

THE CITY OF NAPOLEON

BUILDING & ZONING DEPARTMENT

255 W. RIVERVIEW

(419)592-4010

Building Permit

Permit Number: BP2007-116

Page 1 of 1

Printed: 7/9/2007

ADDRESS:

911 Hobson St.

Applicant

Name: Robert McCorkle

Address: 911 Hobson St.

Approval Date: 7/9/2007

419

Owners

Name: Mr. Robert McCorkle Sr.

Address: 911 Hobson St.

Napoleon, OH 43545

Phone: 419

Contractors

Fees and Receipts:

Number	Description	Amount
FEE2007-386	Building Permit Fee (Auto)	\$10.00
FEE2007-387	State 1% fee (Calc)	\$0.10

Total Fees: \$10.10

RCPT2007-314 \$10.10

Total Receipts: \$10.10

deck front

APPLICANT'S SIGNATURE: _____ DATE: _____

REMINDER: YOU MUST CALL (419)592-4010 FOR AN INSPECTION



CITY OF NAPOLEON GENERAL PERMIT APPLICATION

THIS APPLICATION IS FOR RESIDENTAL CONSTRUCTION INCLUDING BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, DEMOLITIONS, REMODELING.

DATE: 7-9-07 JOB LOCATION: 911 HOBSON

OWNER: ROBERT MCKORKEI PHONE: _____

OWNER ADDRESS: 911 HOBSON CITY: NAPOLEON ZIP: 43545

CONTRACTOR: _____

PHONE #: _____ CELL PHONE#: _____

CONTRACTOR LICENSED WITH THE CITY OF NAPOLEON?: YES NO:

Is any of the above job going to be subcontracted out? Yes No:

If yes to whom: _____

DESCRIPTION OF WORK TO BE PERFORMED: BUILD STAIRS/DECK

ESTIMATED COMPLETION DATE: 7-10-07

PLEASE MARK THE TYPE OF WORK YOU WILL BE PERFORMING

- | | |
|--|---|
| <input type="checkbox"/> A/C ADD ON 1% | <input type="checkbox"/> REMODELING 1% |
| <input type="checkbox"/> BOILER REPLACEMENT 1% | <input type="checkbox"/> ROOFING 1% |
| <input type="checkbox"/> CURBING | <input type="checkbox"/> SEWER REPAIRS** |
| <input checked="" type="checkbox"/> DECKS * 1% | <input type="checkbox"/> SIDEWALK* |
| <input type="checkbox"/> DRIVEWAY* | <input type="checkbox"/> SIDING 1% |
| <input type="checkbox"/> ELECTRICAL SERVICE UPGRADE 1% | <input type="checkbox"/> SHED* (under 200 sq ft) |
| <input type="checkbox"/> ELECTRICAL SERVICE NEW 1% | <input type="checkbox"/> SHED* (over 200 sqft) 1% |
| <input type="checkbox"/> SWIMMING POOL* 1% | <input type="checkbox"/> FENCE* |
| <input type="checkbox"/> FURNACE REPLACEMENT 1% | <input type="checkbox"/> TEMP ELECTRIC 1% |
| <input type="checkbox"/> ADDITIONS* 1% | <input type="checkbox"/> FURNACE NEW 1% |
| <input type="checkbox"/> WATER TAP (size _____") | <input type="checkbox"/> WINDOWS /DOORS 1% |
| <input type="checkbox"/> LAWN METER 1% | |
| <input type="checkbox"/> PLUMBING 1% | |

1%- EFFECTIVE JUNE 1, 2007 BOARD OF BUILDING STANDARDS FEE

*PLEASE INCLUDE A PICTURE SHOWING MEASUREMENTS FROM EXISTING STRUCTURES AND PROPERTY LINES. INDICATING THE TYPE OF WORK YOU WISH TO PERFORM.

** IF WORK REQUIRES GOING INTO THE STREET A STREET BOND IS REQUIRED!

FOR PERMIT COSTS PLEASE FILL OUT REVERSE SIDE.

PERMIT COST WORKSHEET

JOB	BASE FEE	1% BBS FEE =	PERMIT TOTAL
SIDING (only) TOTAL SQ ____ X 1.00 = ____ +	\$5.00	+ 1% =	
ROOFING (only) TOTAL SQ ____ X 1.00 = ____ +	\$5.00	+ 1% =	
WINDOWS / DOORS(only) # ____ X 1.00 = ____ +	\$5.00	+ 1% =	
ELECTRICAL # OF CIRCUITS ____ X 3.00 = ____ +	\$15.00	+ 1% =	
ELECTRICAL SERVICE UPGRADE	\$15.00	+ 1% =	
PLUMBING (INSIDE) replacing/ repairs	\$10.00	+ 1% =	
SEWER (OUTSIDE)	\$25.00	N/A	
WATER HEATER	\$5.00	+ 1% =	
SHED UNDER 200 SQ FT (over 200 see chart)	\$5.00	N/A	
FURNACE OR A/C (REPLACEMNT)	\$5.00	+ 1% =	
DEMOLITION (only)	\$30.00	N/A	
SIDEWALK REPLACEMENT/ NEW	\$25.00	N/A	
DRIVEWAY	\$25.00	N/A	

ALL CONSTRUCTION, ALTERATIONS, REMODELING, SHEDS, DECKS, & FENCES NOT LISTED ABOVE IS BASED ON COST OF WORK BEING PERFORMED.

COST OF WORK \$ 400.00 (SEE CHART) permit fee \$ 10 +1% = \$.10

0.00	-	250.00	0.00	11,000.00	-	11,999.00	25.00
250.00	-	999.00	10.00	12,000.00	-	12,999.00	26.00
1,000.00	-	1,999.00	12.00	13,000.00	-	13,999.00	27.00
2,000.00	-	2,999.00	14.00	14,000.00	-	14,999.00	28.00
3,000.00	-	3,999.00	16.00	15,000.00	-	15,999.00	29.00
4,000.00	-	4,999.00	18.00	16,000.00	-	16,999.00	30.00
5,000.00	-	5,999.00	19.00	17,000.00	-	17,999.00	31.00
6,000.00	-	6,999.00	20.00	18,000.00	-	18,999.00	32.00
7,000.00	-	7,999.00	21.00	19,000.00	-	19,999.00	33.00
8,000.00	-	8,999.00	22.00	20,000.00	-	20,999.00	34.00
9,000.00	-	9,999.00	23.00	21,000.00	-	21,999.00	35.00
10,000.00	-	10,999.00	24.00	22,000.00	-	22,999.00	36.00
				Over 22,999		Please Call	

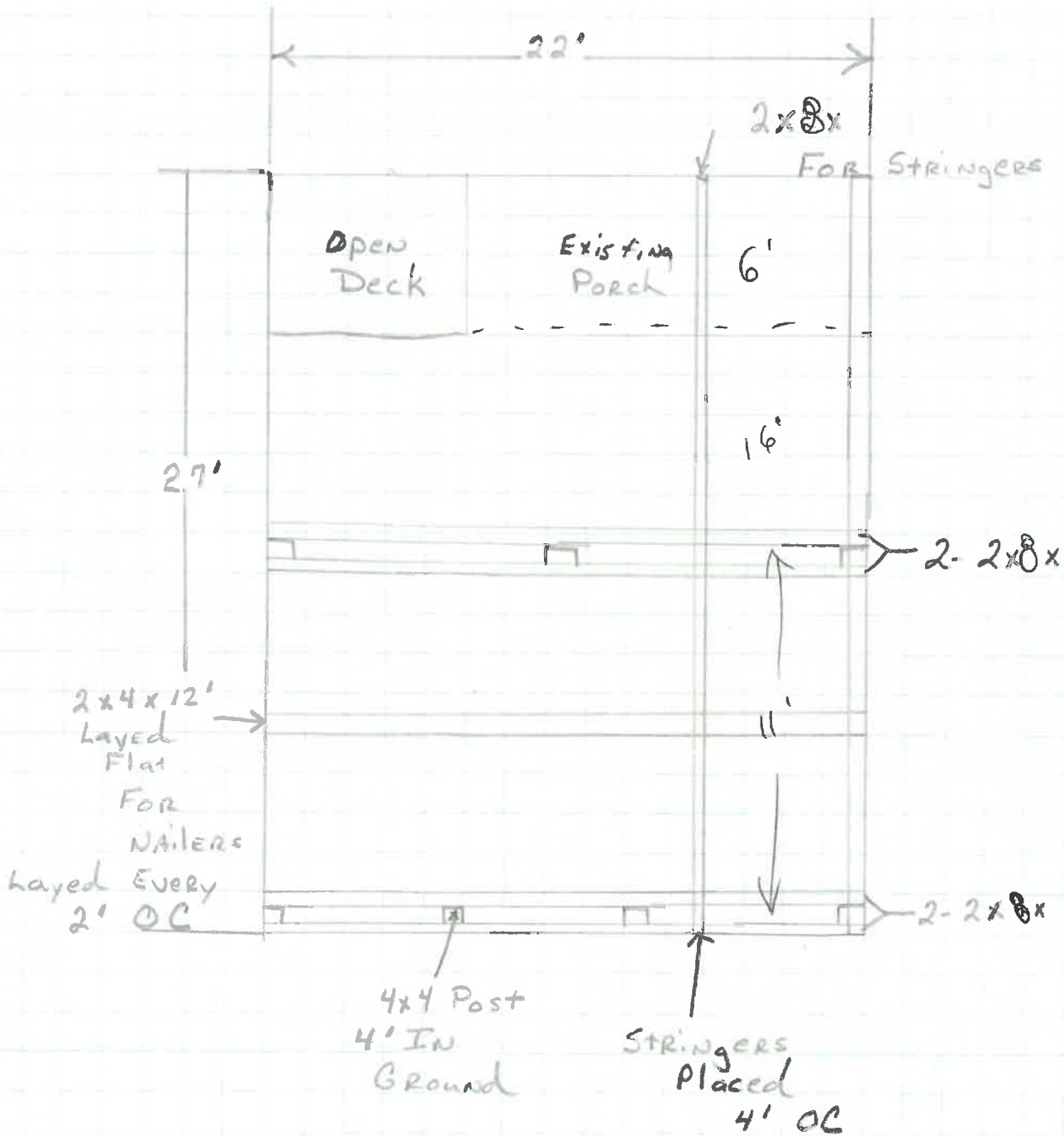
*OTHER FEES NOT LISTED
MAY APPLY

TOTAL PERMIT COSTS \$ 10.10

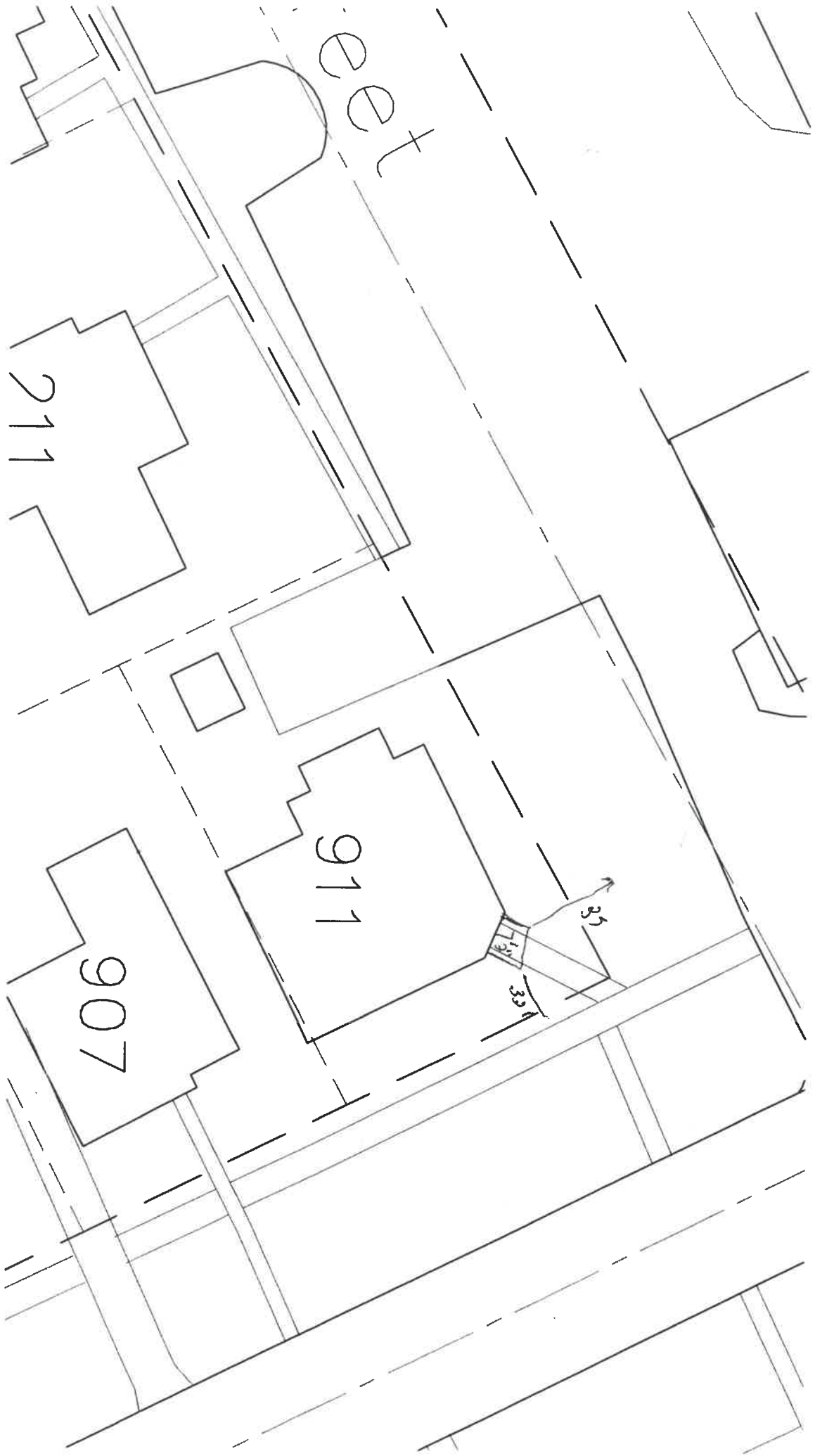
Any Questions
Call Jerry Tonjes

592-6085

Robert McCorkle
911 Hobson St.
Napoleon, Ohio



Handwritten text at the bottom left corner of the page, possibly a signature or date.



Street

211

911

907

33

33

1ST STEP 14 1/2 LANDING

2ND STEP " " 26"

3RD STEP 24"

4TH STEP 51"

1ST POST TO SECOND POST 22'

2ND POST TO 3RD 20' 5/8"

3RD TO 4TH POST 24"

4TH TO 5TH 16" TO 5TH POST 16"

BOTH SIDES MARGIN

RAIL HEIGHT 46" FROM DECKING

BOTH SIDES

SPINDLE PLACEMENT

4"

2x6 FRAMING 4' LANDING
2' ON CENTER

OTHER STEPS 2x4 @ 16" ON CENTER

WITH CENTER SUPPORT & THRU OUT

POST HEIGHT IS 4'

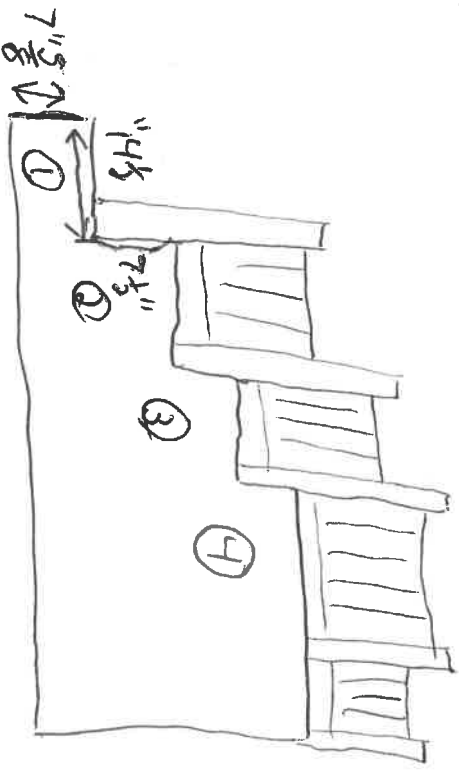
STEPS ARE FREE STANDING & UNATTACHED

5/4 BOARD DECKING

OUT FROM HOUSE 115" / 88" WIDTH

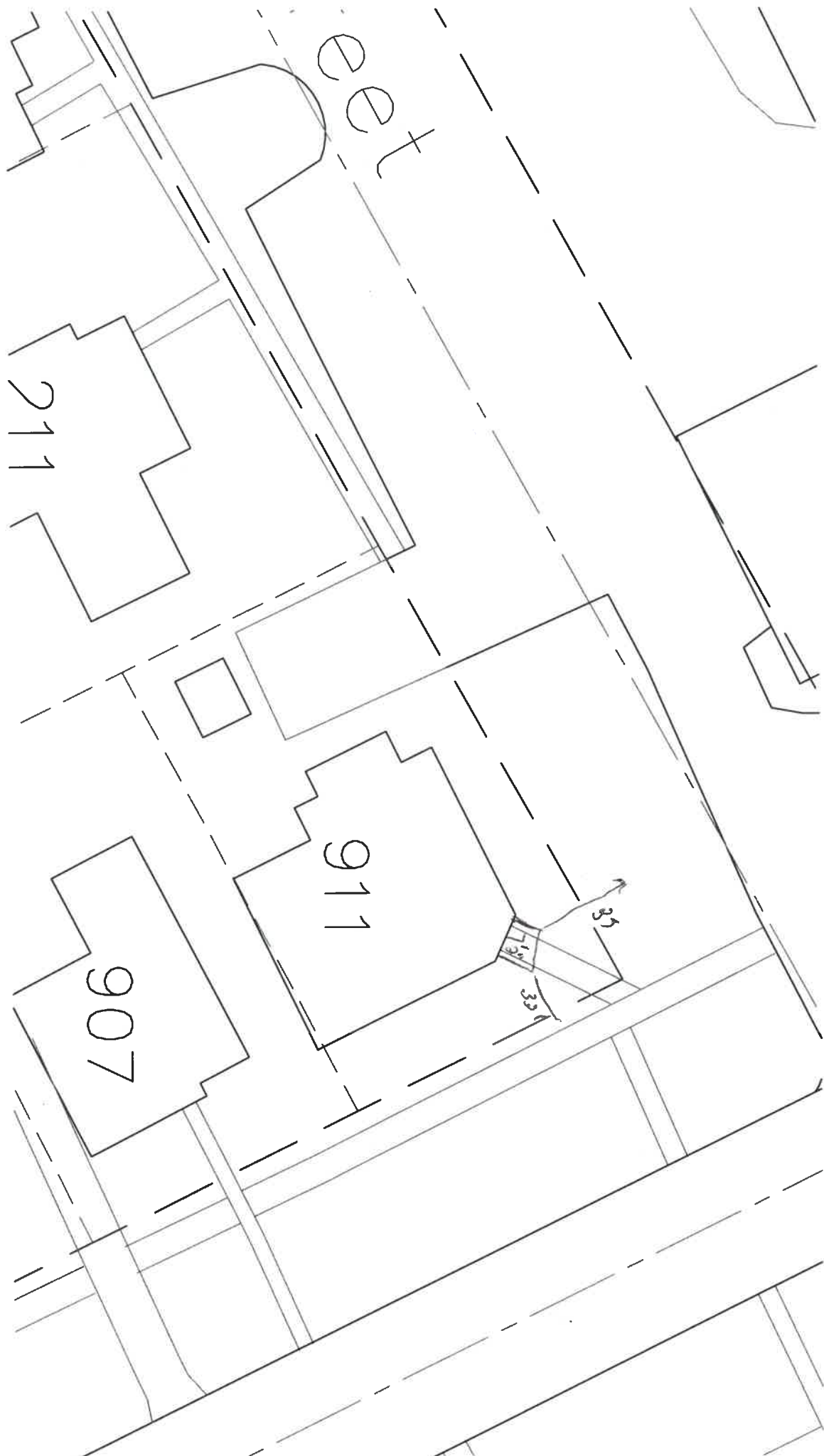
33' FROM CURB HOUSON ST

35' FROM CENTER OF DEPOT ST



STEP RISE 7 1/2

OVERALL HEIGHT 2' 9"



JT'S Building & Maintance LLC
P O BOX 424
114 WEST CLINTON STREET
NAPOLEON, OHIO 43545
Phone (419) 592-6085
Fax (419) 592-8351
jtconst@earthlinknet

Invoice #	0090
Date:	2/28/2012

Bill to: City of Napoleon 255 W. Riverview Napoleon Ohio 43545 -

Quantity / Hrs.	Description	Rate	Amount
3	Nusiance mow @ 911 Hobson	\$40.00	\$120.00
		Total	\$120.00

✓

UNIVERSITY OF ALABAMA	
RG# 20720	BLANKET PO Y- <input type="checkbox"/> N- <input checked="" type="checkbox"/>
VMS	
ACCOUNT	AMOUNT
100.3100.53380	120.00
TOTAL >>>	120.00
PO ADJUST: Y- <input type="checkbox"/> ALJUST AMOUNT:	CLOSE PO Y- <input type="checkbox"/> N- <input checked="" type="checkbox"/>
APPROVAL FOR PAYMENT:	
<i>Sam J. Williams</i>	05 04 14
AUTHORIZED SIGNATURE	DATE
RETURN (APPROVED) INVOICE AND SIGNED YELLOW PO TO OFFICE TO PEOPLE'S POLICY UNIT	

APPROVAL	
RG120720	BLANKET PO Y- <input type="checkbox"/> N- <input checked="" type="checkbox"/>
VM#	
ACCOUNT	AMOUNT
100.3100.53380	120.00
TOTAL ▶▶▶	120.00
PO ADJUST: Y- <input type="checkbox"/> ALJUST AMOUNT:	CLOSE PO Y- <input type="checkbox"/> N- <input checked="" type="checkbox"/>
APPROVAL FOR PAYMENT:	
<i>Sam J. [Signature]</i>	05 04 11
AUTHORIZED SIGNATURE	DATE
RETURN (APPROVED) INVOICE AND SIGNED YELLOW PO TO OFFICE TO RECEIVE FOR PAYMENT	

IN THE ADMINISTRATIVE HEARING BY CITY MANAGER
OF CITY OF NAPOLEON, OHIO

Case No. 12-ADM001

IN THE MATTER OF:

Robert McCorkle, Sr.
911 Hobson Street
Napoleon, Ohio

Nuisance Abatement Hearing
JOURNAL ENTRY

The matter of an alleged nuisance existing on the property located at 911 Hobson Street, Napoleon, Henry County, Ohio, being a () Residential Property; () Commercial Property consisting of: weeds, grass or plants, other than trees, bushes, flowers or other ornamental plants growing to a height exceeding eight inches (8"), came on for hearing this 20th day of April, 2012 at the Napoleon City Conference Room. Present were Tom Zimmerman, Zoning Administrator; Trevor M. Hayberger, City Law Director.

Robert McCorkle, the property owner, () present and represented; () present but not represented by legal counsel; () property owner, not present.

Evidence was produced to the satisfaction of this Hearing Officer as was presented by the Zoning Administrator and/or others, by way of photographs, testimony, and/or writings all as solicited by City Law Director Trevor M. Hayberger. () the property owner or his/her representative was given an opportunity to be heard and produce evidence () and did so () however, failed to appear.

FINDING(S): "THAT"

- () Notice in regard to this hearing was properly served upon the property owner(s) and all interested parties in accordance with law;
- () The owner of the property or legal counsel failed to appear, constituting a default and a summary finding that a nuisance exists; or, in the alternative, only to the extent required by law to consider the evidence, based on the evidence presented, it is the finding of this Hearing Officer that the premises condition fits the definition of nuisance under 503.02; further, that the nuisance is specific and exists pursuant to 503.03(4) and that there exists a violation of 503.08(f), all of the sections of the City's Codified Ordinances. That sufficient evidence exists that a nuisance does in fact exist at the premises that was the subject of this Hearing.
- () The owner of the property or legal counsel appeared, however, based on the evidence presented, it is the finding of this Hearing Officer that the premises condition fits the definition of nuisance under 503.02; further, that the nuisance is specific and exists pursuant to 503.03(4) and that there exists a violation of

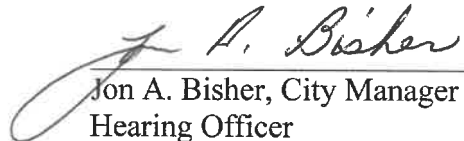
503.08(f), all of the sections of the City's Codified Ordinances. That sufficient evidence exists that a nuisance does in fact exist at the premises that was the subject of this Hearing.

- () The owner of the property or legal counsel appeared and based on the evidence presented, it is the finding of this Hearing Officer that the premises condition does not fit the definition of nuisance under 503.02; further, that the nuisance is not specific and does not exist pursuant to _____ and that there exists no violation of _____, all of the sections of the City's Codified Ordinances.

ORDER(S):

- () this matter is dismissed without prejudice to the parties, costs abated.
- () The nuisance shall be abated as follows:
- () All nuisance conditions shall be abated so that there is complete compliance with the property maintenance code and the nuisance code at the location of 911 Hobson Street, Napoleon, Ohio, within thirty (30) calendar days from the making of this Order, abatement to include, but not be limited to demolition and cleanup;
 - () In the event that the compliance is not accomplished, subject to further review of this hearing officer, then the City officials may seek injunctive relief or take other legal action as may be permitted by law, and/or to the extent permitted by law, abate the nuisance by razing the subject () building(s) () structure(s) and disposal of the debris. Cost to be assessed pursuant to Napoleon's Codified Ordinances Chapter 503.
 - () The Hearing officer retains jurisdiction in this matter in the event it becomes necessary to have additional hearings.

It is so **ORDERED**.



Jon A. Bisher, City Manager
Hearing Officer
Dated: April 20, 2012

NOTICE

You may appeal this decision in accordance with Section 503.11 of the Codified Ordinances of the City of Napoleon, Ohio, within ten (10) business days by filing notice with the City Finance Director.

*503.11 APPEALS.

- (a) **Right to Appeal:** An appeal to the City Council may be taken by any person aggrieved where it is alleged there is an error in any order, requirement, decision or determination made by the City Manager in the enforcement of this chapter.
- (b) **Notice of Appeal:** An appeal shall be taken within ten (10) City business days from the determination complained of by filing with the City Finance Director a notice of appeal, specifying the grounds thereof. The City Finance Director, upon receipt of notice, shall forthwith transmit to the Council and the City Manager true copies of all the paper constituting the record of the matter. Upon receipt of the record, the City Finance Director shall set the matter for public hearing before the Council. Notice of said public hearing shall be given by publication once in a news paper of general circulation in the City, and by sending regular U.S. mail to the last known address of the appealing party at least three (3) days in advance of the hearing. A thirty-five dollar (\$35.00) deposit is required for an appeal, refundable should the appealing party prevail; moreover, if expenses are incurred by the City in removing personal property as the subject of abatement, a bond covering the expense must be posted by the owner if release of the property is requested pending appeal. Said deposit and/or bond may be waived by the City Finance Director upon a showing of indigence.
- (c) **Council Action:** The Council shall hold a public hearing and may reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed from and may make such order, requirement, decision or determination as is consistent with this Ordinance and all other applicable resolutions, ordinances and statutes. The concurring vote of a majority of the current members of the Council shall be necessary to reverse any order of the City Manager.
- (d) **Stay of Proceedings:** An appeal stays all proceedings in furtherance of the action appealed from, unless the City Manager from whom the appeal is taken certifies to the Council, after the notice of appeal shall have been filed with him/her, that by reason of facts stated in writing, a stay would in his/her opinion cause imminent peril to life or property.

911 Hobson

**NOTICE TO ABATE NUISANCE
GRASS & WEEDS
(503.08 (e) NAPOLEON CITY CODE)**

The City of Napoleon to the following property owner and interested parties:

**Robert McCorkle
1036 S. Perry St.
Napoleon, OH 43545**

You are hereby notified that the property at **911 Hobson St.**, that is maintained, operated or permitted to exist by you has been declared a nuisance as defined in the City's codified Ordinance Section 503.03(4) Any weeds, grass, or plants, other than trees, bushes, flowers, or other ornamental plants, growing to a height exceeding ten inches (10") on lots zoned business, commercial or industrial, or eight inches (8") on lots zoned residential. This paragraph (4) does not apply to sloped areas of properties requiring excessive lengths to maintain the integrity of the slope; and must be abated by removal of the same and that if this notice is not complied with within 2 days of service of this notice (being this publication date), you are directed to appear before the undersigned in the Conference Room at City Hall located at 255 W. Riverview, Napoleon, Ohio 43545 on **April 20, 2012 at 1:00 pm** and to show cause why the same shall not be abated and that upon your failure to so appear the undersigned will take necessary steps to abate such nuisance. The cost of abatement incurred by the City shall be assessed against you, and a lien may be imposed on the property to secure such payment. In addition to any other penalty, there may be imposed by the City Manager, upon the person that is the named party in the abatement action under this Chapter 503, a civil fine in an amount not to exceed \$750.00 upon the finding of the City Manager during the administrative hearing held in accordance with 503.08 (f) that a nuisance exists.

You are notified that abatement has been initiated involving real or personal property of which you have a recorded interest; therefore, to protect your interest therein you may appear at the above noted hearing. If you have any questions, please call Tom Zimmerman, Building Official, 255 W. Riverview Ave. from 7:30 am to 4:00 pm Monday through Friday (419) 592-4010.

Tom Zimmerman

Tom Zimmerman, Building & Zoning



Plaintiff's
Exhibit A

Photo taken by Tom Zimmerman on 4-17-12



STATEWIDE

Plaintiff's
Exhibit B

Photo taken by Tom Zimmerman on 4-17-12

