



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 8, 2021

Expiration Date: November 8, 2022

Permit Number: P-21-229

Job Location: 118 West Front Street

Owner: GM Carnahan, LLC
11-972 County Road P
Napoleon, Ohio 43545

Contractor: Self
419-966-0411

Zone: C-1 General Commercial

Set Backs: Principle Building

Front: None Rear: None Side: None

Comments:

Tasting Room Addition & Sales Room Addition to Existing Winery

Permit Type: Zoning

Fee: \$50.00

Status: Paid

Amount Due: \$0.00

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Mark B. Spiess, Senior Engineering Technician / Zoning Administrator

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P-21-
6279
C-1

Commercial Zoning Permit Application

Date 11-8-21 Job Location 118 W. FRONT ST.

Owner GM CARNAHAN, LLC. Telephone # 419-966-0411

Owner Address 11-972 Co. Rd. P, NAPOLEON OHIO 43545

Contractor SELF CONTRACTED Cell Phone # 419-966-0411

Description of Work to be Performed TASTING ROOM ADDITION & SALES ROOM ADDITION TO EXISTING WINERY; REF: PHASE 3 OF NPC-18-02 CERTIFICATE OF APPROPRIATENESS.

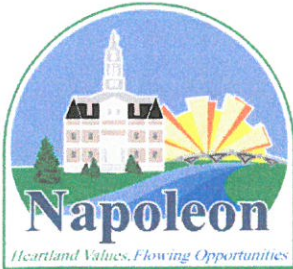
Estimated Completion Date JUNE, 2022 Estimated Cost \$220,000.00

Demo Permit - \$100.00 - See Separate Form	(MDEMO 100.1700.46690)	\$
Zoning Permit - \$50.00	(MZON 100.1700.46690)	\$ 50.00
Fence - \$25.00	(MZON 100.1700.46690)	\$
Garage and Shed Under 120 SF (Detached) - \$25.00	(MZON 100.1700.46690)	\$
Driveway/Sidewalk/Curbing - \$0.00	(MZON 100.1700.46690)	\$
Outside Water/Sewer Repair - \$0.00	(MBLDG 510.0000.47300)	\$
1" Water Tap, 5/8" Meter, Copper Setter and Transmitter - \$1,200.00(Outside City - \$5,680)	(MBLDG 510.0000.47300)	\$
1" Water Tap, 3/4" Meter, Copper Setter and Transmitter - \$1,300.00(Outside City - \$5,820)	(MBLDG 510.0000.47300)	\$
1" Water Tap, 1" Meter, Copper Setter and Transmitter - \$1,400.00 (Outside City - \$5,960)	(MBLDG 510.0000.47300)	\$
1 1/2" Water Tap and Larger - See Operations Superintendent		\$
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 All Commercial and Industrial Uses - \$600.00	(MBLDG 510.0000.44730)	\$
Sewer Tap Inspection Fee, M.F., Comm., Indust. 50 L.F. or Less - \$100.00	(MBLDG 510.0000.44730)	
Sewer Tap, M.F., Comm., Indust, 51 L.F. or More - \$100.00 + \$10.00 for each 50 L.F.	(MBLDG 510.0000.44730)	\$
Manufactured Home Court - \$87.00 Per Dwelling	(MBLDG 510.0000.44730)	
Sewer Main Extension in Right of Way Inspection - 2% of Construction Cost	(MBLDG 510.0000.44730)	\$
Inspection Fee Outside the Corporation Limits - Increase 50%	(MBLDG 510.0000.44730)	
TOTAL FEE:		\$ 50.00

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: <u>Garrett Carnahan</u>	DATE: <u>11/06/21</u>
BATCH # <u>46399</u>	CHECK # <u>1094</u>
	DATE <u>11/9/21</u>



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SIGNATURE OF APPLICANT: Garry L. Carnahan

DATE: 11/06/21

BATCH #

CHECK #

DATE

NEW

DIMENSIONS

*P.O. Box 174
Napoleon, Ohio 43545
Phone & Fax
419/599-8339*

*Ron Sonnenberg
Drafting & Design
Construction, &
Planning Assistance*

November 3, 2021

City of Napoleon; Zoning Department
Attn: Mr. Kevin Schultheis
255 W. Riverview Ave., P.O. Box 151
Napoleon, Ohio 43545

Ref: **The Lumber Yard Winery**
118 W. Front St. Napoleon, Ohio
Application for Zoning Permit

Dear Sir,

Enclosed please find a completed Application for a Zoning permit along with two copies of plans for a proposed building addition to the above referenced business as well as a copy of the Preservation Commission narrative from 2019.

This application is for the "Phase 3" work, previously approved by the Napoleon Preservation Commission in 2019, and will include an addition to the existing Tasting Room as well as a small Sales Room addition to connect the Tasting Room to the recently renovated Winery Production & Storage Area.

I trust the previous approval by the Preservation Commission is adequate and that your approval of this request will be forthcoming. Thank you for your timely attention to this request. Should you have any further questions please call.

Respectfully,



Ron Sonnenberg,
New Dimensions

cc: Gary Carnahan, Co-Owner, The Lumberyard Winery
Encl.
RDS/rds

Request approval for the adaptive re-use of one (1) existing building, an addition to one (1) existing building, and demolition of one (1) existing building located on the subject property as shown on the preliminary site plan and exterior elevation views included with the application. Work to be completed in phases as follows;

Phase 1; Demolition of a small storage structure on the site.

This structure is a non-descript, wood framed, storage building, approximately 14'x25' in size. Its age is undetermined. It was formerly used to store wood trim and molding stock for the lumber company which previously occupied the site.

It is incompatible for use by the present Owner and Tenant and would be an impediment to their future plans for the site.

Pictures are included with this application.

Phase 2; Adaptation of a portion of the existing lumber storage building on the site for use as an expanded production/storage facility for the Winery operation currently leasing the site.

Approximately 1/3 of the existing 71'x80.5' lumber storage building now occupying the site would be renovated to serve as a winery production and storage facility. The interior of this space, noted on the site plan as "WINERY F-1 USE" would be renovated on the first floor to serve as production and product storage space. The second level of this space would be utilized for storage of winery related supplies as well as storage of seasonal items such as patio furniture, etc.

The exterior metal siding, and in time the roofing, of this building would be replaced with material to match the existing adjacent winery building. The existing, exposed, exterior concrete block surfaces will be sealed and/or painted with a complimentary color.

Phase 3; Addition to the existing Winery Tasting Room facility.

When Phases 1 and 2 have been substantially completed the Owner wishes to construct an addition to the existing Winery Tasting Room area. This addition would be approximately 2,000 square feet. in size.

This addition would provide additional accommodations for seating and retail sales space for the winery as well as providing an enclosed, climate controlled connection to the new (Phase 2) winery production/storage facility.

The exterior of this addition would be finished with metal siding and roofing to match or compliment the existing Tasting Room area with the possible inclusion of a decorative Stone Veneer material on the front wall at the Main entry.