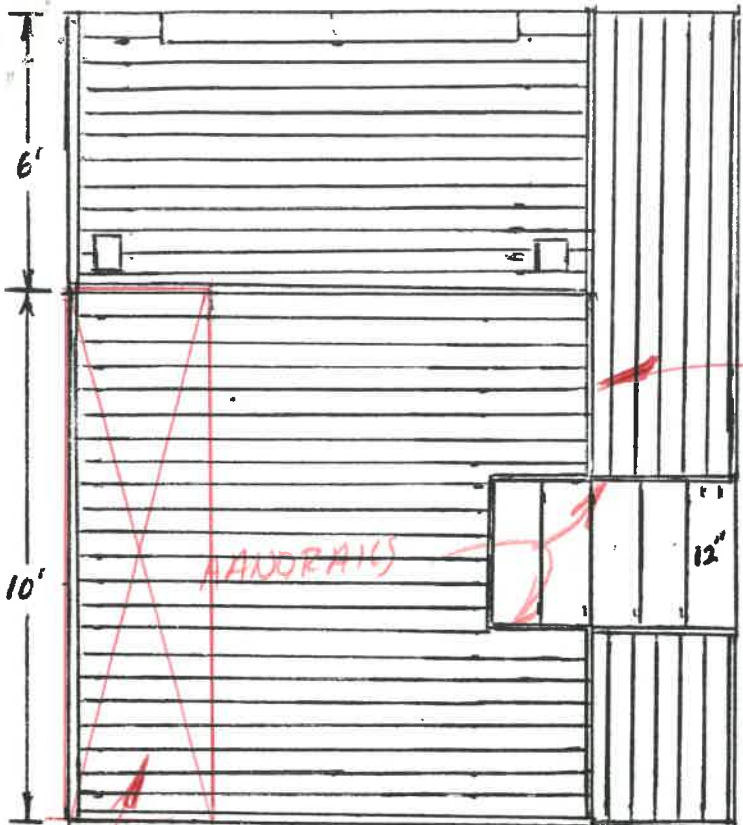
PERMIT FEE \$

4 Lakeview Dr.

Hal Griffin

599-7538



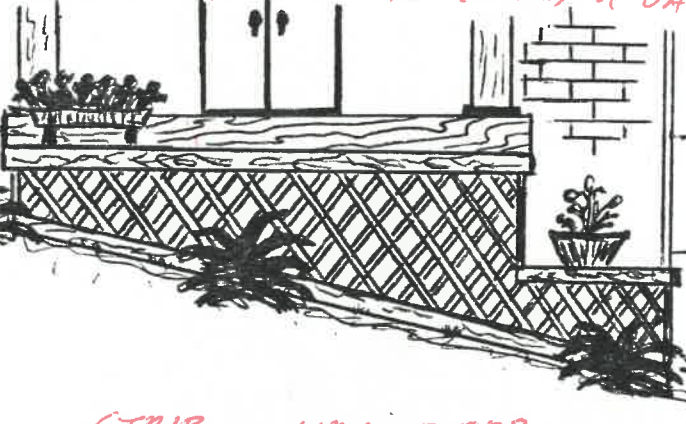


11' 3'

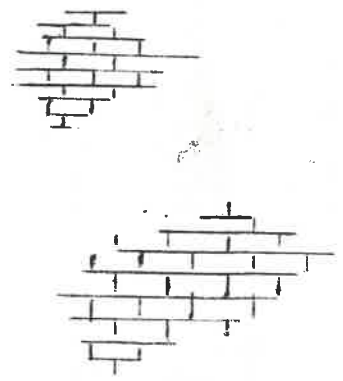
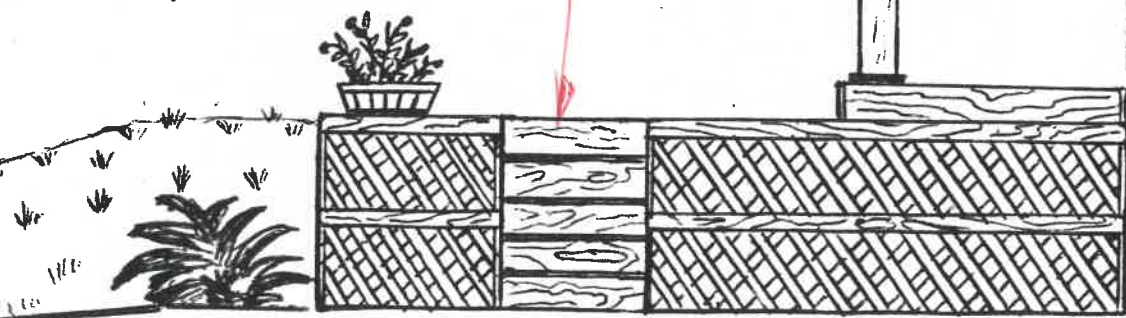
THIS SECTION REQUIRES A VARIANCE

THIS PORTION COVERED BY PERMIT NO 01460

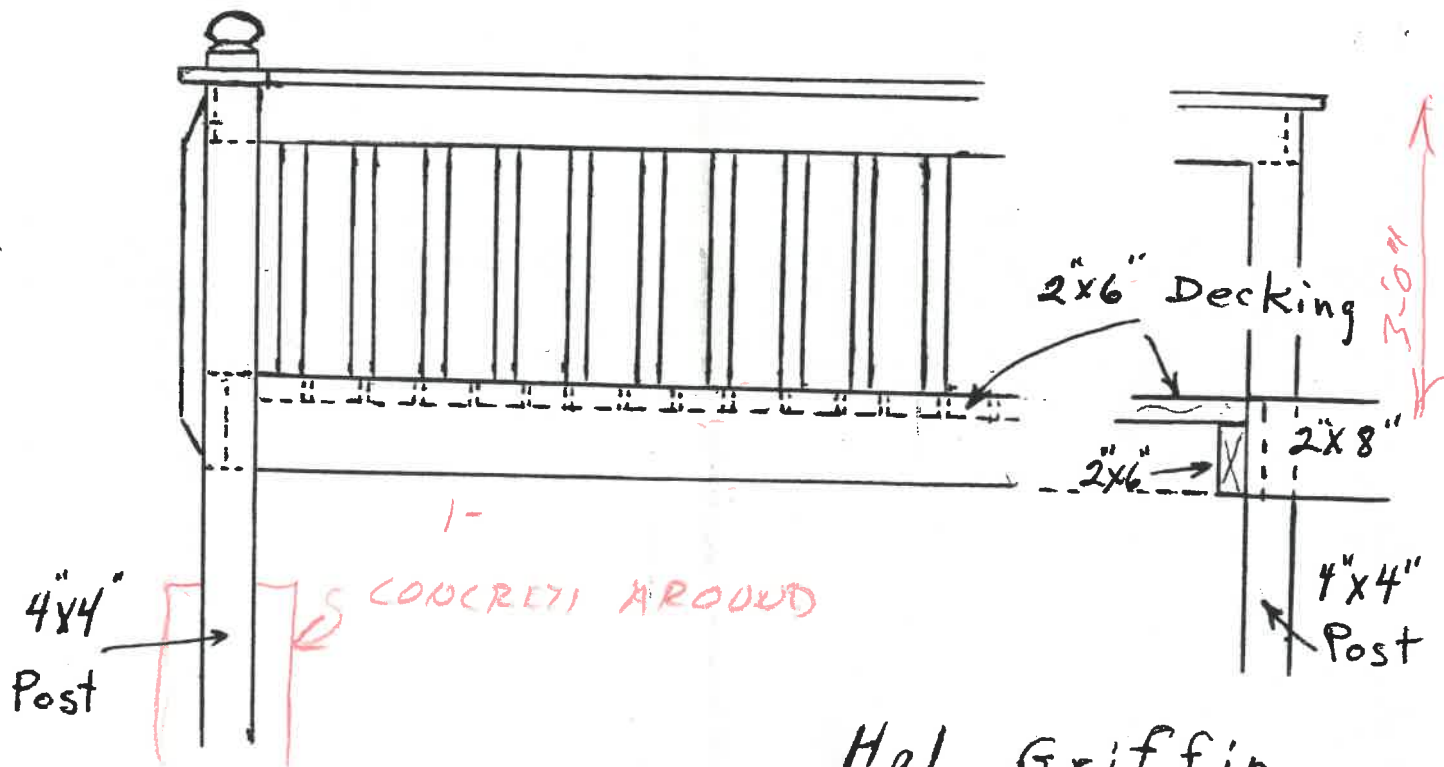
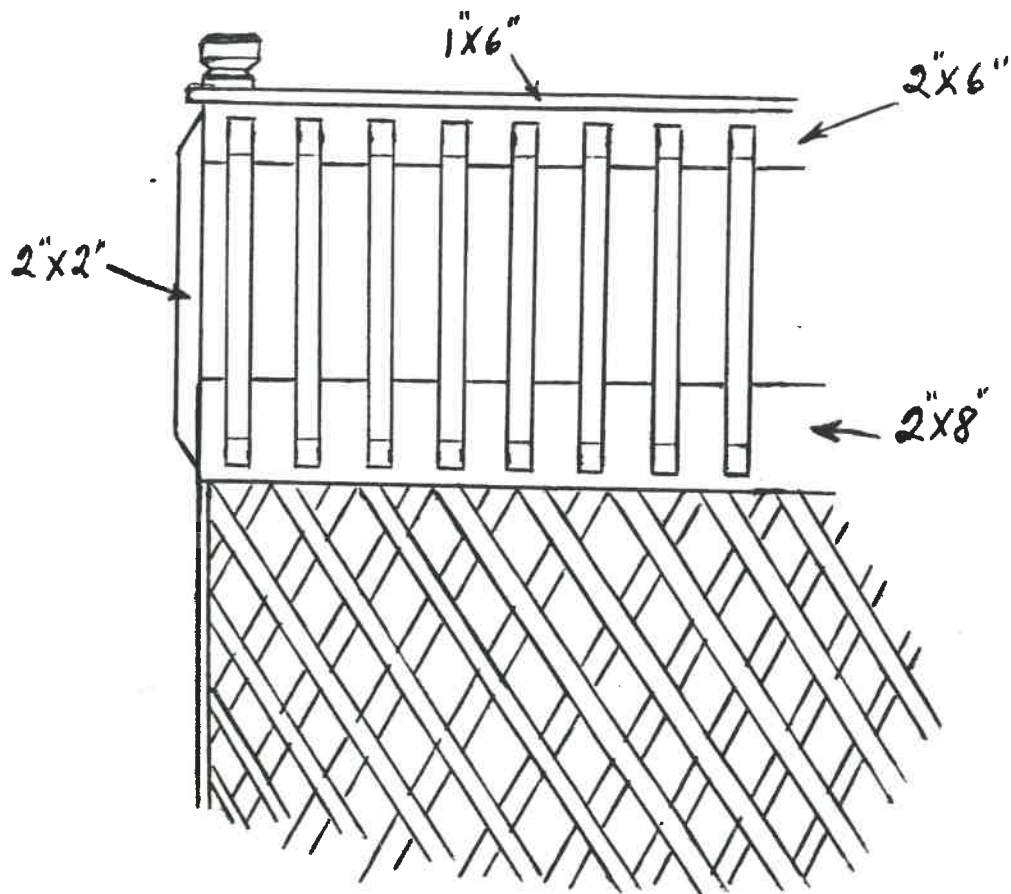
2x8s @ 16" O.C.
2x8 HEADIN SKIRT TO



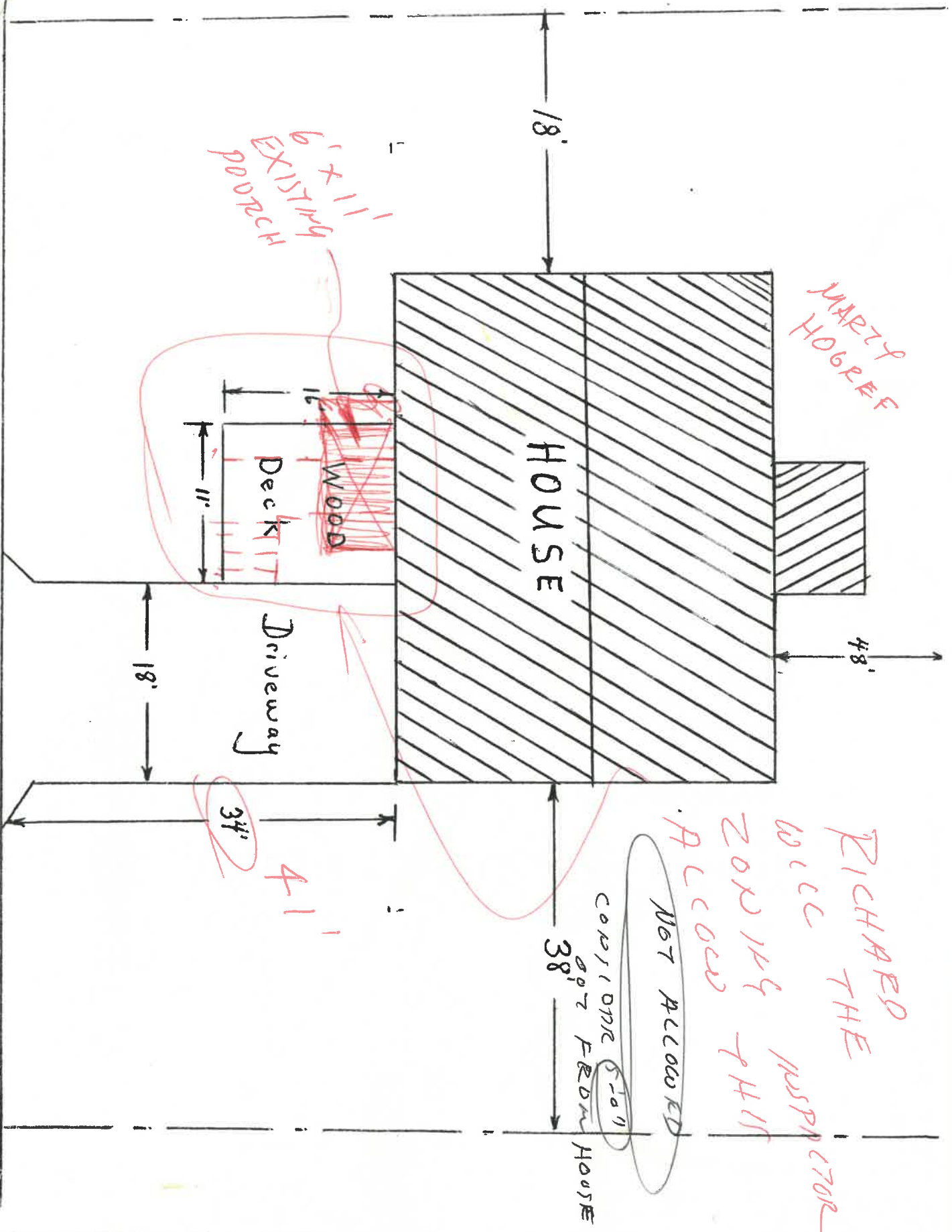
STAIR MAX RISE
HT = 8 1/4" MAX TRAD
= 9" HANDRAIL @
2'-8" ABOVE NOSING



Hal Griffin



Hal Griffin



4 Lakeview Dr.

Hal Griffin LLC
5100

599-3538

MARTY HOBBEE

HOUSE

4'8"

Driveway

18'

4'1'

34'

Deck 11'

WOOD

EXISTING PORCH 9' x 11'

18'

38'

CORPORATE FROM HOUSE

NOT ALLOWED

RICHARD THE WILC ZONING PHIL ALLOWED

MEMORANDUM

TO: Members of the Board of Zoning Appeals
FROM: Richard A. Hayward, City Manager *RAH*
SUBJECT: Request for Variance - Hal Griffin
DATE: July 15, 1987 *BZA 87-19*

RECOMMENDATION

It is recommended that the Board of Zoning Appeals deny a Variance for Hal and Ruth Griffin that would allow the construction of a deck in the front yard setback at their house located at 4 Lakeview Drive.

BACKGROUND

A petition has been received from Hal and Ruth Griffin, 4 Lakeview Drive, Napoleon, Ohio requesting a Variance to allow the construction of a porch in the front yard setback. The new porch would be an expansion of an existing one that is a non-conforming use by being located in the front yard setback.

Staff has no problem with the request, and the expansion will not detract from the over-all appearance of the house. However, there does not appear to be any exceptional reason to allow the variation on.

The request meets the Standards for Variation in the following manner:

- 1) Staff cannot determine an exceptional situation that would allow for the granting of this Variance.
- 2) The Variance is needed to allow construction on the property which is a right enjoyed by others in the district.
- 3) Granting the Variance will not be materially detrimental to the public welfare.
- 4) Granting the Variance will not alter the land use characteristics of the district.

Under the provisions of the Zoning Code, the Board must find that the request meets all four criteria in order to issue the Variance. Should the Board wish to issue a Variance in this case, you would have to establish what the exceptional situation is.

RAH:skw

