



City of Napoleon, Ohio

Zoning Department

255 West Riverview Avenue, P.O. Box 151

Napoleon, OH 43545

Kevin Schultheis Code Enforcement/ Zoning Administrator

Telephone: (419) 592-4010 Fax: (419) 599-8393

www.napoleonohio.com

RESIDENTIAL ZONING PERMIT

Issued Date: July 18, 2024

Expiration Date: July 18, 2025

Permit Number: P-24-127

Job Location: 445 Oxford St. Lot 48, Picket Fences

Owner: Green Development Ventures LLC
2186 E. Centre Ave.
Portage, MI 49002

Contractor: Allen Edwin Homes

Phone: 616-229-1084

Zone: R-3: Moderate Density Residential

Set Backs: Front: 0' Rear: 0' Side: 0'

Comments: 2 story 1830 sq. ft. new home with 400 sq. ft. attached garage

Permit Type: Zoning, water tap, and sewer tap inspection fee

Fee: \$1,285.00

Status: Paid

Amount Due: \$0.00

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R-3
 P-24-127

Residential Zoning Permit Application

Date 7/11/2024 **Job Location** 455 Oxford Street, Napoleon OH, Lot 48, 43545, Picket Fences
Owner Green Development Ventures LLC **Telephone #** 616-229-1084
Owner Address 2186 E. Centre Ave, Portage MI, 49002
Contractor Allen Edwin Homes **Cell Phone #** 616-229-1084
Description of Work to be Performed 2 Story 1830 Sq Ft New Home with 400 Sq Ft. attached Garage.
Estimated Completion Date 9/11/2025 **Estimated Cost** \$350,000

Demo Permit - \$100.00 – See Separate Form	(MDEMO 100.1700.46690)	\$
Zoning Permit - \$25.00	(MZON 100.1700.46690)	\$ 25
Fence/Pool/Deck - \$25.00	(MZON 100.1700.46690)	\$
Accessory Building 200 SF or less (Detached) - \$25.00	(MZON 100.1700.46690)	\$
Driveway/Sidewalk/Curbing/Patio - \$0.00	(MZON 100.1700.46690)	\$
Drainage Permit/Outside Water/Sewer Repair - \$0.00	(MBLDG 510.0000.44730)	\$
1" Water Tap, 5/8" Meter, Copper Setter and Transmitter - \$1,200.00(Outside City - \$5,680)	(MBLDG 510.0000.44730)	\$ 1,200
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)	\$
Sewer Tap For Lots 7,200 Sq. Ft. Or Less - \$0.00	(MBLDG 520.0000.44830)	\$ 0
Sewer Tap For Lots (Single Family) 7,201 To 12,199 Sq. Ft. (x \$0.012)	(MBLDG 520.0000.44830)	\$
Sewer Tap For Lots (Single Family) 12,200 Sq. Ft. or Greater - \$60.00	(MBLDG 520.0000.44830)	\$
Sewer Tap For Lots (Two Family) 7,201 to 23,866 Sq. Ft. (x\$0.012)	(MBLDG 520.0000.44830)	\$
Sewer Tap For Lots (Two Family) 23,867 Sq. Ft. or Greater - \$200.00	(MBLDG 520.0000.44830)	\$
Sewer Tap For Lots (Three Family) 7,201 to 36,366 Sq. Ft. (x\$0.012)	(MBLDG 520.0000.44830)	\$
Sewer Tap For Lots (Three Family) 36,367 Sq. Ft. or Greater - \$350.00	(MBLDG 520.0000.44830)	\$
Sewer Tap Inspection Fee For Single Family or Duplex - \$60.00	(MBLDG 520.0000.44830)	\$ 60
Inspection Fee Outside the Corporation Limits - Increase 50%	(MBLDG 520.0000.44830)	\$
TOTAL FEE:		\$ 1,285

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.

I HEREBY ACKNOWLEDGE THAT I HAVE READ AND FULLY UNDERSTAND THE ABOVE LISTED INSTRUCTIONS.

SIGNATURE OF APPLICANT: Noah Mohler DATE: 7/11/2024

BATCH #	CHECK #	DATE
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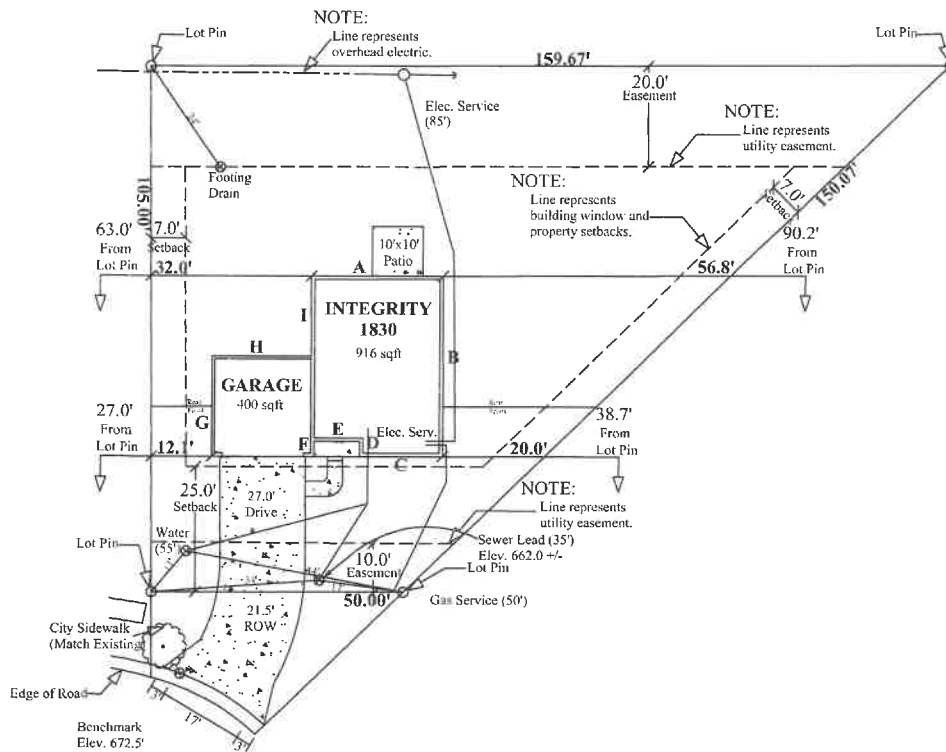
Per Rule 10.2 of the City of Napoleon Rules for Water and Sewer Service, City personnel will assist property owners in locating existing sanitary sewer laterals and water services to the best of their ability. However, the City does not guarantee the accuracy of said markings and is not liable for any expense incurred by the property owner if said markings are incorrect.

HOUSE DIMENSIONS:

- A = 26'-0"
- B = 36'-0"
- C = 16'-4"
- D = 3'-0"
- E = 9'-0"
- F = 3'-0"
- G = 20'-0"
- H = 19'-8 1/2"
- I = 16'-0"

GARAGE FRONT:

- 20'-4 1/2"
- DRIVE:**
- 460 sqft
- ROW:**
- 392 sqft
- LEAD WALK:**
- 38 sqft



NOTE:
 Top of wall to be set 2.0'
 above benchmark.
 Elev. 674.5'

Version 8.1

Scale: 1" = 30'-0"
Date: June 27, 2024
Front Yard: 1905 sqft
Rear Yard: 7370 sqft
Lot Coverage: 19.8%

SITE PLAN
 LOT #48 PICKET FENCES
 455 OXFORD STREET
ALLEN EDWIN HOMES
 2186 EAST CENTRE
 PORTAGE, MI 49002

