

RESOLUTION NO. 2024 - 014

**RESOLUTION AUTHORIZING THE REMOVAL, REPAIR, OR SECURANCE OF UNSECURE
AND/OR UNSAFE BUILDINGS AT 7853,7855,7861 CINCINNATI AVE, 45249
(A.K.A 12020 FIFTH AVE, 45249)**

WHEREAS, pursuant to Ohio Revised Code Section 505.86, a Board of Trustees may provide for the removal, repair, or securance of buildings or other structures in the Township that have been declared unsecure, unsafe, or structurally defective by the Sycamore Township Fire Department or by the Hamilton County Building Department or other authority responsible under Chapter 3781 of the Revised Code for the enforcement of building regulations or the performance of building inspections in the township, and;

WHEREAS, the Sycamore Township Zoning Department and the Sycamore Township Fire Department have received complaints regarding, and have subsequently investigated the conditions present on, the following properties: (See Exhibit "A")

<u>Address</u>	<u>Auditor's Parcel ID # (PIN)</u>
7853 Cincinnati Ave, Cincinnati, OH 45249	060000110426
7855 Cincinnati Ave, Cincinnati, OH 45249	060000110427
7861 Cincinnati Ave, Cincinnati, OH 45249	060000110429

and have determined that the structures situated thereon to be unsafe, unsecure, and structurally defective, to such an extent as to represent a direct and real threat to the public health and safety, thereby constituting a nuisance as documented in photographic evidence identified as Exhibit "A" as an attachment to this Resolution, and;

WHEREAS, the Sycamore Township Fire Department has determined that the structures and conditions present on the aforementioned property are unsafe and structurally defective, and a danger human life and the public welfare, as outlined in Exhibit "B", and;

WHEREAS, the owner(s) of record of the aforementioned property have elected not to pursue removal of the unsafe and structurally defective structures;

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Sycamore Township, State of Ohio, by authority of Section 505.86 of the Ohio Revised Code, as amended, that:

SECTION 1. The structures located at 7853,7855,7861 Cincinnati Ave, Sycamore Township OH 45249 / PIN 060000110426, 060000110427, 060000110429 (A.K.A 12020 Fifth Ave, Sycamore Township OH, 45249) are hereby determined to be unsafe, unsecure, and structurally defective, thereby constituting a direct threat to the public health & safety and requiring removal pursuant to Section 505.86 of the Ohio Revised Code.

SECTION 2.

The Board of Trustees of Sycamore Township hereby declares its intention to make entry onto the property identified herein for the purposes of taking any and all actions necessary to secure the unsafe structures and remove the direct threat to the public health, safety and welfare situated therein, pursuant to Section 505.86 of the Ohio Revised Code.

SECTION 3.

The Board of Trustees of Sycamore Township hereby gives notice to all “parties in interest” as further defined in ORC 505.86, that the securance of said structures will occur at least thirty (30) days after the date upon which the Board of Trustees of Sycamore Township gives notice by certified mail, return receipt requested, to each party in interest of its intention with respect to the removal, repair, or securance of an insecure, unsafe, or structurally defective or unfit building or other structure.

SECTION 4.

The Board of Trustees of Sycamore Township hereby directs notice to any parties in interest also be published in the Enquirer, a newspaper of general circulation within Sycamore Township.

SECTION 5.

Pursuant to ORC 505.86(C)(1), any and all parties in interest are hereby notified that each party in interest is entitled to a hearing if the party in interest requests a hearing in writing within twenty days after the date of mailing of this notice. The written request for a hearing shall be made to the Township Fiscal Officer.

SECTION 6.

Pursuant to ORC 505.86(C)(2), if a party in interest timely requests a hearing, the Board of Trustees of Sycamore Township shall set the date, time, and place for the hearing and notify the party in interest by certified mail, return receipt requested. The date set for the hearing shall be within fifteen days, but not earlier than seven days, after the party in interest has requested a hearing, unless otherwise agreed to by both the board and the party in interest. The hearing shall be recorded by stenographic or electronic means.

SECTION 7.

If a party in interest requests a hearing pursuant to ORC 505.86(C)(3), the Board of Trustees of Sycamore Township shall make an order deciding the matter not later than thirty days after said hearing. The order may dismiss the matter or direct the removal, repair, or securance of the building or other structure. At any time, a party in interest may consent to any such order.

SECTION 8.

Pursuant to ORC 505.86(C)(4), a party in interest who requests and participates in a hearing, and who is adversely affected by the order of the board, may appeal the order under Section 2506.01 of the Ohio Revised Code.

SECTION 9.

If no hearing is requested by a party in interest pursuant to ORC 505.86(C)(3), the Board of Trustees of Sycamore Township issues an order thirty (30) days from the date of mailing notice of the adoption of this Resolution. This order directs the removal, repair, or securance of the building or other structures. At any time, a party in interest may consent to this order.

SECTION 10.

The cost of the securance of the structures and all associated site restoration work shall be assessed to the parcel or parcels of record and the county auditor shall place the costs upon the tax duplicate as certified by the Sycamore Township Fiscal Officer. The costs are a lien upon such lands from and after the date of entry. The costs shall be collected as other taxes and returned to the township general fund.

SECTION 11.

The Township Administrator, or appointed representative, is hereby authorized by the Board of Trustees of Sycamore Township to execute any agreement between a party in interest and the Board of Trustees of Sycamore Township to perform the removal, repair, or securance of the insecure, unsafe, or structurally defective or unfit building or other structure as otherwise permitted pursuant to Section 505.86 of the Ohio Revised Code.

SECTION 12.

That this Board hereby finds and determines that all formal actions relative to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and of its committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 13.

The Board hereby dispenses with the requirement that this Resolution be read on two separate days, pursuant to RC 504.10, and authorizes the adoption of this Resolution upon its first reading.

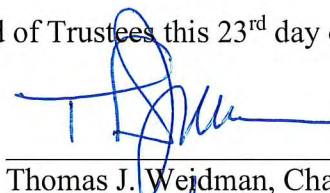
SECTION 14.

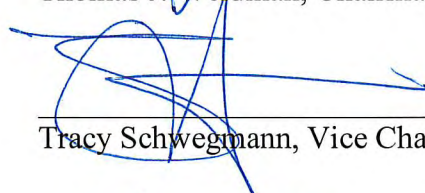
This Resolution shall take effect immediately, or upon the earliest date as otherwise allowed by law.

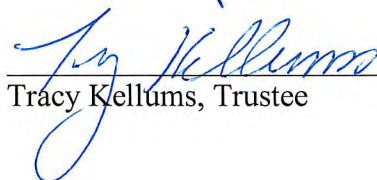
VOTE RECORD:

Mr. Kellums Aye Ms. Schwegmann Aye Mr. Weidman Aye

PASSED at the meeting of the Board of Trustees this 23rd day of January, 2024.


Thomas J. Weidman, Chairman

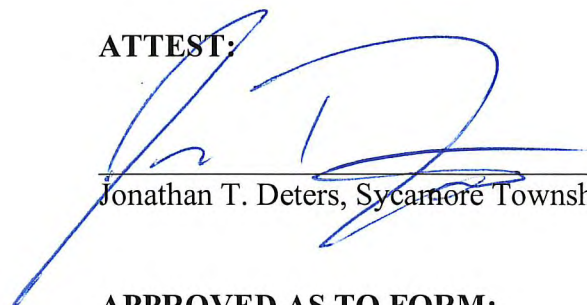

Tracy Schwegmann, Vice Chairman


Tracy Kellums, Trustee


AUTHENTICATION

This is to certify that this Resolution was duly passed, and filed with the Sycamore Township Fiscal Officer, this 23rd day of January, 2024.

ATTEST:


Jonathan T. Deters, Sycamore Township Fiscal Officer

APPROVED AS TO FORM:


Lawrence E. Barbieri, Township Law Director

(Exhibit “A”)



Property Report

Owner: ONEAL BOBBY SHERMAN
Address: 7855 CINCINNATI AV
Jurisdiction: Sycamore Township
Parcel Id: 060000110427
Zoning: C - Single Family

Tax Map

Print

Mailing Address

ONEAL BOBBY SHERMAN c/o BILLIE ROUNDS
8170 MAYWOOD DR
CINCINNATI OH 45241

Owner Address

ONEAL BOBBY SHERMAN
12020 FIFTH AVE
CINCINNATI OH 45249

Districts

School Code Name	PRINCETON CSD
Tax District	172
Appraisal Area Name	SYCAMORE 02
Jurisdiction	Sycamore Township



(Exhibit "B")

Sycamore Township Unsafe Structure Report



Inspection Date / Time

1/17/2024 7:49:17 AM

Parcel ID

600-0011-0427-00

Address

7855 Cincinnati Ave

Safety Hazard Scale 1=Minumum

9

Case Number

1-2024

Building need repaired Yes Repair by:

Building need razed Yes Razed by:

Overall structural integrity

Resolution Completed

Building currently under repair

No

By whom:

n/a

Nuisance Property

Yes

Inspector

D. Morath

Inspector Title

Fire Marshall

Department

Fire

Property Owner

Oneal Bobby Sherman c/O Billie Rounds

Address

7855 Cincinnati Ave

Occupied By

n/a

Property Owner Address

8170 Maywood Dr Cincinnati Oh

Owner Phone

n/a

Contact Person

n/a

Phone Number

n/a

Building Inspection

Building Livable No

Is there running water Unkn

Signs of water leaks or floods Yes

High Weeds No

Electric working properly No

HVAC working properly No

Signs of natural gas leaks Unkn

Signs of broken pipes Yes

Floor problems (Sagging, Holes) Unkn

Signs of walls / ceiling cracks Yes

Any broken windows / doors Yes

Signs of fire / smoke damage Yes

Signs of roof damage / holes Yes

Signs of cave-ins / walls leaning Unkn

Building Secure No

Other Contributing Issues

Signs of rats, nice, vermin Unkn

Signs of roaches, insects, bugs Unkn

Mold present Unkn

Peeling paint / plaster Unkn

Signs of lead paint Unkn

Signs of asbestos Unkn

Bad ventilation present Unkn

Excessive garbage / clutter Unkn

Smell of fumes Unkn

Crime / illegal activity Unkn

Storage of flammable materials Unkn

Storage of hazardous materials Unkn

Building Dynamics/ Citations

Neighborhood Residential

Building use Resident

Number of stories 1

Number of square foot n/a

Construction type Wood Frame

Basement present None

Roof construction Asfalt Shingles

Floor construction Wood

Need Boarded Up Yes

Referred to Building Dept. Yes

Date 1/17/2024

Citation Issued

Date

Citation Number



Sycamore Township Unsafe Structure Report



Fire Code references

2017 Ohio Fire Code
Scope and Administration
Section 110
"Unsafe Buildings"

Comments

House was involved in a major fire and needs to be razed. Inside the house was reported completely gutted out by the fire, Walls burnt through. Unknown the condition of the floor and roof structure.
In my opinion, the Structure is unsafe and unsecured.

Photos





**Sycamore Township
Unsafe Structure Report**

