

RESOLUTION 2017- 03

A RESOLUTION DECLARING A NUISANCE AND PROVIDING FOR AND AUTHORIZING BUILDING REMOVAL FOR THE PROPERTY LOCATED AT 8456-8470 BLUE ASH ROAD, SYCAMORE TOWNSHIP, OHIO, AUDITOR'S PARCEL NO. 600-0202-0155-00

WHEREAS, Ohio Revised Code §505.86 provides that the 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 Sycamore Township EMS and Fire Department; and

WHEREAS, the Sycamore Township Planning and Zoning Administrator and the Chief of the Sycamore Township EMS and Fire Department have declared the property located at 8456-8470 Blue Ash Road, Sycamore Township, Ohio, Hamilton County Auditor No. 600-0202-0155-00 (the "Real Property") to be unsafe and structurally defective; and

WHEREAS, the owner of the Real Property, 8450 Blue Ash, LLC, was provided notice by certified mail service of consideration of the condition of the Real Property by the Board of Township Trustees of Sycamore Township at their hearing on December 15, 2016.

WHEREAS, the owner, through their legal counsel, requested postponement of such consideration of the Real Property until the January 5, 2016 Trustees' meeting which request was granted; and

WHEREAS, on January 5, 2017, the Board of Township Trustees of Sycamore Township, in an open meeting, considered the findings of Sycamore Township Planning and Zoning Administrator and Fire Chief;

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

SECTION 1. The building located on the real property at 8456-8470 Blue Ash Road, Sycamore Township, Ohio, Hamilton County Auditor No. 600-0202-0155-00 (the "Real Property") 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 Property, 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 no hearing is requested, after the thirty (30) day period after notice has been given to the owner of the Real Property expires, if the building is not removed or repaired then the Maintenance Department of the Township is hereby directed to raze and remove any buildings on the Real Property. The costs of such removal will be assessed against the Real Property 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.

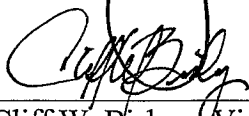
VOTE RECORD:

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

Passed at a meeting of the Board of Township Trustees of Sycamore Township this 5th day of January, 2017.



Thomas J. Weidman, President




Cliff W. Bishop, Vice President

Excused

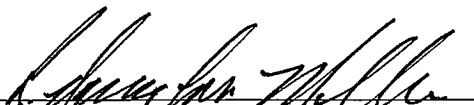
Dennis W. Connor, Trustee

AUTHENTICATION

This is to certify that this resolution was duly passed and filed with the Township Fiscal Officer of Sycamore Township this 5th day of January, 2017.


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

APPROVED AS TO FORM:


R. Douglas Miller, Law Director