



CITY OF NAPOLEON – Building & Zoning Division
255 W. Riverview Avenue, PO Box 151, Napoleon, OH 43545
Phone: 419-592-4010 - Fax: 419-599-8393

March 29, 2005

**BUILDING &
ZONING DIVISION**

Zoning Administrator
Building Commissioner
Tom Zimmerman

Maricela Barraza
The Planning & Zoning Resource Corporation
100 NE 5th St
Oklahoma City, OK 73104

RE: Zoning letter 1255 N Scott St, Napoleon, OH

Dear Ms. Barraza:

The City of Napoleon only exercises jurisdiction for the Zoning related issues for this site. In 1988 the City of Napoleon contracted Wood County Building Inspection Bowling Green Ohio to enforce the requirements of the Ohio Building Codes. All building code questions will need to be directed to them, they may be contacted at (419)354-9190.

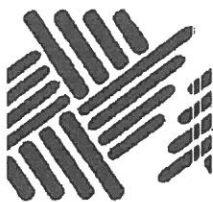
Please find answers to Zoning related inquires in numeric order.

1. The zoning classification of the subject property is C-4 Planned Commercial, in which the current uses are permitted.
2. No, the property is not located in any special, restrictive or overlay district.
3. No, this was not a Planned Unit Development
4. No, the property was not granted any variances, etc.
5. No, there are no known illegal non-conformities.
6. There is no site plan on record for 1255 N Scott St.
7. No, out records do not show any unresolved Zoning & Building violations
8. Yes, it is in compliance with the current Zoning Code.
9. Please contact Wood County on this issue.

Please see Wood County Building inspection for the remainder of interrogatories.

Sincerely,

Tom Zimmerman
Zoning Administrator



The Planning & Zoning Resource Corporation

100 N.E. 5th Street Oklahoma City, OK 73104
 Telephone (405) 840-4344 Fax (405) 840-2608
 Toll Free (800) 344-2944

To: Michelle Dawson / City of Napoleon Planning and Zoning
Fax: 419.599.8393
Date: March 25, 2005
Subject: Zoning/Building Information for: Napoleon Center, 1255 North Scott Street, Napoleon, OH

We have been engaged to prepare a Zoning and Site Summary report for the above-mentioned site. Please consider this a formal request for a letter outlining the following information:

- * What is the current zoning of the property? *C-4*
- * Is the property in any special, restrictive or overlay district? *NO*
- * What are the abutting zoning designations?
- * Was this a Planned Unit Development? If so, can we please get a copy of the PUD, specifically what was approved for parking, setbacks, height and density? *NO*
- * Was this property granted any variances, special exceptions, or conditional use permits or zoning relief of any kind? If so, can we please get a copy of them? *NO*
 If these are not available, would you briefly outline the conditions of the applicable document?
- * Are there any legal nonconforming issues? *NO*
- * Was this site developed with Site Plan Approval? If so, can we obtain a copy of it and/or a copy of the Approval Letter?
- * To the best of your knowledge, do your records show any unresolved Zoning and Building Violations? *NO*
- Is this site in compliance with the current Zoning Code? *YES*
- Copies of the certificates of occupancy issued or the attached form letter filled out? *Please contact Wood County on this issue*

There is no Site Plan on record for 1255 N. Scott St

Please provide as much information as possible, in a letter, on your letterhead.

If there are any questions you are unable to answer, please let us know whom we should contact. Because we are working on a very strict timeline, we further request a faxed copy of the letter prior to its being mailed. Our client has asked that we gather this information, as quickly as possible, so any help would be greatly appreciated.

NATIONAL PLANNING & ZONING CONSULTING SERVICE

It is my understanding that there is no fee for providing this information. Please advise me immediately if this is incorrect.

Thank you in advance for your time and consideration on the above matter. If you have any questions or concerns, please do not hesitate to telephone at the toll free number above, extension 3362. My email address is: maricelab@pwr

**Sincerely: Maricela Barraza
Information Specialist**

NATIONAL PLANNING & ZONING CONSULTING SERVICE

(Please copy onto your letterhead)

Planning and Zoning Resource Corporation

Attn: Maricela Barraza
100 N.E. 5th Street
Oklahoma City, OK 73104

To Whom it May Concern:

Based on our records [choose one]: **Napoleon Center, 1255 N Scott Street, Napoleon, OH**

_____ A valid final certificate of occupancy has been issued and is now outstanding for the Project. (See Attached Copy Issued)

_____ Certificates of Occupancy for projects constructed prior to the year _____ are no longer on file with this office. The Project was constructed in _____. The absence of a certificate of occupancy for the Project will not give rise to any enforcement action affecting the Project. A certificate of occupancy for the Project will only be required to the extent of any construction activity (such as either restoring, renovating or expanding the Project or any part thereof).

_____ We are unable to locate a certificate of occupancy for the Project from our records. We have evidence in our records, however, that one was issued and has been subsequently lost or misplaced. The absence of a certificate of occupancy for the Project will not give rise to any enforcement action affecting the Project. A certificate of occupancy for the Project will only be required to the extent of any construction activity, either restoring, renovating or expanding the Project or any part thereof.

Please call the undersigned at _____ if you have any comments or questions.

Sincerely,

By: _____
Printed Name: _____
Title: _____
(Title of Government Official)