

CITY OF NAPOLEON

ZONING PERMIT

Zoning Permit No. 0046

Issued 2-19-93

By Brent N. Damman  
Zoning Inspector

Filing Fee \$5.00  
Amount Date Paid

Issued To: Bergstedt Builders

Lot Information:

Street Address 429 S. Perry

Lot No. Ft. 4 Subdivision

J.G. Lowes Addition  
(or Legal Description)

Lot Dimensions irregular

Yard Set Back: Front 25' Rear

Lot Area 13,274 Sq. Ft.

Side N.-6' Side 10'

Zoning District G.B.-General Business

Description of Use Multi-family residential

Lot Coverage 45% max

Off Street Parking Spaces Required 12

Height 35' max

Loading Spaces Required

PAID

Petition or Appeal Required Yes - side setback variance northside from 10'

JUL 07 1993

Approved By: Zoning Inspector 1-5-93

Board of Zoning Appeals

1-5-93  
CITY OF NAPOLEON

Date 7-7-93

Applicant Signature *Dwight Bergstedt*

Owner-Agent

White - Applicant

Pink - Engineering

Yellow - Board of Zoning Appeals

CITY OF NAPOLEON

ZONING PERMIT

Zoning Permit No. 0046  
Issued 2-19-93  
By BND Zoning Inspector  
Filing Fee 500 Amount Date Paid

Issued To: Bergstedt Builders

Lot Information: 429 S. Perry

Street Address 429 S. Perry

Lot No. Pt 4 Subdivision Cottis Subdivision J.G. Lowes Addition

(or Legal Description)

Lot Dimensions Irregular Yard Set Back: Front 35' Rear \_\_\_\_\_

Lot Area ~~12700~~ 13,271 sq. Ft. Side N. - 6' Side 10'

Zoning District G.B. General Business Description of Use Multi-Family Residential

Lot Coverage 45% Max. Off Street Parking Spaces Required 12

Height 35' Max. Loading Spaces Required \_\_\_\_\_

Petition or Appeal Required Yes Side setback variance northside from 10' to 6'

Approved By: Zoning Inspector 1/5/93 Board of Zoning Appeals 1/5/93

Date \_\_\_\_\_ Applicant Signature \_\_\_\_\_ Owner-Agent \_\_\_\_\_

White - Applicant Pink - Engineering Yellow - Board of Zoning Appeals

MEMORANDUM

TO: Members of the Board of Zoning Appeals  
FROM: Brent N. Damman, Zoning Administrator  
SUBJECT: Variance request to the North side setback by  
Donald Bergstedt.  
HEARING: January 5th, 1993 at 4:30 PM  
HEARING #: BZA 93/01

BACKGROUND

An application by Donald Bergstedt 210 W. Maumee owner of a six (6) family dwelling at 429 S. Perry Napoleon, Ohio requesting a variance to the side yard setback of the north side of said six (6) family dwelling, for the purpose of constructing a covered egress stairway. The variance is to section 151.35 (D)(3) of the City of Napoleon Ohio Zoning Code, and is located in a "C" residential zoning district.

RESEARCH AND FINDINGS

1. The above request is for the purpose of constructing a four foot (4') wide egress stairway along the north side of said structure which would leave six feet (6') between the stairway and the north side property line. (the side yard requirement in this case would normally be 10').
2. Mr. Bergstedt originally began his development with the intention of creating only three (3) dwelling units and only after the project was nearly 50% complete did he realize that he would out of necessity need to create six (6) dwellings within the structure, this placed it into different use group which requires such an egress stairway.

ADMINISTRATIVE OPINION

The proposed covered stairway addition in my opinion would not adversely affect the neighboring properties.

CONSIDERATIONS

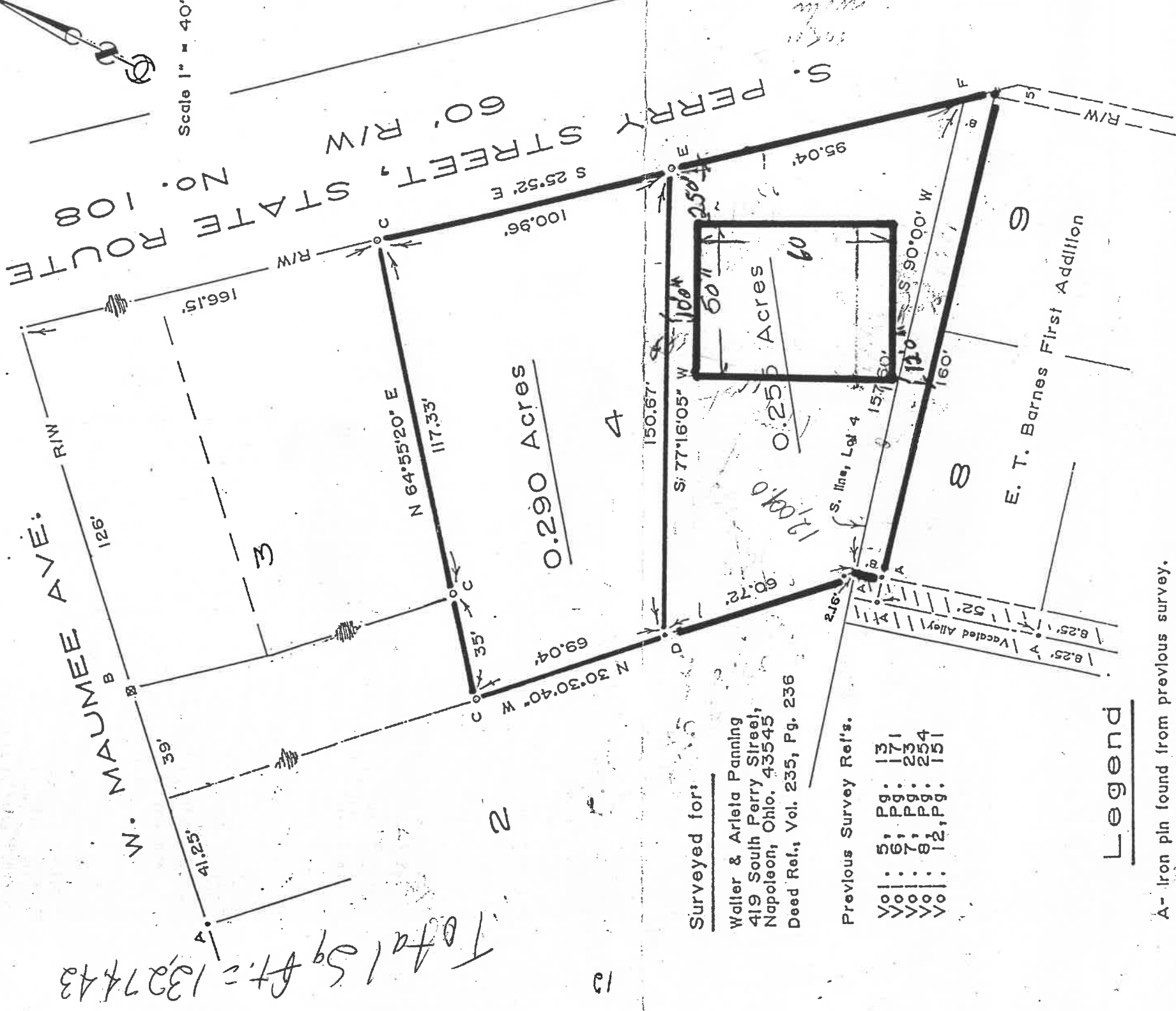
The standards for variation to be considered are as follows:

- (a) That there are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to the other property or use in the same vicinity or district.
- (b) That such Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity or district but which is denied to the property in question.

ADD. 2. Part W

# PLAT of SURVEY

Being a part of Lot No. 4, John G. Lowe's Addition to the Town (now City) of Napoleon, Henry County, Ohio.



Total 159 ft. = 1327443

Surveyed for:  
 Walter & Arleta Panning  
 419 South Perry Street,  
 Napoleon, Ohio, 43545  
 Deed Ref., Vol. 235, Pg. 236

### Previous Survey Ref's.

- Vol: 5, Pg: 131
- Vol: 6, Pg: 171
- Vol: 7, Pg: 23
- Vol: 8, Pg: 254
- Vol: 12, Pg: 151

### Legend

- A- Iron pin found from previous survey.
- B- Square headed iron bolt found from previous survey.
- C- Iron pipe found from previous survey.
- D- Steel shaft found off line and South of corner, re-set on lot line and distance shown this survey.
- E- Iron pipe found off line and North of corner, re-set on lot line and distance shown this survey.
- F- Small iron pin set this survey.

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

*Paul J. Westhoven*

Paul J. Westhoven  
 Reg. Surveyor No. 5602  
 March 22, 1989  
 Survey No. 3907-H-CN-3-24-89