

City of NAPOLEON, OHIO

255 WEST RIVERVIEW AVENUE, P.O. BOX 151
NAPOLEON, OHIO 43545-0151
(419) 592-4010
FAX (419) 599-8393



January 15, 2001

Mayor
J. Andrew Small

Mr. Rob Koppenhofer
Tom's Reconditioning
602 W. Riverview Ave.
Napoleon, Ohio 43545

Members of Council
Michael J. DeWit, President
Terri A. Williams
James Hershberger
Travis B. Sheaffer
John A. Helberg
David F. Miller, Jr.
Glenn A. Miller

Re. Illegal structure at your location.

Dear Mr. Koppenhofer

City Manager
Dr. Jon A. Bisher

Upon review of the structure American Steel erected for you at your site, it was determined that it is located in a non-conforming position on the building lot. You will note on the attached plot plan which displays the minimum building setback lines, that the structure is clearing in violation of City Code section 1131.05 (d) (attached). You are hereby instructed to remove the structure as there is no room on your lot to place it in a conforming position.

Finance Director
Gregory J. Heath

Law Director
David M. Grahn

The only alternative you would have is to apply for a Conditional Use Permit to the City Planning Commission. If approved this would allow you to display the structure within certain parameters as determined by the Planning Commission. Please understand that if the neighbors are opposed to this, it is unlikely that the Commission would approve it.

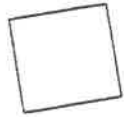
City Engineer
Joseph R. Kleiner, P.E.

If you have questions please call.

Sincerely,

Brent N. Damman
Zoning Administrator

Scale - 1" = 20'



Minimum building setbacks

602

10'

existing building

24'

City right of way

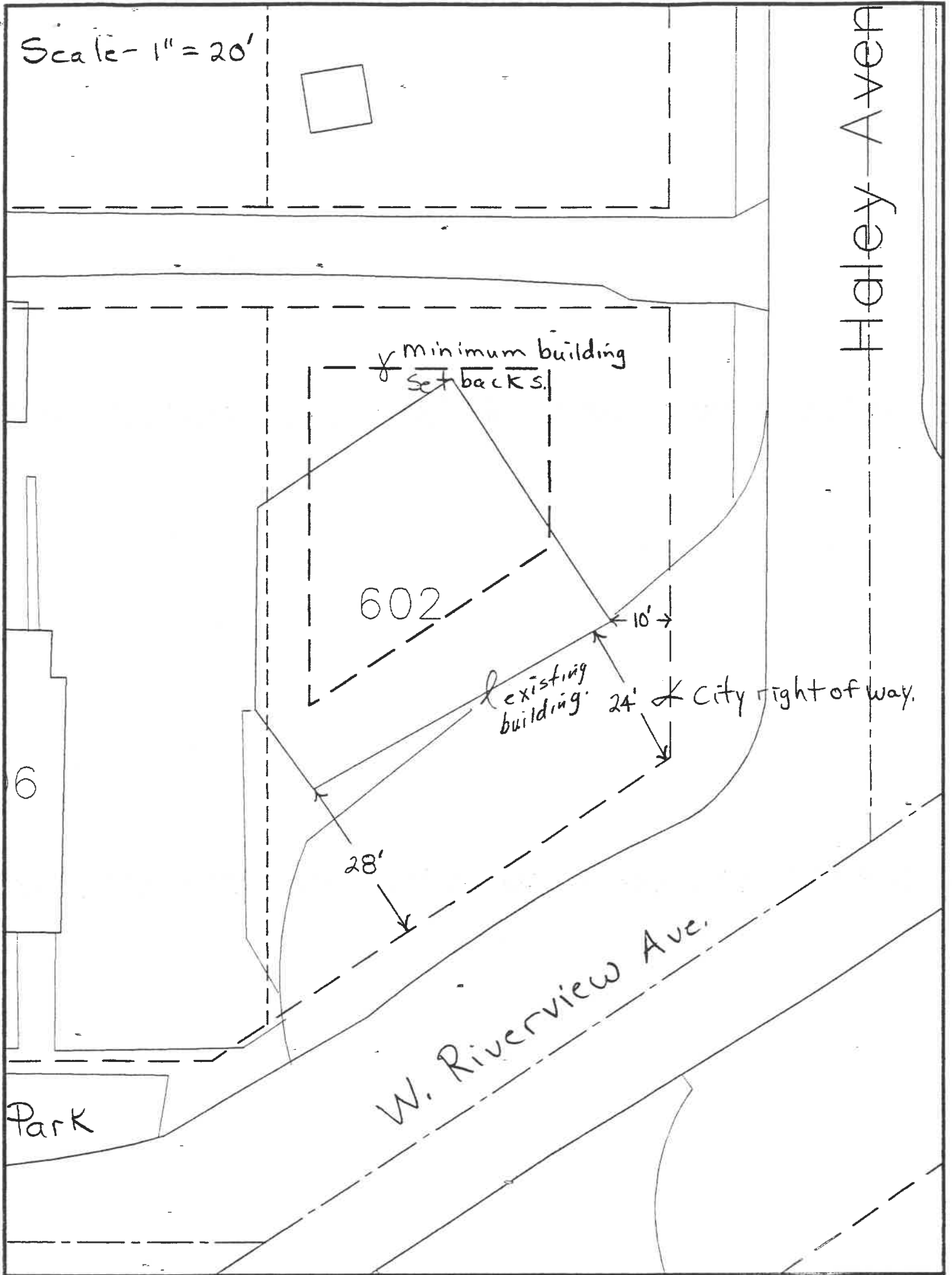
28'

W. Riverview Ave.

Haley Aven

6

Park



- (f) Maximum Lot Coverage. Lot coverage shall not exceed 35% of the lot area.
- (g) Off-Street Parking Space (see Chapter 1139).
- (h) Signs (see Chapter 1335 of the Building Code).
- (i) Floor Area Minimum. The below table reflects the minimum permissible floor area:

Permissible Use	One Story	Two Story or More
Single Family Dwelling	1,200 sq. ft.	1st Story - 720 sq. ft. 2nd Story - 600 sq. ft.

1131.05 DENSITY AND DIMENSIONAL REGULATIONS FOR R-3 MODERATE-DENSITY RESIDENTIAL DISTRICT.

This District is for the purpose of providing for moderate-density single-family and two-family residential development. This District is designed for areas having approved public water supply and sanitary sewer systems.

- (a) Permissible Uses. See permissible use tables in this Zoning Code.
- (b) Number of Buildings on a Zoning Lot. Except when permitted by a special use, not more than one principal detached building or structure shall be located on a zoning lot.
- (c) Minimum Lot Size. The below table reflects the minimum permissible lot size:

Permissible Use	Area (sq. ft.)	
	Note: for Two and Multi-Family -- per Dwelling Unit	Width (ft.)
Single Family Dwelling	5,000	50
Two-Family Dwelling	2,500	75
Planned Apartment Development	3,500	To be determined by Planning Commission

- (d) Minimum Setback Lines. The below table reflects the minimum permissible setback lines:

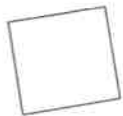
Building Type	Front (feet)	Rear (feet)	Side (feet)
Principal	25	15	7
Accessory	40	10	7

- (e) Maximum Height of Buildings. The below table reflects the maximum permissible height of buildings:

Principal Building	40 feet
Accessory Structure	18 feet

- (f) Maximum Lot Coverage. Lot coverage shall not exceed 45% of the lot area.
- (g) Off-Street Parking Space (see Chapter 1139).
- (h) Signs (see Chapter 1335 of the Building Code).

Scale - 1" = 20'



Minimum building setbacks

602

existing building

City right of way

Haley Avenue

W. Riverview Ave.

6

Park

28'

10'

24'

