

CITY OF NAPOLEON

# ZONING CERTIFICATE

# COMPLETED

Certificate No. 284

Issued January 27, 1995

Issued To: Thomas DeGraco

By Brent N. Doman

Zoning Inspector

Filing Fee \$5.00

Amount 1-27-95

Date Paid

### Lot Information:

Street Address 225 East Riverview Ave., Napoleon, Ohio 43545

Lot No. 73A & 74 Subdivision Original Plat

(or Legal Description)

Lot Dimensions Irregular

Yard Set Back: Front n/a

Rear 5' min.

Lot Area 19,226.66

Side 5' min.

Side 5' min.

Zoning District GB - General Business

Description of Use Sales

Lot Coverage 8% proposed

Off Street Parking Spaces Required Existing

Height 60' maximum

Loading Spaces Required n/a

Petition or Appeal Required No

**PAID**

Approved By: Zoning Inspector Jan. 27, 1995

JAN 28 6 1995 appeals

Plans approved, except existing sanitary sewer line is subject to inspection before connecting to new building

Date 1-27-95

CITY OF NAPOLEON

Applicant Signature Thomas DeGraco

(Owner-Agent)

White - Applicant

Yellow - Board of Zoning Appeals

Pink - Engineering

## ZONING CERTIFICATE

Certificate No. 284

Issued January 27, 1995Issued To: Thomas DelGrecoBy Brent N. Damman

Zoning Inspector

Filing Fee \$5.00 1-27-95  
Amount Date Paid

## Lot Information:

Street Address 225 East Riverview Ave., Napoleon, Ohio 43545Lot No. 73A & 74 Subdivision Original Flat

(or Legal Description)

Lot Dimensions IrregularYard Set Back: Front n/a Rear 5' min.Lot Area 19,236.66Side 5' min. Side 5' min.Zoning District GB - General Business

Sales

Description of Use

Lot Coverage 8% proposedOff Street Parking Spaces Required ExistingHeight 60' maximumLoading Spaces Required n/aPetition or Appeal Required No

PAID

Approved By: Zoning Inspector Jan. 27, 1995

Board of Zoning Appeals

JAN 26 1995

Plans approved, except existing sanitary sewer line is subject to inspection before connecting to new buildingDate 1-27-95

CITY OF NAPOLEON

Applicant Signature [Signature]

(Owner-Agent)

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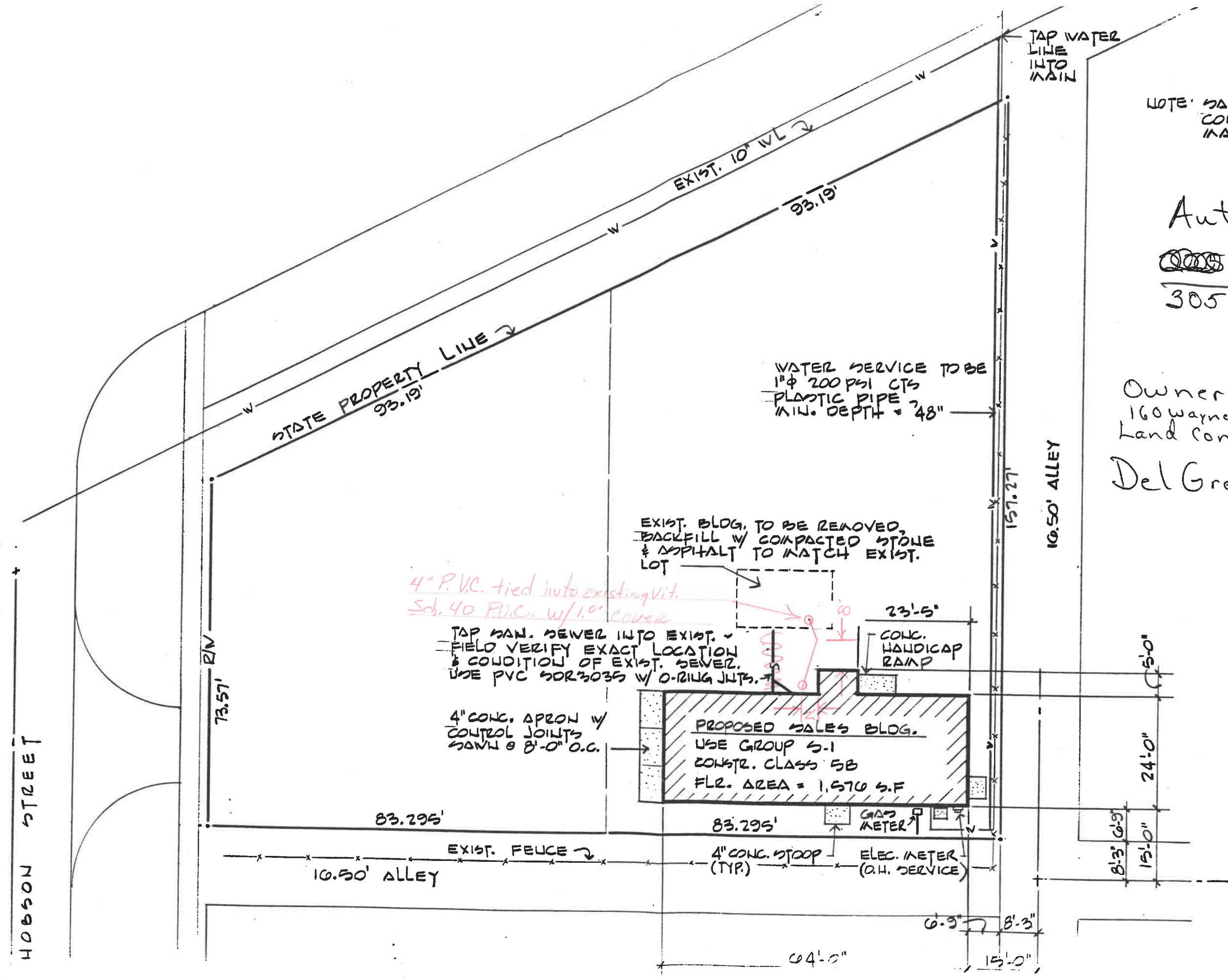
Yellow - Board of Zoning Appeals

Pink - Engineering

NOTE: SAN CUT & REMOVE EXIST. CONC. APRON, PATCH TO MATCH EXIST.

Autoville  
~~0000~~ E. Riverview  
305

Owner Ruth Travis  
160 Wayne Pk. Dr.  
Land Contract w/ Tom  
Del Greco.



STATE PROPERTY LINE  
93.19'

EXIST. 10' WL  
93.19'

WATER SERVICE TO BE  
1" Ø 200 PSI CTS  
PLASTIC PIPE  
MIN. DEPTH = 48"

EXIST. BLOG. TO BE REMOVED,  
BACKFILL W/ COMPACTED STONE  
& ASPHALT TO MATCH EXIST.  
LOT

4" P.V.C. tied into existing vit.  
Sch. 40 P.V.C. w/ 1.0" cover

TAP SAN. SEWER INTO EXIST.  
FIELD VERIFY EXACT LOCATION  
& CONDITION OF EXIST. SEWER.  
USE PVC 50R3035 W/ O-RING JTS.

4" CONC. APRON W/  
CONTROL JOINTS  
SPACED @ 8'-0" O.C.

PROPOSED SALES BLOG.  
USE GROUP S-1  
CONSTR. CLASS SB  
FLR. AREA = 1,570 S.F.

CONC. HANDICAP  
RAMP

GAS  
METER

ELEC. METER  
(O.H. SERVICE)

4" CONC. STOOP  
(TYP.)

10.50' ALLEY

10.50' ALLEY

HOBSON STREET

73.57'

83.295'

83.295'

157.27'

23'-5"

24'-0"

8'-3"

15'-0"

64'-0"

6'-9"

15'-0"

8'-3"