

NAPOLEON, OHIO

1204-Oakwood Avenue

43545

NOV 11, 1976 RECEIVED

To: The Honorable Robert Heft  
Napoleon, Ohio City Building.

NOV 22 1976  
CITY OF NAPOLEON  
BUILDING DEPT.

BY: [Signature]

Dear Sir:

We, as property owners, on Oakwood and Yeager streets, wish to call your attention, to a Fire Hazard Condition, at an empty house on Oakwood Street. There is no number on the house, but the house just east of it and close by is 1217. The owner is Bud Rohddy of Ridgeville Corners Ohio. There are high dead weeds, grass, and other debris. Children, playing run in and around the premises; and should they drop a ignited match-trouble would soon start. Will you please attempt to correct this condition? Thanking you, we are,  
Yours truly

Signed <sup>Ralph</sup> Mr. & Mrs. Fahringer Address 1217 Oakwood Ave.

Signed Mrs. Leta Meyer Address 270 Yeager

Signed Vernice Clymer Address 1212 Oakwood Ave.

Signed Lillian Clymer Address 1212 Oakwood Ave.

Signed Wm. W. West Address 1204-Oakwood Ave.

Signed \_\_\_\_\_ Address \_\_\_\_\_

NAPOLEON, OHIO

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Nov.17, 1976

To: The Honorable Robert Heft  
Napoleon, Ohio City Building.

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Signed Vernice Clymer Address 1212 Oakwood Ave.

Signed Lillian Clymer Address 1212 Oakwood Ave.

Signed Wm. W. Burt Address 1204 Oakwood Ave.

Signed \_\_\_\_\_ Address \_\_\_\_\_

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

Owner Name Bud Rohda  
 Address P. O. Box 202 Ridgeville Corners, O.  
 Builder Name J. A. Schultz & Sons Inc.  
 Address R.R. #2 Napoleon, O. Tel. 592-3946

**Lot Information:**

Street No. 1211 Oakwood Ave.  
 Lot # 3 Subdivision T.H. McCormick's 1st  
 Lot Dimensions n/a Lot Area n/a Sq. Ft.  
 Yard Set Back: Front n/a Rear n/a  
 Side n/a Side n/a

Zoning "C" Intended use of Building: Permit: Demolish existing Dwelling  
 @ 1211 Oakwood Ave.

**Building Information:**

Single  Double \_\_\_\_\_ Multiple \_\_\_\_\_ New Construction \_\_\_\_\_ Addition \_\_\_\_\_ Remodel \_\_\_\_\_  
 Size: Length \_\_\_\_\_ Width \_\_\_\_\_ No. of Stories 2  
 Floor Area: 1st Floor \_\_\_\_\_ 2nd Floor \_\_\_\_\_ 3rd Floor \_\_\_\_\_ Basement \_\_\_\_\_  
 Unfinished Attic \_\_\_\_\_ Garage \_\_\_\_\_  
 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: Contractor shall contact the City after capping off sanitary sewer and before backfilling the same.

Date 12-20-76 Applicant Signature [Signature]  
 Owner - Builder - Agent

Permit No. 640-76

Issued December 17, 1976

By [Signature]  
 Building Inspector

Valuation -\$500.00

Fees	Base	Plus	Total
Construction			
Plumbing			
Electrical			
Heating			
Water Tap			
Sewer Tap			
Temporary Elec.			
<b>TOTAL</b>	<b>NO</b>	<b>FEEES</b>	

**NOTE: BECAUSE SAID PROPERTY WAS SITED FOR VIOLATION OF THE CITY NUISANCE ORD. NO. 895, THE DWELLING MUST BE TOTALLY DEMOLISHED AND ALL DEBRIS REMOVED FROM SAID LOT ON OR BEFORE JAN. 14, 1977.**

1/17/77; BLDG. TOTALLY DEMOLISHED, DEBRIS REMAINS TO BE REMOVED.  
3/9/77: DEBRIS REMOVED, PROJECT COMPLETED. [Signature]

December 6, 1976

NOTICE OF PUBLIC HEARING

To Whom It May Concern:

A Public Hearing will be held by the City Manager and the Building Commissioner of the City of Napoleon, Ohio in the office of the City Manager, at 255 West Riverview Ave., on December 16, 1976 at 11:00 a.m. to discuss the following:

Conditions constituting a public hearing for the abatement by the owner or the City of Napoleon, Ohio of land owned by Bud Rohda, at 1222 West Riverview Avenue, Number Three (3), of Thomas Township, Napoleon, Ohio in the City of Napoleon, Ohio.

625953  
No.

RECEIPT FOR CERTIFIED MAIL

SENT TO *Mr Bud Rohda*  
STREET AND NO. *Box 202*  
P.O., STATE AND ZIP CODE *Ridgerville, Ohio 43555*  
OPTIONAL SERVICES FOR ADDITIONAL FEES  
1. Shows to whom and date delivered  
With restricted delivery  
2. Shows to whom, date and where delivered  
With restricted delivery  
RETURN RECEIPT SERVICES  
RESTRICTED DELIVERY  
SPECIAL DELIVERY (extra fee required)  
NO INSURANCE COVERAGE PROVIDED—  
NOT FOR INTERNATIONAL MAIL  
PS Form Jan. 1976 3800



(See other side)  
☆ GPO: 1975-O-591-452

5. REGISTERED NO. *625953* CERTIFIED MAIL  
I have received the article described above.  
SIGNATURE *Bud Rohda*  Addressee  Authorized agent  
4. DATE OF DELIVERY *12-9-76*  
5. ADDRESS (Complete only if requested)  
6. UNABLE TO DELIVER BECAUSE  
POSTMARK *NEC 9 1976*  
CLERK'S INITIALS *LAR*  
☆ GPO: 1975-O-568-047

NOTE: 12/7/76

COPY OF THIS NOTICE POSTED ON FRONT DOOR  
OF SAID BUILDING, WITNESSED BY RON SONNENBERG,  
F.P.

December 6, 1976

Mr. Bud Rohda  
Box 202  
Ridgeville Corners, Ohio 43555

Re: Conditions constituting a nuisance  
and a hazard to the public.

Dear Mr. Rohda:

An investigation of a complaint was made on the condition of the property you own at 1211 Oakwood Ave., Part of Lot Number Three (3), of Thomas H. McCormick's First Addition, in the City of Napoleon, Ohio. I conducted an on site inspection on December 2, 1976 and the following conditions are evident and is in violation of Napoleon's Nuisance Ordinance Number 895, Section 53.1, Sub-Sections (1), (5), (6), (8) and Section 53.7:

- 1) The vacant building located on said property is unsafe, unsanitary, dilapidated, deficient in adequate exitway facilities, and is unguarded or open at doors and windows which constitutes a potential fire hazard and is dangerous to human life and the public welfare.
- 2) The vacant building located on said property has become so out of repair that it constitutes a potential fire hazard that is liable to catch on fire and/or communicate fire to adjacent properties.
- 3) Throughout the interior of said vacant building located on said property is the accumulation of rubbish and other materials in an amount and in a condition that the same constitutes a potential fire hazard and also if continued, attract propagate vermin and/or insects, endangering the public health and welfare.
- 4) The vacant building located on said property has become so out of repair and dilapidated due

Mr. Bud Rohda  
December 6, 1976  
Page 2

to the lack of adequate maintenance, that it materially interferes with the peaceful and lawful use, comfort and enjoyment of owners or occupants of adjacent lots.

- 5) Immediately within the perimeter area to the exterior of said building on said property is the growth of rank vegetation which is hereby declared to be a public nuisance.

You are hereby informed that because of the conditions described above, that said building and property is deemed dangerous, unsafe, and unsanitary and shall be abated by either repairs and improvements to be made to render the building and property safe, sanitary and secure, or said unsafe and unsanitary building or portion thereof is to be demolished on or before January 7, 1977.

If such conditions constituting a nuisance and a hazard to the public is not abated within the time aforesaid, the same will be abated by the City of Napoleon at the expense of said owner. All repairs and/or demolition of said building on said property shall require permits to be secured and shall be re-inspected to the approval of a representative of the Building Department, within thirty (30) days from the date of this notice.

Please be advised there will be a public hearing held by the City Manager and the Building Commissioner of Napoleon, Ohio in the City Manager's office at the City Building at 255 West Riverview Ave., on December 16, 1976, at 11:00 a.m. to discuss the conditions constituting a nuisance and the abatement by the owner or City of Napoleon.

If you have any further questions regarding this matter please do not hesitate to contact this office.

Yours very truly,

Thomas W. Terranova  
Building Commissioner  
Building Department

TWT/cm

cc: Oliver Bishop, City Manager  
Robert Heft, Mayor  
James Holtsberry, Henry Co. Health Dept.