PERMIT
CITY OF NAPOLEON, OHIO - BUILDING DEPARTMENT
255 West Riverview Avenue, Napoleon, Ohio 43545 - (419) 592-4010

ermit No. 2729 Issued 8-13-92	FEES	BASE	PLUS	
Job Location 945 Westchester	_ K Building	\$ 9.00	\$ 62.0	0 \$ 71.00
Lot 91 Pt.92 Spenglers Addition	[]Electrical	\$	_\$	\$\$
Pt. 98 Issued by Brent N. Damman	[]Plumbing	\$	\$	\$
Owner Barry Lemon 592-3056	[]Mechanical	\$	\$	\$\$
Address 945 Westchester, Napoleon, Ohio	[]Demolition	\$	\$	\$\$
Agent Defiance Mater Rec. 782-2618	[]Zoning	\$	\$	\$ <u> </u>
Address 1417 Ralston Ave., Defiance, OH	[]Sign	\$	\$	\$
Use Type - Residential xx	[]Water Tap	\$	\$	\$\$
Other - Describe	[]Sew. Insp.	\$	\$	\$\$
No. Dwelling Units 1	[]Sewer Tap	\$	\$	\$\$
NewReplacement	 []Temp.Water	\$	\$	\$\$
Add'n. xx Alter Remodel	[]Temp.Elec.	\$ <u>15 Galenz</u>	\$\$	\$\$
Mixed Occupancy	- :	EES		\$ 71.00
Change of Occupancy		ES PAID		\$ 71.00
Estimated Cost \$ 17,500.00	BALANCE	DUE		\$0_
ZONING INFORMATION				Eugavation
district lot dimensions		yd	side yd	rear yd
max hgt no pkg spaces no ldg spaces	max cover	petition or app	peal req'd	date appr
WORK INFORMATION	inja i	Columnu & Supports		Foundation 2
	Stories	Grour	nd Floor	Area
Height Building Volume	-	Floor	1001	AICU
oda Secilia de la Comunica Istano de Secilia de Comunica Istano de Com		Shipma 1006		
Electrical:	TIONS, ETC.	VS. CORREC	ISPECTION	PAID
Plumbing:			A	UG 1 4 1992
Vochanical.				TY OF NAPOLEON
Mechanical:			C.	The Care of the Ca
dditional Information: In ground pool Site Plan BZA 9	and fence install	ation as p	oer	NO DE MARTILLEM SE

INSPECTION RECORD

Water.

	UNDERGROUND				ROUGH-IN					FINAL		
	Туре	Date	Ву	Туре	Date	Ву	Туре	Date	Ву	Туре	Date	Ву
	Building Drains			Drainage, Waste & Vent Piping			Indirect Waste			Drainage, Waste & Vent Piping		Orl
ING	Water Piping									Backflow Prevention		
PLUMBING	Building Sewer			Water Piping			Condensate Lines			Water Heater		
<u>a</u>	Sewer Connection									FINAL APPROVAL		
	Refrigerant Piping			Refrigerant Piping			Chimney(s)			Grease Exhaust System	1	
CAL				Duct Furnace(s)			Fire Dampers			Air Cond. Unit(s)		
HANI	Ducts/ Plenums			Ducts/ Plenums			☐ Radiant Htr(s)☐ Unit Htr(s)			Refrigeration Equipment		
MECHANICAL				Duct Insulation			Pool Heater			Furnace(s)		
				Combustion Products Vents			Ventilation ☐ Supply ☐ Exhst.			FINAL APPROVAL		
	Conduits & or Cable		1000	Conduits/ Cable			□ Range □ Dryer			Temp Service Temp Lighting		
,AL	Grounding & or Bonding			Rough Wiring			☐ Generator(s) ☐ Motors			Fixtures Lampholders		
ELECTRICAL	Floor Ducts Raceways			Service Panel Switchboard			□ Water Htr □ Welder			Signs		
ELEC	Service Conduit			Busways Ducts			□ Heaters □ Heat Cable			Electric Mtr. Clearance		,
	Temporary Power Pole			Subpanels			□ Duct Htr(s) □ Furnace(s)			FINAL APPROVAL		
	Location, Set- backs, Esmt(s)	8/25	BD	Exterior Wall Construction			Roof Covering Roof Drainage			Smoke Detector		
	Excavation						Exterior Lath			Demolition (sewer cap)		
(5	Footings & Reinforcing						□ Interior Lath □ Wallboard					
BUILDING	Floor Slab			Interior Wall Construction			Fire Wall(s)			Building or Structure		
BUIL	Foundation Walls			Columns & Supports			Fireplace Chimney			16		
	Sub-soil Drain			Crawl Space □ Vent □ Access			Attic □ Vent □ Access					
	Piles			Floor System(s)			Occident			FINAL APPROVAL BLDG. DEPT.		
				Roof System			Special Insp Reports Rec'd			Certificate of Occupancy Issued		
ONAL .	NSPECTIONS, CORRECTIONS, ETC.		c.	INSPE	СТІО	NS,	CORRECTIONS, E	TC.				
ADDITIONAL	MS TIGHAN HIS TA											>
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APPLICATION FOR

RESIDENTIAL, BUILDING, ELECTRICAL, PLUMBING, AND MECHANICAL PERMITS AND DEMOLITION PERMIT FROM THE CITY OF NAPOLEON, OHIO BUILDING DEPARTMENT 255 West Riverview Avenue; P.O. Box 151; Napoleon, Ohio 43545 - Telephone (419) 592-4010

ENTRY NO		BASE	PLUS	TOTAL			
PERMIT NO. 2 29 ISSUED 9	[X] BUILDING	19.00	\$ 62.01	71.00			
JOB LOCATION 945 West-hester	[] ELECTRICAL	\$	\$	\$			
(Subdivision or Legal Description)	[] PLUMBING	\$	\$	\$			
ISSUED BY(Building Official)	[] MECHANICAL	\$	\$	\$			
OWNER Darry Lomon PHONE 5923056	[] DEMOLITION	\$	\$	\$			
ADDRESS 945 Whatchester			\$	\$			
AGENT De fiance Water Rec PHONE 1822618	[] SIGN	\$	\$	\$			
ADDRESS 1417 Ralston Ave De France	[] WATER TAP	\$	\$	\$			
USE - RESIDENTIAL OTHER	SEWER TAP	\$	\$	\$			
COMMERCIAL INDUSTRIAL NEW ADD'N X	[] TEMP WATER	\$	\$	\$			
REPLACEMENT REMODEL MIXED OCCUPANCY	[] TEMP ELEC	\$	\$	\$			
ESTIMATED COST - \$ 17,500.00	Additional Plan Review -		Hour				
ZONING INFORMATION	TOTAL FEES Less Fees Paid BALANCE DUE	(Date)		71.00			
<u>District</u> <u>Lot Dimensions</u> <u>Area</u>	Front Yard	Sid	e Yard	Rear Yard			
Max. Height No. Pkg. Spaces No. Ldg. Spaces	Max Cover	<u>Petiti</u>	on Or Appeal Re	quired - Date			
WORK INFORMATION							
BUILDING - GARAGE FLOOR AREA SQ.FT BASEMENT FLOOR AREA SQ. FT 2ND FLOOR AREA SQ.FT.							
SIZE - LENGTH WIDTH STORIES _							
HEIGHT BUILDING VOLUME (FOR DEMOLITION	Y PERMIT)	CUBIC	FEET				
DESCRIPTION OF WORK: Inground pool + fonce installation.							
asper site plan BZA	9207	File.					

ELECTRICAL: Contractor Phone
Address ESTINATED COST = \$
TYPE OF WORK: New Service Change Rewiring Add'l Wiring TEMPORARY ELECTRIC REQUIRED - Yes No Size of Service Underground Overhead Number of New Circuits
DESCRIPTION OF WORK:
PLUMBING: Contractor Phone
Address ESTINATED COST = \$
WATER TAP REQUIRED - Yes No Size Type of Pipe Water Dist. Pipe
SANITARY SEWER TAP REQUIRED - Yes No Size Type of Pipe Dr. Waste Vt. Pipe
STREET SEWER TAP REQUIRED - Yes No Type of Pipe STREET TO BE OPENED - Yes No
Main Building Drain Size Main Vent Pipe Size
LIST NUMBER OF PLUMBING FIXTURES BELOW:
Water Closets = Bathtubs = Showers = Lavatories = Kitchen Sinks = Disposal =
Clothes Washer = Floor Drains = Other (Fixture/Type)
DESCRIPTION OF WORK:
MECHANICAL: Contractor Phone
Address ESTINATED COST = \$
HEATING SYSTEM - Forced Air Gravity Hot Water Steam Unit Heaters Radiant Baseboard
TYPE OF FUEL - Electric Natural Gas Propane Wood Coal Solar Geothermal Other
<u>NUMBER OF HEAT ZONES</u> <u>HOT WATER</u> - One (1) Pipe Two (2) Pipes Series Loop
ELECTRIC HEAT - Number of Circuits Number of Furnaces Number of Hot Air Runs
Number of Hot Water Radiators Total Heat Loss Rated Capacity of Furnace/Boiler
LOCATION OF HEATING UNITS - Crawl Space Floor Level Attic Suspended Roof Outside
DESCRIPTION OF WORK:
DRAWINGS REQUIRED. All applications must be accompanied by two (2) complete sets of Drawings including Site Plans, Foundation Plans, Floor Plans, Structural Framing Plans, Exterior Elevations, Section and Details, Stair Details, Electrical Layout, Plumbing Isometric, Heating Layout, etc. All plans shall be drawn to scale, show all existing structure on the site plans and show electric panel and furnace locations. READ AND SIGN BELOW. The undersigned hereby makes application for a Permit for all work described herein and agrees to complete the work in strict accordance with all applicable provisions of the current edition of the C.A.B.O. Building Code, the Napoleon Building and Zoning Codes, the Napoleon
Engineering Department Rules and Regulations, Standard Specifications and other pertinent sections of the Napoleon Code of Ordinances.
Signature of Applicant Date

MEMORANDUM

TO: Members of the Board of Zoning Appeals FROM: Brent N. Damman, Zoning Administrator

SUBJECT: Request for variance to the front setback &

privacy fence height to Kenilworth HEARING: August 11th, 1992 at 4:30 PM

HEARING #: BZA 92/07

BACKGROUND

An application by Barry Lemon 945 Westchester Napoleon, Ohio, requesting a Variance to the front setback requirements to Kenilworth Ave. for the purpose of constructing an in ground pool and installing a privacy fence around said pool both of which will be located within the required front yard setback to Kenilworth Ave. The Variance request is to Sections 151.33 (D)(1) and 151.27 (A) of the City Of Napoleon, Ohio Code of Ordinances. The lot in request is located in a "A" Residential Zoning District.

RESEARCH AND FINDINGS

- 1. The above request is for the purpose of constructing a 27' x 17' pool in the rear yard at the above address, which in this case fronts a public street and is subject to a front yard setback of 30 feet, thus making it impossible to do said construction without variance.
- 2. There exists utility easements just south of the proposed construction area which will remain open and fully accessible.
- 3. There is a row of pine trees along the Kenilworth side of the property which will remain and the fence would be place just to the north of the tree line.

ADMINISTRATIVE OPINION

The above request I believe is reasonable and meets the (a,c,d) standards for variance.

CONSIDERATIONS

The standards for variation to be considered are as follows:

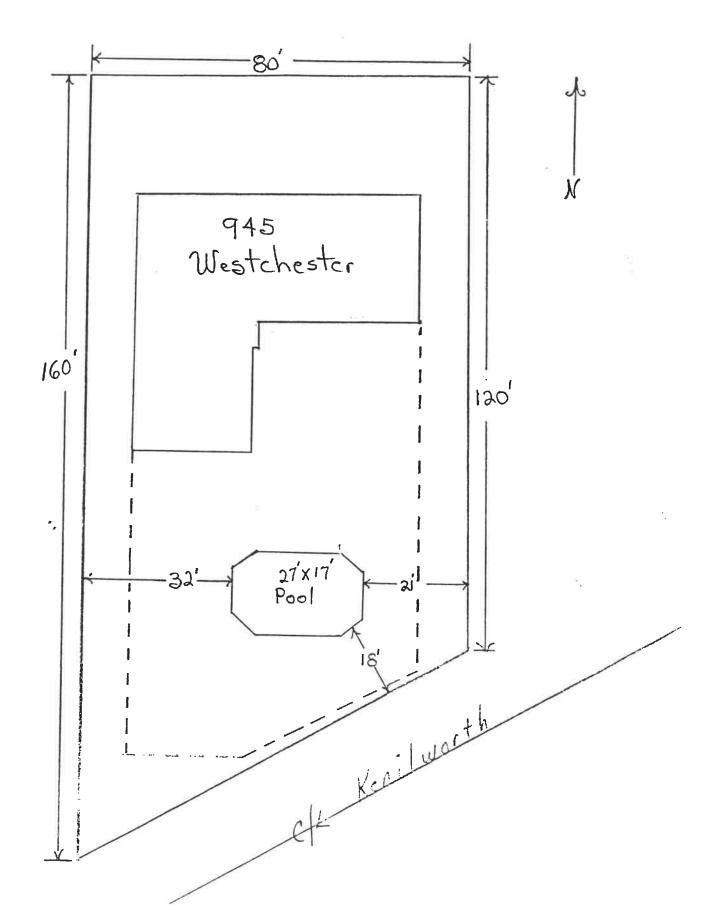
(a) That there are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to the other property or use in the same vicinity or district.

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- (b) That such Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity or district but which is denied to the property in question.
- (c) That the granting of such Variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity or district in which the property is located.
- (d) That the granting of such a Variance will not alter the land use characteristics of the vicinity of district, diminish the value of adjacent land and improvements or increase the congestion in the public streets.

C/L Westchester

Lot 91, pt, 92+98 Spengler Add



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