



CITY OF NAPOLEON

Building & Zoning Division

255 W. Riverview Avenue, PO Box 151, Napoleon, OH 43545
Phone: 419-592-4010 - Fax: 419-599-8393

BUILDING & ZONING DIVISION

NOTICE TO ABATE NUISANCE

Zoning Administrator
Building Commissioner
Tom Zimmerman

November 4, 2005


William Michael Rodenhauser
830 Hobson St.
Napoleon, OH 43545

You are hereby notified that the nuisance as defined in 503.05(k)* of the Codified Ordinances of the City of Napoleon, Ohio, maintained, operated or permitted to exist by you located in the rear of the property located at 830 Hobson St, Napoleon, Ohio consisting of a blue Ford, inoperable vehicle with no valid license plate must be abated by removal of the same.

Above stated vehicles are considered as defined by the Codified Ordinances of the City of Napoleon, Ohio 503.06* to be a public nuisance.

Vehicles must be removed, licensed or concealed by means of a building from the above property within 15 days from receipt of this notice.

Failure to comply will result in a punishment in accordance with 503.99(f)*.


Tom Zimmerman
Building & Zoning Administrator

***503.05(k)** Any motor vehicle which meets at least one of the following conditions:

(1) Being a motor vehicle extensively damaged (such damage including but not limited to any of the following: missing wheels, tires, fenders, motor, or transmission), apparently inoperable, left standing more than seventy two (72) hours, and not in a building, which becomes a potential breeding place for flies, mosquitoes, or other vermin or varmint, or potential place of attraction for child play, except which the person owning the land where the motor vehicle is located is operating a junkyard or scrap metal processing facility licenses under

authority of Ohio R.C. 4707.05 through 4749.12, or regulated under the authority of the City or if the property on which the governmental authority, unless the person having the right to the possession of the property can establish that the motor vehicle is part of a bona fide commercial operation; or if the motor vehicle is a collector's vehicle that is either licensed or concealed by means of building. (There shall exist a presumption that the motor vehicle is inoperable when there is not displayed a current valid license plate);

(2) Leaking oil, gas, or antifreeze type fluids on the street, floor or ground which becomes a potential hazard to the environment or for fire;

(3) Abandoned, left standing more than seventy-two (72) consecutive hours and not in a building, which becomes a potential breeding place for the flies, mosquitoes or other vermin or varmint, or potential place of attraction for child play.

(Ord. 65-00. Passed 7-3-00)

***503.06** Prohibition against nuisance in general; Except as provided in division (o) of this Section, no person shall create any nuisance in the City, and no person shall be inaction permit a nuisance to occur or continue on any property under such person's control, nor shall any person permit a nuisance to occur involving any personal property under such person's control.

***503.99(f)** Notwithstanding Section 101.99 of the City of Napoleon Codified Ordinances, whenever, under this chapter an act is prohibited or is made or declared to be unlawful or an offense or misdemeanor, or whenever the doing of any act is required or the failure to do any act is declared to be unlawful, where no specific penalty is otherwise provided, whoever violates any such provision shall be punished by a fine not exceeding one thousand dollars (\$1,000.00) a term of imprisonment not exceeding six (6) months, or both. A separate offense shall be deemed committed each day during or on which a violation continues or occurs.

(Ord. 73-02. Passed 7-15-02)



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November 4, 2005


William Michael Rodenhauser
830 Hobson St.
Napoleon, OH 43545

You are hereby notified that the nuisance as defined in 503.05(k)* of the Codified Ordinances of the City of Napoleon, Ohio, maintained, operated or permitted to exist by you located in the rear of the property located at 830 Hobson St, Napoleon, Ohio consisting of a demo car, inoperable vehicle with no valid license plate must be abated by removal of the same.

Above stated vehicles are considered as defined by the Codified Ordinances of the City of Napoleon, Ohio 503.06* to be a public nuisance.

Vehicles must be removed, licensed or concealed by means of a building from the above property within 15 days from receipt of this notice.

Failure to comply will result in a punishment in accordance with 503.99(f)*.


Tom Zimmerman
Building & Zoning Administrator

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(1) Being a motor vehicle extensively damaged (such damage including but not limited to any of the following: missing wheels, tires, fenders, motor, or transmission), apparently inoperable, left standing more than seventy two (72) hours, and not in a building, which becomes a potential breeding place for flies, mosquitoes, or other vermin or varmint, or potential place of attraction for child play, except which the person owning the land where the motor vehicle is located is operating a junkyard or scrap metal processing facility licenses under

authority of Ohio R.C. 4707.05 through 4749.12, or regulated under the authority of the City or if the property on which the governmental authority, unless the person having the right to the possession of the property can establish that the motor vehicle is part of a bona fide commercial operation; or if the motor vehicle is a collector's vehicle that is either licensed or concealed by means of building. (There shall exist a presumption that the motor vehicle is inoperable when there is not displayed a current valid license plate);

(2) Leaking oil, gas, or antifreeze type fluids on the street, floor or ground which becomes a potential hazard to the environment or for fire;

(3) Abandoned, left standing more than seventy-two (72) consecutive hours and not in a building, which becomes a potential breeding place for the flies, mosquitoes or other vermin or varmint, or potential place of attraction for child play.

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(Ord. 73-02. Passed 7-15-02)



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**BUILDING &
ZONING DIVISION**

NOTICE TO ABATE NUISANCE

Zoning Administrator
Building Commissioner
Tom Zimmerman

November 1, 2005

William Michael Rodehouser
599.5116

Heidi Lavin
314 Shelby
Napoleon, OH 43545

You are hereby notified that the nuisance as defined in 503.05(k)* of the Codified Ordinances of the City of Napoleon, Ohio, maintained, operated or permitted to exist by you located in the rear of the property located at 314 Shelby St., Napoleon, Ohio consisting of a blue Ford and a demo car both inoperable vehicles with no valid license plate must be abated by removal of the same.

Above stated vehicles are considered as defined by the Codified Ordinances of the City of Napoleon, Ohio 503.06* to be a public nuisance.

Vehicles must be removed, licensed or concealed by means of a building from the above property within 15 days from receipt of this notice.

Failure to comply will result in a punishment in accordance with 503.99(f)*.

Tom Zimmerman
Tom Zimmerman
Building & Zoning Administrator

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(1) Being a motor vehicle extensively damaged (such damage including but not limited to any of the following: missing wheels, tires, fenders, motor, or transmission), apparently inoperable, left standing more than seventy two (72) hours, and not in a building, which becomes a potential breeding place for flies, mosquitoes, or other vermin or varmint, or potential place of attraction for child

play, except which the person owning the land where the motor vehicle is located is operating a junkyard or scrap metal processing facility licenses under authority of Ohio R.C. 4707.05 through 4749.12, or regulated under the authority of the City or if the property on which the governmental authority, unless the person having the right to the possession of the property can establish that the motor vehicle is part of a bona fide commercial operation; or if the motor vehicle is a collector's vehicle that is either licensed or concealed by means of building. (There shall exist a presumption that the motor vehicle is inoperable when there is not displayed a current valid license plate);

(2) Leaking oil, gas, or antifreeze type fluids on the street, floor or ground which becomes a potential hazard to the environment or for fire;

(3) Abandoned, left standing more than seventy-two (72) consecutive hours and not in a building, which becomes a potential breeding place for the flies, mosquitoes or other vermin or varmint, or potential place of attraction for child play.
(Ord. 65-00. Passed 7-3-00)

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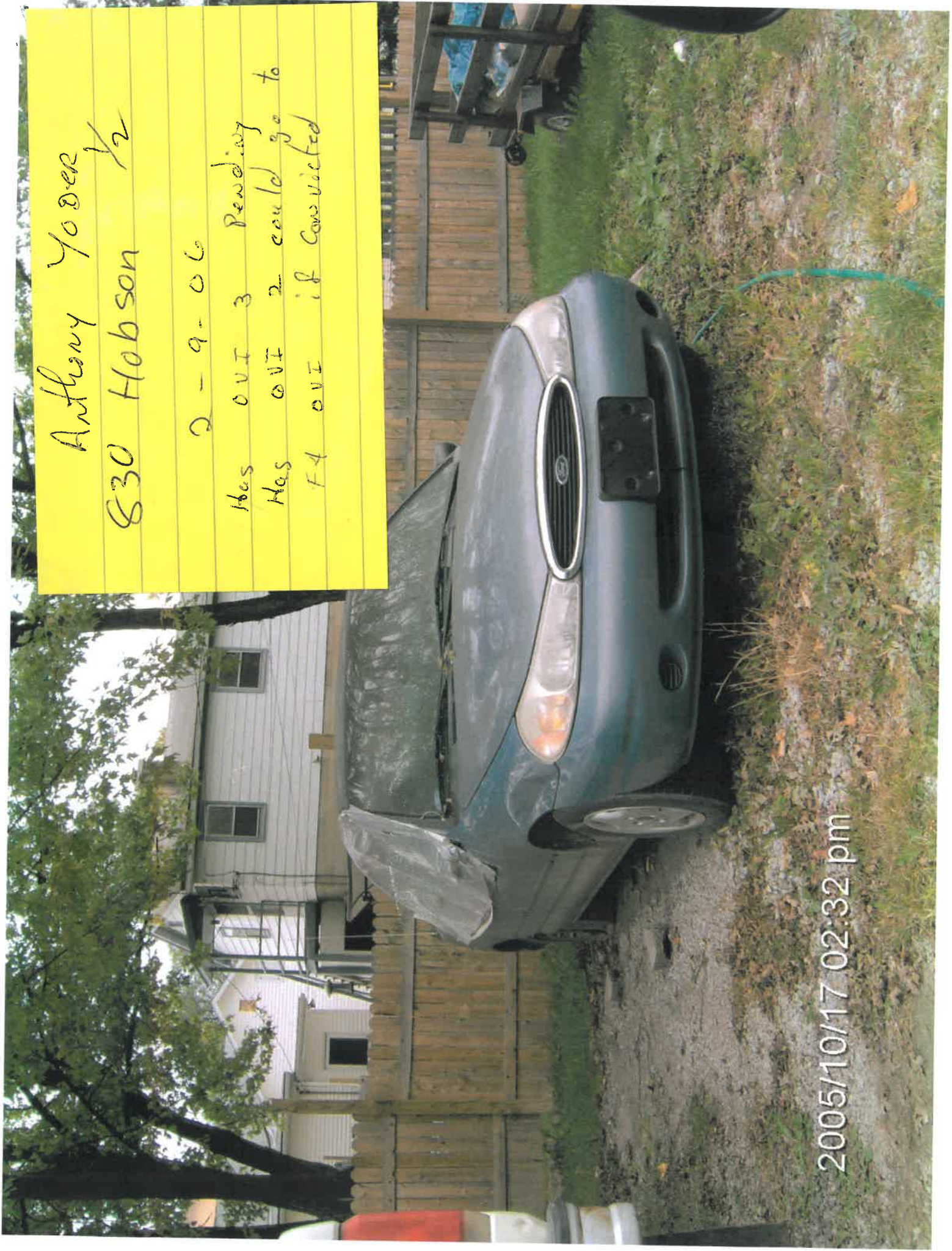
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(Ord. 73-02. Passed 7-15-02)

Anthony Yoder
830 Hobson 1/2

2-9-06

Has OVI 3 Pending
Has OVI 2 could go to
F4 OVI if convicted

2005/10/17 02:32 pm





2005/10/17 02:32 pm

Request To Abate Nuisance

Date request made: 10-10-05

Address of alledged public nuisance: Behind 314 Shelby

Nature of request: Demo car + inoperable car

Property Owner

Name: Heidi Lavin

Address: 314 Shelby

Phone (if known): 419-592-5381

Requesting Parties

Name: _____

Address: 324 Shelby

Phone: 419-592-7232


Date checked: _____ By: _____

SENDER: COMPLETE THIS SECTION ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		COMPLETE THIS SECTION ON DELIVERY A. Signature X <u>Heidi Lavin</u> B. Received by <u>HEIDI LAVIN</u> D. Is delivery address correct? If YES, enter date: _____	
1. Article Addressed to: <div style="border: 1px solid black; padding: 5px; width: fit-content;"> Heidi Lavin 314 Shelby Napoleon, OH 43545 </div>		3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Registered <input type="checkbox"/> Insured Mail	
2. Article Number (Transfer from service label) PS Form 3811, February 2004		4. Restricted Delivery? (Extra) 7005 0390 0003 9874 7005	

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

Postage	\$.37
Certified Fee	2.30
Return Receipt Fee (Requirement Required)	1.75
Registered Delivery Fee (Requirement Required)	
Postage & Fees	



Heidi Lavin
 314 Shelby
 Napoleon, OH 43545

Reverse for Instructions



**CITY OF NAPOLEON – Building & Zoning
Division**

255 W. Riverview Avenue, PO Box 151, Napoleon, OH 43545
Phone: 419-592-4010 - Fax: 419-599-8393

NOTICE DELIVERED TO: Heidi Lavin

AT: 314 Shelby

DATE: 11/4/05 TIME: _____

BY: Tom Zimmerman

NOTICE DELIVERED BY MEANS OF:

- PERSONAL DELIVERY
- CERTIFIED MAIL, RETURN RECEIPT, RESTRICTED
- CONSTRUCTIVE

COMMENTS: Stated not her property

TOM ZIMMERMAN, ZONING ADMINISTRATOR

DATE



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NOTICE DELIEVERED TO: Mr. William M. Roderhauser

AT: 830 Hobson St.

DATE: 11-09-05 TIME: 12:45

BY: Tom Zimmerman

NOTICE DELEIVERED BY MEANS OF:

- PERSONAL DELIEVERY
- CERTIFIED MAIL, RETURN RECEIPT, RESTRICTED
- CONSTRUCTIVE

COMMENTS: _____

Tom Zimmerman
TOM ZIMMERMAN, ZONING ADMINISTRATOR

11-10-05
DATE



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NOTICE DELIVERED TO: Mr. William M. Rodehauser

AT: 830 Hobson St

DATE: 11-09-05 TIME: 12:45

BY: Tom Zimmerman

NOTICE DELIVERED BY MEANS OF:

- PERSONAL DELIVERY
- CERTIFIED MAIL, RETURN RECEIPT, RESTRICTED
- CONSTRUCTIVE

COMMENTS: _____

Tom Zimmerman
TOM ZIMMERMAN, ZONING ADMINISTRATOR

11-10-05
DATE

CITY OF NAPOLEON, OHIO
DIVISION OF BUILDING
INSPECTIONS

Date 6-27-80

Address of Property 830 Hobson

Single Two-Family _____ Apt. _____ Comm _____

Type of Inspection Service

Requested by: Name _____

Address _____

Telephone _____

Permit No. 071

Excavation	Framing
Footers	Electrical
Footing Drains	Plumbing
Ext. Storm	Heating
Ext. Sanitary	Misc.
Int. Storm	
Int. Sanitary	
Foundation Final	Final

REMARKS Pave said panel should be upgraded - service not high enough

Date 7/3/80 Inspector A. Kayman