

City of NAPOLEON, OHIO

255 RIVERVIEW AVENUE — (419) 592-4010

April 8, 1980

Mr. Jack Stevens, Owner
Mr. Bob Miller, Owner
730 N. Perry St.
Napoleon, OH 43545

Re: Apartment Construction Work
@ 730 N. Perry St.

Mayor
Robert G. Heft

Clerk-Treasurer
Rupert W. Schweinhagen

Members of Council
Lawrence Haase, President
James Jackson
William Young
Darel Austermilller
Darrell Fox
James Zumfelde

City Manager
Alan E. Tandy

Law Director
Keith Muehlfeld

Dear Sirs:

You are hereby notified that the plans received by the Building Department of the City of Napoleon for the above referenced project are not in compliance with the requirements of the Ohio Basic Building Code. The following items must be provided so that compliance can be determined and approval granted.

1. Adequate plans showing window and door sizes and locations, light and ventilation schedule, stairway information, smoke detector location and all other information required by Section 4101:2-1-19 of the Ohio Basic Building Code.
2. Evidence of responsibility as required by Section 4101:2-1-20.
3. Fees in accordance with the adopted City of Napoleon Ordinance.
4. Information showing compliance with Article 2 Section 214.0 of the Ohio Basic Building Code.
5. Information showing compliance with Article 9 Section 902.0 of the Ohio Basic Building Code

Under Section 119.07 of the Ohio Revised Code you have the right to appeal this order to the State Board of Building Appeals within thirty (30) days of the date of this order.

Mr. Jack Stevens &
Mr. Bob Miller
April 8, 1980
Page 2

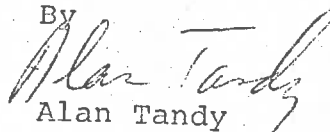
You are hereby ordered to cease work on the above referenced project until such time as the appeal provided for in accordance with the Ohio Revised Code, and all appeals from such hearing have been completed, or the order herein has been released.

If you have any questions concerning this order or the stop work order issued, please call the Building Department.

Sincerely,

City of Napoleon Building Dept.
Robert E. Johnson, Chief Enforcement Off.

By


Alan Tandy
City Manager

LEGAL NOTICE

Date APRIL 7, 1980

WHEREAS, violations of { Article IV, Section 151.43 of the Zoning Ordinance }
{ Article I, Section 19, 20 & 21 of the Building Code } have been found on
{ Article I, Section 23, 24 & 25 of the BUILDING Code }
these premises, IT IS HEREBY ORDERED in accordance with the above Code that all persons cease, desist
from, and

STOP WORRK

at once pertaining to construction, alterations or repairs on these premises
known as 730 N. PERRY ST. NAPOLEON, OHIO Part of lot 97 of the
Original Plat of Napoleon, Ohio
All persons acting contrary to this order or removing or mutilating this notice are liable to arrest
unless such action is authorized by the Department.

Robert E. Johnson

BUILDING OFFICIAL

Delivered by the City of Napoleon by:

Richard N. Rudolph, Chief - Bruce Weiravich

and received by:

Jack P. Strons

on April 8, 1980

TO: Keith Muehlfeld, Law Director
FROM: Alan Tandy, City Manager
SUBJECT: Zoning Code Violation at 730 N. Perry St.
DATE: April 9, 1980

Some weeks ago Mr. Jack Stevens, owner of the above property brought plans into the Building Department, relative to construction of an apartment on the second floor. He was advised that such a use required a Special Use Permit under Section 151.44 A2d of our Zoning Code and that his plans did not conform to various sections of the Ohio Basic Building Code, particularly, with regard to fire protection. He did not obtain a Building Permit or a Special Use Permit.

It was recently brought to my attention that he has proceeded with the construction and development of the apartment. A STOP work order was delivered by Police Chief Rudolph and Bruce Weirauch of our Building Department on April 8. At that time, they toured the second floor where in fact work in the apartment was nearly completed, furnishings were in place and the unit seemed to be occupied.

Action under the Building Code violations should be processed separately. Since, however, this is a flagrant and deliberate violation of the Zoning Code, I feel prosecution is necessary under Section 151.20 or the Penalty Clause of the Code. A daily fine would be in order to expedite correction of this situation. Without such prosecution, I would be concerned that our Zoning Code would not be taken seriously in the future, since the violations are publicly known.

Your cooperation in bringing action will be appreciated. If I can be of further assistance, please don't hesitate to contact me.

AT:dd

cc: Building Department

Police Chief 4/8/80 - witness Bruce Weiland
Police Chief delivered memo & fly
work order - Mr Stevens said the
work was already done - discussed quality
of construction.

went through apt - carpeted - furniture
~~Bertrand's carpet~~
obviously prepared for an apartment
but seemingly not yet occupied
lightly carpeted

Bruce Weiland
seems to be occupied.

d

Delivered by the City of Napoleon by:

Richard N. Rudolph & W. A. Engel
Chief of Police

and received by:

Robert E. Miller

on April 18, 1980