



# City of NAPOLEON, OHIO

255 WEST RIVERVIEW AVENUE, P.O. BOX 151  
NAPOLEON, OHIO 43545-0151  
(419) 592-4010  
FAX (419) 599-8393

823 Oakwood

April 30, 1996

Mayor  
Donald M. Stange

Mr. Marc S. Gerken  
Napoleon Engineering & Surveying  
1044 Chelsea  
Napoleon, Ohio 43545

Members of Council  
Michael J. DeWit, President  
Sarah J. Peper  
John E. Church  
James Hershberger  
Terri A. Williams  
Travis B. Sheaffer  
Dennis Filgor

Re. Heller/Aller Buildings

Dear Mr. Gerken

This letter is written in an effort to answer your questions regarding the above referenced project.

City Manager  
Marc S. Gerken, P.E.

The Heller/Aller buildings are within the I-1 Industrial Zoning District. I have reviewed this area for zoning reclassification purposes and have determined that a change in zoning classification is warranted. The fact that the existing classification was assigned due to the land usage at that time and it was not necessarily based on future planning or for the benefit of those adjacent. Based on the land usage in the area and the fact that commercial business is expanding out from the downtown area, it would be most advantageous to re-classify this area. The most sensible zoning classification would be C-4 Planned Commercial which would pose as a good buffer to the residential areas adjacent and would be compatible with adjacent business uses. The C-4 district would allow the type of usage's which you have proposed. (regulations attached) I would suggest that if you choose to proceed with this project that you file a petition with my office requesting a change in zoning classification.

Finance Director  
Gregory J. Heath

Law Director  
David M. Grahn

City Engineer  
Adam C. Hoff, P.E.

Regarding your questions on parking the following are the estimated parking requirements based on the proposal you have submitted.

Area 2&3 first floor retail - one space for each 200 square feet of gross floor area.

Area 3 second floor office space - one space for each 300 square feet of gross floor area.

Area 2 second floor apartments - 1.5 spaces for each one bedroom apartment and 2 spaces for each apartment with two or more bedrooms.

I have assumed that the areas not shown in color will be removed/raised.

Sincerely

A handwritten signature in cursive script that reads "Brent N Damman".

Brent N Damman  
Building & Zoning  
Administrator



# NAPOLEON ENGINEERING & SURVEYING, INC.

Marc S. Gerken, P.E.  
President

P.O. Box 671  
Napoleon, Ohio 43545  
(419) 592-9661

Dear Mr. Damman:

We are currently looking at the use of the Heller Aller Building as a commercial development (retail and office ) as well as the possibility of one portion being multi-family(apartments).

Enclosed please find our breakdown of projected useage along with any pertinent data which you might need.

Please indicate to us if any zoning issues would exist as well as what the anticipated parking requiremmts will be to utilize the structure as proposed.

Should you have any questions please call.

Respectfully ,

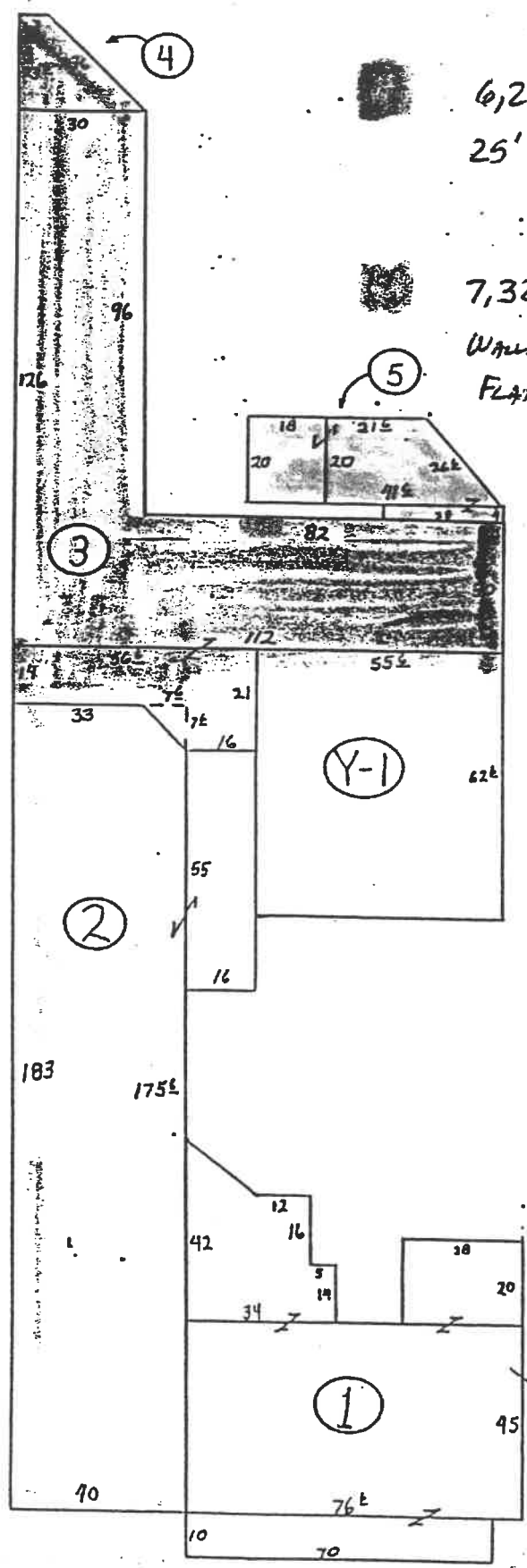
Marc S. Gerken

*Currently the above property is zoned I-1 which does not allow the usage as you are proposing. I have discussed this property with the planning commission and <sup>re-zoning</sup> favor the <sup>to C-1 Planned Commercial</sup>*

**FIRST FLOOR:**

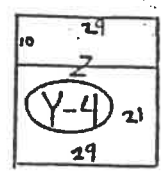
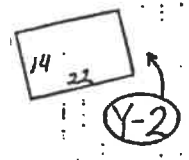
6,240  $\Phi$  Area (Floor) • Retail  
25' High Exterior Walls

7,320  $\Phi$  AREA (Floor) • Retail  
WALLS ARE BACK  
FLAT ROOF (NO Standing Seam)



46 Spaces\*  
\*based on Medium  
Traffic generation.  
1 space for each 300  
square feet of gross floor area.

HELLER-ALLER COMPANY  
41-03-09-00-723-0020000  
NAPOLEON CORPORATION  
HENRY COUNTY, OHIO  
SCALE: 1" = 40'



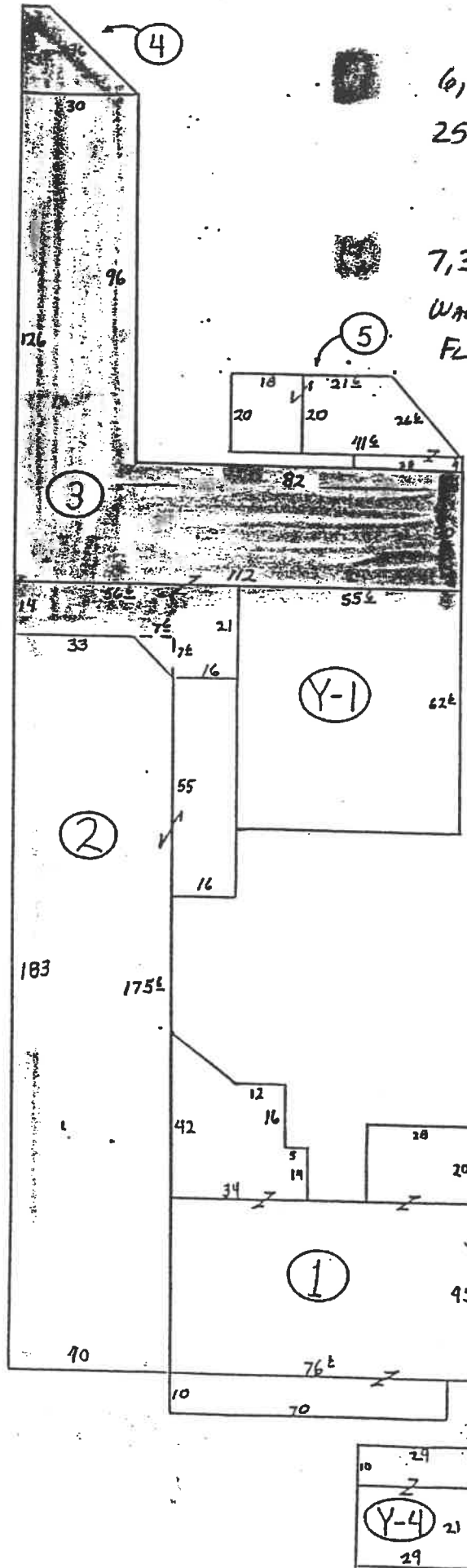
# SECOND FLOOR

6,240  $\Phi$  Area (Floor) **OFFICE**  
 25' High Exterior Walls 21 spaces

7,320  $\Phi$  AREA (Floor) **APARTMENTS**  
 WALLS ARE BRICK

FLAT ROOF (No Standing Seam)

1,5 spaces for 1-bedroom apt.  
 2 spaces for over 1 bedroom apt.



HELLER-ALLER COMPANY

41-03-09-00-723-0020000

NAPOLEON CORPORATION

HENRY COUNTY, OHIO

SCALE: 1" = 40'

