



City of Napoleon, Ohio

Zoning Department

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

Mark B. Spiess, Senior Engineering Technician / Zoning Administrator
Telephone: (419) 592-4010 Fax: (419) 599-8393
www.napoleonohio.com

RESIDENTIAL ZONING PERMIT

Issued Date: July 18, 2019
Expiration Date: July 18, 2020
Permit Number: P-19-145
Job Location: 417 W. Washington St.
Owner: Steve Creager
417 W. Washington St.
Napoleon, Ohio 43545
Contractor: Self
419-966-3558

SCANNED

Zone: R-3 Moderate Density Residential

Set Backs: Accessory Building

Front: 40 Rear: 10 Side: 7

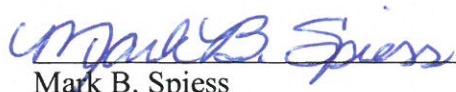
Comments:
Replace Existing Garage as per BZA 19-01

Permit Type: Zoning

Fee: \$25.00

Status: Paid

Amount Due: \$0.00


Mark B. Spiess
Sr. Eng. Tech/Zoning Admin.



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P-19-145

Residential Zoning Permit Application

Date 7-15-19 Job Location 417 W. WASHINGTON ST.

Owner STEVE CREAGER Telephone # 419-966-3558

Owner Address 417 W. WASHINGTON ST.

Contractor SELF-CONTRACTED Cell Phone # 419-966-3558

Description of Work to be Performed REPLACE EXISTING GARAGE AS PER ATTACHED ZONING VARIANCE & PLANS

Estimated Completion Date 7-1-20 Estimated Cost \$ 30,000⁰⁰

<input checked="" type="checkbox"/> Demo Permit - \$100.00 - See Separate Form	(MDEMO 100.1700.46690)	\$
Zoning Permit - \$25.00	(MZON 100.1700.46690)	\$ 25.00
Fence/Pool/Deck - \$25.00	(MZON 100.1700.46690)	\$
Accessory Building Under 200 SF (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)	\$
TOTAL FEE:		\$ 25.00

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: Ronald D. Spomenberg, Agent for Owner DATE: 7-15-19

BATCH # CHECK # DATE



City of Napoleon, Ohio

Zoning Department

255 West Reservoir Avenue, P.O. Box 15
Napoleon, OH 43545

Mark B. Spiess, Senior Engineering Technician / Zoning Administrator
Telephone: (419) 592-8010 Fax: (419) 599-855
www.napoleonohio.com

Variance Certificate

Date: March 12, 2019

Hearing No.: BZA-19-01

Address: 417 W. Washington St.

Applicant: Steven and Mary Creager
417 W. Washington St.
Napoleon, OH 43545

Requested Use: Variance to the side yard setbacks for an accessory building.

Decision:	Approve	Deny	Reason
	<input checked="" type="checkbox"/> Mack	<input type="checkbox"/>	_____
	<input checked="" type="checkbox"/> Small	<input type="checkbox"/>	_____
	<input checked="" type="checkbox"/> Dill	<input type="checkbox"/>	_____
	<input checked="" type="checkbox"/> Sans	<input type="checkbox"/>	_____
	<input checked="" type="checkbox"/> Rausch	<input type="checkbox"/>	_____

Chairman Signature

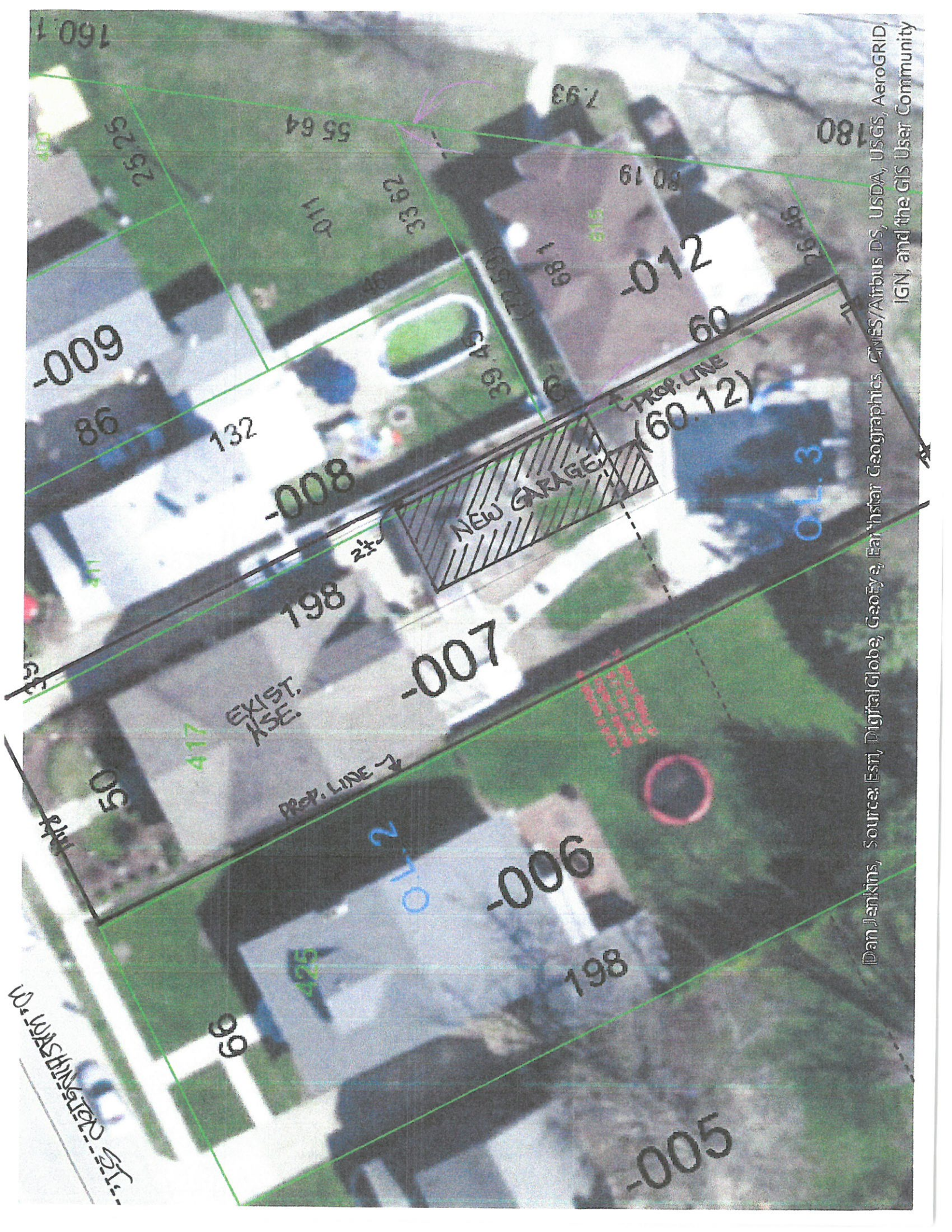
Chad Lulfs

From: Aron Deblin
Sent: Wednesday, October 30, 2019 3:55 PM
To: Chad Lulfs
Cc: Mark Spiess
Subject: Steve Creager

I looked into the eve spout issue at 417 W. Washington this afternoon. I would agree that all of the eve spouts that Mr. Creager is wanting to tie into the storm tap need to be tied in to avoid running water down the driveway and into the street. With the property lines so tight, he has nowhere to divert the water away from the driveway without shedding onto a neighbor. I recommend that we leave the storm that he installed in place.

Aron Deblin
Construction Inspector
City of Napoleon
Office: 419-592-4010
Cell: 419-966-0151

APPROVED
2019.10.31

Dan Jenkins, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community