



City of Napoleon, Ohio

Zoning Department

255 West Riverview Avenue, P.O. Box 151
Napoleon, OH 43545

Kevin Schultheis Code Enforcement / Zoning Administrator
Telephone: (419) 592-4010 Fax: (419) 599-8393
www.napoleonohio.com

COMMERCIAL ZONING PERMIT

Issued Date: February 17, 2023

Expiration Date: February 17, 2024

Permit Number: P-23-018

Job Location: 1419 Scott Street

Owner: Dry Creek, LLC
116 E. Clinton Street
Napoleon, OH 43545

Lessee: Bear Rental Center, LLC (Jessy May)
P.O. Box 4
Holgate, OH 43502

Contractor: Bear Rental Center, LLC
Phone: 419-258-0227

Zone: C4- Planned Commercial Set Backs: Principal Building
Front: 40' Rear: 10' Side: 10'

Comments: Installation of 30x35 metal building and 20x30x9 metal building

Permit Type: Zoning

Fee: \$50.00

Status: Paid

Amount Due: \$0.00

Kevin Schultheis
Code Enforcement/Zoning Administrator

P-23-018
C4



City of Napoleon, Ohio

Zoning Department

255 West Riverview Avenue, P.O. Box 151
Napoleon, OH 43545

Kevin Schultheis Code Enforcement / Interim Zoning Administrator

Telephone: (419) 592-4010 Fax: (419) 599-8393

www.napoleonohio.com

Commercial Zoning Permit Application

Date February 16, 2023 Job Location 1419 Scott Street Napoleon, Ohio 43545

Owner Bear Rental Center, LLC Telephone # 419-258-0227

Owner Address P.O Box 4 Holgate, Ohio 43527

Contractor _____ Cell Phone # _____


Description of Work to be Performed Install (1) 30x35 metal building, to be used as model for sales.
Install (1) 20x30x9 metal building, to be used as office for business.

Estimated Completion Date March 10, 2023 Estimated Cost \$12,000

Demo Permit - \$100.00 – See Separate Form	(MDEMO 100.1700.46690)	\$
Zoning Permit - \$50.00	(MZON 100.1700.46690)	\$ 50
Fence - \$25.00	(MZON 100.1700.46690)	\$
Garage and Shed 120 SF or less (Detached) - \$25.00	(MZON 100.1700.46690)	\$
Driveway/Sidewalk/Curbing - \$0.00	(MZON 100.1700.46690)	\$
Drainage Permit/Outside Water/Sewer Repair - \$0.00	(MBLDG 510.0000.47300)	\$
1" Water Tap, 5/8" Meter, Copper Setter and Transmitter - \$1,200.00(Outside City - \$5,680)	(MBLDG 510.0000.47300)	\$
1" Water Tap, 3/4" Meter, Copper Setter and Transmitter - \$1,300.00(Outside City - \$5,820)	(MBLDG 510.0000.47300)	\$
1" Water Tap, 1" Meter, Copper Setter and Transmitter - \$1,400.00 (Outside City - \$5,960)	(MBLDG 510.0000.47300)	\$
1 1/2" Water Tap and Larger - See Operations Superintendent		\$
1" Meter, Copper Setter and Transmitter Without Tap - \$525.00	(MBLDG 510.0000.44730)	
3/4" Meter, Copper Setter and Transmitter Without Tap - \$440.87	(MBLDG 510.0000.44730)	
5/8" Meter, Copper Setter and Transmitter Without Tap - \$350.00	(MBLDG 510.0000.44730)	
Sewer Tap for All Commercial and Industrial Uses - \$600.00	(MBLDG 510.0000.44730)	\$
Sewer Tap Inspection Fee, M.F., Comm., Indust. 50 L.F. or Less - \$100.00	(MBLDG 510.0000.44730)	
Sewer Tap, M.F., Comm., Indust, 51 L.F. or More - \$100.00 + \$10.00 for each 50 L.F.	(MBLDG 510.0000.44730)	\$
Manufactured Home Court - \$87.00 Per Dwelling	(MBLDG 510.0000.44730)	
Sewer Main Extension in Right of Way Inspection – 2% of Construction Cost	(MBLDG 510.0000.44730)	\$
Inspection Fee Outside the Corporation Limits – Increase 50%	(MBLDG 510.0000.44730)	
TOTAL FEE:		\$50

I FULLY UNDERSTAND THAT NO EXCAVATION, CONSTRUCTION OR STRUCTURAL ALTERATION, ELECTRICAL OR MECHANICAL INSTALLATION OR ALTERATION OF ANY BUILDING STRUCTURE, SIGN, OR PART THEREOF AND NO USE OF THE ABOVE SHALL BE UNDERTAKEN OR PERFORMED UNTIL THE PERMIT APPLIED FOR HEREIN HAS BEEN APPROVED AND ISSUED BY THE CITY OF NAPOLEON ZONING DEPARTMENT. I hereby certify that I am the Owner of the named property, or that the proposed work is authorized by the Owner of record and that I have been authorized by the Owner to make this application as his/her authorized agent and I agree to conform to all applicable laws of the jurisdiction. In addition, if a permit for Work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

I HEREBY ACKNOWLEDGE THAT I HAVE READ AND FULLY UNDERSTAND THE ABOVE LISTED INSTRUCTIONS.

SIGNATURE OF APPLICANT: 

DATE: February 16, 2023

BATCH #	CHECK #	DATE
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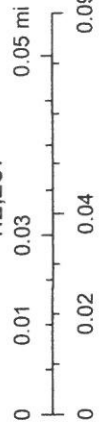
ArcGIS Web Map



2/16/2023, 8:36:32 AM

- Section Lines
- Section Corners
- Parcels
- Dimensions And Symbols
- Vacated Areas
- Historic Parcel Lines
- Historic Lot Lines
- Vacated Areas
- Right of Way NPL
- Dimensions / Symbols
- StreetCenterlines
- STREET

1:2,257



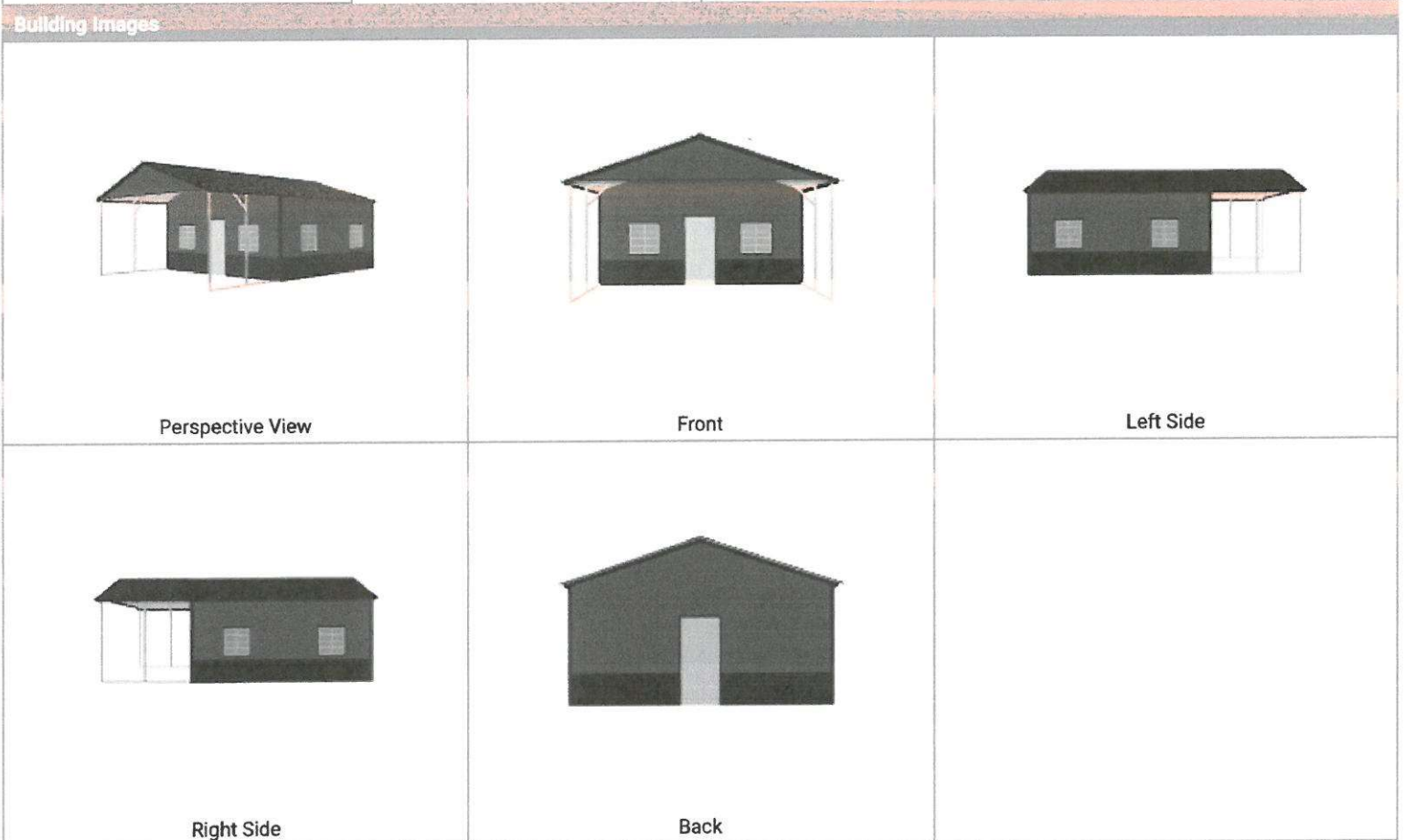


ANS Steel Buildings
 945 Cleveland Ave
 Defiance, OH 43512
 419-785-4005
anssteelbuildings.sales@gmail.com

Customer Order - **Feb 16, 2023**

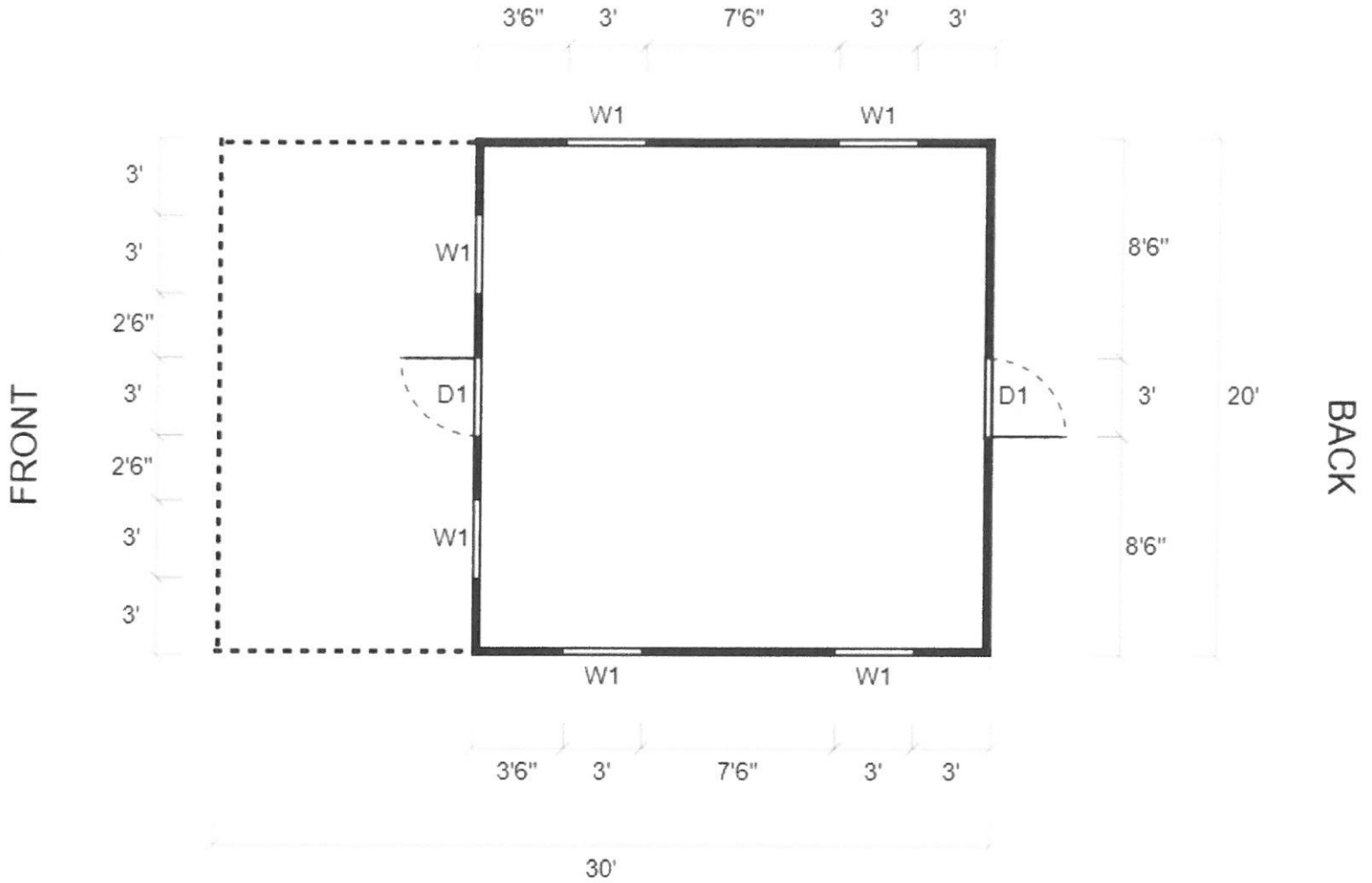
Ship To			Dealer
Name <u>Jessy May</u>	Order # <u>1676554513284849</u>		Jessy May
Install Address <u>1419 Scott Street</u>			Napoleon, OH 43545
City <u>Napoleon</u>	State <u>OH</u>	Zip Code <u>43545</u>	Phone: 419-258-0227
Email <u>beardecks@outlook.com</u>	Phone # <u>419-258-0227</u>	Mobile # _____	beartrailerrentals@outlook.com

Building Info	Size	Color	Anchoring & Site Preparation
Style: Hybrid	$\frac{20'}{\text{Width}} \times \frac{30'}{\text{Frame Length}} \times \frac{9'}{\text{Leg Height}}$	Roof: Shiny Black <input type="checkbox"/>	Installation Surface: Concrete
Roof Overhang: 6"		Trim: Shiny Black <input type="checkbox"/>	Engineer Certified: None
Roof Style: A-Frame Vertical		Gable End Siding: Charcoal <input type="checkbox"/>	
Gauge: 14-Gauge Framing		Side Wall Siding: Charcoal <input type="checkbox"/>	
Leg Style: Standard		Wainscot: Shiny Black <input type="checkbox"/>	
Brace: Standard Brace			



#1676554513284849

LEFT SIDE



RIGHT SIDE

□ = 1ft

SYMBOL LEGEND

D1	Walk-in Door (36" x 80")	W1	36W x 36H Windows
	Closed Wall		Open Wall

#1676554513284849

Section	Description	Quantity	Amount
	Structure Details		
	Style: Hybrid	1	-
	Base Price: 20'x30'	1	\$3,670.00
	Installation Surface: Concrete	1	-
	Roof: Shiny Black	1	-
	Trim Colors: Shiny Black	1	-
	Gable End Siding: Charcoal	1	-
	Side Wall Siding: Charcoal	1	-
	Gable Ends Wainscot: Shiny Black	1	-
	Side Walls Wainscot: Shiny Black	1	-
	Back Storage Depth: 20'	1	-
	Roof Style: A-Frame Vertical	1	\$950.00
	Roof Overhang: 6"	1	-
	Trusses: Standard	1	-
	Gauge: 14-Gauge Framing	1	-
	Brace: Standard Brace	1	-
	Leg Height: 9'	1	\$420.00
	Front End: Gable End	1	\$300.00
	Front End Siding: Horizontal	1	-
	Storage Left Side: Fully Enclosed	1	\$405.00
	Storage Left Side Siding: Horizontal	1	-
	Storage Right Side: Fully Enclosed	1	\$405.00
	Storage Right Side Siding: Horizontal	1	-
	Storage Front End: Fully Enclosed	1	\$1,050.00
	Storage Front End Siding: Horizontal	1	-
	Storage Back End: Fully Enclosed	1	\$1,050.00
	Storage Back End Siding: Horizontal	1	-
	Doors & Ramps		
	Storage Walk-in Door (36" x 80")	2	\$900.00
	Windows & Accessories		
	Storage 36W x 36H Windows	2	\$700.00
	36W x 36H Windows	4	\$1,400.00
	Additions and Adjustments		
All	5%	1	-\$562.50
			Subtotal:
			\$10,687.50
			Sales Tax (7.25%):
			\$774.84
			Total Order Amount:
			\$11,462.34
			Deposit Required to Order:
			\$1,282.50
			Final Balance Due at Installation:
			\$10,179.84

Signatures

Customer Signature:	
Date:	
Desired Delivery Date:	
Delivery Notes:	

Dealer or Manufacturer Signature:

#1676554513284849

Signatures

Date:

#1676554513284849

<https://dip2b6fnq7y92.cloudfront.net/?dealer=Jessy-May>

Things You Should Know

20 Year Warranty on 12 gauge and 1 year warranty on 14 gauge on rust, assuming user care and maintenance • 1 Year workmanship warranty *13' high or taller building requires machinery/extra charges may apply • Any building Longer than 32' L will have a SEEM (restrictions may apply call the office for details).

1. All sales are C.O.D. payment of balance in full due at time of installation. We accept cash, cashiers check and or money orders, also major credit cards with an additional 3% charge. Credit card overpayment refunds will charge 5% fee, returned checks \$35 fee
2. Height is measured from the ground to the sidewall not the peak. The contractor needs 3' of spacing all around the structure in order to adequately build the structure, or extra fees may apply.
3. The customer is responsible for informing the installers of any underground cables, gas lines, or any other utility lines. ANS Steel Buildings, LLC is not responsible for any damages to unmarked or un-located utilities.
4. If there is a price discrepancy over \$20.00, ANS Steel buildings, LLC reserves the right to cancel the order at any time.
5. **To qualify for free installation, the site must be level.** (NO SLOPES) Units installed on unlevelled ground will have spacing between base rail and ground ANS Steel Buildings is NOT responsible for any spacing being filled or groundwork being done. If extra work is needed due to ground being unlevel more than 3" extras charges will incur. It will be up to the contractor to determine additional cost
6. If customer wants insurance on the building, it is customer's sole responsibility to contact customer's insurance company to secure coverage. ANS Steel Buildings, LLC highly recommends that customer secure insurance coverage for the building.
7. It is the sole responsibility of the customer to check for permits or restrictions regarding installation of the product. Some state and local ordinances may require a foundation prior to installation. ANS Steel Buildings, LLC does NOT install foundations and all costs associated with foundation shall be the sole responsibility of the purchaser.
8. It is highly recommended that all ground, gravel or blacktop installation be securely fastened with mobile home anchors. Rebar anchors are designed for temporary use only. ANS Steel Buildings, LLC will not be responsible for any damage to the structure if the customer chooses to use only the rebar anchors provided with the carport and failure to utilize the proper anchoring method will void your warranty. **In some cases, it is not possible to install all of the mobile home anchors due to rocky or other ground conditions. In such cases, ANS Steel Buildings, LLC will reimburse the customer for the mobile home anchors that are not used but the customer will still be responsible for the full price of the building.**
9. ANS Steel Buildings, LLC has a select group of factory-trained installers. The warranty will be void if the unit is installed by anyone other than our approved independent contractors. **Your lot must be level or contractor fees will apply on the lot.** Installer must be able to unload within 20' of the job site, or additional fees will apply. Additionally, it is the customer's sole responsibility for ensuring the installation area is adequately prepared/cleared for installation. Any alterations made to the building after install will void all warranties
10. If you are a tax-exempt purchaser, a copy of your tax exemption certificate must be attached to this original form.
11. The quoted price above does not include any extra task or requests by the customer. Any such additional tasks or requests will require a separate quote and approval by ANS Steel Buildings, LLC. ALL DEPOSITS ARE NONREFUNDABLE. A 40% deposit on special orders is required. No refunds on special orders.
12. Buyer agrees that the balance shall be due and payable at the time of installation. In the event that balances due and owing at the time of installation are not paid in full, the buyer shall be in default under this agreement. ANS Steel Buildings, LLC may elect to repossess the carport/garage and buyer hereby consent to allow ANS Steel Buildings, LLC access to the carport/garage to repossess the carport/garage, or at its sole discretion ANS Steel Buildings, LLC may assess interest at a rate of 18% per annum on any unpaid balance. Buyer agrees that in the event of any default under this agreement, buyer shall be responsible for reasonable collection agency costs, any attorney's fees and cost incurred as a result of default. JURISDICTION, it is expressly agreed that in any dispute, suit, claim, or legal proceeding of any nature arising from the obligations under this agreement, shall be filed in a court of competent jurisdiction in Defiance County, Ohio and be controlled by the law of the State of Ohio.
13. Please be advised that installation times are subject to change due to contractor availability and weather conditions. If the contractor is unable to complete your job due to site complications or inaccurate measurements a \$250 or 5% return fee, whichever is greater, will apply. Any structure not installed and returned after scheduled and confirmed date, will be subject to a 5-35% restocking fee.

This is a contract, By signing this, customer acknowledges and agrees with all of the above terms. This contract is NOT final until review/approval by ANS Steel Buildings, LLC. Customer Service Will Contact You Three To Seven Days Before Delivery & Setup.

Customer Signature _____

Dealers Signature _____

Installed Date _____

Any revisions or modifications MAY result in an additional charge.

ANS Steel Buildings, LLC approval/Authorization: _____

• CASH C/C CHECK

Pricing Table (For Internal Use): - Default Region

This estimate is provided by ANS Steel Buildings. Use of this estimate with any other company violates the terms and conditions of ANS Steel Buildings and will be subject to legal action.



Jessy May
Napoleon, OH, 43545
419-258-0227
beartrailerrentals@outlook.com

#1676554513284849



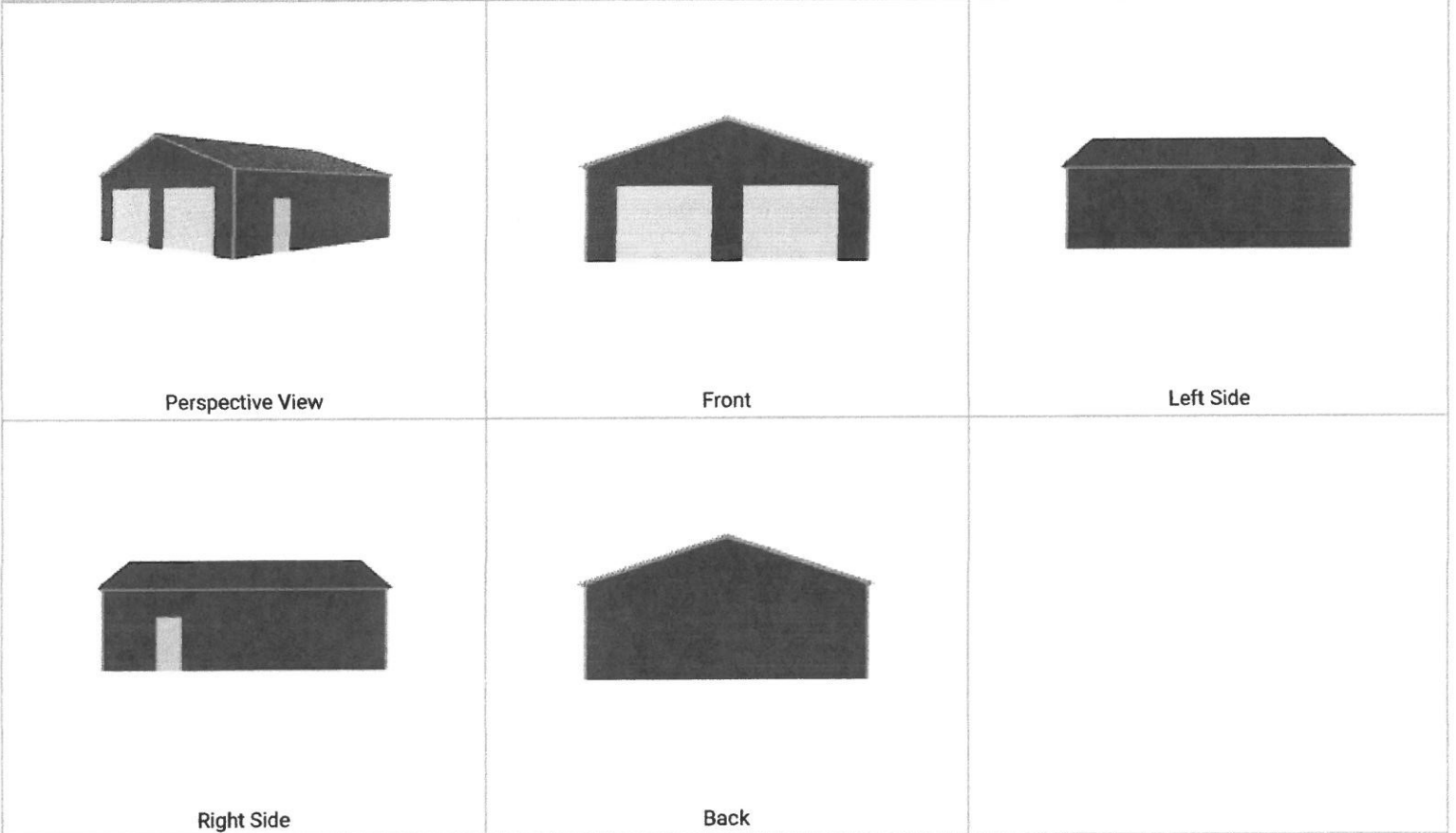
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 945 Cleveland Ave
 Defiance, OH 43512
 419-785-4005
 anssteelbuildings.sales@gmail.com

Customer Order - Feb 16, 2023

Ship To		Dealer	
Name _____	Order # 1676557417738159	ANS STEEL BUILDINGS	
Install Address _____		DEFIANCE, OH 43512	
City _____	State OH	Zip Code 43545	Phone: 419-785-4005
Email _____	Phone # _____	Mobile # _____	anssteelbuildings.sales@gmail.com

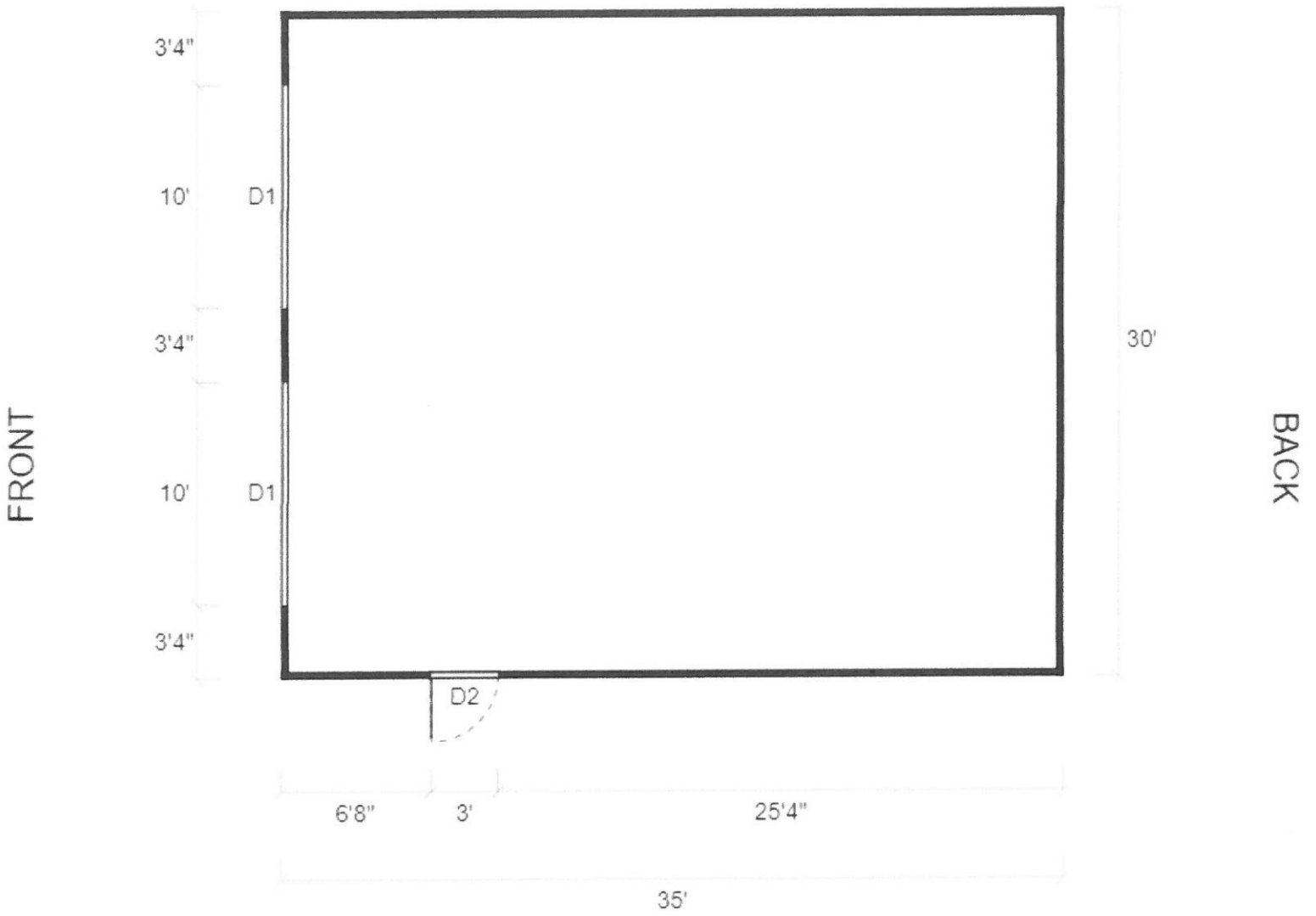
Building Info		Size	Color	Anchoring & Site Preparation
Style: Garage		$30' \text{ Width} \times 35' \text{ Frame Length} \times 10' \text{ Leg Height}$	Roof: Shiny Black <input checked="" type="checkbox"/>	Installation Surface: Concrete
Roof Overhang: 6"			Trim: Clay <input type="checkbox"/>	Engineer Certified: Included 130/30 Certification
Roof Style: A-Frame Vertical			Gable End Siding: Shiny Black <input checked="" type="checkbox"/>	
Gauge: 12-Gauge Framing			Side Wall Siding: Shiny Black <input checked="" type="checkbox"/>	
Leg Style: Standard				
Brace: Standard Brace				

Building Images



#1676557417738159

LEFT SIDE



RIGHT SIDE

□ = 1ft

SYMBOL LEGEND

- | | |
|--|--|
|  D1 10x8 Roll Up Door |  D2 Walk-in Door (36" x 80") |
|  Closed Wall | |

#1676557417738159

Section	Description	Quantity	Amount
	Structure Details		
	Style: Garage	1	-
	Base Price: 30'x35'	1	\$9,925.00
	Installation Surface: Concrete	1	-
	Roof: Shiny Black	1	-
	Trim Colors: Clay	1	-
	Gable End Siding: Shiny Black	1	-
	Side Wall Siding: Shiny Black	1	-
	Roof Style: A-Frame Vertical	1	\$1,450.00
	Roof Overhang: 6"	1	-
	Trusses: Triple Wide	1	-
	Gauge: 12-Gauge Framing	1	-
	Brace: Standard Brace	1	-
	Engineer Certified: Included 130/30 Certification	1	-
	Leg Height: 10'	1	\$625.00
	Left Side: Fully Enclosed	1	\$815.00
	Left Side Siding: Horizontal	1	-
	Right Side: Fully Enclosed	1	\$815.00
	Right Side Siding: Horizontal	1	-
	Front End: Fully Enclosed	1	\$1,710.00
	Front End Siding: Horizontal	1	-
	Back End: Fully Enclosed	1	\$1,710.00
	Back End Siding: Horizontal	1	-
	Roll Doors & Ramps		
	10x8 Roll Up Door	2	\$1,800.00
	Doors & Ramps		
	Walk-in Door (36" x 80")	1	\$450.00
			Subtotal: \$19,300.00
			Sales Tax (6.75%): \$1,302.75
			Total Order Amount: \$20,602.75
			Deposit Required to Order: \$1,930.00
			Final Balance Due at Installation: \$18,672.75

Signatures

Customer Signature:	
Date:	
Desired Delivery Date:	
Delivery Notes:	

Dealer or Manufacturer Signature:	
Date:	

#1676557417738159

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CASH C/C CHECK

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