



City of Napoleon, Ohio

Kevin Schultheis, Zoning Admin.

Code Enforcement

255 West Riverview

Napoleon, OH 43545

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August 2, 2021

Kara Loftice
NV5 Transaction Services – Research Assistant
1012 24th Ave. NW Suite 100
Norman, OK 73069

Subject Property: 2240 Scott St (297137)
Napoleon, OH 43545

In response to your request for information regarding the above-referenced property, we have researched our files and present the following:

1. The current zoning classification for the subject property is: C-4 Planned Commercial District.
2. Adjacent property zoning designations:

North: C-4	South: C-4
East: R-3	West: C-4
3. According to the zoning ordinances and regulations for this district, the current use of the subject property is a: Permitted by right and Special Use Permit / See attached

Comment:

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4. To the best of our knowledge, the subject structure(s) was developed: in accordance with Current Zoning Code Requirements and is Legal Conforming, In accordance with Approved Site Plan and is Legal Conforming to approved site plan. If any nonconforming

Comment: Site Plan attached / Wood County Inspection may have additional information

5. Information regarding variances, special permits/exceptions, ordinances or conditions: There do not appear to be any variances, special permits/exceptions, ordinances or conditions that apply to the subject property.

The following apply to the subject property (see comments): Variance - Documentation attached

Comment: Variance hearing attached.

6. Rebuild: In the event of casualty, in whole or in part, the structure located on the subject property: May be rebuilt in its current form (i.e. no loss of square footage, same footprint, with drive through(s), if applicable).

7. Code Violations Information: There do NOT appear to be any outstanding/open zoning, building code violations that apply to the subject property.

Comment:

8. Certificate of Occupancy, status: A valid Certificate of Occupancy has been issued for the subject property and is attached.

Comment:

9. Site Plan Information: The subject property was subject to site plan approval; a copy of the approved site plan is attached. Wood County Inspection department may have additional information, however, I have attached all the records regarding this property

This information was researched on August 2, 2021, by the undersigned, per request and as a public service. The undersigned certifies that the above information contained herein is believed to be accurate and is based upon, or relates to, the information supplied by the requestor. The Authority assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

By: 

Printed Name: Kevin Schultheis

Title: Zoning Administrator / Code Enforcement Officer Department: Zoning

Phone: 419-592-4010