

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 6:00 p.m., on the 8th 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. Rinehart introduced the following resolution and moved its adoption:

RESOLUTION NO. 5-13

RESOLUTION FOR DEMOLITION OF THE PROPERTY AT 2848 BRAMPTON

WHEREAS, the property at 2848 Brampton, in Colerain Township, (parcel no.: 510-041-0438) was condemned and found to be unfit for human habitation by Hamilton County Public Health in a memorandum dated December 17, 2012; a copy of which is attached as Exhibit A; and

WHEREAS, the Colerain Township Fire Department found the property to be structurally deteriorating, uninhabitable, unsafe and insecure in a memorandum dated December 13, 2012, a copy of which is attached as Exhibit B; 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 2848 Brampton 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. Ritter 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.

BOARD OF TRUSTEES:

[Signature]
Dennis F. Deters, Trustee

[Signature]
Jeffrey F. Ritter, Trustee

[Signature]
Melinda Rinehart, Trustee

ATTEST:

[Signature]
Heather E. Harlow,
Fiscal Officer

Resolution prepared by and approved as to form:

[Signature]
Lawrence E. Barbieri (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 8th day of January, 2013.

[Signature]
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: 2848 Brampton Drive
510-0041-0438
Date: December 13, 2012

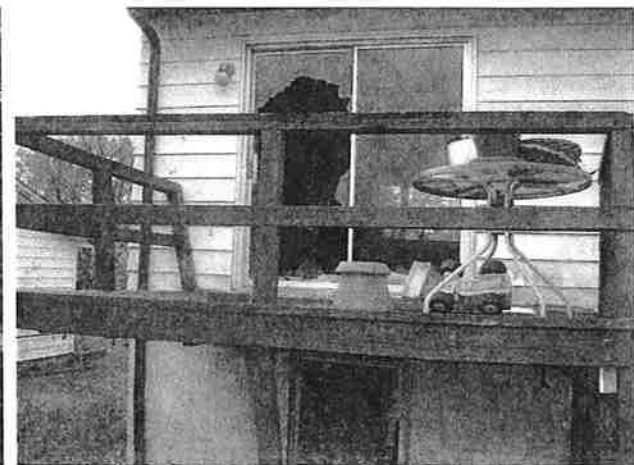
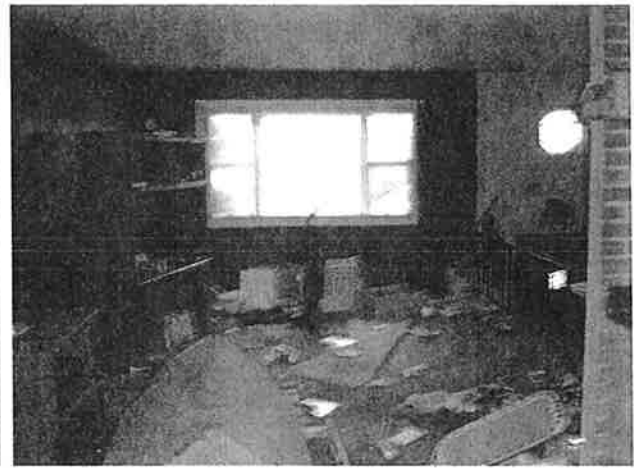
On November 1, 2012, I visited the property located at 2848 Brampton Drive, in Colerain Township to evaluate this structure for unsafe conditions. This vacant residential structure has been damaged by years of neglect, is insecure.

2848 Brampton Drive is structurally deteriorating and uninhabitable in its current condition.

Hamilton County General Health District issued the attached notice of condemnation on . 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

Trustees
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Date: 11/1/12

Location: 2348 Beampton

Structure: Accessory
 Garage
 Mobile Home
 Residence

Insecure Neglected Open to Elements Squatters
 Structurally Deficient Vacant Water Damage

Notes: NACU

Health Department Recommendation:
condemn yes no comment: _____
other yes no comment: _____

Certified Mail # 7008 1830 0002 0322 1333
Receipt Requested



PREVENT. PROMOTE. PROTECT.

Timothy I. Ingram
Health Commissioner

250 William Howard Taft Road, 2nd Floor
Cincinnati, OH 45219

Phone 513.946.7800
Fax 513.946.7890

hamiltoncountyhealth.org

Notice of Condemnation

12/17/2012

DAN & ALMA BENZING
2848 BRAMPTON DR
CINCINNATI, OH 45251

Re: 2848 Brampton Dr Colerain Township Report #37653

Dear Property Owner:

A site investigation was conducted on December 6, 2012 at the above referenced property in response to a complaint received by Hamilton County General Health District. This letter details the observations made during the investigation, existing violations of the Ohio Revised Code (ORC), the Hamilton County District Board of Health Environmental Sanitation Regulation No. 1-67, and corrective actions required to obtain compliance with the applicable regulations.

Observations

On December 6, 2012, I observed an accumulation of waste and garbage inside the home. Additionally, the home was not secured against the entry of animals, the home did not have utilities, there was mold observed in the basement, and the back steps were unsafe and did not provide a safe means of egress in the event of an emergency. In addition, the following photographs were taken during the inspection(s):



Animal intrusion at soffit in front of home (SEP, 12/17/12)



Back door being "secured" with a box spring (SEP, 12/17/12)

Please feel free to contact me if you have any questions or concerns at (513) 946-7839.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Puthoff". The signature is fluid and cursive, with the first name "Scott" and last name "Puthoff" clearly distinguishable.

Scott Puthoff, RS
Supervisor
Environmental Health Division

CC: Jeremy Hessel, EH Division Director
Jim Bowman, CTFD