

RESOLUTION No. 36-04

Hamilton County, Ohio

Be it Resolved by the Township Trustees of Colerain Township, that

WHEREAS The structure on the property located at 3206 McGill Lane, Colerain Township, Hamilton County, Ohio (Auditor's parcel 510-93-45) was reported to the Township as unsafe; and

WHEREAS Upon inspection, the Township Nuisance Inspector found that the structure is a house under construction, and the construction has been abandoned for a long period of time; there are roof trusses, but not a roof, and the structure is open to the sky and the elements; the structure is essentially unsecured, and as such constitutes an attractive nuisance and dangerous condition particularly for children residing in the vicinity of the said property; and

WHEREAS The Hamilton County Department of Building Inspection, on September 23, 2004 issued a Building Order, a copy of which is attached hereto as Exhibit A, expressly finding that the "structure [is] a nuisance, due to unsafe and substandard conditions, and is hereby condemned", and directed the owner to apply for a Demolition Permit no later than October 4, 2004, however, the owner did not apply for a Demolition Permit; and

WHEREAS Ohio Revised Code Section 505 86 provides that a board of township trustees may provide for the removal repair or securance of buildings that have been declared unsafe by the County Building Department, and that at least thirty days prior to providing for the securance or removal of such building, the Board of Trustees shall notify the owner of the land and any holders of liens of record upon the land; and

WHEREAS In accordance with Ohio Revised Code Section 505 86, the Township Trustees have the authority to contract to secure and remove the unsafe structure, and have the costs incurred assessed to the property tax bill; therefore

BE IT RESOLVED (1) That the Board specifically finds and hereby determines that the structure at 3206 McGill Lane is unsecure, unsafe, and structurally defective, within the meaning of Ohio Revised Code Section 505.86, and the Board directs that notice of this action be given to owners of the said properties and lienholders in the manner required by Ohio Revised Code

(2) That the Colerain Township Board of Trustees hereby orders that if said structure is not repaired, or demolished and removed, within thirty days after said notice is given to said owners and lienholders, or if no agreement 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 structure to be demolished and removed, and the Township shall notify the County Auditor to assess such cost plus administrative expense to the property tax bill for the said parcel, as provided in Ohio Revised Code Section 505 86

Adopted the 12th day of October, 2004

Attest [Signature] Township Clerk

[Signatures of Bernard C. Ledford and Diana Lynn Rielag, Township Trustees]

Prepared by and approved as to form:

[Signature] James E. Reuter, Township Attorney

EXHIBIT A



County of Hamilton

DEPARTMENT OF BUILDING INSPECTIONS

Board of County Commissioners
JOHN S. DOWLIN
PHIL HEIMLICH
TODD PORTINE

803 County Administration Building
138 East Court Street
Cincinnati, OH 45202
TELEPHONE: (513) 946-4550
FAX: (513) 946-4511

TONIA F. EDWARDS, AIA
BUILDING COMMISSIONER

September 23, 2004

RECEIVED

SEP 29 2004

COLERAIN ZONING

Ms. Stephanie Combs
385B Connie Court
Fairfield, Ohio 45014

Official Building Order
3206 McGill Lane
Colerain Township

Dear Ms. Combs:

On September 16, 2004, an inspection was made by our Building Department, and the structure appeared to be abandoned.

The house had open access and structural materials were exposed to the elements. The structure is in bad need of repair and is dangerous due to the condition and vandalism of structural members.

This letter shall serve as an **Official Building Order**, declaring this structure a Nuisance, due to **Unsafe and Substandard Conditions**, and is hereby **Condemned**.

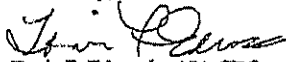
You are directed to apply for a Demolition Permit no later than October 4, 2004.

You are to advise this Department within 48 hours of receipt of this letter of your intentions to comply.

Failure to comply with this order may result in this matter being referred to the Colerain Township for Demolition.

If you have any questions, please contact me.

Yours truly,


Tonia F. Edwards, AIA CBO
Building Commissioner

cc: Jerry Quinn
Colerain Twp Zoning Dept.