



# City of NAPOLEON, OHIO

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

*W. River View*

June 8, 1998

*960*

Mr. Dennis M. Wenner  
1020 Chesterfield Drive  
Napoleon, Ohio 43545

Mayor

Donald M. Stange

Re: Property Purchase at Glenwood  
and West Riverview

Members of Council

Michael J. DeWitt, President

Robert G. Heft

James Hershberger

David F. Miller

Travis B. Sheaffer

Char Weber

Terril A. Williams

Dear Mr. Wenner:

In response to your correspondence of June 3, 1998 regarding your purchase of property being Lots 199, 200 and 201 of Adam Stout's First Addition to the City of Napoleon, I have reviewed this situation with members of City Staff, including our Zoning Administrator, Mr. Brent Damman. The easement across the property in question cannot be filled at all except in a narrow area to facilitate the construction of a driveway. In such a case, a properly sized culvert pipe would have to be placed beneath the fill to ensure that drainage within this ravine is not cut off. This would allow for a driveway out to Glenwood Avenue from Lots 199 to 200.

City Manager

Jon A. Bisher

No structures or fences may be placed within or across the easements. This will be the ruling factor in determining how close you could build to the sewer. Easements do not require additional setbacks.

Finance Director

Gregory J. Heath

There is sufficient area to place a new home on Lot 201 facing Glenwood Avenue. The City Code of Ordinances requires that the construction of a condominium development contain no less than five (5) acres of land. Therefore, these lots would not be suitable for condominiums regardless of the zoning.

Law Director

David M. Grahn

City Engineer

Adam C. Hoff, P.E.

If you have any questions, please call us.

Yours truly,

Adam C. Hoff, P.E.  
City Engineer

ACH:rd

cc: Mr. Jon A. Bisher, City Manager

Mr. Brent Damman, Bldg/Zoning Administrator

C:\notus\work\word\pro\CITYENGINEER\LETTERS\6/8/98, 11:05AM

Records Retention ENG-018 Permanent

# PLAT OF SURVEY



Scale 1" = 80'

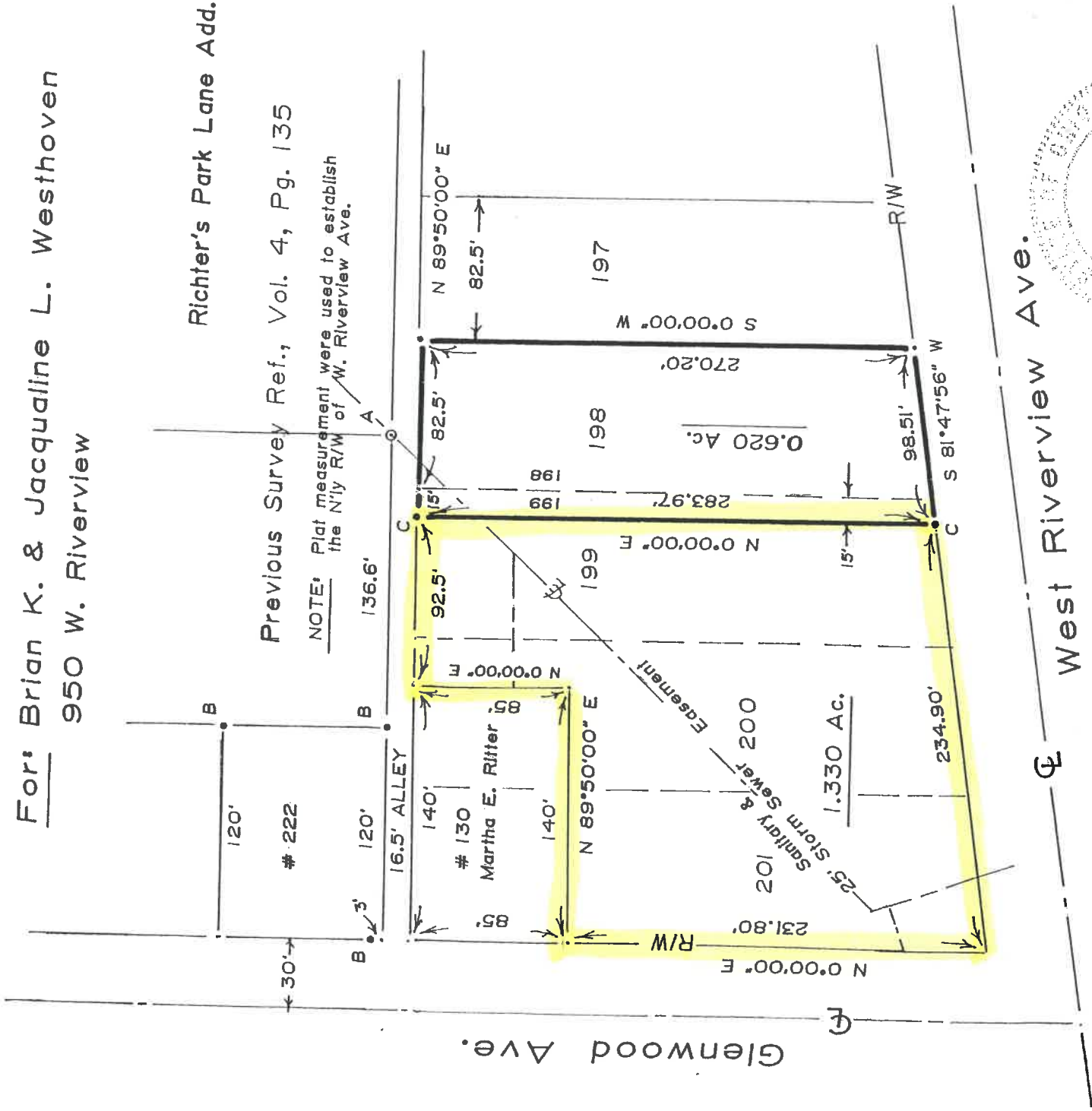
Being Lots 198, 199, 200 & 201 in Adam Stout's 1st. Addition to the City of Napoleon, Henry County, Ohio & being a subdivision of the W<sup>1</sup>/<sub>2</sub> of the NE<sup>1</sup>/<sub>4</sub> of Section 23, T-5-N, R-6-E, Napoleon Township.

For: Brian K. & Jacqueline L. Westhoven  
950 W. Riverview

Richter's Park Lane Add.

Previous Survey Ref., Vol. 4, Pg. 135

NOTE: Plat measurements were used to establish the N<sup>1</sup>/<sub>2</sub> R/W of W. Riverview Ave.



LEGEND

