

**CITY OF NAPOLEON  
BUILDING CONSTRUCTION PERMIT**

Permit No. 451-76

Issued 3/25/76

By [Signature]  
Building Inspector

Estimated Cost \$2,000.00

Owner Name Mr. & Mrs. Michaelis Corvettes Motor Sales

Address Rt. 424 East (East Riverview)

Builder Name Mid-American Buildings, Inc.

Address 103 S. Wayne St. Angola, Indiana Tel 219-665-2169

**Lot Information:**

Street No. Rt. 424 East (Riverview Ave.)

Lot 25 & 26 Subdivision P.K. Scotts 1st Add'n

Lot Dimensions so noted on site plans Lot Area 211,400 Sq. Ft.

Yard Set Back: Front 128' Rear Min. 10'

Each Side Min. 10' Side Min. 10'

Zoning District "pp"

**Building Information:**

Intended use of Building 80'x16' Addition Storage Warehouse For Auto Parts.

O.B.C. Occupancy Chapter BB-71

Residential        No. of Units        Commercial X Industrial       

New Construction        Alteration        Addition X Remodel       

Size: Length 80' Width 16' No. of Stories 1

Floor Area: 1st Floor 1280sqft 2nd Floor — 3rd Floor — Basement No

Foundation: Piers        Full Basement        Part Basement       

Concrete        Block        (Pole Building Construction)

Wall: Frame        Block        Brick        Other Metal Veneer

Electrical Work to be done: NONE, Except required illuminated exit signs so noted

on the Plan Examiner's addendum which is subject to an electrical inspection.

Additional Information: This permit requires compliance with the attached addendums

marked exhibit "A" and made a part here-of.

3/29/76 SENT MICHAELIS COPY OF PERMIT, C.P.A. AND ADDENDUM. CR'D ITEMS 2,3,4.

Date 3-19-76 Applicant Signature [Signature]

Inspection Record: 3/29/76 INFORMED ZIGLER IN FUTURE REQUIRED INSPECTIONS AND PROVIDE GROUNDING FOR SIDING.

Work Started        Foundations        Final Electrical 5-8-76

Set Back, Side Lines        Erecting Frame        Heating       

Excavation        Electrical Rough In        Air Conditioning       

Footing        Electrical Service EXISTING Final Structural       

Comments: 3/29/76 BLDG. COMPLETED. WAS NOT CONTACTED FOR ANY INSPECTIONS.

3/29/76 INFORMED OWNER THE FOLLOWING REQUIRED: GROUND SIDING, EXIT LIGHTS, FIRE EXTINGUISHER.

Certificate of Occupancy Issued ON 6/1/76 NO. 066 BY [Signature] Inspector

White - Applicant Yellow - Crk. Treas. Pink - Eng. Green - Elec. Insp. Gold - Co. Auditor

CITY OF NAPOLEON  
BUILDING & ZONING INSPECTION DEPARTMENT  
FIELD CORRECTION NOTICE

LOCATION RI 424 EAST PERMIT NO. 454-76

ISSUED TO TERRY MICHALIS CORVETTES MOTOR SALES  
PERMIT HOLDER AND/OR ALL RESPONSIBLE PARTIES.

NOTICE DELIVERED TO TERRY MICHALIS

Upon inspection, violations of the OHIO BUILDING CODE Sec. BB-71-32 were in evidence.

The following orders are hereby issued for their correction:

- 1) PROVIDE IN <sup>COMPLETE</sup> ~~THE~~ MOST RECENT ADDITION (SHIPPING DEPT.) APPROVED WALL MOUNTED FIRE EXTINGUISHER.
- 2) PROVIDE NEW LAMP AND EXIT SIGN ABOVE NORTH DOOR OF NEW ADDITION (SHIPPING DEPT.)

*COMPLETE*  
*6/7/76*  
*RE-INSPECTED*

PLEASE CALL FOR INSPECTION WHEN CORRECTIONS HAVE BEEN COMPLETED. ACCEPTANCE AND APPROVAL BY AN INSPECTOR OF THIS DEPARTMENT IS REQUIRED AND MUST BE CORRECTED

ON OR BEFORE JUNE 13, 1976

DATE MAY 13, 1976

BY Thomas W. Brennan  
INSPECTOR

FILE COPY

CITY OF NAPOLEON

# ZONING PERMIT

Issued To: Terry Michaelis Corvettes Motor Sales  
Terry Michaelis

Zoning Permit No. 454-76  
Issued 3/25/76  
By Thomas W. Brennan  
Zoning Inspector  
Filing Fee \$25.00 Amount 2/5/76 Date Paid

Additional Information:

Street Address Pt. 424 East (East Riverview Ave.)  
Outlots 25 & 26 Subdivision R.K. Scotts 1st Add'n.

Dimensions so noted on site plan (or Legal Description )  
Area 211,400 Sq. Ft.

Yard Set Back: Front Existing Rear Min. 10'  
Left Side 80'x16' Min. 10' R. Side Min. 10'

Description of Use Attached warehouse for auto parts  
Coverage Max. 60%, Ok  
Off Street Parking Spaces Required No  
Loading Spaces Required No

Variances or Appeal Required Yes, Conditional Use, for Enclosed Industrial Use  
Issued By: Zoning Inspector \_\_\_\_\_  
Board of Zoning Appeals \_\_\_\_\_

Applicant Signature L.R. [Signature]  
Applicant \_\_\_\_\_  
Yellow - Clerk-Treasurer  
Pink - Engineering  
Owner-Agent  
Gold - Board of Zoning Appeals

15-1976

City of Napoleon  
Engineering Department  
P.O. Box 151 - 255 W. Riverview Ave.  
Napoleon, Ohio 43545

No. 454-76

Date February 20, 1976

### CERTIFICATE OF

- Structural Plan Approval
- Electrical Plan Approval
- Special Plan Approval

Submitted  
By:

T. Michaelis (Owner)  
State Route 424 E  
Napoleon, Ohio 43545

- Architect
- Engineer
- Other

- New
- Addition
- Alteration
- Mixed Occupancy
- Change of Occupancy

NAME AND LOCATION OF JOB

OWNER'S AGENT

T. Michaelis Motor Sales State Route 424E Napoleon, Ohio 43545	Mid-American Buildings, Inc. 903 S, Wayne Street Angola, Indiana
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TYPE OF CONSTRUCTION (Where Applicable) \_\_\_\_\_

O.B.C. Type of Occupancy BB-71 Stories One Basement \_\_\_\_\_

Plans submitted not complete, material specifications and roof  
pitch missing. Approval given on Engineer's Seal

Inspections shall be called for by the builder 48 hours in advance before work is covered. Final inspection must be made before building can be used or occupied. THIS CERTIFICATE SHALL REMAIN POSTED IN A CONSPICUOUS AND SAFE PLACE UNTIL COMPLETION OF JOB. APPROVED PLANS MUST BE KEPT ON JOB SITE AT ALL TIMES DURING CONSTRUCTION.

*3/29/76 SENT MICHAELIS INFORMED ZIGLER REQUIRED IN 3/29/76 INFORMED ZIGLER REQUIRED IN 4/6/76 HOWES DISAPPROVED STRIP LTD. NOW CORRECT A FILE IN 6. IMPROVED INFORMED TO CORRECT FOR RE IN EXISTING*

Plans, specifications and/or application as described above are hereby approved  with addendum.

Date of Approval 2.20.76

BY: Robert C. Jones  
PLAN EXAMINER

*COMPLETED. THE FULLY... 5-8-76*

This approval does not cover the water supply, plumbing and drainage. Plans and specifications for this class of work shall be submitted to the Division of Plumbing, State Department of Health for examination and approval. For approval of pressure piping, contact the Division of Pressure Piping, 2323 W. Fifth Ave., Columbus, Ohio. Zoning for Napoleon is not included in this approval.

RECEIVED

FEB 20 1976

CITY OF NAPOLEON  
ENGINEERING DEPT.

BY: *L.A.P.*

ADDENDUM TO PLAN APPROVAL  
MICHAELIS MOTOR SALES  
STORAGE BUILDING NO. 454-76

February 20, 1976

Mr. M.R. Dorsey  
Director of Utilities  
City of Napoleon  
City Building  
Napoleon, Ohio 43545

This addendum is attached to and is a part of the plans. All items listed below will be performed and will be incorporated into the structure.

1. The depth of bury of the pole foundation shall be as required under Section BB-31-18 of the Ohio Building Code.
2. Fire extinguishing equipment must comply with Section BB-71-32 of the Ohio Building Code.
3. Metal veneer shall be bonded and grounded in an approved manner at intervals not exceeding 100'. Section BB-71-22 of the Ohio Building Code.

Plan Approval will be valid only upon signing of this Addendum by the Owner or his authorized representative. If there are any questions feel free to contact the Office of the City Building Inspector.

COMPLETED AND INSPECTED BY *L.A.P.* 5/13/76

*L.R. Ziegler*  
AUTHORIZED SIGNATURE

*adjunt*  
TITLE

RCJ:fbh

4. The two exit doors at opposite ends of the new addition shall be provided with Type A, B or D exit signs in accordance with Section BB-71-18 of the Ohio Building Code.

COMPLETED AND INSPECTED BY *L.A.P.* 5/13/76

RECEIVED

FEB 20 1976



FLOYD G. BROWNE AND ASSOCIATES, LIMITED  
CONSULTING ENGINEERS  
MARION, OHIO

CITY OF NAPOLEON  
ENGINEERING DEPT.

BY: A.W.P. MEMO TO

Tom Terranova

DATE 2-20-76

SUBJECT

Plan Review Charges

JOB NO. \_\_\_\_\_

FROM

RCJ

TITLE \_\_\_\_\_

Time charged to the following Plan Reviews:

Hauptman House Pizza 2-20-76 1 1/2 hours

T. Michaelis Motor Sales 2-20-76 1 hour  
BLDG PERMIT NO. 454-76

RC Jones

RECEIVED

FEB 13 1976

CITY OF NAPOLEON  
ENGINEERING DEPT.

BY: F. W. P.

February 11, 1976

NOTICE OF PUBLIC HEARING

To Whom It May Concern:

A Public Hearing will be held by the Board of Zoning Appeals of the City of Napoleon, Ohio in the Council Chambers at 255 W. Riverview Ave. on March 15, 1976 at 4:00 p.m. to consider the following appeal.

A request of Terry L. Michaelis for a conditional use, Enclosed Industrial Use in a Planned Business Zoning District at Rt. 424 East, Outlots No. 25 and 26 in R. K. Scott's 1st Addition.

BOARD OF ZONING APPEALS  
CITY OF NAPOLEON, OHIO

MEMBERS ATTENDED MEETING

- METERS, ROBERT
- LYNN YACKEE
- DICK McBROOM
- HOWARD OVERHULSE.

*A. D.*

February 6, 1976

Board of Zoning Appeals  
City of Napoleon  
255 W. Riverview Ave.  
Napoleon, Ohio 43545

Re: Proposed 80' x 16' Addition - Storage  
Warehouse - "PB" Zone - Enclosed  
Industrial Use - Conditional Use

Gentlemen:

Enclosed you will find the following items:  
Certificate of Compliance of Enclosed Industrial  
Use, site plan to scale, letter of appeal from  
applicant and unsigned zoning permit No. 454-76,  
filed with the Engineering Dept. on February 5,  
1976.

Mr. Terry Michaelis of Terry Michaelis  
Corvettes Motor Sales is filing for a Conditional  
Use, Enclosed Industrial Use in a Planned Business  
Zoning district at Rt. 424 East (Riverview Ave.),  
Outlots No. 25 and 26 in R. K. Scott's 1st Addition.

Please refer to Ordinance No. 1216 (which amends  
the Zoning Ordinance for "PB" Zone), Section 2, Sub-  
section (b), item (3), which permits storage ware-  
house building, upon approval by the Board.

Please give this your timely attention and a  
written reply to the Engineering Department is re-  
quested. If you have any further questions please  
feel free to contact me at the City Building or phone  
592-4010.

Thank you for your cooperation.

Sincerely,

Thomas W. Terranova  
Building & Zoning Inspector  
Engineering Department

TWT/cv

Enclosures

Submitted To Rupert  
2/6/76 by P.W.F.



FORM OF PETITION/APPEAL

RECEIVED

FEB 5 1976

CITY OF NAPOLEON  
ENGINEERING DEPT.  
BY: *L.R.*

To: Engineering Department - City of Napoleon

For: Chairman and Members of Board of Zoning Appeals

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

- 1.  Variance \$25.00
- 2.  Conditional Use \$25.00
- 3.  Other As Applicable

(Print or type)

Describe the item checked and attach a site plan to scale if required and a list consisting of names and addresses of property owners within 200' of the property requiring an appeal.

*AUTO PARTS STORAGE 16' X 80'*

- Notes:
- 1. All petition/appeals require a minimum of 30 days notice for public hearing.
  - 2. Non-refundable filing fee to be paid full in advance.
  - 3. Petition/appeals to be filed in duplicate.
  - 4. Cost of publication and notices to be paid by the applicant.

Name and Address of Applicant

*TERRY L. MICHAELIS*  
*RT. 424 EAST*

*MID-AMERICAN BUILDINGS*  
Signature of Applicant

*AGENT L.R. Zigler*

*FEB. 5, 1976*  
Date

Phone No. *592-7881*

RECEIVED

MAR 17 1976

CITY OF NAPOLEON  
ENGINEERING DEPT.

BY: FWP

Public Hearing

March 15, 1976 4:30 P. M.

Present: Meyers, Overhulse, McBroom, Yackee

Public Hearing to consider a request of Terry L. Michaelis for a conditional use, Enclosed Industrial Use in a Planned Business Zoning District at Rt. 424 East Outlots No. 25 & 26 in R. K. Scotts 1st Addition.

The Building Inspector stated that it meets all requirements.

Motion: Overhulse                      Second: Yackee  
To allow the proposed 80' x 16' addition Storage Warehouse in the Planned Business District and authorize the Building Inspector to issue Permit No. 454-76. Roll call: All yea.

SENT COPY TO J. MICHAELIS  
3/17/76 BY: FWP

CERTIFICATE OF OCCUPANCY  
THE CITY OF NAPOLEON

ENGINEERING DEPARTMENT  
DIVISION OF INSPECTION

No. 066

This is to certify that the Building or Land as herein described complies with all the building and health laws and ordinances and with the provisions of the Zoning Ordinance.

Location of Occupancy Rt. 424 East  
Terry Michaelis Corvettes  
Motoi Sales  
Occupancy Warehouse (BB-71) of O.B.C.)  
Owner of Property Rt. 424 East  
Address Rt. 424 East  
Issued to Terry Michaelis  
Address Rt. 424 East  
Zoning "PB" Planned Business  
Bldg. Permit No. 454-76

Substantial qualifications of occupancy

This certificate is issued by the City Building Inspector, as provided by law, and is to certify that construction is completed substantially in conformity with the approved plans and permission is hereby granted to occupy such building in compliance with such legal use and occupancy as authorized under the provisions of the ordinances of the City of Napoleon.

Issued this 17th day of June, 1976

This is a valuable record for owner or lessee and should be so preserved.

Signed [Signature] City Building Inspector