The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 6:00 p.m., on the 8<sup>th</sup> day of January, 2013, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Dennis P. Deters, Jeffrey F. Ritter, Melinda Rinehart

Mr./Ms. Mr./Ms. introduced the following resolution and moved its adoption:

RESOLUTION NO. \_\_\_\_\_\_-13

## RESOLUTION FOR DEMOLITION OF THE PROPERTY AT 7300 HARRISON AVENUE

WHEREAS, the Colerain Township Fire Department found the property at 7300 Harrison Avenue, in Colerain Township, (parcel no.: 510-0440-0111) to be structurally deteriorating, uninhabitable, unsafe and insecure in a memorandum dated December 13, 2012, a copy of which is attached as Exhibit A; and

WHEREAS, the conditions on this property are negatively impacting adjacent properties; and

WHEREAS, Ohio Revised Code §505.86 provides that, at least thirty days prior to the providing for the removal, repair, or securance of any building or structure which has been declared insecure, unsafe, or structurally defective by the Township Fire Prevention Officer, or by the Hamilton County Building Department, or has been declared unfit for human habitation by the Hamilton County General Health District, the Board of Trustees shall notify the owner of the land and any holders of liens of record upon the land; and

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows:

- 1. The Board specifically finds and hereby determines that the conditions found at 7300 Harrison Avenue constitute an unsafe and structurally insecure building within the meaning of Ohio Revised Code §505.86, rendering the structure uninhabitable and negatively impacting adjacent properties, and the Board directs that notice of this action be given to the owners of the said property and lienholders in the manner required by Ohio Revised Code §505.86; and
- 2. That the Colerain Township Board of Trustees hereby orders the owners of said property to demolish the house thereon within 30 days after notice of this order is given to the owners and lienholders of record. If said building is not demolished by the said owners, or if no agreement for removal, repair or abatement of conditions on the property is reached between the Township and the owners and lienholders of record within thirty days after notice is given, the Zoning Inspector shall cause the building to be demolished, and the Township shall notify the County Auditor to assess such cost plus administrative expense to the property tax bills for the said parcel, as provided in Ohio Revised Code §505.86.
- 3. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code; and

4. That this Resolution shall be effective at the earliest date allowed by law.
Mr./Ms seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:
Vote Record: Mr. Deters AYE, Mr. Ritter AYE, Ms. Rinehart AYE
ADOPTED this 8th day of January, 2013.
Dennis P. Deters, Trustee  Jeffrey F. Ritter, Trustee  Melinda Rinehart, Trustee
ATTEST:  Leaful Starlow  Heather E. Harlow,  Fiscal Officer
Resolution prepared by and approved as to form:  Lawrence E. Barbiere (0027106) 5300 Socialville Foster Rd., Suite 200  Mason, OH 45040 (513) 583-4200  Colerain Township Law Director
AUTHENTICATION
This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this day of January, 2013.
Heather E. Harlow, Colerain Township Fiscal Officer



# **Colerain Township**

Trustees
DENNIS P. DETERS
MELINDA A. RINEHART
JEFFREY F. RITTER

Fiscal Officer HEATHER E. HARLOW

Administrator JAMES M. ROWAN

#### **ADMINISTRATION**

4200 Springdale Road • Colerain Township, Ohio 45251-1419 (513) 385-7500 FAX (513) 245-6503 • www.coleraintwp.org

To:

**Chief Bruce Smith** 

From:

Fire Inspector James Bowman

Re:

7300 Harrison Avenue

510-0440-0111

Date:

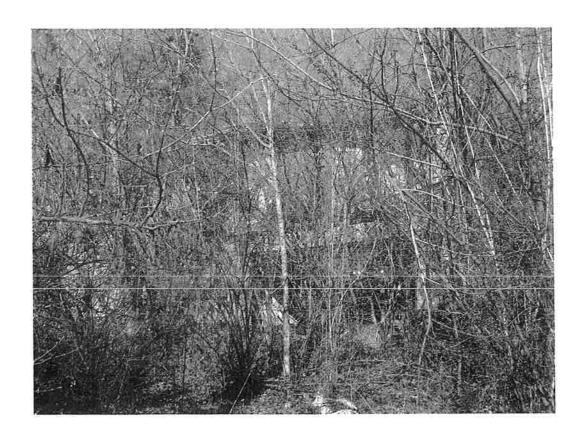
December 13, 2012

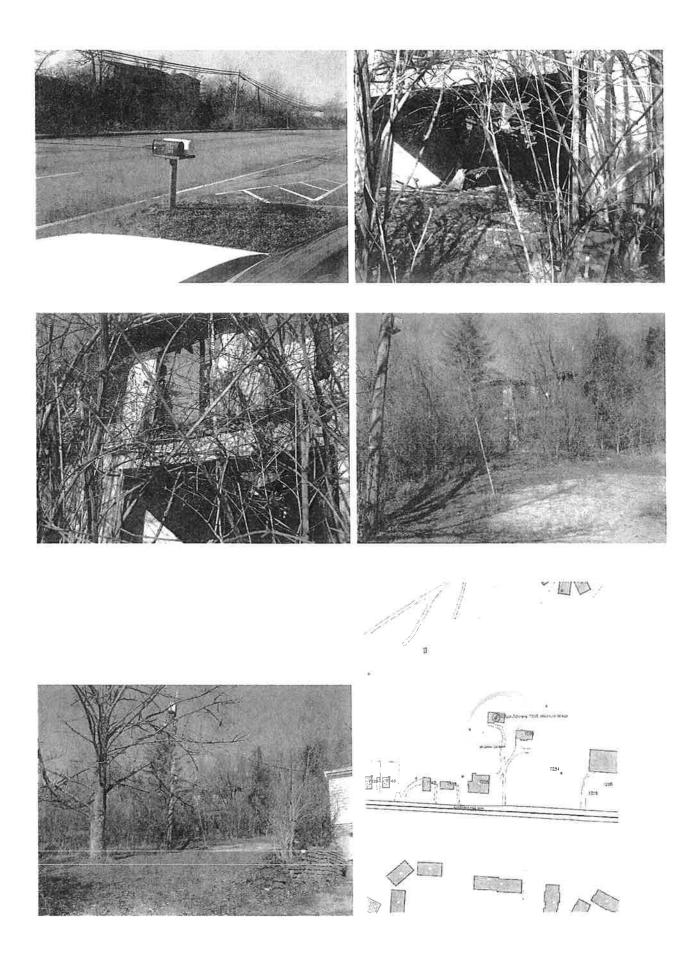
On December 5, 2012, I visited the property located at 7300 Harrison Avenue, in Colerain Township to evaluate the residence for unsafe conditions. This vacant property has been damaged by fire, is open to elements, signs of years of neglect, is insecure and is structurally deficient.

7300 Harrison Avenue is structurally deteriorating and uninhabitable in its current condition.

In compliance with ORC Section 505.86 (B), I am declaring the property at as unsafe and insecure.

It is my opinion that this property should be brought up to standards or demolished







# **Colerain Township**

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JEFFREY F. RITTER

Fiscal Officer HEATHER E. HARLOW

> Administrator JAMES M. ROWAN

### ADMINISTRATION

4200 Springdale Road • Colerain Township, Ohio 45251-1419 (513) 385-7500 FAX (513) 245-6503 • www.coleraintwp.org

Date: $12/5/12$
Location: 7300 HARRISON
Structure: Accessory Garage Mobile Home Residence
Insecure Neglected Open to Elements Squatters
Structurally Deficient   Vacant   Water Damage
Notes: Danaged by Sing, open more,
Health Department Recommendation:  condemn yes no comment:  other yes no comment:

A MM DD    31103   OH	YYYY         Delete         NFIRS -1           2007         103         07-0000269         000         Change         Basic           Station         Incident Number ★         Exposure ★         No Activity						
	ficate that the address for this incident is provided on the Wildland Fire Census Tract 1140 - 3						
X Street address  Intersection In front of Rear of Adjacent to Directions  Took Street or directions, as applicable  Took Street or directions, as applicable  Took Street Type Suffix  Street Type Suffix  OH 45247  State Zip Code							
C Incident Type *	E1 Date & Times Midnight is 0000 E2 Shift & Alarms						
111   Euilding fire	Check boxes if dates are the same as Alarm						
1 Mutual aid received 2 Automatic aid recv. 3 Mutual aid given 4 Automatic aid given 5 Other aid given N None	ARRIVAL required, unless canceled or did not arrive  X Arrival						
F Actions Taken *	G1 Resources * G2 Estimated Dollar Losses & Values						
Primary Action Taken (1)  Additional Action Taken (2)  Additional Action Taken (3)	Check this box and skip this section if an Apparatus or Personnel form is used.  Apparatus Personnel  Suppression 0008 0028						
Completed Modules  X Fire-2 Deaths Inj Fire Service Fire Serv. Cas5 EMS-6 HazMat-7 Wildland Fire-8 X Apparatus-9 X Personnel-10 Arson-11 Unknown  T Property Use* Structures	uries  N None  Not Mixed Assembly use  Not Mixed Assembly use  United Propane gas: <21 lb. tank (as in home EEG grill)  Gasoline: vehicle fuel tank or portable container  Kerosene: fuel burning equipment or portable storage  Fires.  Diesel fuel/fuel oil:vehicle fuel tank or portable  Household solvents: home/office spill, cleanup only  Motor oil: from engine or portable container  Military use  Military use						
J Property Use* Structures  131 Church, place of worship 161 Restaurant or cafeteria 162 Bar/Tavern or nightclub 213 Elementary school or kindergarten 215 High school or junior high 241 College, adult education 311 Care facility for the aged 331 Hospital  Outside  124 Playground or park 655 Crops or orchard 669 Forest (timberland) 807 Outdoor storage area 919 Dump or sanitary landfill 931 Open land or field	342 Doctor/dentist office 361 Prison or jail, not juvenile 361 Prison or jail, not juvenile 419 X 1-or 2-family dwelling 429 Multi-family dwelling 439 Rooming/boarding house 439 Commercial hotel or motel 449 Commercial hotel or motel 459 Residential, board and care 464 Dormitory/barracks 519 Food and beverage sales  936 Vacant lot 938 Graded/care for plot of land 946 Lake, river, stream 951 Railroad right of way 960 Other street 961 Highway/divided highway 962 Residential street/driveway 962 Residential street/driveway 964 Nor-residential parking garage 976 Undustrial plant yard  1 Lookup and enter a Property Use code only if you have Nor checked a Property Use box: 970 Property Use 419  1 or 2 family dwelling 971 NFIRS-1 Revision 03/11/99						

K1 Person/Enti	
Local Option	Business name (if applicable)  Area Code Phone Number
Check This Box if same address as	Mr., Mrs. First Name MI Last Name Suffix
incident location. Then skip the three	
duplicate address lines.	Number Prefix Street or Highway Street Type Suffix
	Post Office Box Apt./Suite/Room City
	Post Office Box Apt./Sulte/Room City
	State 2ip Code
More people inv	clved? Check this box and attach Supplemental Forms (NFIRS-1S) as necessary
Then che	person involved? sck this box and skip   513   - 353   4194
Local Option	of this section.  Business name (if Applicable)  Area Code Phone Number
	Mary
Check this box if	Mr., Ms., Mrs, First Name MI Last Name Suffix
incident location.	
Then skip the three duplicate address lines.	Number Prefix Street or Highway Street Type Suffix
TIMES,	Cincinnati
	Post Office Box Apt./Sqite/Room City  [OH   [45247
	OH 4524/ - State zip Code
L Remarks	
Local Option	
	vestigate a reported structure fire. Upon arrival of the first fire company
	wy fire conditions were observed from a one-story residential structure,
	to be 100% involved in fire. Initial reports indicated the structure was
	considered vacant. The incident was declared a "defensive" operation, and
	aghout. Engine 103 initiated their attack by forward-laying a five-inch
	n the fire hydrant located a 7298 Harrison Ave., and deploying a 2-1/2-inch n the "Alpha - Delta" sides of the structure. Quint 53 was positioned on the
	deliver an elevated master stream, which was supplied from Engine 25 by
	a five-inch supply line to a fire hydrant located at 7342 Harrison Ave The
	and the roof collapsed during extinguishement operations. After the fire was
	control" personnel continued to expose concealed spaces and apply fire
	vo 1-3/4-inch hand-lines on the "Charlie" side and a portable master stream
to the "Alpha" s	side from the exterior of the structure. The application of effective fire
streams were ham	mpered by the terrain and the over growth of vegetation surrounding the
structure.	
	priefly interviewed the property owner, which stated that the electrical
	ll operable, but turned-off at each individual circuit breaker. The owner see were immediate plans to raze the structure.
aiso scated thei	e were indicatate plans to laze the selactate.
L Authorization	
11 E	INTERIOR RICK E
15	Position or rank Basimment Month Day Year
Officer in charg	ge ID Signature Fostion of Lank Assignment Fortil Day
Check	
Box if [ 139 same as Officer Member making re	Vote Day Vote
in charge.	

D2 UU Undetermined  Heat source   D3 UU Undetermined  Item first ignited   Type of material  Required only if item first  Type of material  D4 Uundetermined  Type of material  D5 UU Unintentional  3 Failure of equipment or heat source  4 Act of nature  5 Cause under investigation  U X Cause undetermined after investigation  U X Cause undetermined after investigation  Type of material  Chack Eax if fire spread only if item first  UU Undetermined  Factor Contributing To Ignition (1)  Type of material  Chack Eax if fire spread only if item first  D4 Type of material  Required only if item first	MM DD YYYY  [31103	Delete NFIRS -2 Change Fire
B2   G01   Baildings not involved   2   2   Processing or manufacturing Processing or	B1 0001 Not Residential  Estimated Number of residential living units in building of origin whether or not all units  Con-Site Materials Note National or Products  Enter up to three codes. Check one or more boxes for each code entered.	amounts of commercial, industrial, energy or agricultural products or materials on the Froperty, whether or not they became involved  1 Bulk storage or warehousing Processing or manufacturing Packaged goods for sale Repair or service
Contributing To Ignition   Contributing Ignition   C	Number of buildings involved  On-site material (2)  Racres burned (outside fires) Less than one acre  On-site material (3)	2 Processing or manufacturing 3 Packaged goods for sale 4 Repair or service 1 Bulk storage or warehousing 2 Processing or manufacturing 3 Packaged goods for sale 4 Repair or service
D2 UU Undetermined    None   Model	D Ignition  Check box if this is an exposure report Skip to section G  D1 UU Undetermined  1 Intentional	Check all applicable boxes  1 Asleep  None
Them first ignited # 1   was confined to ebject of origin  D4   Type of saterial   Required only if item first ignited code is 00 or <70   Factor Contributing To Ignition (1)   Factor Contributing To Ignition (2)   1   Male   2   Female    F1 Equipment Involved In Ignition   F2 Equipment Power   G Fire Suppression Factors    None   If Equipment was not involved, Skip to Section   F3 Equipment Portability   F3 Equipment Portability	D2 UU Undetermined  Heat source   To Failure of equipment or heat source  A hot of nature  5 Cause under investigation  U X Cause undetermined after investigation  Factors Contributing To Iqu.	alcohol or drugs  3 Unattended person  4 Possibly mental disabled  5 Physically Disabled  6 Multiple persons involved
None   If Equipment was not involved, Skip to Section G	Item first ignited * 1	Estimated age of person envolved
None    None   Some of the information presented in this report may be based upon reports from other Agencies	None If Equipment was not involved, Skip to Section G   Equipment Power Source	suppression factor (2) suppression factor (3)
Moblie property model  License Plate Number  State VIN Number  NFTRS-2 Revision 01/19/99	None  1 Not involved in ignition, but burned 2 Involved in ignition, but did not burn 3 Involved in ignition and burned  Mobile property make  Mobile property make	Some of the information presented in this report may be based upon reports from other Agencies  Arson report attached  Police report attached  Coroner report attached  Other reports attached

I1 Structure Type *	I <sub>2</sub>	Building	Status *	<b>I</b> 3 Bu	ilding *	I4 Main Floor Size* NFIR	s-3
If Fire was In enclosed building or a				Не	aight	Struc	ture
portable/mobile structure complete the rest of this form					ROOF as part	Fi	re
	1 1	Under const	truction	1	hest story		
1 X Enclosed Building	2	Occupied &	operating				
2 Portable/mobile structure	1 3 أ	=	routinely used	۱ ۵	01	,   001  ,   849	
3 Open structure	4 7	=	r renovation		umber of stories	Total square feet	
4 Air supported structure	5	⊒			bove grade	Total square regu	
5 Tent	1	Vacant and				OR	
6 Open platform (e.g. piers)		=		0	01	1.€	
7 Underground structure (work area	7 [	Being demol	ished	Total n	umber of atories		
8 Connective structure (e.g. fence	es)	Other		Delon d	EMOM	Lenght in feet Width in f	
0 Other type of structure	] م [	Undetermine	ed			Lenght in feet Width in f	eet
J <sub>1</sub> Fire Origin *	<b>J</b> 3	Numbe	r of Stori	es	K Mat	erial Contributing Most	
		Damag	ed By Flam	e	To	Flame Spread	
001  Below Grade	Count	the ROOF as I	part of the hig	hest stor	y Closel	s if no flame spread Skip To	
Story of fire origin					OR 58	ame as material first ignited Section	L
11117 01 1110 011gan		Number of st	ories w/ minor da	amage	OR UT	mable to determine	
J <sub>2</sub> Fire Spread *	1	,_ 00 240 11			K1 UU	Undetermined	Ī
_ Fire spread *	li.		tories w/ signifi	cant damage	_	contributing most to flame spread	
1 Confined to object of origin		→ (25 to 49% 1	Elame damage)		1	ANGERT STEEL S	
2 Confined to room of origin	1	Number of st	ories w/ heavy da	таде	<b>K</b> 2 μπτ	Undetermined	1
3 Confined to floor of origin	<u> </u>	(50 to 74% £	lame damage)		00		
4 X Confined to building of origin		W		d		of material contributing Required only contributing	
5 Beyond building of origin	00:		ories w/ extreme flame damage)	damage		code is 00 or<	70
						100-90-90-10-10-10-10-10-10-10-10-10-10-10-10-10	
L1 Presence of Detectors	*	L3 Detec	tor Power	Supply	L <sub>5</sub> Det	ector Effectiveness	
(In area of the fire)					Req	uired if detector operated	
N None PresentSkip	to	1 Batte	ry only			<u>-</u>	
section	m M	2 Hardw:	ire only		1 Malert	ed Occupants, occupants responde	ed
1 Present		3 Plug :	in		2 Occup	ants failed to respond	
		4 Hardw	ire with batt	ery	3 There	were no occupants	
U X Undetermined		5 Plug	in with batte	ry	4 Taile	d to alert occupants	
		6 Mechan	nical		U Undet	ermined	
L2 Detector Type		7 Multo	le detectors	ء ا			
		_	supplies		$\mathbf{L}$ 6 Det	ector Failure Reason	
1 Smoke		0 Tother			Require	d if detector failed to operate	
2		U Undet		_	_	-	
2 Heat		0 1 300			1 Dower	failure, shutoff or disconnect	
3 Combination smoke - heat		L4 Dete	ctor Opera	tion		per installation or placement	
		I —	-			_	
4 Sprinkler, water flow detect	tion		ire too small o activate	'	3 Defec		
5 More than 1 type present						of maintenance, includes cleani	ng
To Direct country of the bronger			perated complete Section	- TEX		ry missing or disconnected	
0Other		, , ,		י וכבוו	C	ry discharged or dead	
		3 □ 🕫	ailed to Oper		_ =	= =	
22 C 22 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4			ailed to Oper Complete Section	ate	0 Other		
U Undetermined		_ ((		ate	_ =		
		מ 🗀 מ	Complete Section	ate	0 Other		
UUndetermined  M1 Presence of Automatic Extingu:	ishment	ט 🗀 טיי	Complete Section	rate on L6)	0 Other		t
M1 Presence of Automatic Extingu:	ishment	ט 🗀 טיי	Complete Section determined  M3 Automat.  System	ic Extin	0 Cther U Undet	ermined  M5 Automatic Extinguishmen System Failure Reason	t
M1 Presence of Automatic Extingu: N   X   None Present		U [] U	Complete Section determined  M3 Automat	ic Extin	0 Cther U Undet	ermined  M5 Automatic Extinguishmen System Failure Reason	t
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M1 Presence of Automatic Extinguing  N XNone Present  1 Present  M2 Type of Automatic Extinguish	omplete of Sect ment Sy	System *	Complete Section determined  M3 Automat System ( Required if fire	ic Extino Operation was within & effect	O other U Undet  guishment designed rang tive (Go to ffective (	ermined  M5 Automatic Extinguishmen System Failure Reason Required if system failed  M4 1 System shut off 2 Not enough agent dischar	ged
M1 Presence of Automatic Extinguish  N [X] None Present  1	omplete of Sect ment Sy	System *	M3 Automat System Required if fire 1 Operated 2 Operated	ic Exting Operation was within a effect a not e	O other U Undet  Guishment  designed rang tive (Go to ffective ( o activate	ermined  M5 Automatic Extinguishmen System Failure Reason Required if system failed  M4 1 System shut off 2 Not enough agent dischar 3 Agent discharged but did	ged
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MM   OH   2   State   Incide	DD J 3 nt Date *	YYYY 2007	103	07-000026				ponding sonnel	
Staff ID\Staff Name	Unit	Acti	vity	Position	Rank	PayScl	Hrs	HrsPd	Pts
15 Niehaus, Rick E	2503	OD C	n Duty		AC		24.0	3.53	0.00
139 Cook, Frank W	2505	OD C	n Duty		BC		24.0	3.53	0.00
128 Miller, Brad M	2506	OD C	n Duty		DVC		24.0	3.53	0.00
78 Sauerwein, Roger A	2515	OD C	n Duty		CP		24.0	3.53	0.00
174-11 Miller, Jennifer L	2575	OD C	n Duty		FFPFAO		24.0	3.53	0.00
117 Bowman, Jim J	E102	X OD C	n Duty		FFEFAO		24.0	3.53	0.00
122 Drennan, Matthew C	E102	OD C	n Duty		FFPFAO		24.0	3.53	0.00
19 Kelsey, Kevin P	E102	OD C	n Duty		FFPFAO		24.0	3.53	0.00
22-09 Thomas, Carlton E	E102	OD C	n Duty		FFE		24.0	3.53	0.00
151-12 Allen, Jonathan A	E103	OD C	n Duty		FFEFAO		24.0	3.53	0.00
18 Hempel, Joe E	E103	OD C	n Duty		CP		24.0	3.53	0.00
199 Niehaus, Craig R	E103	X OD C	n Duty		FFPFAO		24.0	3.53	0.00
72 Wimmel, Michael A	E103	OD C	n Duty		FFPFAO		24.0	3.53	0.00
170-12 Cooney, Kellie M	E25	X OD C	n Duty		FFPFAO		24.0	3.53	0.00
185 Vangen, Matthew f	E25	OD C	n Duty		FFPFAO		24.0	3.53	0.00
43 Kief, Robert W	E25	OD C	n Duty		FFEFAO		24.0	3.53	0.00
176-08 Davis, Jason P	E26	OD C	n Duty		EMT		24.0	3.53	0.00
192 Trusler, Nathan	E26	OD C	n Duty		FFPFAO		24.0	3.53	0.00
35 Hammons, Steve M	E26	X OD C	n Duty		FFPFAO		24.0	3.53	0.00
50 Edwards, Darian E	E26	OD C	n Duty		CP		24.0	3.53	0.00
172 Shroyer, Jeremy M	L25	OD C	n Duty		FFPFAO		24.0	3.53	0.00
182-07 Martin, James M	L25	OD C	n Duty		FFE		24.0	3.53	0.00
69 Heid, Brian A	L25	OD C	n Duty		FFE		24.0	3.53	0.00
77 Kaake, Mike E	L25	X OD C	n Duty		CP		24.0	3.53	0.00
175 Wullenweber, Craig E	R26	X OD C	n Duty		FFPFAO		24.0	3.53	0.00
204 Williams, Richard M	R26	OD C	n Duty		FFEFAO		24.0	3.53	0.00
53-08 Dawkins, Henry A	R26	OD C	n Duty		FFE		24.0	3.53	0.00
66 Bogolo, Justin	R26	OD C	n Duty		FFEFAO		24.0	3.53	0.00
112 Vadnais, Michael K	SQ25	OD C	n Duty		FFPFAO		24.0	3.53	0.00
48-08 O'Hara, Christopher	SQ25	OD C	n Duty		FFE		24.0	3.53	0.00
127 Stenger, Ronald P	SQ26	OD C	n Duty		FFPFAO		24.0	3.53	0.00
58 Ploeger, Jennifer L	SQ26	OD C	n Duty		PM		24.0	3.53	0.00

Total Participants: 32 Total Personnel Hours: 768.00

MM DD YYYY NFIRS - Involvement 103 31103 2 3 OH 2007 07-0000269 000 User Fields FDID State Incident Date Station Incident Number Exposure

Involvement Name:

Jones, Mary

Involvement

Type:

Occupant/Owner

Owner:

Occupant:

X X