

APPLICATION FOR PUBLIC HEARING  
BOARD OF ZONING APPEALS  
CITY OF NAPOLEON, OHIO

TO: Department of Building and Zoning  
FOR: Chairman and Members of the Board of Zoning Appeals

I/We hereby file a petition for:(check the box applicable)

1.  Variance \$40.00
2.  Administrative Appeal No Fee

Address of property: State Route 108 & Huddle Road

Legal description of property:

See attached Warranty Deed and Plat

Brief description of request:

A variance is requested for the portions of the parking areas located within the front yard setbacks to the north and east of the building. The request includes eighteen spaces along Huddle Road and twelve spaces along State Route 108

Reference: City of Napoleon Zoning Code Section 151.49 C  
(5) & (7)

Note: All petitions require a minimum of 15 days notice for Public Hearing.

The owners of the premises is(are): Name Board of Henry County Commissioners  
(legal or beneficial owner)

Henry County Courthouse  
Address Napoleon, Ohio

Phone (419) 592-4876

This application is filed on  
behalf of the owner by:

Name Pastor & Beilharz Associates, Inc.  
701½ West First Street  
Address Defiance, Ohio

Phone (419) 782-6211

RECIEVED: \_\_\_\_\_ 19 \_\_\_\_\_

FILED

JUN 4 1961

CITY OF NAPOLEON

**PASTOR & BEILHARZ ASSOCIATES, INC.**

701½ WEST FIRST STREET · DEFIANCE, OHIO 43512 · PH. 419-782-6211

RICHARD J. PASTOR, Landscape Architect  
TERRY E. BEILHARZ, Architect AIA

May 27, 1981

Department of Building and Zoning  
City of Napoleon  
255 Riverview  
Napoleon, OH 43545

Re: Henry County Farm and Home Center  
State Route 108 & Huddle Road  
Napoleon, Ohio 43545

Gentlemen:

Enclosed please find check in the amount of \$40.00 for Variance fee and completed Application for Public Hearing form with attached legal description of property. I have also enclosed three prints of Plot Plan for your reference.

If you have any questions or need further information in regards to this request please contact me at 782-6211.

Thank you for your cooperation.

Yours truly,

PASTOR & BEILHARZ ASSOCIATES, INC.



Lee A. Short

LAS/llly

Encl:

cc: County Commissioners

WARRANTY DEED Vol. 713 No. 542

Know all Men by these Presents

THAT, I, Beatrice M. Benien, an unmarried widow over the age of eighteen years

who claims title by or through instrument, recorded in Volume 214, Page 317, the Grantor

of the Record of Deeds of Henry County, Ohio, for the consideration of One Dollar and Other Valuable Considerations to me paid by Board of County Commissioners of Henry County, Ohio,

whose Tax Mailing Address will be Henry County Court House, Napoleon, Ohio 43545, the Grantee,

do hereby Give, Grant, Bargain, Sell and Convey to the said Grantee, the receipt whereof is hereby acknowledged,

its successors heirs and assigns, forever, the real estate described as follows:

Situated in the Township of Napoleon, County of Henry and State of Ohio and known as:

A parcel of land being situated in the Southeast quarter (1/4) of Section 24, Town 5 North, Range 6 East, Napoleon Township, Henry County, Ohio, lying West of State Route No. 108 and which is more particularly described as follows:

Beginning at an iron bolt on the North line of the Southeast quarter (1/4) of said Section 24 at its intersection with the centerline of State Route No. 108. Said point of beginning being designated as Station 790 + 94.40 on the State Highway Plans for said route; thence South 0° - 07' - 30" West on the centerline of said highway a distance of 300.00 feet to a point; thence North 88° - 46' West a distance of 435.70 feet to an iron pin; thence North 0° - 07' - 30" East a distance of 300.00 feet to a point on the North line of the Southeast quarter (1/4) of said Section 24 and the centerline of Township Road 0-2 (also known as Ruddle Road); thence South 88° - 46' East on the North line of the Southeast quarter (1/4) of said Section and the centerline of said road a distance of 435.70 feet to the place of beginning.

Containing 3.000 acres, more or less, but subject to a roadway easement containing 0.532 acres, more or less for a net acreage of 2.468 acres, more or less,

Grantor reserves unto herself, her heirs and assigns, a perpetual easement to operate, maintain, repair and replace a certain existing water line which

is now located along the westerly side of and running approximately parallel to Ohio State Route No. 108 and which is used to furnish water from a City of Napoleon water main located at the Corner of South Perry Street (also known as Ohio State Route No. 108) and Huddle Road (also known as Napoleon Township Road 0-2) to the dwelling house and other farm buildings located upon Grantor's farm land which lies south of and adjacent to the hereinabove described premises. Grantor, her heirs and assigns, shall have the right to enter upon the hereinabove described premises for the purpose of repairing, maintaining or replacing said water line, and all appurtenances connected therewith, and to do all things that may be necessary to operate, maintain, repair and replace said water line. Grantor, for herself, her heirs and assigns, does hereby agree to compensate Grantee and save it and its successors and assigns, harmless against any expense or damage sustained by Grantee, or its successors and assigns, as a consequence of the entry upon said premises by Grantor, or her heirs and assigns, for the purpose of maintaining, repairing or replacing said water line.

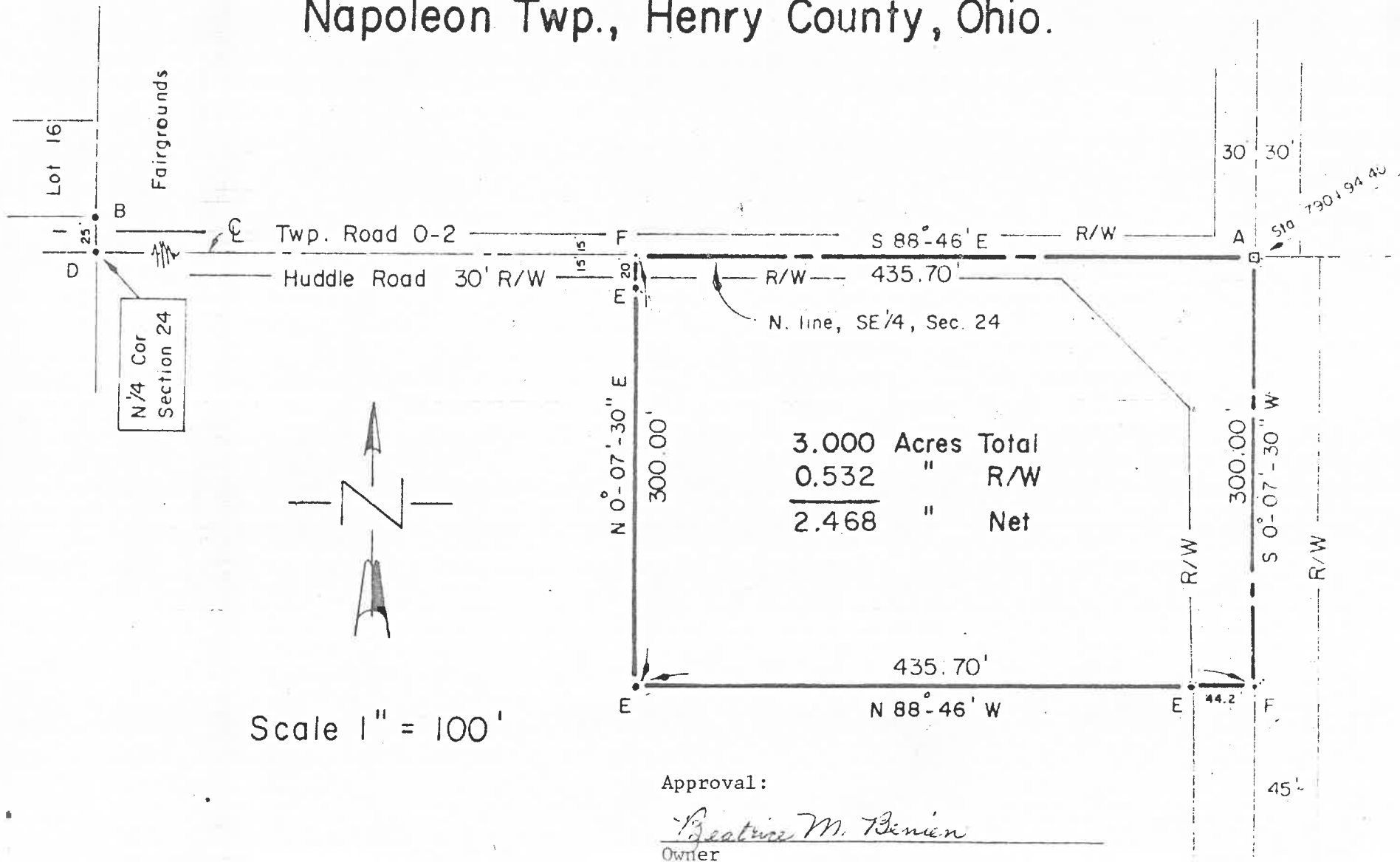
but subject to all easements, restrictions, and leases of record, zoning ordinances, if any, and all legal highways.

To Have and to Hold said premises, with all the privileges and appurtenances thereunto belonging, unto the said Grantee, Board of County Commissioners of Henry County, Ohio, its successors heirs and assigns, forever.

And I, the said Grantor, for myself and my heirs, executors and administrators, do hereby covenant with the said Grantee, its successors heirs and assigns, that I am lawfully seized of the premises aforesaid as a good and indefeasible estate in fee simple, and have good right to bargain and sell the same in the manner and form as above written; that the title so conveyed is clear, free and unincumbered except taxes and assessments levied and assessed for the tax year 1980 and thereafter which the Grantee herein assumes and agrees to pay,

and that I will forever Warrant and Defend the same unto the said Grantee, heirs and assigns, against all lawful claims whatsoever, except as hereinabove mentioned.

# Survey of parcel of land in the Southeast quarter (1/4) of Section 24, T-5-N, R-6-E, Napoleon Twp., Henry County, Ohio.



# Legend

Date: Jan. 27, 1980

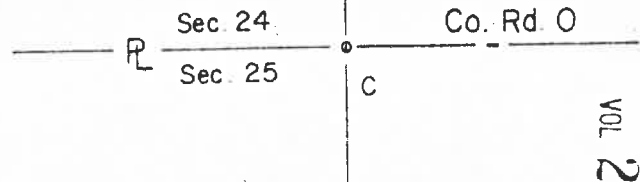
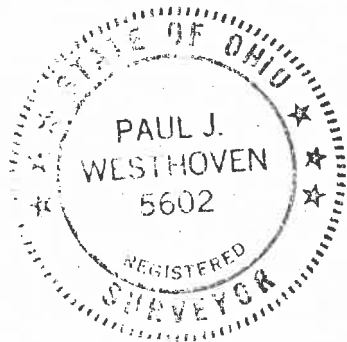
- A - Iron bolt found from previous survey.
- B - Iron pin found from previous survey.
- C - Railroad spike found from previous survey.
- D - Iron pin placed at N<sup>1</sup>/<sub>4</sub> Corner this survey.
- E - Iron pin placed this survey.
- F - P.K. nail placed this survey.

State Route No. 108

I hereby certify this survey and notes to be correct to the best of my knowledge.

*Paul J. Westhoven*

Paul J. Westhoven  
 Registered Surveyor No. 5602  
 December 26, 1979.  
 Survey No. 1893 -H-N - 12-31-79.



Henry County Commissioners

Done

Kenny C. Rayford ✓  
2 Martha Lane

Donald F. Westhorpe ✓  
303 E. Clinton

Earl E. Short ✓  
124 Neal Ave  
Stratford Ontario  
Canada

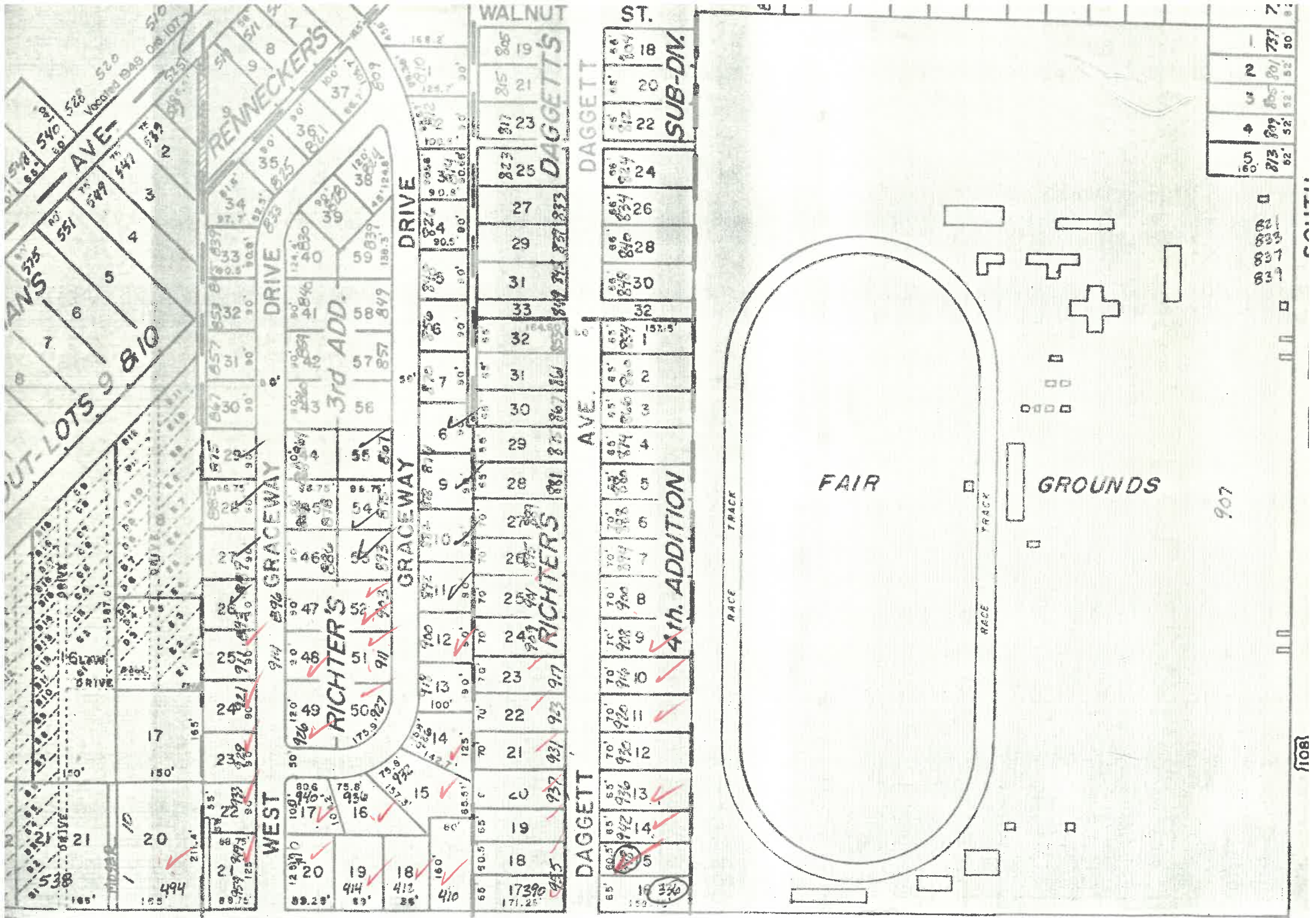
H.L. Padow ✓  
622 W. Clinton

Melie Sathle ✓  
220 N. Harmony Dr

Padow + Bulhary ✓

Hen. Cou. Com. ✓

Done  
Done



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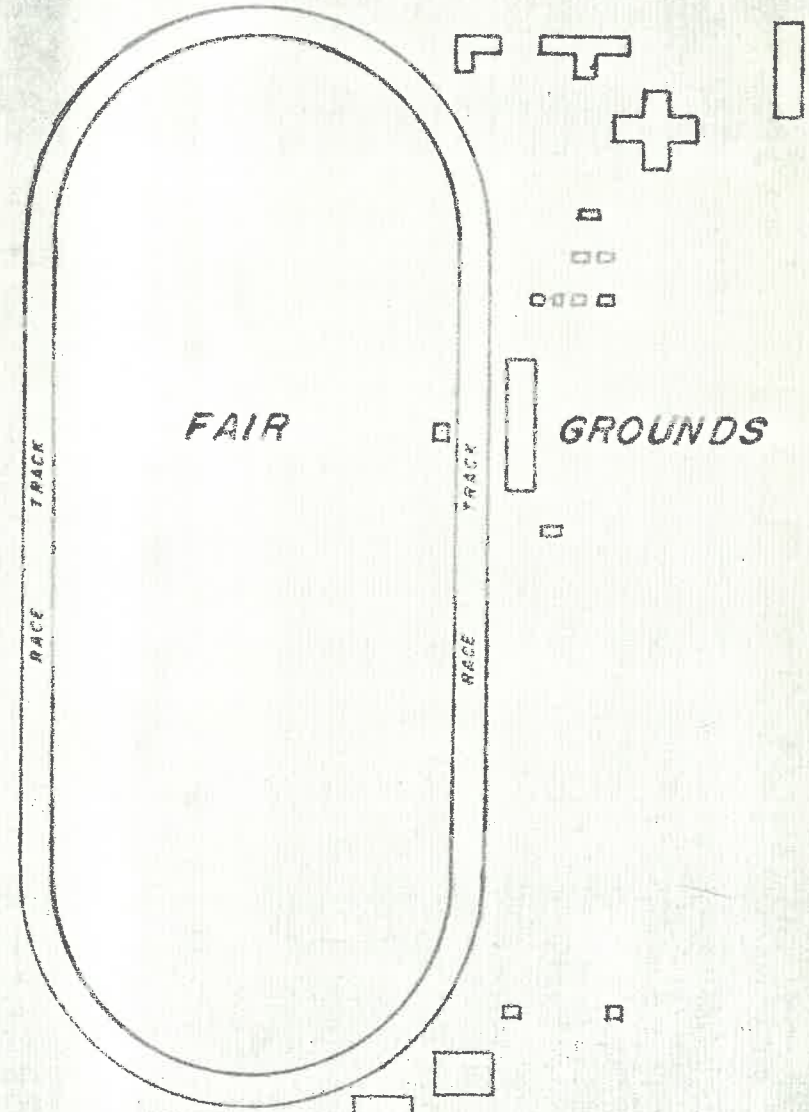
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