



City of NAPOLEON, OHIO

255 RIVERVIEW AVENUE - (419) 592-4010
NAPOLEON, OHIO 43545-0151

March 29, 1984

Mayor

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Rupert W. Schweinhagen

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Donald Morford

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City Manager

Richard A. Hayward

Law Director

Keith P. Muehlfeld

Mr. Emerson Drain
c/o Amvets Post 1313
1431 Scott St.
Napoleon, OH 43545

Dear Mr. Drain:

The City of Napoleon, over the last two years, has received complaints every time the Amvets has held a function in the Meeting Hall. On Monday, March 26th we again received complaints of excessive amounts of traffic and parking problems within the drive areas of the lot and adjoining lots where the Amvets Post is located. Upon viewing the situation on the weekend, we found a number of violations under the City of Napoleon Ordinances.

1. Parking within the front and side of the building did not leave a required fire lane near the building, to allow for emergency vehicles.
2. Parking on neighboring properties, without permission of the neighboring property owners.
3. Parking within designated driveways and restricting the entrance of adjoining property owners to their lawful possessions.
4. Displaying a sign, without a permit.
5. Placing a sign within the required setback of the District.
6. Connecting said sign to an electrical power system without a permit.
7. Electrifying said sign without a ground fault circuit interruptor being installed within the circuit for protection of the public from electrical shock.

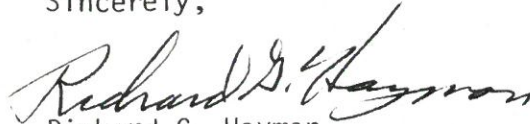
On March 24, 1982, I received from Amvets an application for a Certificate of Occupancy. At that time, you were informed that there were only 26 on-lot parking spaces and that to operate the Meeting Hall, 80 spaces were required. I also stated that the parking along the side of the building, which is 24 spaces, could not be counted unless written approval was given by the owners of the adjacent property.

The City of Napoleon has been very lenient with the Amvets over the last two years and due to the complaints this last weekend, the City is issuing an Occupancy Certificate for the front bar area and the rooms on the north side of the building. The Meeting Hall shall not be occupied after the date of this letter, unless the Amvets furnishes the Building Department for the City of Napoleon a deed or contract for the purchase or lease of extra property that can be counted for at least 54 parking spaces.

Continued violations of the ordinances of the City of Napoleon, shall force the City to take legal action against the Amvets Post 1313.

Your cooperation in these matters is requested.

Sincerely,


Richard G. Hayman
Building Commissioner

RGH:dd

cc: Tom Schwaiger

CERTIFICATE OF OCCUPANCY
THE CITY OF NAPOLEON

ENGINEERING DEPARTMENT
DIVISION OF INSPECTION

No. 292.....

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 1431 SCOTT STREET Occupancy VETTRANS SERVICE CLUB
Owner of Property THOMAS SCHWAIGER Address 7 LAKEVIEW DRIVE
Issued to AMVETS POST 1313 Address 1431 Scott St., Napoleon, Ohio
Zoning Industrial 1 Bldg. Permit No. 504-82

Substantial qualifications of occupancy This occupancy certificate is valid for only the bar area,

the game room on the North side of the building and the office behind the game room.
(This certificate does not cover the Meeting Hall on the South side of the building)
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 29th day of March 19 84.

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

Signed *Richard G. Hayden*
City Building Inspector

check addresses on building

CITY OF NAPOLEON
DEPARTMENT OF BUILDING & ZONING
APPLICATION FOR
CERTIFICATE OF OCCUPANCY

Address 1431 N SCOTT Date 3/24/82

Zoning District PB

I, Emerson L. Drain owner hereby request that a Certificate of Occupancy be issued for the above address, more particularly described as follows: PAUL'S BOWL-A-WAY ABOVE ADDRESS, AMVETS POST 1313 - PRIVATE CLUB - NON-PROFIT consisting of 9216 Sq FT

Building Area _____ Occupancy Area 9216 Sq FT
Prop. Parking Spaces _____ Exist. Parking Spaces 52

Reason for Request

New Residence
 Change in use or type of business from Bowling ALLEY to PRIVATE Club

Occupancy
226 people

Signed Emerson L. Drain - Commander
Date _____

Inspection Report: _____

Approved _____ CO# _____ Not Approved _____

Reasons for not being approved _____

Signed _____
Date _____

The following items shall be required as sanitary facilities for the Bingo Hall of the Amvets on Scott St.:

Fixtures	Men	Women	others
Water closet	2	4	
Urinals	2 or 1-32" trough urinal		
Lavatories	2	2	
Drinking fountains			1
Service sink			1

Drawings of the bathrooms and the rear door will have to be in the Building Department before work begins.

MEMORANDUM

TO: John E. Fruchey, Fire Captain
FROM: Richard G. Hayman, Building Inspector *RGH*
SUBJECT: Amvets Hall
DATE: July 8, 1982

I have inspected the Amvets Hall in the old Paul's Bowl-A-Way building. The following is a report for your use in the future.

1. Hall will be used for bingo once a week. (Wed.)
2. Hall will be rented to other groups and organizations at other times.
3. Size of hall 49 X 94 = 4,606 sq. ft.
4. Occupancy load at 15 sq. ft. per person $\frac{4606}{15} = 307$ persons.
5. Exit ways
 - A. Rear doors 6 ft. wide
 - B. Side doors 6 ft. wide
6. Men & women's bathrooms
 - Two toilets each
 - One urinal
7. One drinking fountain
8. Unconcentrated tables & chairs.
9. Exit B leads into 1 hr. fire rated exit way to 6 ft. front outside door.
10. Exit A leads directly outdoors.

RGH:bk

MEMORANDUM

TO: Richard A. Hayward, City Manager
FROM: Richard G. Hayman, Building Commissioner
SUBJECT: Amvets Parking
DATE: August 20, 1982

After detailed review of Amvets parking, the following items will detail the need in this area:

1. The type of use is a private club and a beauty shop, with a residential dwelling attached at the rear of the building.
2. Prior to Amvets occupancy, the building had been used for a bowling alley with a bar. Under the Planned Business District permitted uses, bowling alleys and restaurants are listed as permitted. Because the Amvets have a bar and social hall with a kitchen area, I felt this use was a close enough similar use.
3. The existing on lot parking is 26 parking spaces. The off-lot existing parking is 24 spaces. The Code requires 1 space for each 125 sq. ft. of building area. The building is 76 ft. wide by 131 ft. long, not counting the residence or the two-car garage. The square foot area of the building is 9,956. If you divide this by 125 sq. ft., you get 79.64 or 80 parking spaces needed for that type of use. If you deduct the 26 on lot parking spaces and the 24 off-lot spaces, that leaves them short 30 spaces.
4. The lot that Beck-Schultz is going to give them out of Lot 3 of Beck-Schultz Subdivision is 60 X 80 ft. in size or 4,800 sq. ft.
5. A parking space under the Code is 9 X 20 ft. or 180 sq. ft. If you multiply 180 sq. ft. by 30 spaces that gives you 5,400 sq. ft.
6. The rear lot of Beck-Schultz is 800 sq. ft. plus drive areas short of making the required parking for the use.
7. The Amvets are planning to hold public bingo games in about two-thirds of the building. As far as the Ohio Basic Building Code, they have met all Code requirements. Fire rated walls and corridors have been installed, along with proper exit doors. They also are in the process of installing men and womens restrooms.

8. The occupancy load of the bingo hall has been set at 305 people. The occupancy of the lounge and eating area has been set at 167 people. The beauty shop occupancy is 4. Total occupancy for the building would be 476 by taking individual rooms and 663 for over all building size.
9. I have set the occupancy at 476 with the approval of John Fruchey. We know that this building will never have this many people in it at one time, so there should be no problem with this figure. This figure was derived from the O.B.B.C.
10. I do feel that we should get more parking out of them but don't know if we can since the use is similar to the previous use and the existing parking was allowed.
11. The Amvets are looking for other areas that they can purchase for parking since the 24 off-lot spaces do not belong to them and could be taken away at any time.

RGH:dd

PLANNING COMMISSION REVIEW
By Richard G. Hayman

Subject: Beck-Schultz Subdivision of Lot 3

Public Hearing Date: Tuesday, September 14

Beck-Schultz is requesting a Subdivision of Lot 3 directly back of Wendy's Restaurant and the old bowling alley. The subdivision is two small pieces, one 32 X 168.63 and one 60 X 80. The two pieces are joined in the corner which would make them considered one lot.

The reason for the subdivision is to give Amvets, in the old Paul's Bowl-A-Way, more parking and an access drive off Trail Drive. This added area still will not give Amvets the required parking they need. Attached is a memo I sent to Council.

The reason this subdivision was brought to Planning Commission instead of being approved under the exception clause in the Subdivision Regulations is at the time Beck-Schultz subdivided for Wendy's and Empire, it was stated in the minutes that nothing could be done to Lot 3 until the storm drainage was installed from the rear of Lot 3. The drainage has not been installed and Council would like Planning Commission to look at the subdivision as to drainage for the new lot which will be used for a parking lot and driveway.

The plat meets all the requirements of the Subdivision Regulations.

CITY OF NAPOLEON
 BUILDING INSPECTION DEPARTMENT
 APPLICATION FOR BUILDING PERMIT
 (Please print or type)

The undersigned hereby makes application for construction, installation, or alteration work as herein specified, agreeing to do all such work in strict accordance with the City of Napoleon's adopted Building Codes.

Location of project 1431 N. SCOTT Cost of project _____

Owner's Name AMVETS Address 1431 N. SCOTT

Contractor OWNER Telephone No. _____

Address _____

Lot Information: (Not required for siding job)

Lot No. _____ Subdivision _____

Zoning District _____ Lot Size _____ ft. X _____ ft. Area _____ sq. ft.

Setbacks: Front _____ Right Side _____ Left Side _____ Rear _____

Work Information:

Residential _____ Commercial Industrial _____

New Construction Addition _____ Remodel

Accessory Building _____ Siding _____

Brief Description of Work: ----- Installation of 2 doors (EXIT)

and men & women's bathroom and wall dividing Bar from

hall and installation of kitchen No. of Stories _____

Size: Length 23' 8" Width 12' 4" No. of Stories _____

Area: 1st Floor _____ sq. ft. Basement _____ sq. ft.

2nd Floor _____ sq. ft. Accessory Bldg. _____ sq. ft.

3rd Floor _____ sq. ft. Other _____ sq. ft.

Additional Information: _____

APPLICATION FOR PERMIT SHALL BE ACCOMPANIED BY TWO COMPLETE SETS OF PLANS INCLUDING: ELEVATIONS, FLOOR PLANS, CROSS SECTIONS AND PLOT PLAN. IF ADDITION OR REMODELING, SHOW ALL EXISTING STRUCTURES AND THEIR SIZE AND LOCATION. ALL PLANS SHALL BE DRAWN TO SCALE.

Date _____ Applicant's Signature _____

PERMIT NO. 504
 PERMIT FEE \$ 40.00