

**CITY OF NAPOLEON
BUILDING CONSTRUCTION PERMIT**

(1, 2 or 3 Family Dwelling)

Owner Name Roger Faussy 592-6395

Address 865 Lynne Ave.

Builder Name Roland Glens

Address Rt. 2, Box 250, Napoleon Tel. 592-1153

Lot Information:

Street No. 865 Lynne Ave.

Lot 24 Subdivision Glenwood Add'n.

Lot Dimensions 70'x120' Lot Area 8,400 Sq. Ft.

Yard Set Back: Front 7.5' Rear Min. 15'

Side VARIANCE Side 11/12/75

Zoning "A" Intended use of Building: 16'x34' attached garage.

Building Information:

Single Double Multiple New Construction Addition Remodel

Size: Length 36' Width 34' No. of Stories 1

Floor Area: 1st Floor _____ 2nd Floor _____ 3rd Floor _____ Basement _____

Unfinished Attic Garage 544 Sq. Ft.

Foundation: Piers _____ Full Basement _____ Part Basement _____

Concrete (8") Block _____

Walls: Frame Block _____ Brick _____ Other Alum. Siding

Electrical: Wiring None Electric Heating -- Electrical Appliances --

Plumbing: Fixtures or Traps -- Warm Air Heating -- Hot Water Heating --

Additional Information: This permit requires compliance with the attached letter

No. 403-75L and the attached addendum marked exhibit "A" and made apart here-of.

Date 11/28/75 Applicant Signature Roger Faussy

Note: 11/28/75 Properly grounding & bonding Owner siding. Builder Agent Paul
 Note: 12/1/75 informed owner 2-layers of 1/2" wallboard required in window opening for proper fire rating Paul.

Inspection Record:

Work Started 11/12/75 Foundations _____ Plumbing, Heating _____

Set Back, Side Lines 11/14/75 ok by Paul Plumbing (Rough In) _____ And Air Conditioning _____

Excavation _____ Erecting Frame 11/21/75 Roof _____

Footing poured 11/15/75 Electrical Work _____
ok'd by Paul 11/14/75 ok

Comments: _____

12/1/75 Completed & inspected by Paul

Certificate of Occupancy Issued _____

Permit No. 403-75

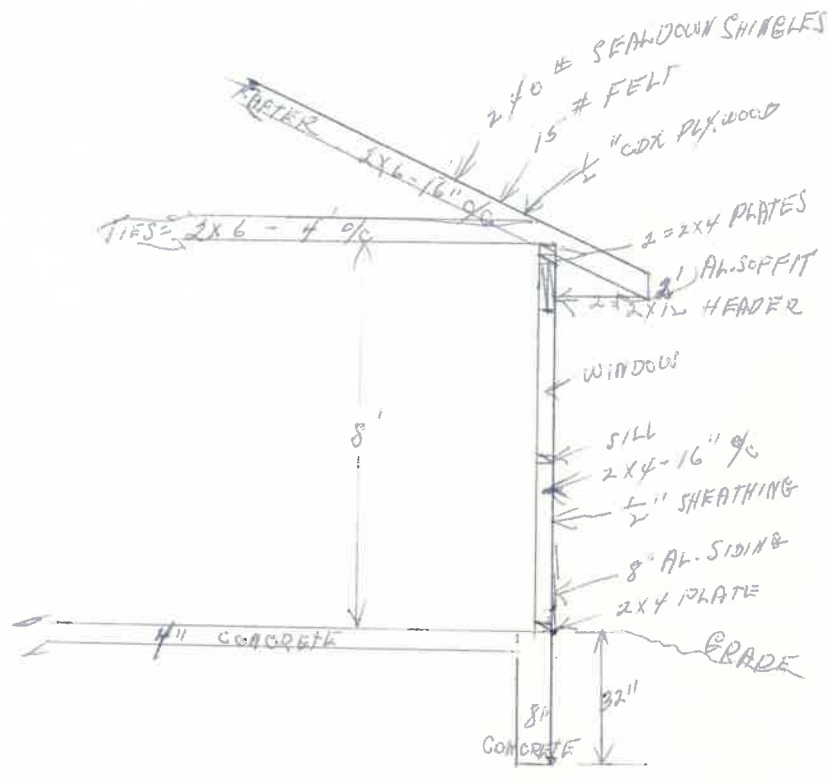
Issued 11/27/75

By Roger Faussy

Building Inspector

Valuation \$1,000.00

Fees	Base	Plus	Total
Construction	\$3.00	\$1.00	\$4.00
Plumbing			
Electrical			
Heating			
Water Tap			
Sewer Tap			
Temporary Elec.			
TOTAL	\$3.00	\$1.00	\$4.00



GARAGE SECTIONAL

CITY OF NAPOLEON
 Engineering Department
 255 Riverview Avenue
 NAPOLEON, OHIO 43545

DATE Nov. 17, 1975	JOB NO. 403-75
PROJECT 16' X 34' Attached Garage	
LOCATION 865 Lynne Ave.	
CONTRACTOR Glantz	OWNER Faussey
WEATHER	TEMP. ° at _____ AM ° at _____ PM
<p style="text-align: center;">CITY OF NAPOLEON ENGINEERING DEPT. PLAN APPROVAL BY: PWP DATE: 11/17/75</p>	

TO Mr. Faussey
 865 Lynne Ave.
 Napoleon, Ohio, 43545
Addendum To Plan Approval

THE FOLLOWING WAS NOTED:

- During plan review and requires compliance with the City's adopted Code.
- 1) There shall be no openings within the partitions between residence and the garage that has less than 1 hour fire rating (class "C"), Sec. 413.1.1
 - 2) Existing range hood duct must extend above the new roof surface through a flashing and terminate in a listed vent cap & Sec. M-1206
 - 3) ~~Because of span of garage door header must provide better than 2-2x12 because roof system bears on it. Check with me on approved methods of roof Table No 4-B (Only 10' span ok)~~
 - 4) Provide grounding & bonding of metal veneer in an approved method, Sec. 804.4
 - 5) Roofing & ceiling joist system should not be constructed until additional detail is submitted for approval.

11/18/75 Meeting with Glantz. Pritham + I attempted to explain reason of requirements w/ offerance to ceiling joist. PWP

At this point only have Foundation + slab installed.

COPIES TO Faussey + Glantz

RECEIVED REPORT
 Letter No. 403-75L
 SIGNED *Thomas W. Lawrence*

40107 146 10 178
1000 1000000000

The world's population is 2000 million
* average 2000 million people per day
* 2000 million people per day
* 2000 million people per day

10/8/75

To: Engineering Dept. FROM: Tom Terranova

Subject: Meeting today with Roger Fausey

REF: Purposed Attached garage 34'x16'

@ 865 Lyone Ave

Lot 24, Glenwood Add'n.

Lot Size 70.8' X 120'

Existing Left side setback 4'-9"

Purposed garage would only allow 6'-6"

Right side setback.

Located in a "A" zone

CALLS for in Sec. 85.13 (c) requires

5' min plus 20% of actual Lot width.

Total Lot width required 14', Lacking

2'-9".

Sec. 85.06 clearly forbids reduction in yard setback of existing dwellings when adding on new structure.

- Two alternatives - Decrease garage size by 2'-9" or file for variance in zoning.

- Owner explained all of the above and given 3 copies of appeal form,

- Note: Owner first asked about this on 8/28/75 40 days have elapsed since he came in for permit.

8/23/75

Rodger Fausey
865 Lynn Ave,

Purposed Attached

Garage, to existing
dwelling.

Permit Required.

Located in "A" Zone
Filled-out,

Only Require Appl
Cross Sections & plot plan

Given Appl.

R.F.

40 days

Require cross section & plot plan.

CITY OF NAPOLEON
ENGINEERING DEPARTMENT
APPLICATION FOR CONSTRUCTION PERMIT
(PLEASE PRINT OR TYPE)

The undersigned hereby makes application for the construction, installation, replacement or alteration as herein specified, agreeing to do all such work in strict accordance with the City of Napoleon's Building Code for 1, 2 and 3 Family Buildings.

Owner's Name ROGER FAUSEY Address 865 LYNNE AVE.

Builder's Name ROLAND GLANZ Address Tel

LOT INFORMATION: (Not required for roofing or siding job.)

Location of Project 865 LYNNE AVE Lot # 24

Subdivision Glenwood Lot Area 8400 ~~9300~~ Sq. Ft.

Yard Set Back: Front _____ Rear MIN 15 Left Side _____

Right Side MIN 5'
6'-6" Zoning District "A"

BUILDING INFORMATION:

Single _____ Double _____ Multiple _____ New Construction _____

Addition _____ Remodel _____ Attached Garage

Detached Garage _____ Accessory Building _____ Replacement _____

Brief Description of Work: ATTACHED GARAGE BEING BUILT BY ROLAND GLANZ.

Size: Length 34 Ft. Width 16 Ft. No. of Stories 1

Floor Area: 1st Floor _____ Sq. Ft. 2nd Floor _____ Sq. Ft.

3rd Floor _____ Sq. Ft. Basement _____ Sq. Ft.

Unfinished Attic _____ Garage 544

Foundation: Piers _____ Full Basement _____ Part Basement _____

Concrete _____ Thickness _____ Block _____ Size _____

Walls: Frame Block _____ Brick _____ Other _____

Specific Type of Exterior Siding Alum

APPLICATION FOR PERMIT SHALL BE ACCOMPANIED BY TWO COMPLETE SETS OF PLANS INCLUDING: ELEVATIONS, FLOOR PLANS, CROSS SECTIONS AND PLOT PLAN. IF ADDITIONS OR REMODELING, SHOW ALL EXISTING STRUCTURES AND THEIR SIZE AND LOCATION. ALL PLANS SHALL BE DRAWN TO 1/4"=1'-0" SCALE. PLOT PLAN DRAWN TO 1/8"=1'-0" SCALE.

ESTIMATED COST OF COMPLETED PROJECT: \$4000.00

DATE Oct. 8, 1975

APPLICANT'S SIGNATURE

Roger Fausey
OWNER-BUILDER-AGENT

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CITY OF NAPOLEON

PERMIT

(1, 2 or 3 Family Dwelling)

Owner Name Roger Fausey

Address 865 Lorne Ave.

Builder Name Ronald Glanz

Address Box 250, Napoleon Tel. 592-1153

Lot Information:

Street No. 865 Lorne Ave.

Lot 26 Subdivision Glenwood Add'n.

Lot Dimensions 70' x 30' Lot Area 8,100 Sq. Ft.

Yard Set Back: Front See 85.23 Rear Min 15'

One Side 5' Total Side Not Less Than 11'

Permit No. 403-75

Issued 11-12-75

By Board of Zoning Appeals
Benora Building Inspector

Valuation

Fees	Base	Plus	Total
Construction			
Plumbing			
Electrical			
Heating			
Water Tap			
Sewer Tap			
Temporary Elec.			
TOTAL			

Zoning "A" Intended use of Building: PROPOSED 16' x 34' Attached Garage. (PARTIAL REQUIRED FOR SIDE SETBACK)

Building Information:

Single Double Multiple New Construction Addition Remodel

Size: Length 15' Width 34' No. of Stories 1

Floor Area: 1st Floor --- 2nd Floor --- 3rd Floor --- Basement ---

Unfinished Attic --- Garage 544 sq. ft.

Foundation: Piers Full Basement Part Basement
Concrete Block

Walls: Frame Block Brick Other

Electrical: Wiring Electric Heating Electrical Appliances

Plumbing: Fixtures or Traps Warm Air Heating Hot Water Heating

Additional Information: REQUIRED \$25.00 FILING FEE FOR A VARIANCE WAS PAID BY
MR. FAUSEY ON 10/17/75, OK. NO. 1735, RECEIPT NO. 1785.

Date --- Applicant Signature ---

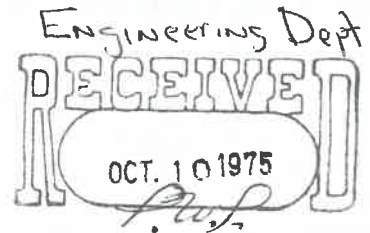
Owner - Builder - Agent
Given To Mr. Fausey 11/13/75
Minutes remain to be forward to
him. R.P.

Inspection Record:

Work Started	Foundations	Plumbing, Heating
Set Back, Side Lines	Plumbing (Rough In)	And Air Conditioning
Excavation	Erecting Frame	Roof
Footing	Electrical Work	

Comments: ---

Certificate of Occupancy Issued --- Inspector ---



October 10, 1975

NOTICE OF PUBLIC HEARING

To Whom It May Concern:

A public hearing will be held by the Board of Zoning Appeals of the City of Napoleon, Ohio in the Council Chambers at 255 W. Riverview on November 12, 1975 at 4:30 p.m. to consider the following proposal.

A request of Roger Pansey for a variance of the zoning regulations pertaining to the minimum side setback line. The request is for an attached garage at 865 Lynn Avenue.

BOARD OF ZONING APPEALS
CITY OF NAPOLEON, OHIO

Submitted To
Rupert on 10/9/75
by P.W.S.

October 8, 1975

Board of Zoning Appeals
City of Napoleon
Napoleon, Ohio 43545

Re: Proposed 16' x 34' Attached Garage
"A" Residential - Variance

Gentlemen:

Attached you will find the following: Mr. Roger Fausey appeal form, site plan to scale, list of names and addresses of property owners within two hundred feet and an unsigned Zoning Permit filed with the Engineering Department on October 8, 1975.

Mr. Fausey is filing for a variance in zoning at 865 Lynne Ave., Lot #24, Glenwood Addition, because he is unable to conform with minimum side setback requirement of 20% of the actual lot width, which would be fourteen feet total in this case.

Please refer to Section 85.06, which clearly states yard setbacks of existing buildings shall not be reduced below the minimum requirements of the zoning district. This proposed 16' x 34' attached garage will be encroaching upon 2'-9" of the required side setback so mentioned in Section 85.13, Sub-section (c)(2).

Please give this your timely attention and a written reply to the Engineering Department is requested.

If you have any further questions, please feel free to contact me at the City Building or phone 592-4010.

Thank you for your cooperation.

Very truly yours,

Thomas W. Terranova
Building & Zoning Inspector
Engineering Department

TWT/cv

Enclosures

FORM OF PETITION/APPEAL

To: Engineering Department - City of Napoleon

For: Chairman and Members of Board of Zoning Appeals

I/We hereby file a petition/appeal for: (check the box applicable)

- 1. Variance \$25.00
- 2. Conditional Use \$25.00
- 3. Other As Applicable

(Print or type)
Describe the item checked and attach a site plan to scale if required and a list consisting of names and addresses of property owners within 200' of the property requiring an appeal.

I WANT TO ATTACH A 16' GARAGE TO MY HOME, WHICH WILL MAKE THE SIDE SETBACK, LESS THAN 20% OF THE LOT WIDTH.

- HARRISON HUBER JR. - 875 ~~CLAIRMONT~~ LYNNE AVE
- DONALD FLECK - 855 LYNNE AVE
- GAIL SLOAN - 860 CLAIRMONT
- ELWIN BAER - 850 CLAIRMONT

- Notes:
1. All petition/appeals require a minimum of 30 days notice for public hearing.
 2. Non-refundable filing fee to be paid full in advance.
 3. Petition/appeals to be filed in duplicate.
 4. Cost of publication and notices to be paid by the applicant.

Name and Address of Applicant

Roger Fawcett

865 LYNNE AVE

NAPOLEON, OHIO 43545

Phone No. 592-6395

Roger Fawcett
Signature of Applicant

Oct. 8, 1975
Date

10-8-75

Report

Tom Terranova

List of Property Owners within 200'

REF: Variance for attached garage @
865 Lynne St.

In Addition to the List of names & address mentioned on the applicant's appeal form, the following are within 200' of the proposed attached garage:

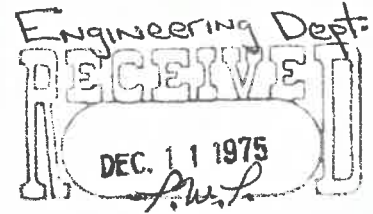
- Joyce D. LockLider
840 Chaimont Ave.

- Larry L. Spiess
870 Chaimont Ave.

- Charles R. Collins
835 Lynne Ave.

- James C. Miller
895 Lynne Ave.

Tom Terranova



BOARD OF ZONING APPEALS

PUBLIC HEARING

November 12, 1975

4:30 P. M.

Present: Meyers, Snyder, Palmer

A request of Roger Fausey for a variance of the Zoning regulations pertaining to the minimum side setback line. The request is for an attached garage at 865 Lynne Avenue.

Roger Fausey was present and expressed his desire for the variance.

Gail Sloan, Sr. and Harrison Huber, Jr., neighbors, were present and had no objections.

Motion: Snyder Second: Palmer

To grant the variance allowing the proposed attached garage to encroach 2' 9" of the required side setback and authorize the Building Inspector to issue Building Permit No. 403-75. Roll call: All yea.

Sent copy to
Mr. Fausey 12/12/75 *sup.*

