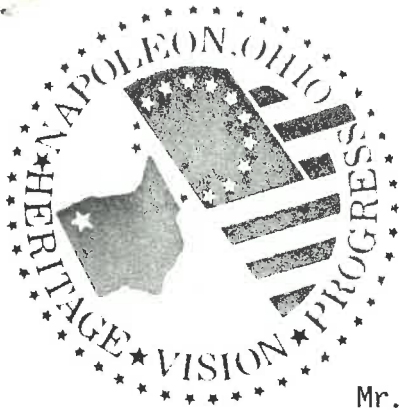


City of NAPOLEON, OHIO

255 RIVERVIEW AVENUE — (419) 592-4010

August 23, 1983



Mr. William Meyers
809 W. Main
Napoleon, OH 43545

Mayor

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Clerk-Treasurer

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Law Director

Keith P. Muehlfeld

Dear Bill:

I did some checking for you about the property at 906 W. Main and the following information may be of some help. At the end of my findings I also will express my opinion as a City official.

The 1973 Zoning Code under 85.13 A Residence Districts permits the following uses:

1. Single Family
2. Conditional Uses
3. Contingent Uses
4. Accessory Uses
5. Temporary Uses
6. Home Occupations

Conditional and contingent uses do not list business uses as a permitted use and your type of use does not fall under Home Occupations.

A letter found in the file for 906 W. Main, dated January 22, 1975 to Mrs. Gladys Desgrange of 902 W. Main owner of the property from Thomas Terranova, the Building Inspector at that time, states that the use of the premises was a repair workshop for lawnmowers and smaller items and as that use the premises was a legal non-conforming use. This letter had been written because of a complaint and it was found that someone was repairing motor vehicles such as cars and motorcycles. Your business is an expansion of that legal non-conforming use and the present use would make the property a use not permitted and not legal non-conforming.

Because you were there prior to April 19, 1980, the day I started with the City, I would not take any action against you as a non-conforming use unless I received a complaint on the business.

Mr. William Meyers
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My advice would be to look for another location that would allow you to be conforming. Even though you do not think anyone would complain, I would not trust that belief.

If you would like to see the file on this property, it is public record.

If I can be of any other assistance, please feel free to call.

Yours truly,

Richard G. Hayman
Building Commissioner

RGH:dd