

City of NAPOLEON, OHIO

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April 08, 2002

Mayor
J. Andrew Small

Mr. Michael Sanholtz
135 Northcrest Circle
Napoleon, Ohio 43545

Re. Town Tap restoration and rehabilitation, 814 N. Perry St. Napoleon, Ohio

Members of Council
Michael J. DeWit, President
Terri A. Williams
James Hershberger
Travis B. Sheaffer
John A. Helberg
Steven C. Small
Glenn A. Miller

Dear Mr. Sanholtz

City Manager
Dr. Jon A. Bisher

Finance Director
Gregory J. Heath

Law Director
David M. Grahn

City Engineer
Joseph R. Kleiner, P.E.

The purpose of this correspondence is to inform you of the requirements of the City Zoning Code as it relates to the restoration of the subject property. According to City Code section 1129.05 (copy attached) where a nonconforming situation exists (apartments above business) is damaged to an extent that the cost of repair or replacement would exceed fifty percent (50%) of the appraised valuation of the damaged structure, then the structure may only be rebuilt in accordance with the current Zoning Code. The current City code section 1131.06(i)(attached) requires that for a two-family unit, each dwelling must have a minimum of eight hundred (800) square feet of gross floor area. Also according to City Code section 1139.02 (attached) in order to reestablish residential apartments on the second floor you will need to provide one parking space (50% of the normal requirement). The fact that there are no parking spaces available on your property would make this impossible. There is another option however and that is City Council has allowed others in your situation to contribute to a parking fund when parking is not practically available. The last time this was done the amount was determined to be \$2500.00 per parking space in deficit. This issue would need to go to City Council for their review and final determination. If Council would decide that this option was available to you and payment is made, the Board of Zoning Appeals would hear the issue and grant variance to the parking requirements. If you would decide to reestablish only one apartment on the second floor, then there would be no parking requirements.

The reconstruction and rehabilitation would need to comply with Ohio Building Code and permits would be obtained through Wood County Building Inspection Bowling Green. If you would have questions regarding this letter please call.

Sincerely

Brent N Damman
Zoning Administrator