



City of NAPOLEON, OHIO

255 WEST RIVERVIEW AVENUE, P.O. BOX 151
NAPOLEON, OHIO 43545-0151
(419) 592-4010
FAX (419) 599-8393
www.napoleonohio.com

July 1, 2002

Mrs. Mary Lou VanAusdale
P-895 Co. Rd. 16
Napoleon, Ohio 43545

Mayor
J. Andrew Small

Re. 217 & 217 ½ W. Washington St. roof leak, lawn area hazards and electrical code violations.

Members of Council
Michael J. DeWit, President
Terri A. Williams
James Hershberger
Travis B. Sheaffer
John A. Helberg
Steven C. Small
Glenn A. Miller

NOTICE


Dear Mrs. VanAusdale

I have received several complaints regarding certain conditions at the subject rental apartments. The specific complaints are; **rain water pouring in southwest corner downstairs bedroom, deep trench in rear yard area, ill maintained lawn areas, and numerous electrical hazards in both apartments.** I have investigated the complaints made and have concluded that you are in violation of section PM-303.2, 303.4, 304.7, 304.14, 604.2, 604.3, 605.1, 605.2, and 605.3 of the City Property Maintenance Code (copies attached). Some of these conditions may constitute the necessity to take emergency actions including but not limited to the evacuation of both apartments.

Please be advised you are hereby granted ten (10) days from receipt of this notice to make the necessary repairs. ***In the event you do not comply with this notice within the specified time, I shall file a complaint with the City Prosecutor. If it is determined that emergency measures are necessary, the apartments may be condemned and your tenants will need to be relocated until such time all repairs are completed.***

If you have questions regarding this notice please call.

Sincerely


Brent N Damman
Zoning Administrator

City Manager
Dr. Jon A. Bisher

Finance Director
Gregory J. Heath

Law Director
David M. Grahn

City Engineer
Joseph R. Kleiner, P.E.



City of NAPOLEON, OHIO

255 WEST RIVERVIEW AVENUE - P.O. BOX 151

NAPOLEON, OHIO 43545-0151

PHONE (419) 599-1235

FAX (419) 599-8393

February 4, 2002

Mary Lou VanAusdale
P-895 Co Rd 16
Napoleon, OH 43545

Re: 217 W. Washington St. Rental

Dear Ms. VanAusdale

This letter is in reference to a complaint we received from Phillip Cobb concerning the apartment he is renting from you. He has listed several conditions, which he feels should, have been addressed but have not. Some of the items he has listed are ceiling in the bedroom, window in bathroom, leak in dining room and kitchen, hot water pipe in basement, leak in basement, hole in the back yard, carpets in two bedrooms, drawer in kitchen broken and front door. At this time we would like you to contact us and either invalidate or validate each item listed herein.

Thank you for your cooperation in this matter.

Sincerely:

Brent N. Damman
Zoning Administrator

Tenant complaint related to building code violations

Date 02/04/02 Address of complaint 217 W. Washington St

Tenant Name Phillip Cobb + Cindy Gonzalez

Tenant Phone _____

Landlord Name Mary Lou VanAusdale

Landlord Address P. 895 Co. Rd. 16 Napoleon, OH 43545

Landlord Phone 419-599-5114

Nature of Complaint (explain in full, include all documentation)

Tenant Signature Phillip J. Cobb

Office Use Only Violation of code section _____ exists.
Send notice # _____ to above landlord.

1-Copy to tenant, 1- copy to Building Inspector
Please allow 5 business days for review of complaint, this time may be less if the nature of the complaint justifies emergency measures to be taken as determined by the Building Inspector.

Ceiling in bedroom
window in bathroom (latch broken window)
front door
leak in din. room and kitchen and bathroom
Hot water pipe in basement
leak in basement (outside faucet)
Hole in back yard
Carpets in 2 bedrooms
Drawer in kitchen broken



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Thank you for your cooperation in this matter.

Sincerely:

Brent N. Damman
Zoning Administrator



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 February 9, 2004
DIVISION

Zoning Administrator
Building Commissioner
Brent N. Damman

Mrs. Mary Lou VanAusdale
1431 Scott Street
Napoleon, Ohio 43545

Re. Garbage, trash and debris at 217, 217 ½, 219 & 219 ½ W. Washington Street
Napoleon, Ohio.

Dear Mary Lou

I have received complaints regarding the accumulation of garbage, trash, and debris
at the subject location. By maintaining such you are in violation of City Code Chapter
1311 section PM 306.

You are hereby ordered to remove all garbage, trash, and debris from the subject
site. If in the event you do not comply with this demand within 48 hours of receipt,
proceedings will be taken against you.

If you have questions regarding this notice please contact me at (419) 592-4010.

Sincerely

Brent N. Damman
Zoning Administrator

REQUEST TO ABATE NUISANCE

DATE REQUEST MADE: 2-5-04

ADDRESS OF ALLEDGED PUBLIC NUISANCE:

217 & 217 1/2 W. Washington St.

NATURE OF REQUEST:

Garbage area, no garbage tags, and
junk got out. old stereo and other things

PROPERTY OWNERS NAME: Mary Lou VanAusdale

PROPERTY OWNERS ADDRESS: Image Center
599-5114

PROPERTY OWNERS PHONE NUMBER (IF KNOWN): ↳

REQUESTING PARTIES NAME: Rhonda Powers

ADDRESS: 219 W. Washington St.
Napoleon, Ohio 43545

PHONE NUMBER: 438-1617

CHECKED DATE: 2-9-04 BY: BND

ACTION NEEDED: Sent letter

LETTER TYPE #: Sent letter



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 August 20, 2003
DIVISION

Zoning Administrator
Building Commissioner
Brent N. Damman

Ms. Stephanie Garcia
217 W. Washington St.
Napoleon, Oh 43545

Re. Garbage at 217 W. Washington Street

Dear Ms. Garcia

Notice

We have received complaints regarding garbage, at the subject location. Please be advised you are in violation of City Property Maintenance Code section 306.1 that prohibits accumulation of rubbish or garbage. You are hereby ordered to remove all garbage within 5 days of receipt of this letter. In the event you do not comply with this order as specified, we will take proceeding against you. Such proceeding could include by not be limited to a \$100.00 per day fine, for each day the violation continues.

If you have any questions regarding this notice please call me at (419) 592-1010.

Sincerely,

Brent N. Damman
Zoning Administrator
tjk

COMPLETED

Received letter
on August 21, 2003
Called suppose to
call service desk to
set up a trash pick up.

NOTICE

DATE: 8-31-00

~~Owner~~
~~Occupant~~ Of 217 + 219 W. Washington, Napoleon, Ohio

You may not accumulate garbage and other waste materials outside of or inside of your premises.

You are hereby given FIVE (5) DAYS notice to remove the garbage and waste materials which are currently occupying space in or around these premises.

In accordance to City Code Section 50.99; noncompliance with this notice may result in fines of up to ONE HUNDRED DOLLARS (\$100.00) FOR EACH DAY THIS VIOLATION EXISTS.

If you have questions or do not understand this notice you may call me at 592-4010.

Sincerely



Brent N Damman
Building & Zoning
Administrator