



City of NAPOLEON, OHIO

255 RIVERVIEW AVENUE - (419) 592-4010
NAPOLEON, OHIO 43545-0151

April 7, 1988

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Jeffrey R. Lankenau

Mr. Jeffrey Lankenau
Assistant Law Director
City of Napoleon

Re: Robert Behrman property
located at 1075 Stevenson

Dear Mr. Lankenau:

At 3:00 p.m. this afternoon April 6, 1988, I met with Mr. Behrman at 1072 Stevenson. For the purpose of discussing the condition of the property which has been deemed a public nuisance.

Mr. Behrman indicated that he plans to start construction in May and that he anticipated that it would take 6 months to get it enclosed and under roof. I told him that this was not an acceptable solution. He then asked me what I would require. I told him that a contractor would have the building enclosed and under roof in two weeks. He said that he could not make that. I then asked him if he could have it done in a month. He said he could, but only if everything went all right. He added that he did not want to start the work and then have the City bulldoze the building. I told him that if he started the work immediately, worked on it continuously and had it enclosed in 2 months that would be acceptable to me. I also indicated that I could give him an extra week or two if he had made a good faith effort up to that point. I also explained that his building permit had expired on June 19, 1987 and that he would have to reapply.

In closing the meeting, I went over the following time table:

- 1) TO BE COMPLETE THIS WEEKEND BEFORE APRIL 11, 1988.

Clean up around the exterior and clean out the interior of the house. This means all rubble, debris, old building materials, and lumber scattered around and piled inside of the existing building. Doors with locks should also be hung on the existing openings.

- 2) TO BE COMPLETED BEFORE APRIL 13, 1988.

Reapply for a building permit and resubmit plans showing the changes he wished to make.

- 3) NO LATER THAN APRIL 25, 1988.

Start construction immediately, order and accept delivery of materials and start construction.

- 4) Construction shall proceed at an even daily pace. If a reasonable amount of work is not completed during any week, the conditions of this letter would be considered to be violated.

- 5) NO LATER THAN JUNE 6, 1988.
A 2 WEEK EXTENSION COULD BE GRANTED IF A GOOD FAITH EFFORT IS SHOWN. FINAL CLOSE IN DATE OF JUNE 20, 1988.

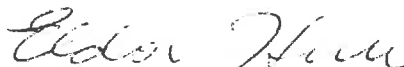
Have the house completely roofed and enclosed including interior walls framed, floors installed, exterior walls framed, and sided, windows and doors installed, exterior stoops and walks installed, roofing installed and the yard graded and seeded to give the appearance of a finished project.

- 6) NO LATER THAN DECEMBER 31, 1988.
A 2 MONTH EXTENSION COULD BE GRANTED IF A
GOOD FAITH EFFORT IS SHOWN FINAL
COMPLETION DATE OF FEBRUARY 28, 1989.

The project is to be complete, final
inspection made by the building inspector
and an occupancy permit granted.

In closing, I would like to suggest that if
possible, the City should be prepared to
demolish the property on 2 days notice if the
deadline No. 1, 2, 3, 5, 6 and condition No. 4
are not met to the satisfaction of the
building inspector. To that end, I would
suggest that steps be taken to obtain
clearance from the Health Department, and what
ever legal authorizations needs to be
completed, Said demolition should remove the
entire building and foundation down to 3'
below the ground, cap all sewer, water and gas
services and level the site.

Sincerely,



Eldon Huber
Building Inspector

EH:skw