

CITY OF NAPOLEON

Certificate No. 304

ZONING CERTIFICATE

COMPLETED

Issued 11-3-95

By Edward A. Hoefel

Issued To: Edward A. Hoefel

Zoning Inspector

Lot Information:

Filing Fee 25.00

Date Paid 11-3-95

Street Address 345 W. Main Napoleon

Lot No. 345 x 9 pt. 8 Subdivision D.C. Hollands First Addition

(or Legal Description)

Lot Dimensions Yard Set Back: Front 25' Rear 15'

Lot Area N/A Sq. Ft. Side 5' Side 5'

Zoning District C-Residential Description of Use Dist. & Breakfast

Lot Coverage 45% Max. Off Street Parking Spaces Required 4 off street

Height 45' Max. Loading Spaces Required None

Petition or Appeal Required Yes approved 3/14/95 PC 95/03

Approved By: Zoning Inspector 11-3-95

Board of Zoning Appeals NA

PAID NOV 03 1995 CITY OF NAPOLEON

Date 11-3-95

Applicant Signature (Owner-Agent)

White - Applicant

Yellow - Board of Zoning Appeals

Pink - Engineering

ZONING CERTIFICATE

Certificate No. 304

Issued 11-3-95

By Edward A. Hoefel
Zoning Inspector

Filing Fee 25.00

Amount

Date Paid 11-3-95

Lot Information:

Street Address 345 W. Main Napoleon

Lot No. 34549 pt. 2 Subdivision D.C. Standard Front Additions

(or Legal Description)

Lot Dimensions Irregular Yard Set Back: Front 25' Rear 15'

Lot Area N/A Sq. Ft. Side 5' Side 5'

Zoning District C-Residential Description of Use Ded. & Breakfast

Lot Coverage 45% Max. Off Street Parking Spaces Required 4 off street

Height 45% Max. Loading Spaces Required None

Petition or Appeal Required Yes approved 3/14/95 PC 95103

Approved By: Zoning Inspector 11-3-95 Board of Zoning Appeals NA

Date 11-3-95

Applicant Signature _____

(Owner-Agent)

White - Applicant

Yellow - Board of Zoning Appeals

Pink - Engineering

PAID

NOV 03 1995

CITY OF NAPOLEON

MEMORANDUM

TO: Mayor & Members of City Council
FROM: Brent N. Damman, Zoning Administrator *BND*
SUBJECT: Conditional Use Permit for Ed & Mary Hoefel
HEARING #: PC 95/03
MEETING DATE: March 20th, 1995

BACKGROUND:

An application by Edward A. & Mary C. Hoefel R-056 Co. Rd. 13A Napoleon, Ohio, requesting a Conditional Use Permit to allow the establishment and operation of a Bed & Breakfast Inn at 345 West Main Street Napoleon, Ohio. The request is pursuant to section 151.35 (A)(5) & 151.46 of the City of Napoleon Ohio Code of General Ordinances, and is located in a "C" Residential Zoning District.

RESEARCH AND FINDINGS:

1. The subject property has been used as a three (3) family dwelling for the past several years.
2. The Hoefels plan to rent out three (3) to six (6) rooms within the existing house structure.
3. On premise parking is proposed along the east side property line and under a car port west of the dwelling structure, a total of six customer spaces are available.
4. The Hoefels would also like to vacate the City owned alley (as shown on the plan) up to Avon Place.
(City staff would need to review the alley vacation request to be sure it is in the Cities best interest.)

ADMINISTRATIVE OPINION AND RECOMMENDATIONS:

I am recommending that the Board approve the proposed plan as presented with the following condition.

1. That the rooms designated for rent may only be used as is typical for a Inn or Hotel operation and may not be used separately or collectively as residential dwelling units.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommends that City Council approve the Conditional Use Permit to allow the establishment and operation of a Bed & Breakfast Inn at 345 West Main Street Napoleon, Ohio, subject to the following condition.

1. That the rooms designated for rent may only be used as is typical for a Inn or Hotel operation and may not be used separately or collectively as residential dwelling units.

MINUTES OF THE CITY OF NAPOLEON PLANNING COMMISSION HEARING # PC 95/03 HELD ON MARCH 14th, 1995

MEMBERS PRESENT: Acting Chairman Jon Bisher, Larry Haase, Ann Luzny, Secretary Brent Damman.

OTHERS PRESENT: Edward & Mary Hoeffel.

Bisher: Opened meeting.

Sec: Read public notice, research, findings and staff recommendation.

Bisher: Ask if anyone would like to speak in opposition of the proposal. (non was heard)

Bisher: Ask if anyone would like to speak in favor of the proposal.

Mary Hoeffel: We are looking forward to our new business venture and would hope that the board would approve our request and help promote business after we get started.

Haase: Expressed concern regarding the Hoeffels desire to vacate the City alley shown on the survey drawing. He went on to say that he remembers a City sanitary sewer line that used to be in the alley and ask if staff would check to be sure it is no longer in service.

There was additional discussion regarding the alley which was not relevant to this request.

Motion: Haase, To recommend to City Council that they approve the Conditional Use Permit as requested with the following condition.

1. That the rooms designated for rent may only be used as is typical for a Inn or Hotel operation and may not be used separately or collectively as residential dwelling units.

Seconded by: Luzny

VOTE CAST	Luzny	- In Favor
	Haase	- In Favor
	Bisher	- In Favor

Respectfully Submitted

**Brent N. Damman
Building & Zoning
Administrator**

EDWARD A & MARY C. Keffel
345 W. MAIN ST
Napoleon, OH 43545

June 6, 1997

NEED PERMIT

W. MAIN ST

SIDE WALK

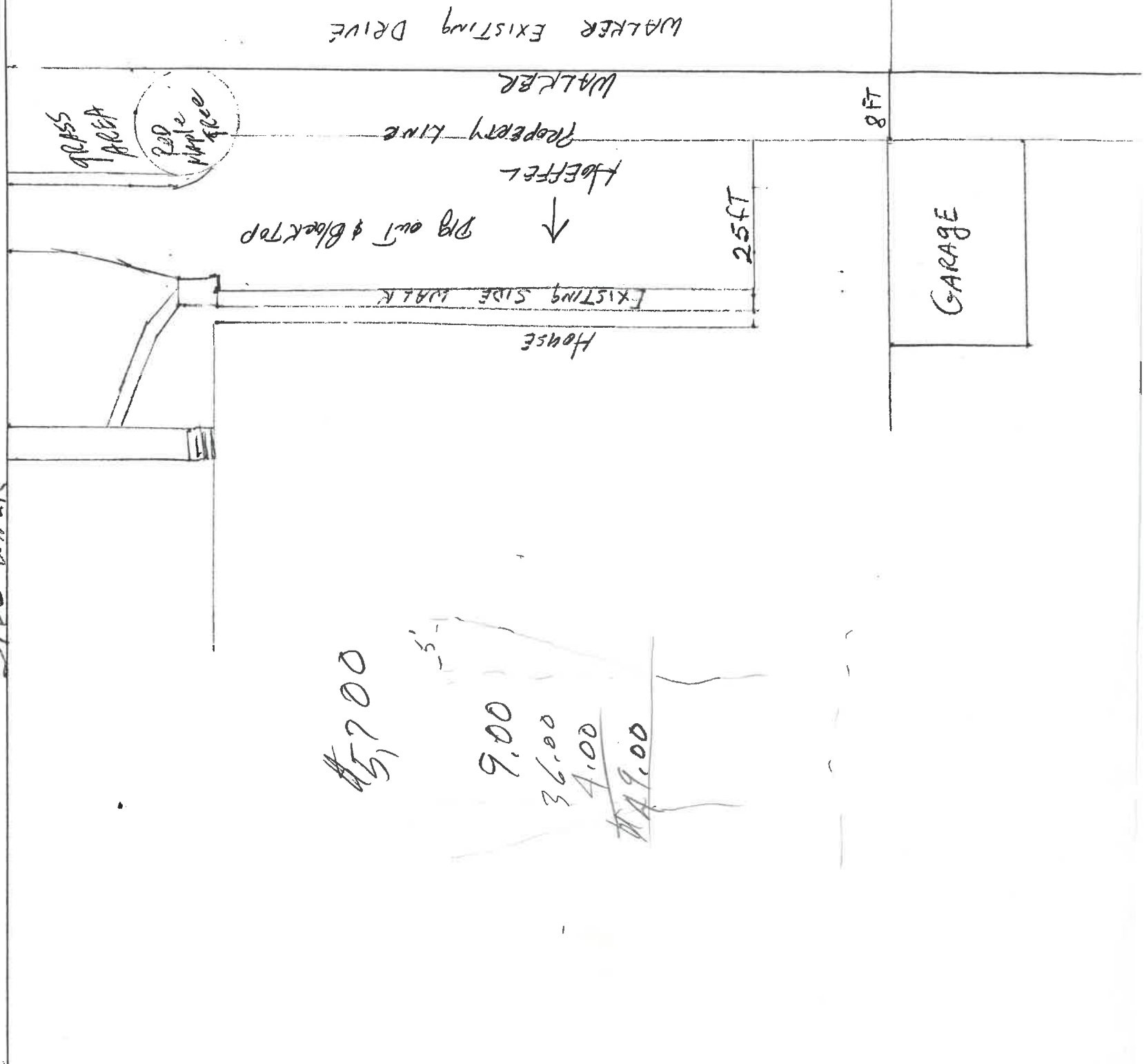
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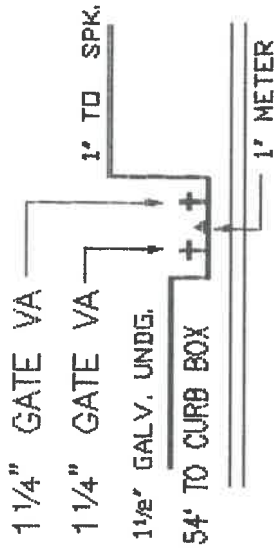
9.00

36.00

4.00

\$49.00



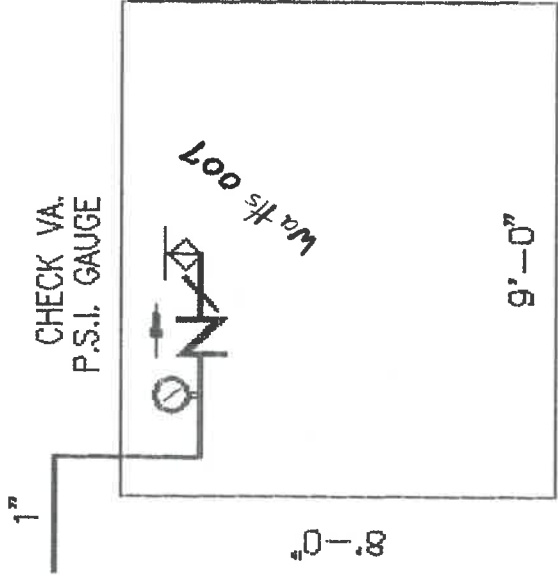


METER PIT DETAIL

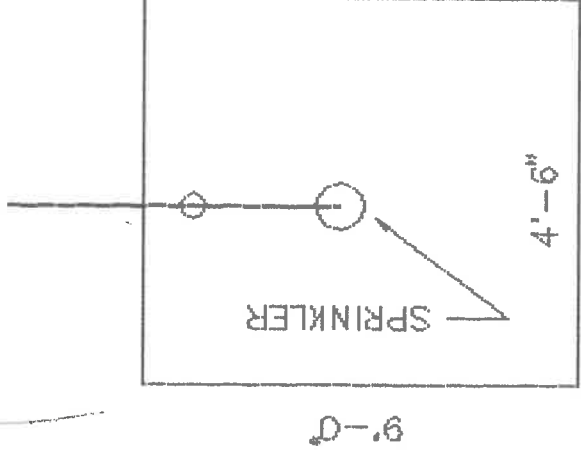
NO SCALE

NOTES

- SQ. FT. = 40.5
- NO. OF UNITS = 1
- NO. OF SPKS = 1
- SIZE OF PIPE = 1"
- MIN. PSI ON GAUGE = 7



SECTION A-A



PLAN VIEW

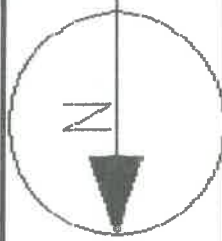
1" COPPER
TO SYSTEM.



CERTIFICATE # 53481084

HOEFFEL BED & BREAKFAST
 345 W. MAIN ST.
 NAPOLEON, OHIO 43545
 MACKIN PLUMBING & HEATING
 4118 DRUMMOND RD. TOLEDO, OHIO 43613 PHONE 474-3239

2ND FLR FURNACE ROOM.
 LIMITED SERVICE FIRE SPRINKLER PLAN
 INSTALL PER NFPA 13 & OBBC
 NEW PIPE AND FITTINGS = COPPER TYPE M
 HANGERS = PER NFPA, SEE DETAILS.
 1- SPRINKLER(S): GRINNELL 212 DEGREE F, S5U BRASS
 O = HYDRAULIC CALCULATION POINT
 ORDINARY HAZARD FURNACE ROOM.
 OWNER IS RESPONSIBLE FOR FREEZE PROTECTION.



SCALE: 1/8" = 1'-0"
DATE: MAR 1, 1996
DRN BY: K.E.S. G-036
DRWG. NO: FP-1
ORIGINAL: WOOD COUNTY
DWG 9-6-86
REVISED: MAR 1 1998
APPROVED BY: R.C.