

FIELD CORRECTION NOTICE

LOCATION 1800 Oakwood Avenue PERMIT NO. 1094

ISSUED TO Village Contractors, Inc. One Marion Ave. Suite 304
PERMIT HOLDER AND/OR ALL RESPONSIBLE PARTIES.

NOTICE DELIVERED TO Cecil Stigall, Village Contractors, 1800 Oakwood Avenue
110-3-b

Upon inspection, violations of the National Electrical Code Sec. 210-52-a were in evidence.

The following orders are hereby issued for their correction: Receptacle required in north wall of kitchen
in all One Bedroom FL and One Bedroom HC Units.
Electric Baseboard Heaters are not to be located beneath wall receptacles.
Unit Six, One Bedroom FL Units.
Certificate of Occupancy shall no be issued until items meet Code.

PLEASE CALL FOR INSPECTION WHEN CORRECTIONS HAVE BEEN COMPLETED. ACCEPTANCE AND APPROVAL BY AN INSPECTOR OF THIS DEPARTMENT IS REQUIRED AND MUST BE CORRECTED

ON OR BEFORE Certificate of Occupancy shall be issued.
DATE 18 DEC 85 BY Paul E Buehrer INSPECTOR

FILE COPY

THE CITY OF NAPOLEON

**TOM ZIMMERMAN, ZONING ADMINISTRATOR
255 W. RIVERVIEW AVENUE, P.O. BOX 151
NAPOLEON, OHIO 43545
PHONE: 419-592-4010**

April 1, 2013

Oakwood Village Housing L.P.
Attn: William C. Shumaker
220 Marion Avenue
Mansfield, Ohio 44903

Re: Oakwood Village Apartments Zoning requirements

Mr. Shumaker:

The apartments located at 1800 Oakwood Avenue, Napoleon, Ohio 43545 are multi-family dwellings consisting of thirty two (32) residential dwelling units. The City of Napoleon zoning code states that the entire site of the Project is zoned as a "C-4" planned commercial district (which permits residential, multi-family dwellings). The Project conforms to such zoning classification.

The Project does not exceed the City of Napoleon's Density requirement. The minimum Density requirement for the Project is: 3600 square feet per dwelling unit.

The Project does not exceed the City of Napoleon's Setback requirements, as determined by the Planning Commission. The minimum Setback requirements for the Project are: Front Yard Setback - 40', Rear Yard Setback -10' and Side Yard Setback -10'.

The Project does not violate the City of Napoleon's Parking Requirements. The Off-Street parking requirements for the Project are as follows: Multi-family units limited to persons of low- or moderate-income or the elderly require only 1 space per unit.

The Project does not violate the City of Napoleon's Building Height requirements. The maximum Building Height requirements for the Project are:
Principal Building - 45 feet, Access Building - 20 feet.

Furthermore, in the event that the Project would have to be reconstructed after any calamity, the Project could be reconstructed to its present use without changes to its current setbacks, heights of buildings, or size and number of parking spaces.

Please contact the undersigned with any questions, comments, or concerns.

Sincerely,



Tom Zimmerman
City of Napoleon
Building and Zoning

384 sq ft of
New Garage

S 89'15"20" E 411.03'

580 sq ft of
New office

BLDG D-3

648 sq ft of
existing office

ERED
BOXES

TOT LOT
WITH NEW
EQUIP

BLDG C-4

GA-2

BLDG B-5

GA-1

BLDG A-6

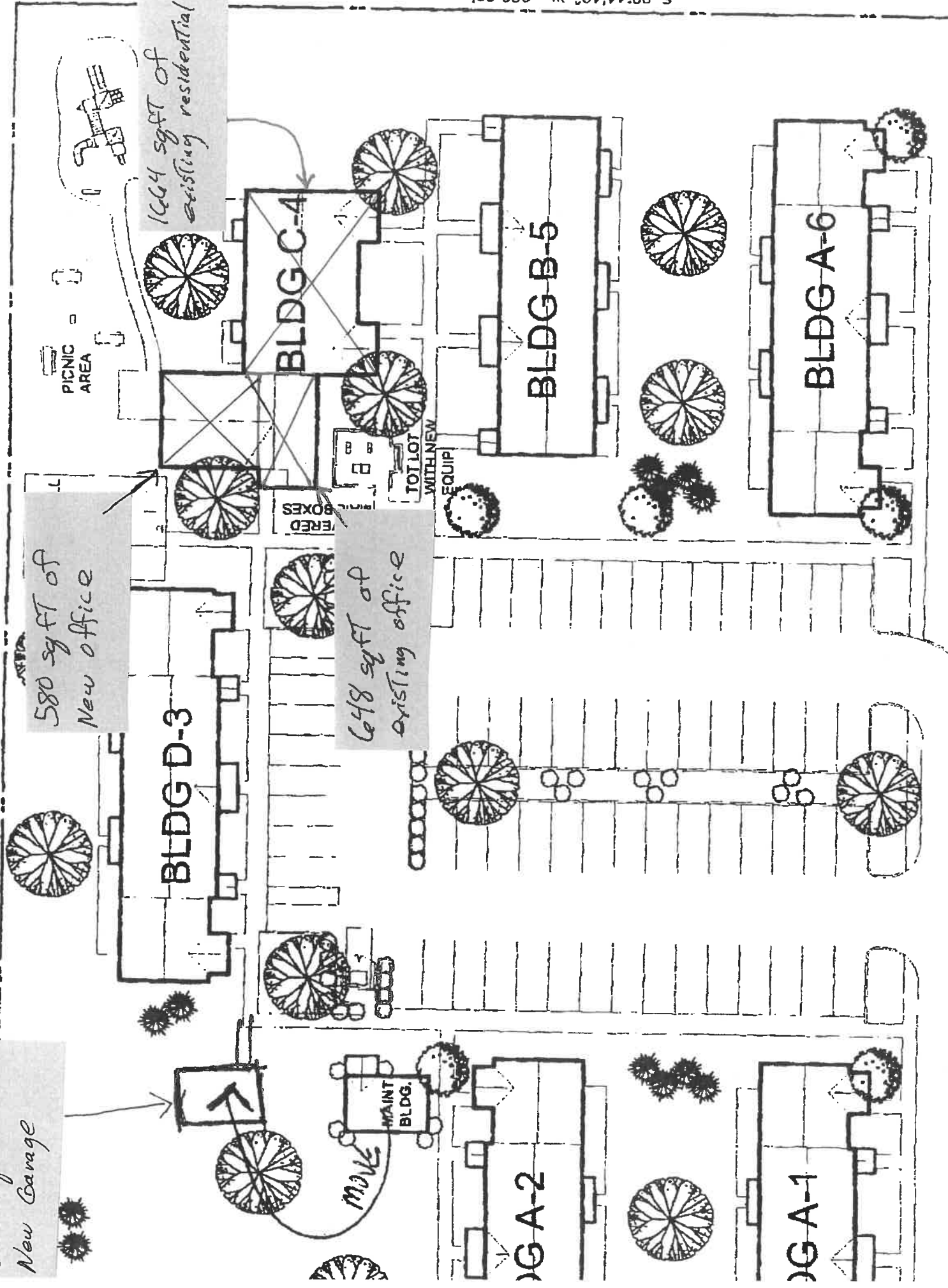
MOVE

MAINT
BLDG

1064 sq ft of
existing residential

PICNIC
AREA

S 00'44"40" W 289.69'



Oakwood Village Apartments
1800 Oakwood Avenue
Napoleon, Ohio

	Sq Ft existing	Sq Ft addition
Building A1		
residential	4802	0
Building A2		
residential	4802	0
Building D3		
residential	4802	0
Building C4		
residential	1664	0
office	648	580
Building B5		
residential	5389	0
Building A6		
residential	4802	0
Garage	0	384
total	26909	964

Note: all new addition drainage to gutters to downspouts to splash block to grass area



THE PROVIDENT COMPANIES

220 Marion Ave., Mansfield, OH 44903
419-526-0466 • Fax: 419-526-0990

Provident Management, Inc.
Provident Development LLC

Premier Management LLC
Premier Equities LLC
Premier Corporate LLC

April 12, 2013

Ms. Kris Honemann
City of Napoleon
255 W. Riverview Ave
PO Box 151
Napoleon, Ohio 43545

Re: Oakwood Village Apartments

Dear Ms. Honemann:

Enclosed please find the Zoning Application and check in the amount of \$50.00 for Oakwood Village Apartments.

Our thanks to you for your attention to this matter. Should you need any further items please advise.

Sincerely,

Oakwood Village Housing L.P.
Provident Management, Inc., managing agent

Bill Shumaker
Vice-President

enclosure

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"This institution is an equal opportunity provider, and employer."



EQUAL HOUSING OPPORTUNITY

TDD 419-526-0466



