

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

Permit No. <u>2729</u> Issued <u>8-13-92</u>	FEES                      BASE                      PLUS                      TOTAL
Job Location <u>945 Westchester</u>	<input checked="" type="checkbox"/> Building \$ <u>9.00</u> \$ <u>62.00</u> \$ <u>71.00</u>
Lot <u>91 Pt.92 Spenglers Addition</u> Pt. 98	<input type="checkbox"/> Electrical \$ _____ \$ _____ \$ _____
Issued by <u>Brent N. Damman</u>	<input type="checkbox"/> Plumbing \$ _____ \$ _____ \$ _____
Owner <u>Barry Lemon</u> <u>592-3056</u>	<input type="checkbox"/> Mechanical \$ _____ \$ _____ \$ _____
Address <u>945 Westchester, Napoleon, Ohio</u>	<input type="checkbox"/> Demolition \$ _____ \$ _____ \$ _____
Agent <u>Defiance <sup>Water</sup> Meter Rec. 782-2618</u>	<input type="checkbox"/> Zoning \$ _____ \$ _____ \$ _____
Address <u>1417 Ralston Ave., Defiance, OH</u>	<input type="checkbox"/> Sign \$ _____ \$ _____ \$ _____
Use Type - Residential <u>xx</u>	<input type="checkbox"/> Water Tap \$ _____ \$ _____ \$ _____
Other - Describe _____	<input type="checkbox"/> Sew. Insp. \$ _____ \$ _____ \$ _____
No. Dwelling Units <u>1</u>	<input type="checkbox"/> Sewer Tap \$ _____ \$ _____ \$ _____
New _____ Replacement _____	<input type="checkbox"/> Temp. Water \$ _____ \$ _____ \$ _____
Add'n. <u>xx</u> Alter _____ Remodel _____	<input type="checkbox"/> Temp. Elec. \$ _____ \$ _____ \$ _____
Mixed Occupancy _____	TOTAL FEES.....\$ <u>71.00</u>
Change of Occupancy _____	LESS FEES PAID.....\$ <u>71.00</u>
Estimated Cost \$ <u>17,500.00</u>	BALANCE DUE.....\$ <u>-0-</u>

**ZONING INFORMATION**

district	lot dimensions	area	front yd	side yd	rear yd
max hgt	no pkg spaces	no ldg spaces	max cover	petition or appeal req'd	date appr

**WORK INFORMATION**

Size: Length \_\_\_\_\_ Width \_\_\_\_\_ Stories \_\_\_\_\_ Ground Floor Area \_\_\_\_\_  
 Height \_\_\_\_\_ Building Volume (for Demo. Permit) \_\_\_\_\_

Electrical: \_\_\_\_\_  
 Plumbing: \_\_\_\_\_  
 Mechanical: \_\_\_\_\_

**PAID**  
**AUG 14 1992**  
 CITY OF NAPOLEON

Additional Information: In ground pool and fence installation as per Site Plan BZA 92/07 file.

Date 8-14-92 Applicant Signature Barry Lemon



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. \_\_\_\_\_

PERMIT NO. 2729 ISSUED 8-13-92  BUILDING \$ 9.00 PLUS \$ 62.00 TOTAL \$ 71.00

JOB LOCATION 945 Westchester [ ] ELECTRICAL \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_

LOT 71492 P198 S. parcels Add. [ ] PLUMBING \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_  
(Subdivision or Legal Description)

ISSUED BY BND [ ] MECHANICAL \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_  
(Building Official)

OWNER Darryl Armon PHONE 592-3056 [ ] DEMOLITION \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_

ADDRESS 945 Westchester [ ] ZONING \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_

X AGENT De France Water Rec PHONE 782-2618 [ ] SIGN \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_

ADDRESS 1417 Ralston Ave De France [ ] WATER TAP \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_

USE - RESIDENTIAL  OTHER \_\_\_\_\_ [ ] SEWER TAP \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_

COMMERCIAL \_\_\_\_\_ INDUSTRIAL \_\_\_\_\_ NEW \_\_\_\_\_ ADD'N  [ ] TEMP WATER \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_

REPLACEMENT \_\_\_\_\_ REMODEL \_\_\_\_\_ MIXED OCCUPANCY \_\_\_\_\_ [ ] TEMP ELEC \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_

X ESTIMATED COST - \$ 17,500.00 Additional Plan Review - Structure Electric \_\_\_\_\_ Hours \_\_\_\_\_

TOTAL FEES . . . . . \$ 71.00  
Less Fees Paid (Date) \_\_\_\_\_ \$ 71.00  
BALANCE DUE . . . . . \$ \_\_\_\_\_

**ZONING INFORMATION**

District	Lot Dimensions	Area	Front Yard	Side Yard	Rear Yard
Max. Height	No. Pkg. Spaces	No. Ldg. Spaces	Max Cover	Petition Or Appeal Required - Date	

**WORK INFORMATION**

BUILDING - GARAGE FLOOR AREA \_\_\_\_\_ SQ.FT. - BASEMENT FLOOR AREA \_\_\_\_\_ SQ. FT. - 2ND FLOOR AREA \_\_\_\_\_ SQ.FT.

SIZE - LENGTH \_\_\_\_\_ - WIDTH \_\_\_\_\_ - STORIES \_\_\_\_\_ - GROUND FLOOR AREA \_\_\_\_\_ SQ. FT.

HEIGHT \_\_\_\_\_ - BUILDING VOLUME (FOR DEMOLITION PERMIT) \_\_\_\_\_ CUBIC FEET

DESCRIPTION OF WORK: Inground pool + fence installation.  
as per site plan B2A 92/07 file.

**ELECTRICAL:** Contractor \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_ ESTIMATED 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 \_\_\_\_\_ ESTIMATED 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 \_\_\_\_\_ ESTIMATED 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 \_\_\_

**NUMBER OF HEAT ZONES** - \_\_\_\_\_ **HOT WATER** - 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.



- (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.





Barry  
Lemon

C/L Westchester

Lot 91, pt, 92-98  
Spangler Add.



