



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**

June 14, 2005

Zoning Administrator
Building Commissioner
Tom Zimmerman

The Planning & Zoning Resource Corporation
100 N.E. 5th St.
Oklahoma city, OK 73104

Maricela Barraza:

The following is the information you requested regarding the Northcrest Nursing Home located at 240 Northcrest Dr, Napoleon, OH.

1. Current zoning is a C-4 Planned Commercial
2. No restrictive overlay.
3. Abutting zoning is R-3(Moderate density residential) R-4 (High density) R-1(Suburban).
4. This is not a planned unit development.
5. No variances granted on file.
6. No legal nonconforming issues.
7. There are not site plans on file for this address.
8. The files do not show any unresolved zoning and building violations.
9. The site is in compliance with current zoning code.
10. A copy of the CO is enclosed.

Any further questions please contact my office at (419)592-4010.

Cordially,

Tom Zimmerman
Building & Zoning



The Planning & Zoning Resource Corporation

100 N.E. 5th Street Oklahoma City, OK 73104
 Telephone (405) 840-4344 Fax (405) 840-2608
 Toll Free (800) 344-2944

To: Angela Straight / City of Napoleon Building and Zoning
Fax: 419.599.8393
Date: June 9, 2005
Subject: Zoning/Building Information for: Northcrest Nursing Home, 240 Northcrest Drive, Napoleon, OH

We have been engaged to prepare a Zoning and Site Summary report for the above-mentioned site. Please consider this a formal request for a letter outlining the following information:

- * What is the current zoning of the property? *C-4*
- * Is the property in any special, restrictive or overlay district? *no*
- * What are the abutting zoning designations? *R-3, R1, R4*
- * Was this a Planned Unit Development? If so, can we please get a copy of the PUD, specifically what was approved for parking, setbacks, height and density? *no*
- * Was this property granted any variances, special exceptions, or conditional use permits or zoning relief of any kind? If so, can we please get a copy of them? *no*
 If these are not available, would you briefly outline the conditions of the applicable document?
- * Are there any legal nonconforming issues? *no*
- * Was this site developed with Site Plan Approval? If so, can we obtain a copy of it and/or a copy of the Approval Letter?
- * To the best of your knowledge, do your records show any unresolved Zoning and Building Violations? *no*
- Is this site in compliance with the current Zoning Code? *yes*
- Copies of the certificates of occupancy issued or the attached form letter filled out? *enclosed*

Please provide as much information as possible, in a letter, on your letterhead.

If there are any questions you are unable to answer, please let us know whom we should contact. Because we are working on a very strict timeline, we further request a faxed copy of the letter prior to its being mailed. Our client has asked

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that we gather this information, as quickly as possible, so any help would be greatly appreciated.

It is my understanding that there is no fee for providing this information. Please advise me immediately if this is incorrect.

Thank you in advance for your time and consideration on the above matter. If you have any questions or concerns, please do not hesitate to telephone at the toll free number above, extension 3362. My email address is: maricelab@pzi.com

Sincerely: **Maricela Barraza**
Information Specialist

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