



# City of NAPOLEON, OHIO

255 RIVERVIEW AVENUE — (419) 592-4010

524 N  
Perry  
[Signature]

July 24, 1980

Mr. Jerry A. Seifert  
Ohio Erie Corp.  
137 S. Main St.  
Suite 200  
Akron, OH 44308

**Mayor**  
Robert G. Heft

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**City Manager**  
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**Law Director**  
Keith Muchfeld

Re: Review of drawing  
for Hardee's Restaurant

Dear Mr. Seifert:

The following is the review of the proposed Hardee's Restaurant at the corner of N. Perry and E. Front Streets.

The two drives on N. Perry are not advisable. The traffic on N. Perry is a problem at the present time and I feel will cause too much congestion in your drive and parking lot.

1. General Provisions

The conduct of permitted uses herein shall be within completely enclosed buildings, except for accessory uses such as outside storage, which may be open to the sky except the area shall be obscured from public view by means of a fence or wall.

2. Minimum Setbacks

There are no setback requirements except where the permitted business abutts any residence district, a 5 ft. setback shall be required. The east side of the parking area abutts a residential area and would require a 5 ft. setback.

3. Parking Requirements

Each off-street parking space shall be at least 9 ft. in width and at least 20 ft. in length, exclusive of access drives or aisles, ramps, columns or work areas. Such space shall have adequate vertical clearance.

For parallel parking, the length of spaces shall be increased to 24 ft.

Each required off-street loading space shall be logically and conveniently located for bulk pickups and deliveries. The loading area shall be so designed and located so that multi-wheeled delivery vehicles can maneuver into the loading area without interfering with parked vehicles. Loading areas shall be not less than 12 ft. wide X 45 ft. long with a height clearance of not less than 14 ft.

All off-street parking spaces required, shall be designed and constructed in accordance with the standard specifications for design and construction of parking lots of the City on file in the office of the City Engineer.

Off-street parking space and space for service facilities may be provided in the rear or side yards but in no event be located within the required front yard. All service and parking facilities shall be screened from view of the public street and from any adjoining property.

The required number of spaces needed for parking is one space for each 125 ft. of net floor area. Required spaces would be 23. The drawing shows 42 spaces. The requirements of the Code state that no parking space shall be located within a front yard. The 14 spaces along East Front Street could be eliminated and four spaces along the east property line, between Front and the building line could be eliminated to allow you to meet the requirements of the Code.

A recommendation would be to move the building thirty feet toward N. Perry and ten to fifteen feet to the east. The fourteen parking spaces could then be put on the south side of the building and the north side would be landscaped. The south drive on N. Perry would then be an entrance drive and Front Street would be an exit drive. With the building moved over, this would give you 12 parking spaces along the south side of the building and fifteen spaces along the south property line and eight along the east property line. This would give you 35 parking spaces total. Twelve spaces over what is required and seven under what you show on the drawing.

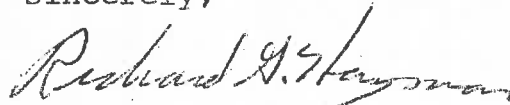
4. If the East Front parking spaces were eliminated, and the building moved north 20 to 30 ft., this would then allow more

green landscaped area on the Perry and East Front sides of the building. Ten parking spaces could then be added to the south side of the building.

5. The original width of East Front Street was 82½ feet. On March 25, 1864 the street was narrowed to 66 ft. adding 16½ ft. to all the lots on the south side of East Front St. This would make your lot 181½ ft. deep.
6. The alley running between Lots 2 and 3 is 16½ ft. wide and contains an 8 inch water main running north and south across the river. This alley is a City right-of-way and not an easement. A request from you to the City asking the City to vacate the alley and then you granting an easement would be the only way that would allow you to construct drive and parking area over the water line. The water line is 6½ ft. deep at East Front St. The request for vacation should be submitted immediately because of the time it takes to gain approval.
7. If a dock area is installed along the river than a walk area should be designated through the parking area to the restaurant.
8. Floating docks are allowed but permanent docks would have to have the approval of the Corp of Army Engineers.
9. Signs are permitted and shall not project over a sidewalk or closer than 2 ft. from the curb line. No sign shall be erected between the sidewalk and curb.
10. I was under the assumption that you had also purchases Lot 3. The drawing only shows two lots.

I would consider very seriously the closing of one drive on Perry Street because of the existing traffic. Also, the parking in the front yard should be changed. Recommendations from this Department would be for rear and side parking.

Sincerely,



Richard G. Hayman  
Building Commissioner