

**CITY OF NAPOLEON
BUILDING CONSTRUCTION PERMIT
(1, 2 or 3 Family Dwelling)**

Owner Name Bauman Stockyards, Inc.
 Address P. O. Box 150, Napoleon, Ohio
 Builder Name Howard Mitchell
 Address 1035 Highland Ave. Tel. 592-1217

Lot Information:
 Street No. 7.25 Northcrest Drive
 Lot #46 & 47 Subdivision Northcrest Add'n.
 Lot Dimensions 220'x130' Lot Area 28,600 Sq. Ft.
 Yard Set Back: Front Sec. 85.23 Rear Min. 30'
 Each Side Min. 30' Side Min. 30'

Zoning "PB" Intended use of Building: Two Family Dwelling

Permit No.		
Issued	<u>March 30, 1976</u>		
By	<u>Howes G. Jones</u>		
	Building Inspector		
Valuation	<u>\$43,000.00</u>		
	Fees	Base	Plus
	Total		
Construction	<u>\$73.50</u>	---	<u>\$73.50</u>
Plumbing	<u>\$6.00</u>	<u>\$10.00</u>	<u>\$16.00</u>
Electrical	<u>\$6.00</u>	<u>\$27.90</u>	<u>\$33.90</u>
Heating	<u>\$12.00</u>	---	<u>\$12.00</u>
Water Tap	<u>\$145.00</u>	---	<u>\$145.00</u>
Sewer Tap	<u>\$60.00</u>	---	<u>\$60.00</u>
Temporary Elec.	<u>\$10.00</u>	---	<u>\$10.00</u>
	0.5% required		
TOTAL	<u>\$312.50</u>	<u>\$17.90</u>	<u>\$330.40</u>

Building Information:

Single --- Double Multiple --- New Construction Addition --- Remodel ---
 Size: Length 48'8" Width 46'8" No. of Stories 1
 Floor Area: 1st Floor 1723sqft 2nd Floor --- 3rd Floor --- Basement ---
 Unfinished Attic --- Garage 547sq. ft.
 Foundation: Piers --- Full Basement --- Part Basement --- Crawl space
 Concrete footers Block walls- 8x10"x8"x16"
 Walls: Frame Block --- Brick veneer all Other ---
 Electrical: Wiring 125 Amp. Electric Heating --- Electrical Appliances X(8)each
 Plumbing: Fixtures or Traps X(5)each Warm Air Heating X(6)runs Hot Water Heating ---
 Additional Information: This permit requires compliance with the attached addendum marked exhibit "A" & "B" and made a part here-of.

Date 5/10/76 Applicant Signature Howard Mitchell
INSPECTED AND APPROVED SLAB FLOOR PRIP FOR GARAGE. AWP INFORMED HOWARD PROVIDE EXPANSION JOINT, AWP Owner - Builder - Agent

Inspection Record: 11/4/76 FINAL PLUMBING TESTED AND APPROVED BY AWP
 Work Started 4/5/76 Foundations TESTED AND APPROVED BY AWP Plumbing, Heating
 Set Back, Side Lines 4/7/76, OK Plumbing (Rough In) 5/1/76 And Air Conditioning
 Excavation 4/6/76 AWP Erecting Frame _____ Roof _____
 Footing POURED 4/7/76, OK Electrical Work SERVICES AND ROUGH-IN INSPECTED AND APPROVED BY HOWES 6/26/76

Comments: 11/5/76 FINAL ELECTRICAL TESTED & APPROVED BY HOWES

Certificate of Occupancy Issued ON 11/5/76, NO. 083, BY Howes G. Jones
5/10/76: SUBSOIL DRAIN TILE AND BACKWATER VALVE INSTALLED Inspector
 Pink - Engineer

APPLICATION FOR PERMIT TO TAP SEWER

No. 698 Date 4-1, 19 76
Name Bauman Stockyards, Inc. (Howard Mitchell)
Address P.O. Box 150-NP. 1035 Highland

LOCATION OF CONNECTION

Street and Number 120 Northwest Drive
Lot No. Part of 46+47 Addition Northwest
Date work will start _____ (All work must be inspected.)
Work will be done by _____

I certify that the sewer will be used only as indicated and no other drainage will be connected.

Bldg Permit No # 480-76
pd 4-1-76

Applicant _____
Address _____

Date _____

Permit Fee \$ 60.00

R. W. Schweinhagen (J.C.)
Certification by City Clerk

Work inspected By: TOM TERRANOVA

Work completed 5-19-76

Remarks TESTED BY MEANS OF 5 P.S.I. AIR TEST WHICH HELD FOR 15 MIN.

RECEIVED

MAR 26 1976

CITY OF NAPOLEON
ENGINEERING DEPT.

CITY OF NAPOLEON
ENGINEERING DEPARTMENT
APPLICATION FOR CONSTRUCTION PERMIT
(PLEASE PRINT OR TYPE)

BY:

I, the undersigned, hereby make application for the construction, installation, replacement or alteration as herein specified, agreeing to do all work in strict accordance with the City of Napoleon's Building Code for 1, 2 and 3 Family Buildings.

Applicant's Name BAUMAN STOCK YARDS INC Address P.O. BOX 150
Applicant's Name HOWARD MITCHELL Address 1035 HIGHLAND Tel. 592-1017

101. INFORMATION: (Not required for roofing or siding job.)

Number of Project NORTHCREST ADDITION Lot # 46 + 47
Subdivision NORTHCREST Lot Area _____ Sq. Ft. _____
Front Side From 33' 6" Rear 50' Left Side 25'
Right Side 25' Zoning District _____

TYPE OF CONSTRUCTION:
Style Double Multiple _____ New Construction
Addition Remodel _____ Attached Garage
Detached Garage _____ Accessory Building _____ Replacement _____

Chief Description of Work: APARTMENT

Overall Length 46'-8" Width 48'-8" No. of Stories 1
Floor Area: 1st Floor 2000 Sq. Ft. 2nd Floor _____ Sq. Ft. _____
3rd Floor _____ Sq. Ft. Basement _____ Sq. Ft. _____
Unfinished Attic _____ Garage
Foundation: Tiers _____ Full Basement _____ Part Basement _____
Concrete _____ Thickness Block 10 X 8 X 16 Size _____
Wall Frame Block _____ Brick Other _____

Specific Type of Exterior Siding BRICK

APPLICATION FOR PERMIT SHALL BE ACCOMPANIED BY TWO COMPLETE SETS OF PLAN INCLUDING ELEVATIONS, FINISH SCHEDULES, CROSS SECTIONS AND PLOT PLAN. IF ADDITIONS OR REMODELING, SHOW ALL EXISTING STRUCTURES AND THEIR SIZE AND LOCATION. ALL PLANS SHALL BE DRAWN TO 1/4"=1'-0" SCALE. PLOT PLAN DRAWN TO 1/8"=1'-0" SCALE.

Estimated Cost of Completed Project 37,000.00
DATE 3/15/76 APPLICANT'S SIGNATURE Herbert Bauman
OWNER-BUILDER-AGENT

Date: MARCH 30, 1976

Electric Distribution Superintendent
Building Inspector - Engineering Dept.

to permit the installation of 200 or
250 AMP. electrical
service, located REAR IN THE CENTER OF PROPOSED

Building address: 110#120 NORTHCREST DR.

K
Not Approved

32
Supt.
3 31 76
Date

CITY OF NAPOLEON
ENGINEERING DEPARTMENT
APPLICATION FOR ELECTRICAL PERMIT
(PLEASE PRINT OR TYPE)

RECEIVED

MAR 26 1976

The undersigned hereby makes application for the installation, replacement or alteration of electrical equipment as herein specified, agreeing to do all such work in strict accordance with the City of Napoleon's adopted Electrical Code for 1, 2 and 3 Family Buildings.

Owner's Name BAUMAN STOCK YARDS INC. Address P.O. BOX 150

Contractor's Name HOWARD MITCHELL Address 1035 HIGHLAND Tel. 5921217

LOT INFORMATION:

Location of Project NORTH CREST ADD Lot # 46-47

Subdivision NORTH CREST Zoning District _____

BUILDING INFORMATION:

Single Family _____ Double Family X Multiple Family _____

New Construction X Existing _____ Addition _____

Replacement _____ Remodel _____ Service Change _____

Size: Total Square Foot Per Floor 733 No. of Stories 1

DESCRIPTION OF WORK

Size of Service 200 AMP. Service Change Only _____ (Yes or No)

Total Number of New Circuits 19 Total Number of New Circuits Excluding Appliance Circuits 9

1 APARTMENT
APPLIANCE CIRCUITS: (indicate quantity)

Electric Range 1 Range Hood 1 Clothes Dryer 1 Dishwasher 1

Air Conditioner 1 Attic Fan Blower _____ Room Exhaust Fan 1

Disposal 1 Hot Water Heater 1 Electric Oven _____

Require Temporary Electric yes (Yes or No)

Note: G.F.I.C. required for all temporary electric with approved ground rod at service.

APPLICATION FOR PERMIT SHALL BE ACCOMPANIED BY TWO COMPLETE SETS OF PLANS INCLUDING: ELECTRICAL LAY-OUT AND RISER DIAGRAM.

ESTIMATED COST OF COMPLETED PROJECT: \$18,282.24

DATE 3-26-76 APPLICANT'S SIGNATURE _____
OWNER-CONTRACTOR-_____

CITY OF NAPOLEON
ENGINEERING DEPARTMENT
APPLICATION FOR HEATING PERMIT
(PLEASE PRINT OR TYPE)

RECEIVED

MAR 26 1976

City of Napoleon

The undersigned hereby makes application for the installation ^{and replacement} or alteration of a heating system or device as herein specified, agreeing to do all such work in strict accordance with the City of Napoleon's adopted Mechanical Code for 1, 2 and 3 Family Buildings.

Owner's Name BAUMAN STOCK YARDS ^{D.N.C.} Address P.O. Box 150

Contractor's Name HOWARD MITCHELL Address 1035 HIGHLAND Tel. 592/217

LOT INFORMATION:

Location of Project NORTH CREST ADD Lot # 46-47

Subdivision NORTH CREST Zoning District _____

BUILDING INFORMATION:

Single Family _____ Double Family X Multiple _____ New Construction X

Addition _____ Remodel _____ Replacement _____ No. of Stories 1

DESCRIPTION OF WORK

Heating System - Warm Air X Hot Water _____ Steam _____ Electric X

Unit Heaters _____ Unit Gas Heaters _____ Other _____

Type - Gravity _____ Forced X Radiant _____

No. of Thermostatical Heating Zone _____

Hot Water - One Pipe _____ Two Pipe _____ Series Loop _____

Electric Heat - No. of Circuits 1 Other _____

Total Heat Loss of Area to be Heated _____ Btu.

Rated Capacity of Furnace/Boiler 34,130 Btu.

No. of Furnances 1 No. of Hot Air Runs 6

No. of Hot Water Radiators _____ Type of Fuel _____

Heating Units Located: Crawl Space _____ Floor Level X Suspended _____

Roof or Exposed to Outside Air _____ Attic _____ Other _____

APPLICATION FOR PERMIT SHALL BE ACCOMPANIED BY TWO COMPLETE SETS OF PLANS INCLUDING: LOCATION OF FURNACE OR UNIT HEATERS AND SIZE AND LOCATION OF FEEDER DUCTS AND RETURN AIR DUCTS. ALL PLANS SHALL BE DRAWN TO SCALE.

ESTIMATED COST OF COMPLETED PROJECT: \$16,62.00

DATE 3-26-76 APPLICANT'S SIGNATURE Howard Mitchell
OWNER-CONTRACTOR-AC

Date: MARCH 30, 1976

Distribution Superintendent
Engineering Inspector - Engineering Dept.

The proposed installation of 1" water tap
OF PROPOSED DUPLEX

Address: 110 # 120 NORTHEREST DRIVE Lot # 46 # 47
PART OF

Not Approved

by

3-31-76
Date

Service - Have Contractor contact
Location - Bill

CITY OF NAPOLEON
ENGINEERING DEPARTMENT
APPLICATION FOR PLUMBING PERMIT
(PLEASE PRINT OR TYPE)

RECEIVED

MAR 26 1976

The undersigned hereby makes application for the installation, replacement or alteration of plumbing system or device as herein specified and agrees to do all such work in strict accordance with the City of Napoleon adopted Plumbing Code for 1, 2 and 3 Family Building.

CITY OF NAPOLEON
ENGINEERING DEPT.
BY: [Signature]

Owner's Name BAUMAN STOCK YARDS INC. Address P.O. Box 150

Contractor's Name HOWARD MITCHELL Address 1035 HIGHLAND Tel. 5921217

LOT INFORMATION:

Location of Project NORTH CREST ADD. Lot # 46 - 47

Subdivision NORTH CREST Zoning District _____

BUILDING INFORMATION:

Single Family _____ Double Family X Multiple Family _____ New Construction X
Addition _____ Remodel _____ Replacement _____ No. of Stories 1

DESCRIPTION OF WORK

Drainage Pipe of: Cast Iron _____ Copper _____ Other ABS

Size of Main Building Drain: 4" 4 Other _____

Size of Main Vent Stack: 3" 3 4" _____ Other _____

Require Water Tap: YES (Yes or No) Require Sewer Tap: YES (Yes or No)

Size and Type of Water Tap 1"

Size and Type of Sewer Tap 6 Type of Joints PREMIUM GLAZED

No. of Water Closets 2 No. of Sump Pumps _____

No. of Bathtubs 2 No. of Lavatories 2

No. of Kitchen Sinks 2 No. of Automatic Washers 2

No. of Disposals 2 No. of Hot Water Heaters 2

No. of Dishwashers 2 No. of Shower Receptors _____

No. of Floor Drains _____ Other (specify) _____

Storm Drainage Outlet to: Storm Sewer _____ Other _____

APPLICATION FOR PERMIT SHALL BE ACCOMPANIED BY TWO COMPLETE SETS OF A DRAINAGE ISOMETRIC, WITH ALL PIPES AND TRAPS PROPERLY SIZED. MUST INDICATE TOTAL DRAINAGE FIXTURE UNIT VALUE (dfu). 28

ESTIMATED COST OF COMPLETED PROJECT: 2668.71

DATE 3-26-76 APPLICANT'S SIGNATURE Howard Mitchell
OWNER-CONTRACTOR-AGENT

ZONING

CITY OF NAPOLEON

PERMIT

(1, 2 or 3 Family Dwelling)

Owner Name _____

Address _____

Builder Name Edward Mitchell

Address 1048 Highland Ave. Tel. 592-1217

Lot Information:

Street No. 330 & 120 Colchester Drive

Lot 116 & 17 Subdivision Colchester Addn.

Lot Dimensions _____ Lot Area 23,600 Sq. Ft.

Yard Set Back: Front 23 Rear 30

Side 30 Side 30

Zoning _____ Intended use of Building: 2 - Two Family Dwelling, Delta.

Building Information:

Single _____ Double _____ Multiple _____ New Construction _____ Addition _____ Remodel _____

Size: Length 40'-0" Width 42'-9" No. of Stories 3

Floor Area: 1st Floor _____ 2nd Floor _____ 3rd Floor _____ Basement _____

Unfinished Attic _____ Garage TWO PER BLDG. (SINGLE CAR)

Foundation: Piers _____ Full Basement _____ Part Basement _____

Concrete _____ Block _____ Walls: Frame _____ Block _____ Brick _____ Other _____

Electrical: Wiring _____ Electric Heating _____ Electrical Appliances _____

Plumbing: Fixtures or Traps _____ Warm Air Heating _____ Hot Water Heating _____

Additional Information: PROVIDED \$225.00 FILING FEE FOR A VARIANCE AND CONSTRUCTION
AND FILING FEE FOR A VARIANCE ON 6/19/75 RECEIPT NO. 16987.

Date _____ Applicant Signature _____

Inspection Record:

Permit No. _____

Issued 9-2-75

By Board of Zoning Appeals
Building Inspector

Valuation _____

Fees Base Plus Total

Construction _____

Plumbing _____

Electrical _____

Heating _____

Water Tap _____

Sewer Tap _____

Temporary Elec. _____

TOTAL _____

9/8/75 Copy sent to
Bauman by P.W.P.

ENGINEERING Dept.
RECEIVED
JUL. 29 1975
Prof

To Whom It May Concern:

Notice of Public Hearing

A Public Hearing will be held by the Board of Zoning Appeals of the City of Napoleon, Ohio, in the council chambers at 255 West Riverview on Tuesday, September 2, 1975, starting at 4:30 P. M. to hear the following proposal.

A request for a conditional use, 2 two family dwellings in a planned business zoned area and variances of the zoning regulations pertaining to the minimum front, side and rear yard setbacks, minimum footage to all exterior walls and off street parking spaces per dwelling unit in other than required front yard area. The area of request is in the vicinity of 110 Northcrest Drive.

Board of Zoning Appeals
City of Napoleon, Ohio

Submitted To
Rupert 7/24/75
By T.W.P.

July 24, 1975

Board of Zoning Appeals
City of Napoleon
255 W. Riverview Ave.
Napoleon, Ohio 43545

Re: Proposed Two 46' x 48' Two Family Dwellings
"PB" Zone - Residential Uses - Conditional Use and Variance

Gentlemen:

Attached you will find the following: Applicant's Appeal form, plot plan to scale, picture and an application for a zoning permit unsigned, filed with the Engineering Department on July 22, 1975, for the construction of the two proposed 46'-8" x 48'-8" two family dwellings, located at 120 and 110 Northcrest Drive, Lots #46 and 47, Northcrest Addition.

Ordinance No. 1216 amended Ordinance No. 1104, Section 85.18 Subsection (c) to read as follows: "Residential Uses - May be permitted by the Board of Zoning Appeals in the "PB" District in accordance with the procedure and requirements of a Conditional Use as set forth in Sec. 85.41, and Two-Family Dwellings may be permitted as an integral part of Garden Apartment Use, which is a Conditional Use.

Please give this your timely attention and a written reply to the Engineering Dept. is requested.

If you have any further questions, please feel free to contact me at the City Building or phone number 592-4010.

Thank you for your cooperation.

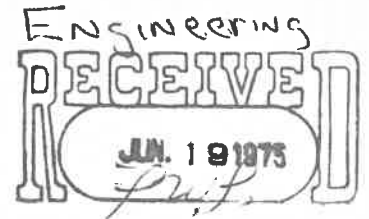
Very truly yours,

Thomas W. Terranova
Building & Zoning Inspector
Engineering Dept.

TWT/cv

Attachments

FORM OF PETITION/APPEAL



To: Engineering Department - City of Napoleon

For: President and Members of Board of Zoning Appeals

I/We hereby file a petition/appeal for: (check the box applicable)

- 1. Variance \$25.00
- 2. Conditional Use Receipt \$25.00 6/9/75 paid 6/19/75
- 3. Other As Applicable

Describe the item checked and attach a site plan to scale. (Print or type)

Two duplex apartments with garages located on Lot # 46 and 47 Northwest Addition.

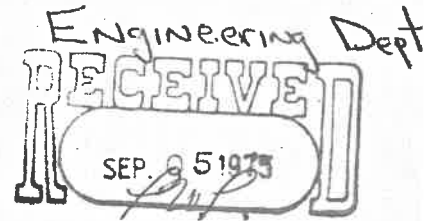
- Notes:
1. All petition/appeals require a minimum of 30 days notice for public hearing.
 2. Non-refundable filing fee to be paid full in advance.
 3. Petition/appeals to be filed in duplicate.
 4. Cost of publication and notices to be paid by the applicant.

Name and Address of Applicant

BAUMAN STOCKYARDS
P.O. Box 150
NAPOLEON OHIO

Bauman Stockyards Inc.
Robert Bauman
Signature of Applicant
6-19-75
Date

Phone No. 599-1326



PUBLIC HEARING

9-2-75

4:30 P. M.

Present: Palmer, Yackee, Overhulse

A request for a conditional use, 2 - two family dwellings in a planned business zoned area and variances of the zoning regulations pertaining to the minimum front, side and rear yard set backs, minimum footage to all exterior walls and off street parking spaces per dwelling unit in other than required front yard area. The area of requests is in the vicinity of 110 Northcrest Drive.

Charles and Norbert Bauman were present.

Motion: Yackee

Second: Overhulse

To allow variances, because it conforms with the immediate and also the subdivision development, and therefore the garden apartment regulations are not realistic in this instance, but the driveway must be widened to 24'. Under these conditions the building inspector is authorized to issue building permit No. 314-75.

Roll call: All yea.

Copy sent to:
Bauman 9/8/75
by *[Signature]*

No. 083.....

CERTIFICATE OF OCCUPANCY
THE CITY OF NAPOLEON
BUILDING DEPARTMENT
DIVISION OF INSPECTION

This is to certify that the Building or Land as herein described complies with all the building and health laws and ordinances and with the provisions of the Zoning Ordinance.

Location of Occupancy 120 Northcrest Drive
Occupancy Two Family Residence (New Dwelling)
Owner of Property Bauman Stockyards, Inc. P.O. Box 150, Napoleon
Issued to Bauman Stockyards, Inc. P.O. Box 150, Napoleon
Zoning "PB" Planned Business Bldg. Permit No. 480-76
Substantial qualifications of occupancy

This certificate is issued by the City Building Inspector, as provided by law, and is to certify that construction is completed substantially in conformity with the approved plans and permission is hereby granted to occupy such building in compliance with such legal use and occupancy as authorized under the provisions of the ordinances of the City of Napoleon.

Issued this 5th day of November, 1976.

This is a valuable record for owner or lessee and should be so preserved.

[Signature]
City Building Inspector