

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

Permit No.	Issued	FEES	BASE	PLUS	TOTAL
2957	5-26-93	<input checked="" type="checkbox"/> Building	\$ 9.00	\$ 52.00	\$ 61.00
Job Location	810 Westmont	<input checked="" type="checkbox"/> Electrical	\$ 15.00	\$ 9.00	\$ 24.00
Lot		<input checked="" type="checkbox"/> Plumbing	\$	\$ 9.00	\$ 9.00
Issued by	Brent N. Damman	<input checked="" type="checkbox"/> Mechanical	\$	\$ 2.00	\$ 2.00
Owner	Encil Rebeau 592-8561	<input type="checkbox"/> Demolition	\$	\$	\$
Address	810 Westmont, Napoleon, OH	<input type="checkbox"/> Zoning	\$	\$	\$
Agent	Dutchmen Constr. 599-2758	<input type="checkbox"/> Sign	\$	\$	\$
Address	11-200 Co. Rd. O, Napoleon, OH	<input type="checkbox"/> Water Tap	\$	\$	\$
Use Type	Residential xxx	<input type="checkbox"/> Sew. Insp.	\$	\$	\$
Other - Describe		<input type="checkbox"/> Sewer Tap	\$	\$	\$
No. Dwelling Units	1	<input type="checkbox"/> Temp. Water	\$	\$	\$
New	Replacement	<input type="checkbox"/> Temp. Elec.	\$	\$	\$
Add'n.	xxx Alter Remodel				
Mixed Occupancy		TOTAL FEES.....			\$ 96.00
Change of Occupancy		LESS FEES PAID.....			\$ 96.00
Estimated Cost	\$ 12,500.00	BALANCE DUE.....			\$ <del>XXXX</del>

**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 40' Width 30' Stories 1 Ground Floor Area 240 s.f.

Height \_\_\_\_\_ Building Volume (for Demo. Permit) \_\_\_\_\_

**GARAGE FLOOR AREA = 672 s.f.**  
Electrical: \_\_\_\_\_

Plumbing: \_\_\_\_\_

Mechanical: \_\_\_\_\_

Additional Information: Garage and bathroom addition.

**PAID**

Date 6-28-93 Applicant Signature Encil L. Rebeau JUN 28 1993

CITY OF NAPOLEON

# INSPECTION RECORD

	UNDERGROUND			ROUGH-IN					FINAL			
	Type	Date	By	Type	Date	By	Type	Date	By	Type	Date	By
<b>PLUMBING</b>	Building Drains			Drainage, Waste & Vent Piping	8/26	BD	Indirect Waste			Drainage, Waste & Vent Piping		
	Water Piping									Backflow Prevention		
	Building Sewer			Water Piping	8/26	BD	Condensate Lines			Water Heater		
	Sewer Connection									FINAL APPROVAL		
<b>MECHANICAL</b>	Refrigerant Piping			Refrigerant Piping			Chimney(s)			Grease Exhaust System		
				Duct Furnace(s)			Fire Dampers			Air Cond. Unit(s)		
	Ducts/Plenums			Ducts/Plenums			<input type="checkbox"/> Radiant Htr(s) <input type="checkbox"/> Unit Htr(s)			Refrigeration Equipment		
				Duct Insulation			Pool Heater			Furnace(s)		
			Combustion Products Vents			Ventilation <input type="checkbox"/> Supply <input type="checkbox"/> Exhst.			FINAL APPROVAL			
<b>ELECTRICAL</b>	Conduits & or Cable			Conduits/ Cable			<input type="checkbox"/> Range <input type="checkbox"/> Dryer			Temp Service Temp Lighting		
	Grounding & or Bonding			Rough Wiring	8/4	BD	<input type="checkbox"/> Generator(s) <input type="checkbox"/> Motors			Fixtures Lampholders		
	Floor Ducts Raceways			Service Panel Switchboard			<input type="checkbox"/> Water Htr <input type="checkbox"/> Welder			Signs		
	Service Conduit			Busways Ducts			<input type="checkbox"/> Heaters <input type="checkbox"/> Heat Cable			Electric Mtr. Clearance		
	Temporary Power Pole			Subpanels			<input type="checkbox"/> Duct Htr(s) <input type="checkbox"/> Furnace(s)			FINAL APPROVAL		
<b>BUILDING</b>	Location, Set-backs, Esmt(s)	7/19	BD	Exterior Wall Construction			Roof Covering Roof Drainage			Smoke Detector		
	Excavation	7/19	BD				Exterior Lath			Demolition (sewer cap)		
	Footings & Reinforcing	7/19	BD				<input type="checkbox"/> Interior Lath <input type="checkbox"/> Wallboard					
	Floor Slab			Interior Wall Construction			Fire Wall(s)			Building or Structure		
	Foundation Walls			Columns & Supports			Fireplace Chimney					
	Sub-soil Drain			Crawl Space <input type="checkbox"/> Vent <input type="checkbox"/> Access			Attic <input type="checkbox"/> Vent <input type="checkbox"/> Access					
	Piles			Floor System(s)						FINAL APPROVAL BLDG. DEPT.	5/2	BD
			Roof System			Special Insp Reports Rec'd			Certificate of Occupancy Issued			
<b>ADDITIONAL</b>	INSPECTIONS, CORRECTIONS, ETC.						INSPECTIONS, CORRECTIONS, ETC.					

CITY OF WASHINGTON

JUN 8 1985

RECEIVED

7-1-85

**APPLICATION FOR**

Residential, Building, Electrical, Plumbing, Mechanical, 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. _____		<u>Base</u>	<u>Plus</u>	<u>Total</u>
PERMIT NO. <u>2957</u> ISSUED <u>5-26-93</u>	(X) Building	\$ <u>9.00</u>	\$ <u>52.00</u>	\$ <u>61.00</u>
JOB LOCATION <u>810 Westmont</u>	(X) Electrical	\$ <u>15.00</u>	\$ <u>9.00</u>	\$ <u>24.00</u>
LOT _____	(X) Plumbing	\$ _____	\$ <u>9.00</u>	\$ <u>9.00</u>
(Subdivision or Legal Description)	(X) Mechanical	\$ _____	\$ <u>2.00</u>	\$ <u>2.00</u>
ISSUED BY <u>BND</u>	( ) Demolition	\$ _____	\$ _____	\$ _____
(Building Official)	( ) Zoning	\$ _____	\$ _____	\$ _____
OWNER <u>Enril Rebeau</u> PHONE <u>392-8561</u>	( ) Sign	\$ _____	\$ _____	\$ _____
ADDRESS <u>810 Westmont Nap. Oh</u>	( ) Water Tap	\$ _____	\$ _____	\$ _____
AGENT <u>Dutchman Const.</u> PHONE <u>599-2758</u>	( ) Sewer Tap	\$ _____	\$ _____	\$ _____
ADDRESS <u>11-200 Co. Rd. 0 Nap.</u>	( ) Temp Water	\$ _____	\$ _____	\$ _____
USE: (X) Residential ( ) Commercial ( ) Industrial	( ) Temp Elec.	\$ _____	\$ _____	\$ _____
( ) Other _____				
WORK: ( ) New (X) Addition ( ) Replacement ( ) Remodel				

ESTIMATED COST = \$ 12,500.00

Additional Plan Review:	Structure _____	Hours _____
	Electric _____	Hours _____

TOTAL FEES . . . . .	\$ <u>96.00</u>
Less Fees Paid . . . . .	\$ _____
BALANCE DUE . . . . .	\$ <u>96.00</u>

**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: Ground Floor Area 240 sq. ft. Basement Floor Area \_\_\_\_\_ sq. ft.

Garage Floor Area 672 sq. ft. 2nd Floor Area \_\_\_\_\_ sq. ft. Other \_\_\_\_\_ sq. ft.

Size: Width 30 Length 40 Stories 1 Height \_\_\_\_\_

Building Volume (for Demolition Permit) \_\_\_\_\_ cubic feet

Description of Work: Garage + Bathroom Addition



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

Address \_\_\_\_\_ ESTIMATED COST = \$ \_\_\_\_\_

Type of Work: ( )New ( )Service Change ( )Rewiring ( )Add'l Wiring TEMPORARY ELEC. 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 = \_\_\_\_\_ Dishwasher = \_\_\_\_\_ Other \_\_\_\_\_ Total = \_\_\_\_\_

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. Dammman, Zoning Administrator  
SUBJECT: Request for variance to the front setback &  
extension of a non conforming structure.  
HEARING: June 9th, 1992 at 4:30 PM  
HEARING #: BZA 92/03

BACKGROUND

An application by Encil Rebeau 810 Westmont Napoleon, Ohio, requesting a Variance to the front setback and extension of a legal nonconforming structure at 810 Westmont for the purpose of constructing an addition. The Variance request is to Sections 151.33 (D)(1) of the City Of Napoleon, Ohio Code of Ordinances. The above mentioned lot is located in a "A" Residential District.

RESEARCH AND FINDINGS

1. The above request is specifically for a fourteen (14) foot variance to the front setback to Kenilworth, and there exist three (3) other nonconforming setback conditions on the location.
2. The sketch submitted indicates the proposed garage to be 30 feet by 36 feet which is well beyond the normal size two car garage in most subdivisions.
3. I have had some verbalized concerns by the surrounding neighbors specifically the Kenilworth front setback and how close the proposed would be to the curb.

ADMINISTRATIVE OPINION

The above request I believe to be unreasonable for the following reasons.

1. There are currently three non conforming conditions on this lot.
2. The size of the structure is much larger than all the surrounding garage structures in this neighborhood.
3. I am not in favor of creating a fourth nonconforming condition which in essence would have the most deficit from the requirements of the four.
4. Convenience does not constitute a condition for variance.



Therefore I am recommending that the board consider scaling back the size of the garage to 27' x 30' and granting a four (4) foot variance to the front setback to Kenilworth rather than the requested fourteen (14), this I believe would meet the conditions for variance.

#### CONSIDERATIONS

The standards for variation to be considered are as follows:

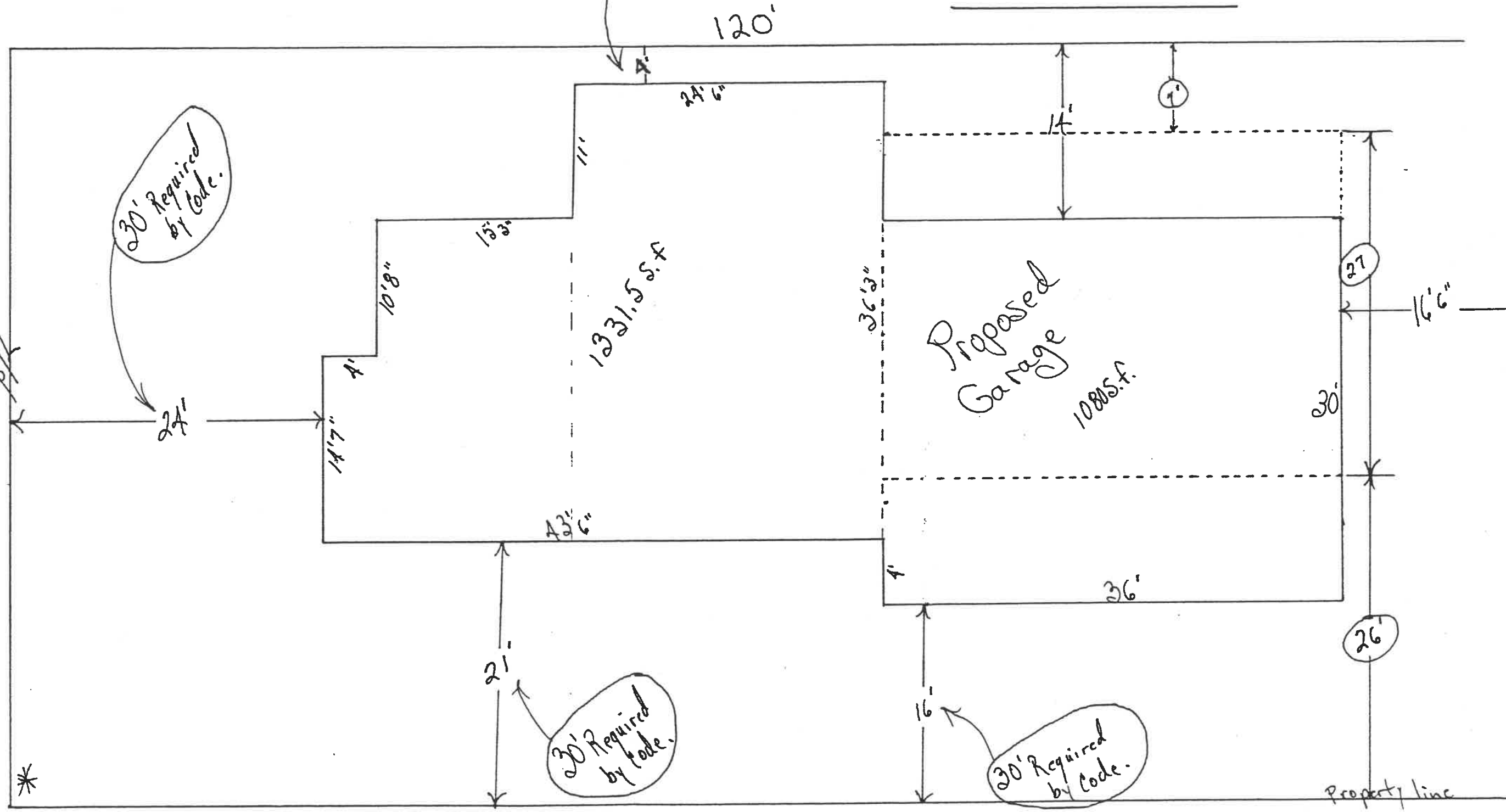
- (a) That there are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to the other property or use in the same vicinity or district.
- (b) That such Variance is necessary for the preservation and enjoyment of a substantial 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.





Westport Pavement edge

Sketch by Brent Damman  
4-Non-Conforming  
Setbacks noted.  
(3-existing; 1-new)  
\*Corner lot.



Kenilworth curb

