

RESOLUTION NO. 2025 - 016

**RESOLUTION AUTHORIZING THE REMOVAL, REPAIR, OR SECURANCE OF
UNSECURE AND/OR UNSAFE BUILDINGS AT 6479 FIELDS ERTEL ROAD,
SYCAMORE TOWNSHIP, OHIO 45241**

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

Address

Auditor's Parcel ID # (PIN)

6479 Fields Ertel Rd, Sycamore Township, OH 45241

060001400079

and have determined that the structures situated thereon to be unsafe, unsecured, 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 (Exhibit "B"), 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, 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 6479 Fields Ertel Rd, Sycamore Township, OH 45241 / PIN, 060001400079, 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 or removal 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.

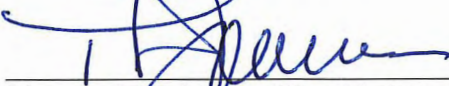
VOTE RECORD:

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

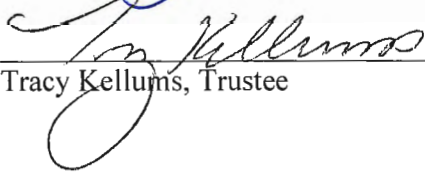
PASSED at the meeting of the Board of Trustees this 11th day of February, 2025.



Tracy Schwegmann, Chairman



Thomas J. Weidman, Vice Chairman

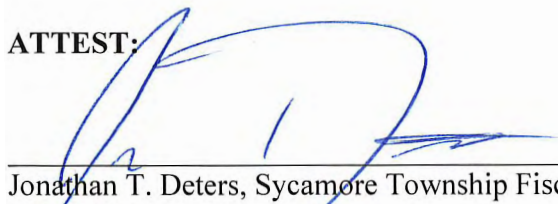


Tracy Kellums, Trustee

AUTHENTICATION

This is to certify that this Resolution was duly passed, and filed with the Sycamore Township Fiscal Officer, this 11th day of February, 2025.

ATTEST:



Jonathan T. Deters, Sycamore Township Fiscal Officer

APPROVED AS TO FORM:



Lawrence E. Barbieri, Township Law Director

(Exhibit "A")



Property Report

Owner: LINZY ROBERT L
Address: 6479 FIELDS ERTEL RD
Jurisdiction: Sycamore Township
Parcel Id: 060001400079
Zoning: A-2 - Single Family

Tax Map

Print

Mailing Address

LINZY ROBERT L
6479 FIELDS ERTEL RD
CINCINNATI OH 452411712

Owner Address

LINZY ROBERT L
6479 FIELDS ERTEL RD
CINCINNATI OH 45241-1712

Districts

School Code Name	PRINCETON CSD
Tax District	172
Appraisal Area Name	SYCAMORE 03
Jurisdiction	Sycamore Township

Tax Summary

Delinquent Taxes	3163.7
Annual Taxes	\$2604.07
Land Use Class	510

Value Summary

Market Improvement Value	\$158000
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(EXHIBIT "B")

Sycamore Township Unsafe Structure / Conditions Report



Inspection Date / Time

2/7/2025 9:49:05 AM

Parcel ID

6001400079

Address

6479 Fields Ertel Rd

Safety Hazard Scale 1=Mininum

10

Case Number

01-2025

Building need repaired

Yes

Repair by:

Building need razed

Yes

Razed by:

2/7/2025

Overall structural integrity

Resolution Completed

Building currently under repair

No

By whom:

Nuisance Property

Inspector

DOUG MORATH

Inspector Title

Fire Marshall

Department

Fire

Property Owner

Robert Linzy

Address

6479 Fields Ertel Rd

Occupied By

Not Occupied

Property Owner Address

6479 Fields Ertel Rd.

Owner Phone

513-582-0566

Contact Person

Cindy Linzy

Phone Number

Building Inspection

Building Livable

No

Is there running water

No

Signs of water leaks or floods

Unkn

Chimney falling

Yes

Defective wiring/electric

Yes

HVAC working properly

No

Signs of natural gas leaks

No

Signs of broken pipes

Yes

Floor problems (Sagging, Holes)

Yes

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

Yes

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

Yes

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

Unkn

Construction type

Wood Frame

Basement present

Full Basement

Roof construction

Asfalt Shingles

Floor construction

Wood

Need Boarded Up

Referred to Building Dept.

Yes

Date

Citation Issued

No

Date

Citation Number



Sycamore Township Unsafe Structure / Conditions Report



Fire Code references

(1) 110.1 General. If during the inspection of a premises, the fire code official finds a building or structure or any building system, in whole or in part, constitutes a dangerous condition described in division (A), (B) or (C) of section 3737.41 of the Revised Code, the fire code official shall issue such citation and orders to remove or remedy the conditions as shall be deemed necessary in accordance with section 3737.41 of the Revised Code and shall refer the building to the building department for any repairs, alterations, remodeling, removing or demolition required. Nothing in this paragraph shall be construed as prohibiting or limiting a fire code official's ability to take any other enforcement actions authorized by Chapter 3737. of the Revised Code, including issuance of citation pursuant to section 3737.42 of the Revised Code.

(D) The fire marshal, an assistant fire marshal, or any certified fire safety inspector may proceed, on a citation issued under this section, to seek enforcement by use of the procedures established by section 3737.43 or 3737.44 of the Revised Code.



Sycamore Township Unsafe Structure / Conditions Report



Comments

This structure is severely damaged by a fire and is unsecured and dangerous in its present condition. The home was involved in a fire that resulted in structural collapse with over half of the living space collapsing into the basement of the home. The conditions of the interior of the home were considered hoarder type conditions that limited access to persons movement inside the home prior to the fire. The hoarder type conditions contributed to the debris, normal belongings and structural components that were involved in the fire and structural collapse. The structure was unsafe for fire fighters and building department persons to enter due to the risk of further collapse. In its condition, after the fire was extinguished, the home was unable to be secured and made safe without demolishing the standing and unsafe remaining structure. This structure is required to be demolished and remove the rubble and debris to prevent further safety issues and to make it safe for investigation.

Right of Entry

Owner / Occupant Name

Signature

Date

2/7/2025

Photos

Inside house Living Room



Inside house Living Room





Sycamore Township Unsafe Structure / Conditions Report



Inside House Kitchen



Outside House Front



Outside House Garage



Outside Front and Garage



Outside Garage and Rear



Building Debris





Sycamore Township Unsafe Structure / Conditions Report

