



City of Napoleon, Ohio

Zoning Department

255 West Riverview Avenue, P.O. Box 151
Napoleon, OH 43545

Mark B. Spiess, Senior Engineering Technician / Zoning Administrator
Telephone: (419) 592-4010 Fax: (419) 599-8393
www.napoleonohio.com

RESIDENTIAL ZONING PERMIT

Issued Date: May 6, 2019
Expiration Date: May 6, 2020
Permit Number: P-19-063
Job Location: 860 Old School Dr.
Owner: SAS Group Co.
P.O. Box 583
Napoleon, Ohio 43545
Contractor: Becks Construction
419-770-0002

Zone: R-2 Low Density Residential

Set Backs: Principle Building

Front: 30 Rear: 15 Side: 7

Comments:
New Home Construction

Permit Type: 5/8" Meter, Copper Setter and Transmitter Without Tap

Fee: \$350.00

Status: Paid

Amount Due: \$0.00

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RESIDENTIAL ZONING PERMIT

Issued Date: May 6, 2019
Expiration Date: May 6, 2020
Permit Number: P-19-064
Job Location: 870 Old School Dr.
Owner: SAS Group Co.
P.O. Box 583
Napoleon, Ohio 43545
Contractor: Becks Construction
419-770-0002

Zone: R-2 Low Density Residential

Set Backs: Principle Building

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P-19-063
P-19-064

Residential Zoning Permit Application

Date 5/6/2019 Job Location 860 ÷ 870 Old School Dr.

Owner SAS Group Co Telephone # 419-592-8307

Owner Address Box 583 Napoleon Ohio 43545

Contractor BEUMS construction Co Cell Phone # 419-970-0002

Description of Work to be Performed NEW HOME construction

Estimated Completion Date Oct 1 2019 Estimated Cost 340,000

	TOTAL COST
Demo Permit - \$100.00 – See Separate Form (MDEMO 100.1700.46690)	\$
Zoning Permit - \$25.00 (MZON 100.1700.46690)	\$
Fence - \$25.00 (MZON 100.1700.46690)	\$
Pool - \$25.00 (MZON 100.1700.46690)	\$
Accessory Building Under 200 SF (Detached) - \$25.00 (MZON 100.1700.46690)	\$
Decks - \$25.00 (MZON 100.1700.46690)	\$
Driveway/Sidewalk/Curbing/Patio - \$0.00	\$
Outside Water/Sewer Repair - \$0.00	\$
1" Water Tap, 5/8" Meter, Copper Setter and Transmitter - \$1,200.00(Outside City - \$5,680) (MBLDG 510.0000.44730)	\$
1" Water Tap, 3/4" Meter, Copper Setter and Transmitter - \$1,300.00(Outside City - \$5,820) (MBLDG 510.0000.44730)	\$
1" Water Tap, 1" Meter, Copper Setter and Transmitter - \$1,400.00 (Outside City - \$5,960) (MBLDG 510.0000.44730)	\$
1" Meter, Copper Setter and Transmitter Without Tap - \$525.00 (MBLDG 510.0000.44730)	\$
3/4" Meter, Copper Setter and Transmitter Without Tap - \$440.87 (MBLDG 510.0000.44730)	\$
5/8" Meter, Copper Setter and Transmitter Without Tap - \$350.00 (MBLDG 510.0000.44730)	\$ 700.00
Sewer Tap For Lots 7,200 Sq. Ft. Or Less - \$87.00 (MBLDG 520.0000.44830)	\$
Sewer Tap For Lots 7,201 To 12,414 Sq. Ft. (x \$0.012083) (MBLDG 520.0000.44830)	\$
Sewer Tap For Lots 12,416 Sq. Ft. Or Greater - \$150.00 (MBLDG 520.0000.44830)	\$
Sewer Tap Inspection Fee For All Lots - \$60.00 (MBLDG 520.0000.44830)	\$
TOTAL FEE:	\$ 700.00
<p>I FULLY UNDERSTAND THAT NO EXCAVATION, CONSTRUCTION OR STRUCTURAL ALTERATION, ELECTRICAL OR MECHANICAL INSTALLATION OR ALTERATION OF ANY BUILDING STRUCTURE, SIGN, OR PART THEREOF AND NO USE OF THE ABOVE SHALL BE UNDERTAKEN OR PERFORMED UNTIL THE PERMIT APPLIED FOR HEREIN HAS BEEN APPROVED AND ISSUED BY THE CITY OF NAPOLEON ZONING DEPARTMENT. I hereby certify that I am the Owner of the named property, or that the proposed work is authorized by the Owner of record and that I have been authorized by the Owner to make this application as his/her authorized agent and I agree to conform to all applicable laws of the jurisdiction. In addition, if a permit for Work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.</p> <p>I HEREBY ACKNOWLEDGE THAT I HAVE READ AND FULLY UNDERSTAND THE ABOVE LISTED INSTRUCTIONS.</p>	
SIGNATURE OF APPLICANT: <u>[Signature]</u>	DATE: <u>5/6/2019</u>
BATCH #	CHECK # <u>32543</u> DATE <u>5-6-2019</u>



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CONDITIONAL USE PERMIT

Date: August 28, 2018

Hearing No.: PC-18-02

Address: 700 Clairmont Ave.

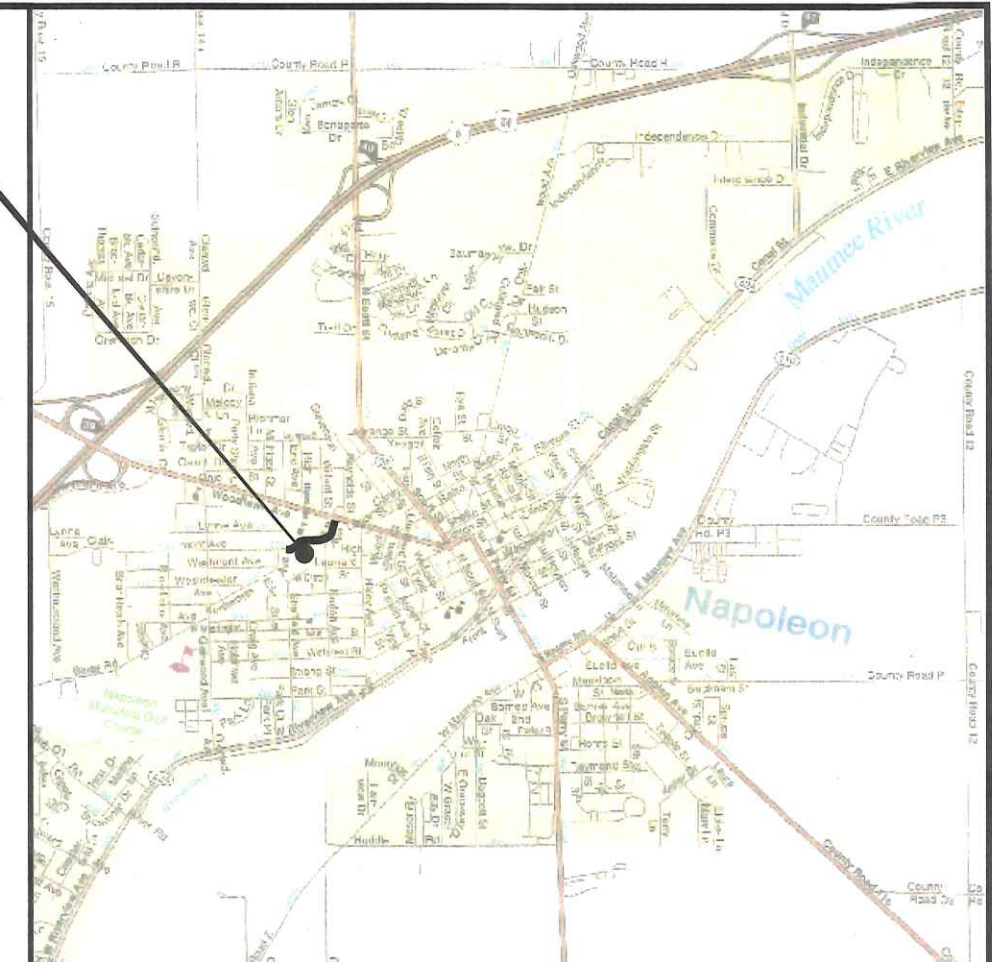
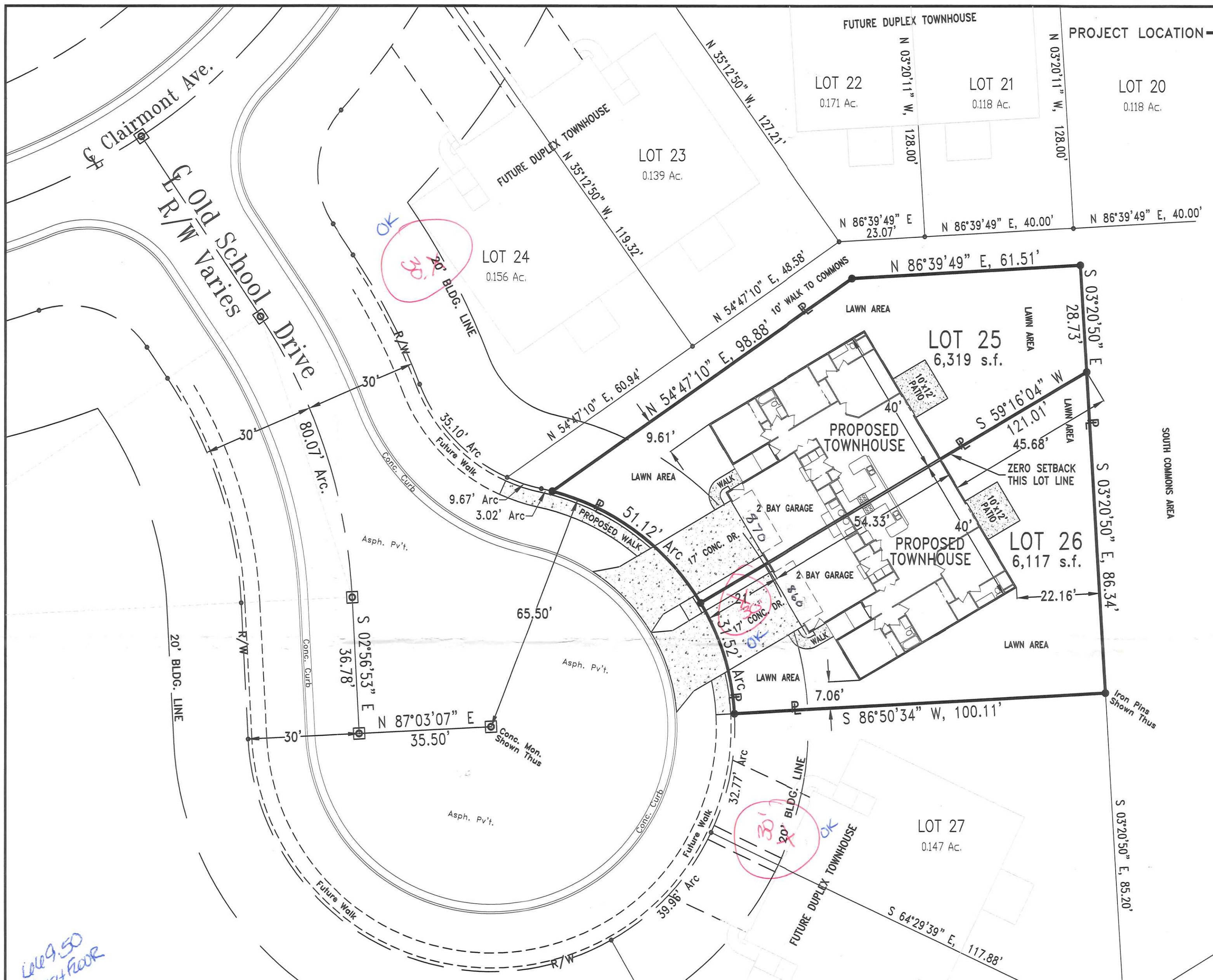
Applicant: JanMar Properties
582 Moorings Dr.
Napoleon, OH 43545

Permitted Use: Planned Cluster Development

Conditions:

1. This permit is issued to Jan Mar Properties 582 Moorings Dr., Napoleon, OH 43545, for a Planned Cluster Development to be developed at the former West Elementary School Property (700 Clairmont Ave).
2. Development would include one (1) single family detached dwelling and thirty-four (34) duplex, zero lot line, townhouse dwellings on individual lots of variable size. Smaller lot sizes for some townhouse units is compensated by the North & South Commons open area to be held and managed by the West View Villas Home Owners Association.
3. Approval for a zero lot line side setback for the duplex townhouse units.
4. Approval for a reduction of the front yard setback from 30' to 20' for the townhouse units fronting on the proposed Old School Drive

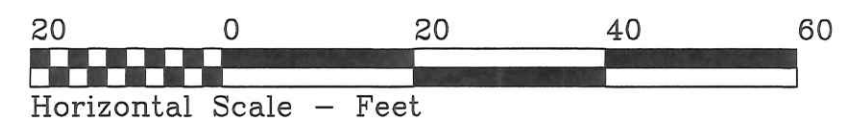
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LOCATION MAP

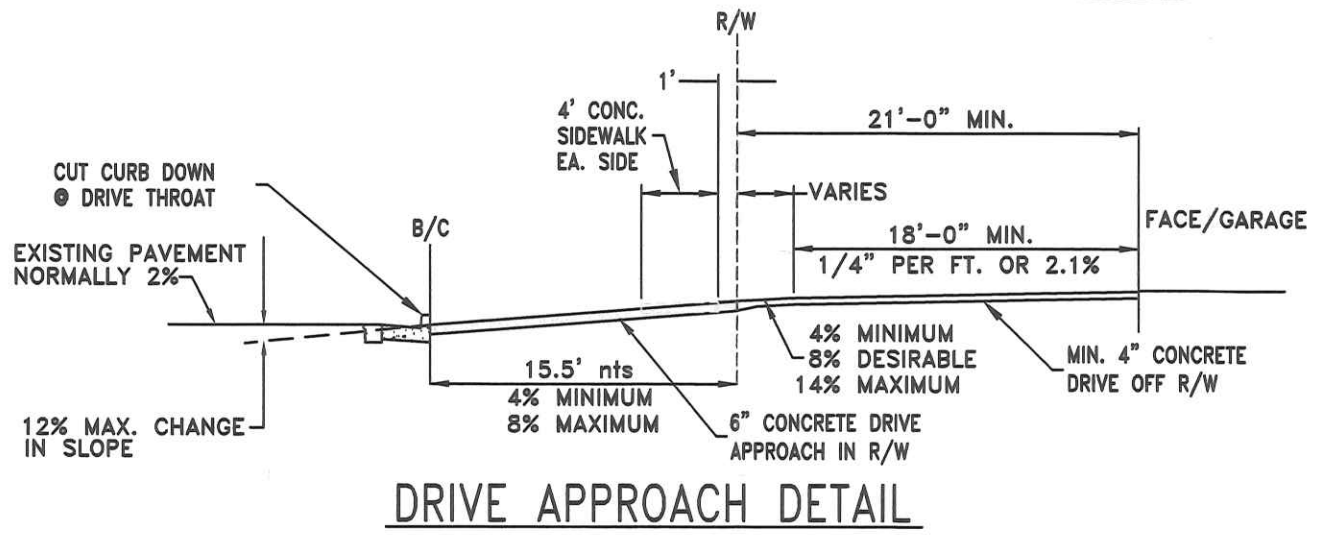


OHIO UTILITIES PROTECTION SERVICE
 The underground utilities shown hereon are only approximate. Some of the utilities were located by field observation, where possible, and the remaining utilities were derived from various records. Exact locations must be determined by the UTILITY COMPANIES. For exact locations, telephone the Ohio Utilities Protection Service (O.U.P.S.) toll free at 1-800-362-2764. (Telephone 2 working days before any digging.)



*Lot 9.50
Finish Floor*

*Old School Dr
Front Set Back Reduced
to 20' As Per PC-18-02*



SITE LOCATION PLAN
 FOR
 LOTS NO. 25 & 26
 WESTVIEW VILLAS SUBDIVISION
 CITY OF NAPOLEON, NAPOLEON TOWNSHIP,
 HENRY COUNTY, OHIO

	BECK CONSTRUCTION CO	
	SCOTT STREET 419/592-8307	NAPOLEON, OHIO
DIRECTORY: C:\ND\BECKCONST\	FILE NAME: WESTSCHOOL\LOT 25_26	DRAWN BY: R.D.S.
SITE PLAN FOR DUPLEX TOWNHOUSE		REVISED
870 & 860 OLD SCHOOL DRIVE		SCALE: 1"=20'
		DATE: DEC. 2018
		DRAWING NUMBER: S - 1