



# 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: November 13, 2023

Expiration Date: November 13, 2024

Permit Number: P-23-180

Job Location: 2254 Scott Street

Owner: G REM Family Investors, LLC  
1045 N. Main Street  
Bowling Green, OH 43402

Contractor: Advance Fence Company  
Phone: 419-806-9266

Zone: C-4: Planned Commercial

Set Backs: Front Yard- 60' Rear Yard- 10' Side Yard- 10'

Comments: Install 6' tall commercial grade chain link fence with white privacy slats.

Permit Type: Fence

Fee: \$25.00

Status: Paid

Amount Due: \$0.00

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Kevin Schultheis  
Code Enforcement/Zoning Administrator





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P-23-180

C-4

### Residential Zoning Permit Application

Date 11-2-2023 Job Location 2256 N Scott St. Napoleon

Owner GREM Family Investors LLC Telephone # 419-353-6952

Owner Address 1045 N. Main St. Bowling Green OH

Contractor Advance Fence Company Cell Phone # 419-806-9266

Description of Work to be Performed Install 6' tall commercial grage chain link fence with white privacy slats.

Estimated Completion Date 12/30/23 Estimated Cost \$4000.00

Demo Permit - \$100.00 – See Separate Form	(MDEMO 100.1700.46690)	\$
Zoning Permit - \$25.00	(MZON 100.1700.46690)	\$
Fence/Pool/Deck - \$25.00	(MZON 100.1700.46690)	\$ 25
Accessory Building 200 SF or less (Detached) - \$25.00	(MZON 100.1700.46690)	\$
Driveway/Sidewalk/Curbing/Patio - \$0.00	(MZON 100.1700.46690)	\$
Drainage Permit/Outside Water/Sewer Repair - \$0.00	(MBLDG 510.0000.44730)	\$
1" Water Tap, 5/8" Meter, Copper Setter and Transmitter - \$1,200.00(Outside City - \$5,680)	(MBLDG 510.0000.44730)	\$
1" Water Tap, 3/4" Meter, Copper Setter and Transmitter - \$1,300.00(Outside City - \$5,820)	(MBLDG 510.0000.44730)	\$
1" Water Tap, 1" Meter, Copper Setter and Transmitter - \$1,400.00 (Outside City - \$5,960)	(MBLDG 510.0000.44730)	\$
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 Lots 7,200 Sq. Ft. Or Less - \$0.00	(MBLDG 520.0000.44830)	\$
Sewer Tap For Lots (Single Family) 7,201 To 12,199 Sq. Ft. ( x \$0.012)	(MBLDG 520.0000.44830)	\$
Sewer Tap For Lots (Single Family) 12,200 Sq. Ft. or Greater - \$60.00	(MBLDG 520.0000.44830)	\$
Sewer Tap For Lots (Two Family) 7,201 to 23,866 Sq. Ft. ( x\$0.012)	(MBLDG 520.0000.44830)	\$
Sewer Tap For Lots (Two Family) 23,867 Sq. Ft. or Greater - \$200.00	(MBLDG 520.0000.44830)	\$
Sewer Tap For Lots (Three Family) 7,201 to 36,366 Sq. Ft. ( x\$0.012)	(MBLDG 520.0000.44830)	\$
Sewer Tap For Lots (Three Family) 36,367 Sq. Ft. or Greater - \$350.00	(MBLDG 520.0000.44830)	\$
Sewer Tap Inspection Fee For Single Family or Duplex - \$60.00	(MBLDG 520.0000.44830)	\$
Inspection Fee Outside the Corporation Limits - Increase 50%	(MBLDG 520.0000.44830)	\$
<b>TOTAL FEE:</b>		\$ 25

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.

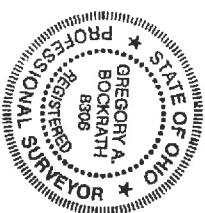
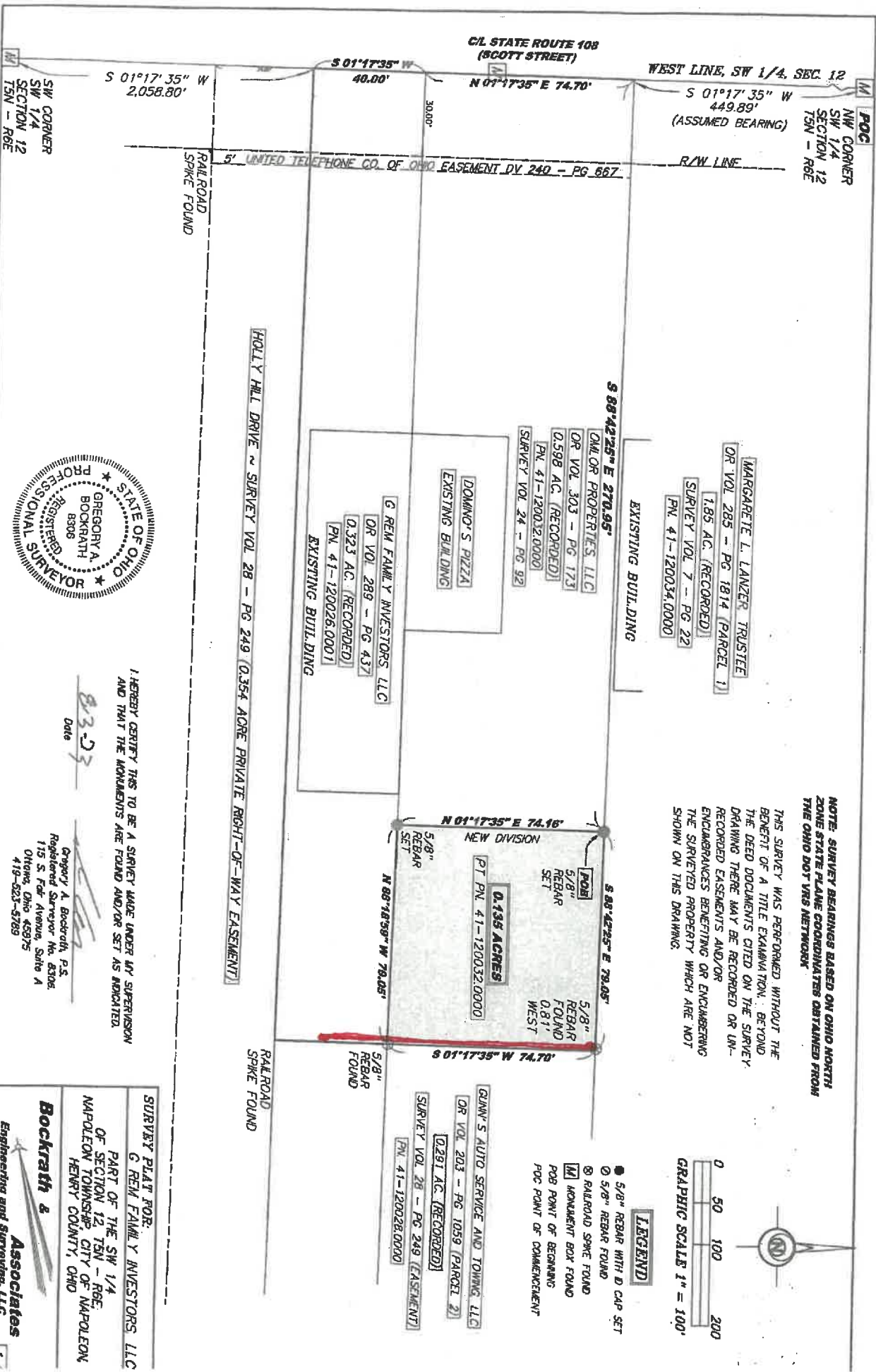
I HEREBY ACKNOWLEDGE THAT I HAVE READ AND FULLY UNDERSTAND THE ABOVE LISTED INSTRUCTIONS.

SIGNATURE OF APPLICANT: Luke Suter DATE: 11-2-23

BATCH #	CHECK #	DATE
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Per Rule 10.2 of the City of Napoleon Rules for Water and Sewer Service, City personnel will assist property owners in locating existing sanitary sewer laterals and water services to the best of their ability. However, the City does not guarantee the accuracy of said markings and is not liable for any expense incurred by the property owner if said markings are incorrect.





I HEREBY CERTIFY THIS TO BE A SURVEY MADE UNDER MY SUPERVISION AND THAT THE MONUMENTS ARE FOUND AND/OR SET AS INDICATED

Date 8-3-23

Gregory A. Bockrath, P.S.  
 Registered Surveyor No. 8306  
 115 S. Fair Avenue, Suite A  
 Ottawa, Ohio 45297  
 419-823-4789

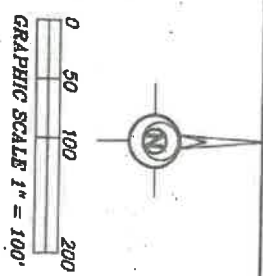
SURVEY PLAT FOR:  
 G REM FAMILY INVESTORS LLC  
 PART OF THE SW 1/4  
 OF SECTION 12, T5N - R6E  
 NAPOLEON TOWNSHIP, CITY OF NAPOLEON,  
 HENRY COUNTY, OHIO

**Bockrath & Associates**  
 Engineering and Surveying, LLC  
 115 S. Fair Avenue, Suite A  
 Ottawa, Ohio 45297  
 Phone: 419-823-4789

1/8

NOTE: SURVEY BEARINGS BASED ON OHIO NORTH ZONE STATE PLANE COORDINATES OBTAINED FROM THE OHIO DOT VRS NETWORK

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EXAMINATION. BEYOND THE DEED DOCUMENTS CITED ON THE SURVEY DRAWING THERE MAY BE RECORDED OR UNRECORDED EASEMENTS AND/OR ENCUMBRANCES BENEFITING OR ENCUMBERING THE SURVEYED PROPERTY WHICH ARE NOT SHOWN ON THIS DRAWING.



**LEGEND**

- 5/8" REBAR WITH D CAP SET
- 5/8" REBAR FOUND
- ⊗ RAILROAD SPIKE FOUND
- ▭ MONUMENT BOX FOUND
- ⊙ POB POINT OF BEGINNING
- ⊙ POC POINT OF COMMENCEMENT

85' Chain link fence

APPLICATION FOR MINOR SUBDIVISION OF LAND IN  
ACCORDANCE WITH CITY OF NAPOLEON OHIO CODE  
OF GENERAL ORDINANCES SECTION 1105.06 (B) (1)  
ENTITLED EXCEPTIONS.

DATE:

9/20/2013

FEE:

TOWNSHIP NAME: Napoleon

SECTION #: 12

SUBDIVISION NAME:

LOT: -

ADDRESS OF SUBDIVISION: 2256 N. Scott Street

NAME OF CURRENT OWNER: Omior Properties LLC

OWNER ADDRESS: 12790 Juniper Drive

CITY: Van Buren STATE: OH ZIP: 45889

OWNER PHONE: 419-306-3037 (Mike Omior cell)

NAME OF PURCHASER: G Rem Family Investors, LLC

PURCHASER ADDRESS: 1045 N. Main, TB

CITY: Bowling Green STATE: OH ZIP: 43402

PURCHASER PHONE: 419-353-6952 (Michelle Green, Esq. office)

SURVEYOR NAME: Beckwith & Associates

SURVEYOR ADDRESS: 115 S. Fair Ave. Ste H, Ottawa, OH 45875

SURVEY DRAWING #: 1

APPLICANT SIGNATURE: M. J. Green, Esq.

CITY ENGINEER:

CITY ZONING ADMINISTRATOR:

COPIES OF THIS APPLICATION TO: HENRY COUNTY ENGINEER, OWNER, APPLICANT AND CITY ZONING DEPARTMENT.