

**RESOLUTION 2016- 157**

**A RESOLUTION DECLARING A NUISANCE AND PROVIDING FOR AND AUTHORIZING BUILDING REMOVAL FOR THE PROPERTY LOCATED AT 8109 READING ROAD, SYCAMORE TOWNSHIP, OHIO, AUDITOR'S PARCEL NO. 600-0360-0025-00**

**WHEREAS**, Ohio Revised Code §505.86 provides that a Board of Township Trustees may provide for the removal, repair or securance of buildings or other structures in the Township that have been declared insecure, unsafe or structurally defective by the Hamilton County Building Department or the Fire Department under contract with the Township; and

**WHEREAS**, Harry Holbert, Sycamore Township Building Inspector has declared the property located at 8109 Reading Road, Sycamore Township, Ohio unsafe and structurally defective; and

**WHEREAS**, the owner, Lvreis Inc., was provided notice by certified and ordinary mail service of a hearing before the Board of Township Trustees of Sycamore Township which was held on December 15, 2016 to consider the status of the property located at 8109 Reading Road, Sycamore Township, Ohio and to give it an opportunity to be heard; and

**WHEREAS**, the Board of Trustees of Sycamore Township, in an open meeting, considered the findings of Sycamore Township Building Inspector.

**NOW THEREFORE, Be It Resolved**, by the Board of Township Trustees of Sycamore Township, State of Ohio:

**SECTION 1.** The building located on the property at 8109 Reading Road, Sycamore Township, Hamilton County, Ohio being Hamilton County Auditor's Parcel No. 600-0360-0025-00, is hereby declared to be insecure, unsafe, and structurally defective. The unsafe conditions that exist on the property create a fire and safety hazard.

**SECTION 2.** Pursuant to ORC §505.86 notice shall be given to the owner and lienholders of the real estate at 8109 Reading Road, by certified mail and regular mail that it is the intention of the Board of Township Trustees to cause any structures that exist on the property to be razed, removed, and the costs of such removal will be assessed against the real estate by placing costs on the tax duplicate for the property, and that any interested party shall have the right to a hearing on the Trustee's actions by filing for such hearing within twenty (20) days after the mailing of the notice. Such notice and a copy of this Resolution is to be posted on a conspicuous location on the real estate.

**SECTION 3.**

In the event that within the thirty (30) day period after notice has been given to the owner of the real estate at 8109 Reading Road, as provided herein, the structure is not removed or repaired then the Maintenance Department of the Township is hereby directed to raze any structures on the real estate, and to remove them from the property. The costs of such removal will be assessed against the real estate by placing the costs on the tax duplicate for the property.

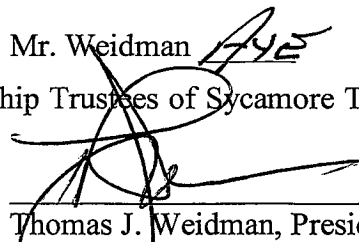
**SECTION 4.**


This Resolution shall take effect on the earliest date allowed by law.

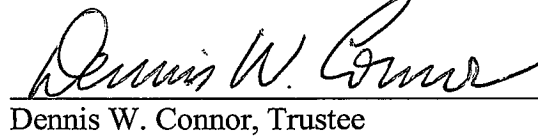
**VOTE RECORD:**

Mr. Bishop AYE Mr. Connor AYE Mr. Weidman AYE

Passed at a meeting of the Board of Township Trustees of Sycamore Township this 15<sup>th</sup> day of December, 2016.

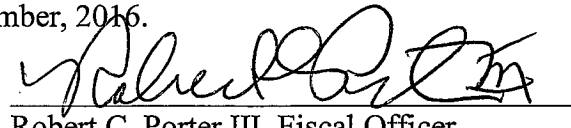
  
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Thomas J. Weidman, President

  
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Cliff W. Bishop, Vice President

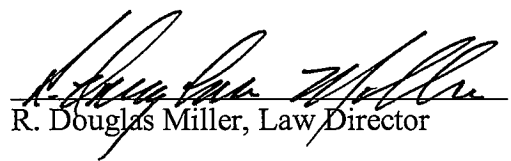
  
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Dennis W. Connor, Trustee

**AUTHENTICATION**

This is to certify that this resolution was duly passed and filed with the Township Fiscal Officer of Sycamore Township this 15<sup>th</sup> day of December, 2016.

  
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Robert C. Porter III, Fiscal Officer  
Sycamore Township, Ohio

**APPROVED AS TO FORM:**

  
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R. Douglas Miller, Law Director