



CITY OF NAPOLEON

Building & Zoning Division

255 W. Riverview Avenue, PO Box 151, Napoleon, OH 43545
Phone: 419-592-4010 - Fax: 419-599-8393

BUILDING & ZONING DIVISION

**Tom
Zimmerman**

Building Official

**Zoning
Administrator**

02/12/2015

Massey Consulting Group
774 Cole Drive
Guthrie, OK 73044

Re: Riverview Terrace, 120 E. Maumee Avenue, Napoleon, Ohio 43546

Tara Hood

In response to your inquiry regarding the above property, please be advised that:

1. The zoning classification of the property is C-1 General Commercial. There is currently no pending change of zoning request for the subject property.

2. This Senior Housing Facility is a legal, nonconforming use that was approved by the City of Napoleon in 1990 by the issuance of a Special Use Permit (attached to this letter).

3. The properties adjacent to the above-mentioned parcel are also in a C-1 General Commercial Zone.

4. A review of our records indicates that there is no outstanding Zoning Code, Housing Code or other code violations issued by this office with respect to the property.

5. There are no current or future plans for roadway construction, easement, condemnation, or other such activity that would affect the immediately surrounding roads and/or access to this property.

6. The City of Napoleon does not currently have on file a copy of the Certificate of Occupancy. Commercial Building inspections are contracted to Wood Co. Building Dept. in Bowling Green Ohio 419-354-9190.

Sincerely,


Tom Zimmerman

Building Official



City of NAPOLEON, OHIO

255 RIVERVIEW AVENUE - (419) 592-4010
NAPOLEON, OHIO 43545-0151

Address # 120 East Maumee St

SPECIAL USE PERMIT

Mayor
Steven Lankenau

THIS SPECIAL USE PERMIT HAS BEEN APPROVED FOR

Riverview Terrace, Inc.

Members of Council
James Hershberger, President
Lawrence Haase
Donald Stevens
Terri A. Williams
John E. Church
Randy J. Bachman

THE PLANNING COMMISSION HELD A PUBLIC HEARING
ON Feb. 29, 1988 AND RECOMMENDED TO THE CITY
COUNCIL, AFTER A REVIEW OF THE FINDINGS OF FACT,
APPROVAL for the construction of a Senior
Housing Development.

City Manager

AS SET DOWN IN SECTION 151.38 (B)(32)
151.44(2)(f) and 151.45 of the CITY OF NAPOLEON
ZONING CODE.

Clerk-Treasurer
Rupert W. Schweinhagen

Law Director
Michael J. Wesche


ZONING ADMINISTRATOR

Assistant Law Director
Jeffrey R. Lankenau

THIS SPECIAL USE PERMIT HAS BEEN APPROVED BY THE
NAPOLEON CITY COUNCIL TO ALLOW the construction
of a Senior Housing Development.

WITH THE FOLLOWING RESTRICTIONS:

- 1) A 30' easement centered on the existing
sanitary sewers running North and South
and East and West should be granted to the
City of Napoleon by Riverview Terrace, Inc.
and be added to the plat along with a legal
description of the easement areas.
- 2) An access lane be provided for the
deceleration of traffic on west bound East
Maumee Street turning into the Senior Housing
Center beginning at the property line.

3) That this building be constructed on a
suitable foundation of pilings, grade beams,
and structural slab and that soil boring test
results along with the final plans be
reviewed by the Napoleon City Engineer before
the Zoning Permit is issued.

4) That sidewalk and wheelchair ramps be added
as recommended by the Engineering Department
and that a planting or fence type barrier be
added on the East property line as discussed
in the Zoning Board of Appeals Meeting.

March 21st, 1988
DATE

Robert W. Schweinhagen
CLERK/TREASURER



CITY OF NAPOLEON

Building & Zoning Division

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Phone: 419-592-4010 - Fax: 419-599-8393

BUILDING & ZONING DIVISION

2/11/2015

**Tom
Zimmerman**

Secretary of Housing and Urban Development

c/o Cleveland Field Office

US Bank Centre Building

1350 Euclid Avenue, Suite 500

Cleveland, OH 44115-1815

Building Official

**Zoning
Administrator**

and

Red Mortgage Capital, LLC

1717 Main Street, Suite 1100

Dallas, Texas 75201

Re: Riverview Terrace, 120 E. Maumee Avenue, Napoleon, Ohio 43546

Ladies and Gentlemen:

In response to your inquiry regarding the above property, please be advised that:

1. The zoning classification of the property is C-1 General Commercial. This Senior Housing Facility is a legal, nonconforming use that was approved by the City of Napoleon in 1990 by the issuance of a Special Use Permit. There is currently no pending change of zoning request for the subject property.

2. A review of our records indicates that there are no outstanding zoning code, housing code, building code, or other code violations issued by this office with respect to the property.

3. The Secretary of Housing and Urban Development, mortgage lenders, and their successors and assigns may rely upon this letter.

Sincerely,

Tom Zimmerman

Building and Zoning Official

City of Napoleon Ohio



CITY OF NAPOLEON

Building & Zoning Division

255 W. Riverview Avenue, PO Box 151, Napoleon, OH 43545

Phone: 419-592-4010 - Fax: 419-599-8393

BUILDING & ZONING DIVISION

Tom Zimmerman
Zoning Administrator
Building Commissioner

9/12/2012

**RE: Riverview Terrace located at 120 E. Maumee Ave.,
Napoleon, OH 43545**

To Whom It May Concern:

The senior housing at Riverview Terrace is in the City of Napoleon, Ohio.

This property is located in a C-1, General Commercial zone. This facility is a legal, nonconforming use and was approved by the City of Napoleon in 1990 by issuance of a special use permit.

If you have any further questions, please call.

Cordially,

Tom Zimmerman
Building & Zoning Inspector

**COMPLIANCE REQUEST:
Zoning and Code Enforcement Verifications**

Date: 4/14/2014

Completed by: Name & Title: Tom Zimmerman
Department: City of Napoleon Ohio Building & Zoning Dept.
Direct Contact Info: 419-592 4010 tzimmerman@napoleonohio.com

Re: Property: Riverview Terrace
Address: 120 East Maumee Avenue
City, State & Zip: Napoleon, OH 43545

Attention: Sec. Shaun Donovan
U.S. Department of Housing & Urban Development
451 7th Street S.W.
Washington, DC 20410

Applicant: Red Mortgage Capital, LLC
Two Miranova Place - 12th Floor
Columbus, OH 43215

To meet the financing requirements of the loan program, Dominion Due Diligence Group is requesting your assistance on behalf of the above referenced applicant. Please confirm whether the above noted subject property conforms with the current zoning designation and whether or not the property has any known zoning violations

1. **This property is zoned:** C-1 General Commercial

2. Is the property in compliance with local zoning codes?

- (a) Yes – It is legally conforming
- (b) Yes – It is a legal non-conforming use
- (c) No – If no, please attach the most recent zoning inspection report or list detailed information below.

If no, please note the violations and any required corrective actions (if required):

3. This property is pending a change of zoning.

- Yes Reason _____
- No

4. Can the building(s) be completely rebuilt as is if destroyed?

- Yes
- No Reason _____

Tom Zimmerman
Zoning Official Signature



04-14-2014
Date

SCANNED

**COMPLIANCE REQUEST:
Zoning and Code Enforcement Verifications**

Date: 2/15/2013

Completed by: Name & Title: Tom Zimmerman
Department: Building + Zoning City of Napoleon
Direct Contact Info: 419-592 4010

Re: Property: Riverview Terrace
Address: 120 East Maumee Ave
City, State & Zip: Napoleon OH 43545

Attention: Sec. Shaun Donovan U.S. Department of Housing & Urban Development
451 7th Street S.W. Washington, DC 20410
Applicant: Red Mortgage Capital, LLC - Columbus
Two Miranova Place, 12th Floor Columbus, OH 43215

To meet the financing requirements of the loan program, Dominion Due Diligence Group is requesting your assistance on behalf of the above referenced applicant. Please confirm whether the above noted subject property conforms with the current zoning designation and whether or not the property has any known zoning violations

1. This property is zoned: C-1

2. Is the property in compliance with local zoning codes?

- (a) Yes - It is legally conforming
- (b) Yes - It is a legal non-conforming use
- (c) No - If no, please attach the most recent zoning inspection report or list detailed information below.

If no, please note the violations and any required corrective actions (if required):


3. This property is pending a change of zoning.

- Yes Reason _____
- No

4. Can the building(s) be completely rebuilt as if destroyed?

- Yes
- No Reason _____

Tom Zimmerman
Zoning Official Signature

 02-15-13
Date



Zoning

Contact: Tom Zimmerman

From: Lynn Hite

Municipality: City of Napoleon

Department: Building / Planning Dept

Phone: (419) 592-4010 p

Fax: n/a

Pages: 2

Date: 2/15/2013

Urgent For Review Please Comment Please Reply Please Recycle

To meet the financing requirements of the loan program, Dominion Due Diligence Group is requesting your assistance on behalf of:

Red Mortgage Capital, LLC - Columbus
Two Miranova Place, 12th Floor
Columbus, OH 43215

This information is **required** for the HUD re-financing report for the following property:

Riverview Terrace
120 East Maumee Ave
Napoleon OH 43545

Please email completed letter to my attention at L.hite@d3g.biz

If unable to send via email, please fax to me at 804-588-5758 before mailing a hard copy to my attention.

Thank you for your time,

Lynn Hite
Research Analyst
804-665-2907 (direct line)



Building Contact: Tom Zimmerman **From:** Lynn Hite
Municipality: City of Napoleon **Department:** Building / Zoning Dept
Phone: (419) 592-4010 p **Fax:** n/a
Pages: 2 **Date:** 2/15/2013

Urgent For Review Please Comment Please Reply Please Recycle

To meet the financing requirements of the loan program, Dominion Due Diligence Group is requesting your assistance on behalf of:

Red Mortgage Capital, LLC - Columbus
Two Miranova Place, 12th Floor
Columbus, OH 43215

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120 East Maumee Ave
Napoleon OH 43545

Please email completed letter to my attention at L.hite@d3g.biz

If unable to send via email, please fax to me at 804-588-5758 before mailing a hard copy to my attention.

Thank you for your time,

Lynn Hite
Research Analyst
804-665-2907 (direct line)

We do not handle buildings. We are a residential department only.
Wood Co. handles our building inspections.
Call 419-354-9190

**COMPLIANCE REQUEST:
Building and Code Enforcement Verifications**

Date: 2/15/2013

Completed by: Name & Title: _____
Department: _____
Direct Contact Info: _____

Re: Property: Riverview Terrace
Address: 120 East Maumee Ave
City, State & Zip: Napoleon OH 43545

Attention: Sec. Shaun Donovan
U.S. Department of Housing & Urban Development
451 7th Street S.W.
Washington, DC 20410
Applicant: Red Mortgage Capital, LLC - Columbus
Two Miranova Place, 12th Floor
Columbus, OH 43215

To meet the financing requirements of the loan program, Dominion Due Diligence Group is requesting your assistance on behalf of the above referenced applicant. Please confirm whether the above noted subject property has any known outstanding building code violations, open building permits, or any other known building code/maintenance code compliance issues.

1. To the best of our knowledge, the property is free of any applicable code violations.

- Yes
- No Reason: _____

2. **Last Inspection Date:** _____

If available, attach the inspection report. If no inspections are required, please list municipality's policy:

3. Local Building Code Enforced _____

Building Code Enforced at the time of Construction _____

4. Are any permits available for former or current underground storage tanks?

- Yes If yes, please attach a copy of all available information.
- No

5. Are any Certificates of Occupancy available or issued:

- Yes If so please include.
- No Reason: _____

6. Please attach any available building permits, open or closed.

We are a residential dept. only.
Wood County handles our commercial inspections.
Call 419-354-9190

Building Official Signature

Date

