



P.O. Box 3555
Mansfield, OH 44907

419-755-7105

April 1, 1997

City of Napoleon
Mr. Marc Gerken, City Manager
255 Riverview Avenue
Napoleon, OH

RE: PROPOSED BLDG ADDITION/SPRINT BLDG AT 375 RIVERVIEW

Dear Sir:

As you know we started building without contacting the Zoning Board. Both Sprint and our architectural firm are responsible for this oversight and we apologize. With this letter we are requesting a variance to the zoning requirements due to the following items.

- 1) Due to location of the existing railroad overpass, this presents a special condition different from the intent of the City Zoning Setback requirements.
- 2) Most of our existing property is located within a flood plain area. This restricts our use to a small area that could be used for building.
- 3) If zoning is restricted, the lack of future space will cause our work force and operations to shrink rather than provide growth for the city.
- 4) By providing us the use of this property as we propose, we will add additional tax revenue and provide seven (7) to ten (10) additional jobs for the City of Napoleon.

Thanks again for your consideration.

Sincerely,

Clarence Lauthers
Staff Engineer/Building Engineering

CFL/jlc

**ROONEY • CLINGER • MURRAY
A R C H I T E C T S**

613 South Main Street • Findlay, Ohio 45840
(419) 424-9790 • Fax (419) 424-3653



LETTER OF TRANSMITTAL

DATE	3-27	JOB NO	96089
ATTENTION	BRENT DAMMAN		
RE	SPRINT SERVICE CENTER		

TO CITY OF NAPOLEON
255 W. RIVERVIEW AVE.
NAPOLEON OHIO 43595

GENTLEMEN:

- WE ARE SENDING YOU Attached Under separate cover via _____ the following items:
- Shop drawings Prints Plans Samples Specifications
- Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
			SET OF PRINTS OF OFFICE ADDITION FOR SPRINT SERVICE CENTER

Received 3-31-97

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
- For your use Approved as noted Submit _____ copies for distribution
- As requested Returned for corrections Return _____ corrected prints
- For review and comment _____
- FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____

SIGNED: *PK*

If enclosures are not as noted, kindly notify us at once.

Brett Damman
Zoning Administrator
City of Napoleon
255 West Riverview Avenue
P.O. Box 151
Napoleon, Ohio 43545-0151



September 5, 1997

RE: Sprint United Service Center Expansion

Dear Mr. Damman,

We are responding to your changes and clarifications required for approval of construction of this project. We submit the following information.

1. The 10 foot wide stone access drive will be paved along the entire frontage of the property as required by the City Engineering Department under the Engineering Rules and Regulation pertaining to "intensity of use increase". The City will assume the responsibility of maintenance of the pavement area within the City right-of-way. *No way!*
2. The existing sign has been removed and will be either relocated or replaced. Signage may be placed on the building or if located on the site will comply with the 10 foot set back. The Owner will apply for the appropriate signage permit.
3. The size of the parking stalls have been changed to meet City requirements of 9 feet by 19 feet. The first parking stall along the east property line has been eliminate to provide a 10 foot wide green belt in this area as required.
4. The water shed on the front of this property has not been changed significantly. A portion of the drainage will continue to flow to the existing catch basin in the approached drive in the City right-of-way. The remaining portion of the water shed will continue onto the back part of the Owner's property. Drainage from abutting property will remain undisturbed. The Owner will make arrangements for your review of this area as it is developed.

We have included two revised copies of the site plan reflecting the above changes. Please contact our office if you have any questions or need additional information.

Sincerely

Daniel Clinger, AIA
President

cc: Clancy Lauthers