

## 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. 5<sup>th</sup> 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-
- \* Is the property in any special, restrictive or overlay district?
- \* 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?
- \* 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 lifthese are not as it.
  - 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?
- Is this site in compliance with the current Zoning Code?

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@pzr.com

Sincerely:

Maricela Barraza Information Specialist

srb

(Please copy onto your letterhead)

Planning and Zoning Resource Corporation
Attn: <b>Maricela Barraza</b>
Oklahoma City, OK 73104
To Whom it May Concern:
Based on our records [choose one]: Northcrest Nursing Home, 240 Northcrest Drive,  Napoleon, OH  A valid final certificate of occupancy has been issued and is now outstanding for the Project. (See Attached Copy Issued)
Certificates of Occupancy for projects constructed prior to the year are no longer on file with this office. The Project was constructed in The absence of a certificate of occupancy for the Project will not give rise to any enforcement action affecting the Project. A certificate of occupancy for the Project will only be required to the extent of any construction activity (such as either restoring, renovating or expanding the Project or any part thereof).  We are unable to locate a certificate of occupancy for the Project from our records. We have evidence in our records, however, that one was issued and has been subsequently lost or enforcement action affecting the Project. A certificate of occupancy for the Project will not give ise to any required to the extent of any construction activity, either restoring, renovating or expanding the Project or any part thereof.
Please call the undersigned at if you have any comments or questions.
Sincerely,
By: Printed Name: Title:(Title of Government Official)