



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: March 19, 2026
Expiration Date: March 19, 2027
Permit Number: P-26-024
Job Location: 797 & 799 Lynne Avenue
Owner: SAS Group
Contractor: Becks Construction
Phone: 419-770-0006
Zone: R-2: Low Density Residential
Set Backs: Front: Rear: Side:
Comments: New Home Construction
Permit Type: Zoning/5/8" Meter, Copper Setter and Transmitter Without Tap

Fee: \$375.00

Status: Paid check # 046861

Amount Due: \$0.00

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P-26.024
 R-2

Residential Zoning Permit Application

Date 3/18/26 Job Location 797 & 799 Lynne Napoleon

Owner Sas Group Telephone # 419-592-8307

Owner Address PO Box 583 Napoleon, Oh 43545

Contractor Becks Construction Cell Phone # 419-770-0006

Description of Work to be Performed New home Construction

Estimated Completion Date 12/01/26 Estimated Cost 500,000.00

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)	\$ 350.00
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)	\$
TOTAL FEE:		\$ 375.00

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>[Signature]</u>	DATE: <u>3/18/26</u>
BATCH #	CHECK # <u>046861</u> DATE <u>3/18/26</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.



REScheck Software Version 4.7.1 Compliance Certificate

Project West View Villas ~ Lynne St.Townhouses

Energy Code: **2015 IECC**
 Location: **Napoleon, Ohio**
 Construction Type: **Single-family**
 Project Type: **New Construction**
 Orientation: **Bldg. faces 270 deg. from North**
 Conditioned Floor Area: **3,069 ft2**
 Glazing Area: **10%**
 Climate Zone: **5 (6515 HDD)**
 Permit Date: **Pending**
 Permit Number: **Pending**

Construction Site:
 797 & 799 Lynne Avenue
 Napoleon, OH 43545

Owner/Agent:
 OWNER's AGENT/ CONTRACTOR
 Beck Construction Co.
 1414 Scott Street, Suite 600
 P.O. Box 583
 Napoleon, OH 43545
 419.592.8307

Designer/Contractor:
 DESIGNER Ron Sonnenberg
 Dba: New Dimensions
 1610 W. Riverview Ave.
 Napoleon, OH 43545
 419.966.9150
 ron.sonnenberg@yahoo.com

Compliance: Passes using UA trade-off

Compliance: **0.9% Better Than Code** Maximum UA: **428** Your UA: **424**

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules. It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	U-Factor	UA
Ceiling 1: Flat Ceiling or Scissor Truss Comment: Insulation value is weighted to account for taper @ eaves.	3,069	26.0	23.0	0.021	64
Wall 1: Wood Frame, 16" o.c. Orientation: Front Comment: Front wall	873	15.0	0.4	0.074	53
Window 1: Vinyl/Fiberglass Frame:Double Pane with Low-E Orientation: Unspecified Comment: Bedrooms 3	30			0.300	9
Window 2: Vinyl/Fiberglass Frame:Double Pane with Low-E Orientation: Unspecified Comment: Bedrooms 3	30			0.300	9
Front Doors: Solid Orientation: Unspecified Comment: Entry Doors w/sidelights	56			0.220	12
Gar walk Doors: Solid Orientation: Unspecified	42			0.150	6
Wall 1a: Wood Frame, 16" o.c. Orientation: Front Comment: Band Joist Area	90	19.0	1.9	0.053	5

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	U-Factor	UA
Crawl 1: Masonry Block with Empty Cells Wall height: 3.5' Depth below grade: 2.7' Insulation depth: 3.3' Comment: Crawl space wall	378	0.0	15.0	0.055	17
Wall 2: Wood Frame, 16" o.c. Orientation: Back Comment: Rear wall	873	15.0	0.4	0.074	50
Window 3: Vinyl Frame:Double Pane with Low-E Orientation: Unspecified Comment: M. Bath	5			0.300	2
Window 4: Vinyl Frame:Double Pane with Low-E Orientation: Unspecified Comment: Gathering Room	28			0.300	8
Window 5: Vinyl Frame:Double Pane with Low-E Orientation: Unspecified Comment: Gathering Room	28			0.300	8
Window 6: Vinyl Frame:Double Pane with Low-E Orientation: Unspecified Comment: M. Bedroom	30			0.300	9
Window 7: Vinyl/Fiberglass Frame:Double Pane with Low-E Orientation: Unspecified Comment: M. Bedroom	30			0.300	9
Door 3: Glass Orientation: Unspecified Comment: Sliding Patio door	40			0.330	13
Door 4: Glass Orientation: Unspecified Comment: Sliding Patio door	40			0.330	13
Wall 2a: Wood Frame, 16" o.c. Orientation: Back Comment: Band Joist Area	90	19.0	1.9	0.053	5
Crawl 2: Masonry Block with Empty Cells Wall height: 3.5' Depth below grade: 2.7' Insulation depth: 3.3' Comment: Crawl space wall	378	0.0	15.0	0.055	17
Wall 3: Wood Frame, 16" o.c. Orientation: Right side Comment: East side wall	542	15.0	0.4	0.074	38
Window 8: Vinyl Frame:Double Pane with Low-E Orientation: Unspecified Comment: M. Bath	30			0.300	9
Wall 3a: Wood Frame, 16" o.c. Orientation: Unspecified Comment: Band Joist Area	56	0.0	20.9	0.039	2
Crawl 3: Masonry Block with Empty Cells Wall height: 3.5' Depth below grade: 2.7' Insulation depth: 3.3' Comment: Crawl space wall	235	0.0	15.0	0.055	10
Wall 4: Wood Frame, 16" o.c. Orientation: Left side Comment: West side wall	542	15.0	0.4	0.074	39
Window 9: Vinyl Frame:Double Pane with Low-E Orientation: Unspecified Comment: M. Bedroom	15			0.300	5
Wall 4a: Wood Frame, 16" o.c. Orientation: Unspecified Comment: Band Joist Area	56	0.0	20.9	0.039	2

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	U-Factor	UA
Crawl 4: Masonry Block with Empty Cells Wall height: 3.5' Depth below grade: 2.7' Insulation depth: 3.3' Comment: Crawl Space wall	235	0.0	15.0	0.055	10

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2015 IECC requirements in REScheck Version 4.7.1 and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Name - Title

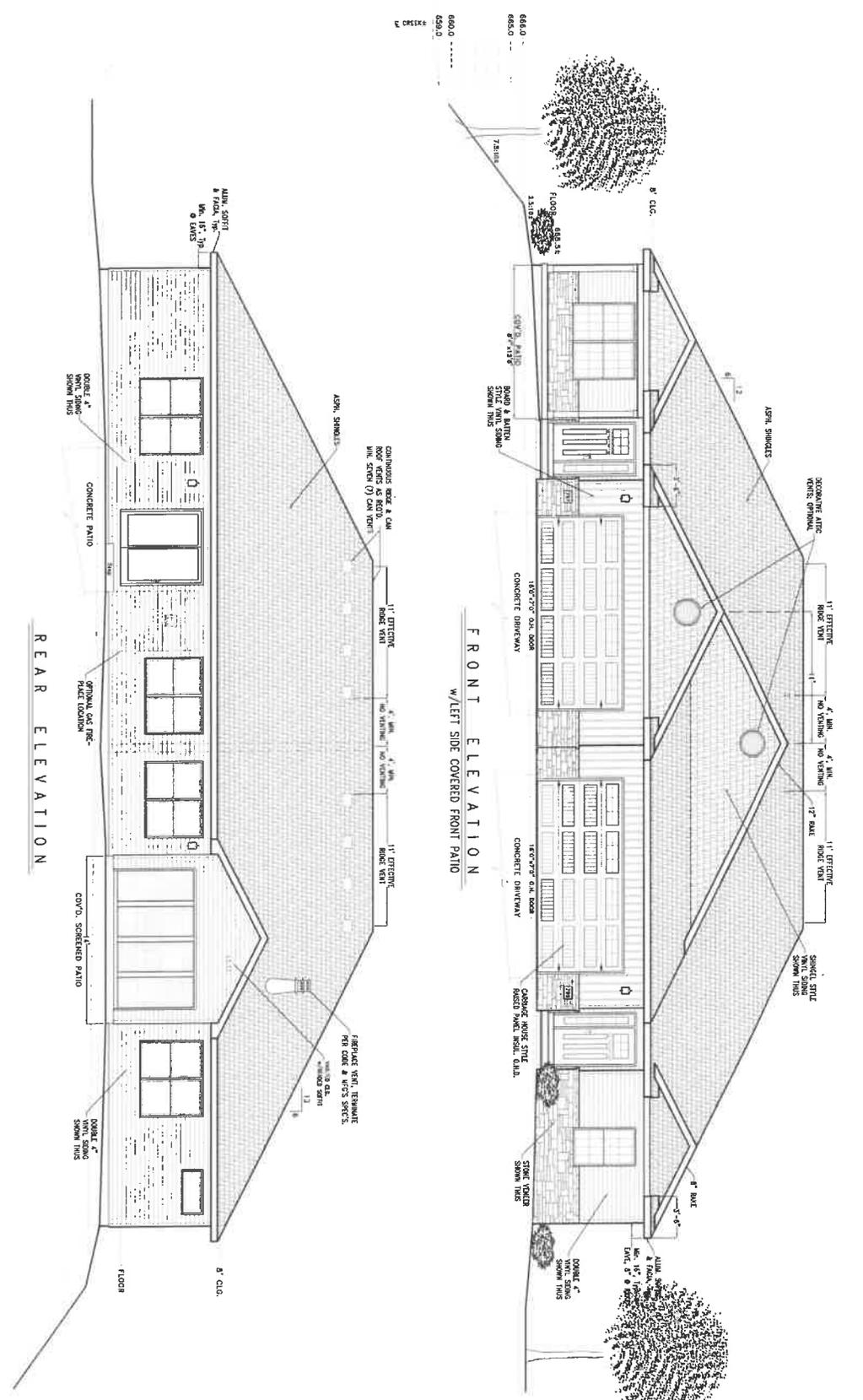
Signature

Date

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	U-Factor	UA
Crawl 4: Masonry Block with Empty Cells Wall height: 3.5' Depth below grade: 2.7' Insulation depth: 3.3' Comment: Crawl Space wall	235	0.0	15.0	0.055	10

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2015 IECC requirements in REScheck Version 4.7.1 and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Ronald D. Sonnenberg Ronald D. Sonnenberg March 16, 2016
 Name - Title Signature Date
 Dba: NEW DIMENSIONS
 1610 W. Riverview Ave.
 Napoleon, Ohio 43545

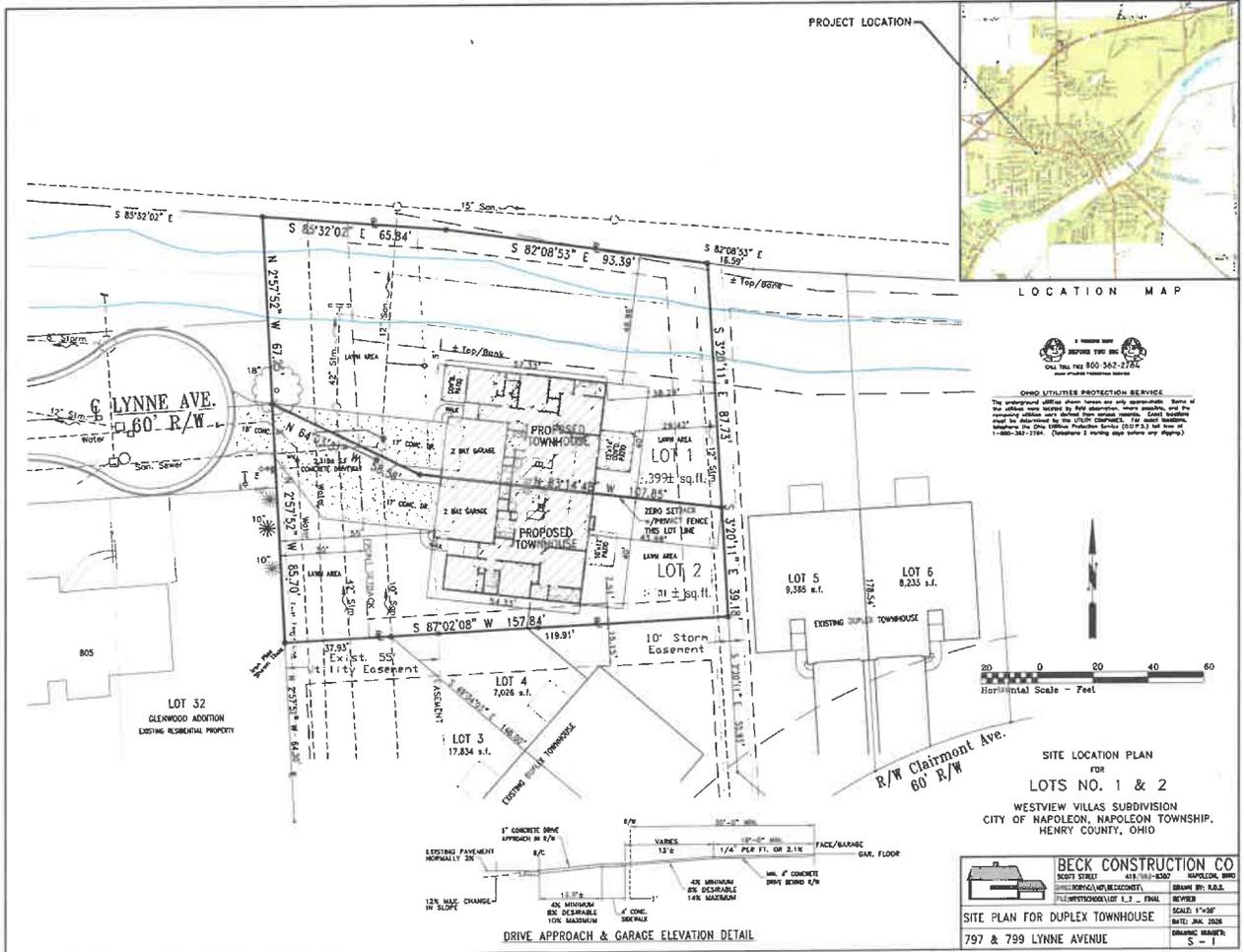
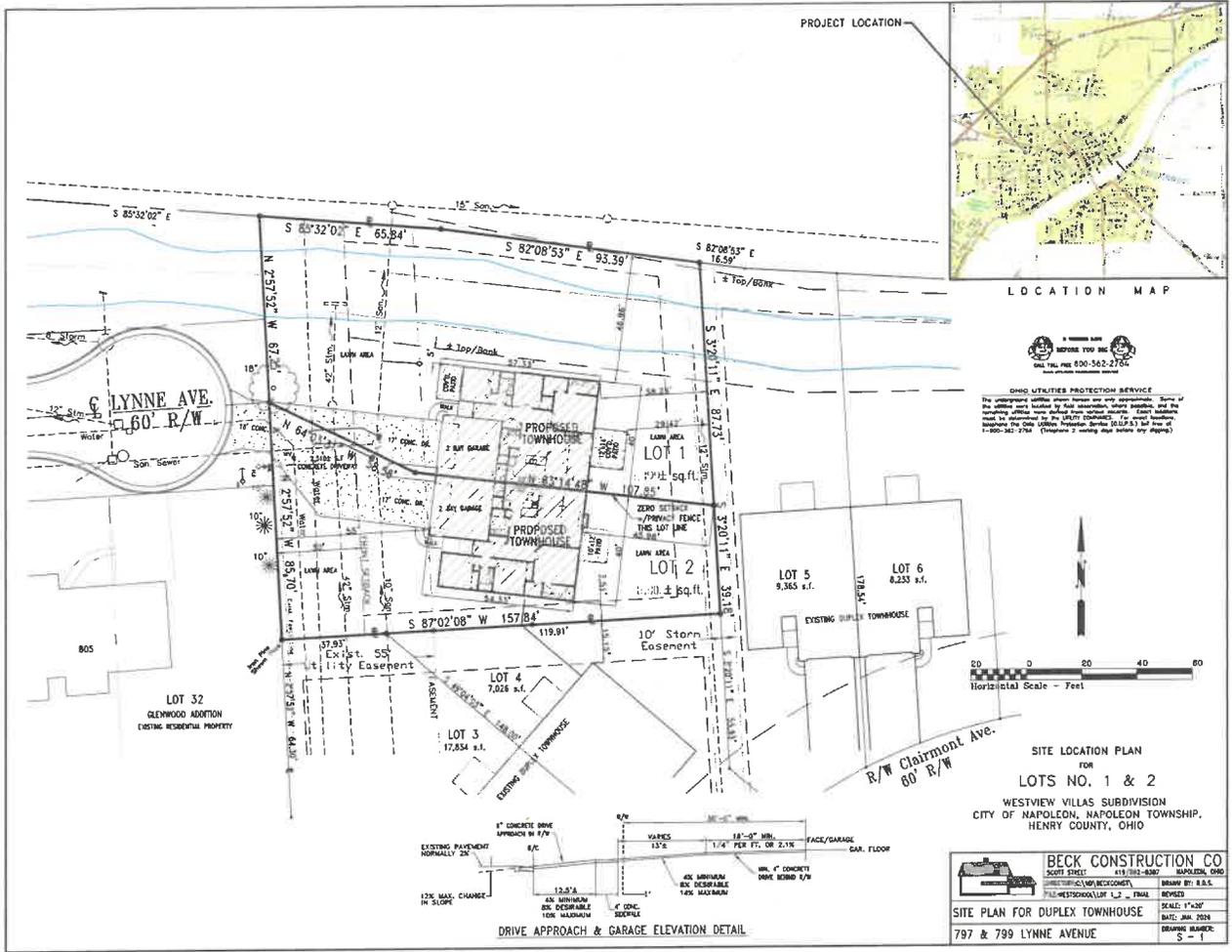


FRONT ELEVATION
w/LEFT SIDE COVERED FRONT PATIO

REAR ELEVATION

- INDEX OF DRAWINGS
- 1) FRONT & REAR EXTERIOR ELEVATION VIEWS
 - 2) SITE PLAN & EXTENSION ELEVATIONS
 - 3) FLOOR PLAN
 - 4) FOUNDATION PLAN GROSS SECTIONS
 - 5) SITE PLAN & PROJECT LOCATION PLAN

BECK CONSTRUCTION CO
 419/992-8097
 12000 W. 12th St., Suite 100
 Overland Park, KS 66204
 BECK CONSTRUCTION CO
 419/992-8097
 12000 W. 12th St., Suite 100
 Overland Park, KS 66204
 SHEET NO. 2-UNIT TOWNHOUSE ~ PLAN A
 DATE: DEC. 2019
 SCALE: 1/8"=1'-0"
 DRAWING NUMBER: 1 OF 5



BECK'S CONSTRUCTION CO.

046861

Date: 03/18/2026
Paid To: City of Napoleon, Ohio

Check No.: 46861

Amount:

\$375.00

Invoice Number
799 & 797 LYNN AVE.

Amount
\$375.00

Invoice Number

Amount



SINCE 1971

P.O. Box 583 Ph. 419-592-8307 Napoleon, OH 43545-0583
www.becksconstruction.com

CIVISTA BANK
56-183/412

CHECK NO. 46861

046861

THREE HUNDRED SEVENTY FIVE DOLLARS AND 00 CENTS

DATE
03/18/2026

AMOUNT
\$375.00

PAY TO THE ORDER OF
City of Napoleon, Ohio
PO Box 151
Napoleon OH 43545

Fonda Baldwin

MP