

RESOLUTION NO. 2025 - 102

A RESOLUTION AUTHORIZING THE REMOVAL, REPAIR, OR SECURANCE OF UNSECURE AND/OR UNSAFE BUILDINGS AT 12060 SEVENTH AVE, SYCAMORE TOWNSHIP, OHIO 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 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)

12060 Seventh Avenue

60000110049

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 to 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 12060 Seventh Ave, Sycamore Township OH 45249 - 60000110049, 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's 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 is hereby declared to be an emergency measure, pursuant to R.C. 504.11, necessary for the immediate preservation of the public peace, health, safety, and welfare of the residents of Sycamore Township.

VOTE RECORD:

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

PASSED at the meeting of the Board of Trustees this 2nd day of December, 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 2nd Day of December, 2025.

ATTEST:


Jonathan T. Deters, Sycamore Township Fiscal Officer

APPROVED AS TO FORM:


Lawrence E. Barbieri, Township Law Director

(Exhibit "A") Pages



Owner PENDERGRASS CHARLES D & JEAN
Address: 12060 SEVENTH AVE
Jurisdiction: Sycamore Township
Parcel ID: 09000110043
Zoning: C - Single Family
Tax Map **Print**
Mailing Address
 PENDERGRASS CHARLES D & JEAN
 12060 SEVENTH AVE
 CINCINNATI OH 45249
Owner Address
 PENDERGRASS CHARLES D & JEAN
 12060 SEVENTH AVE
 CINCINNATI OH 45249
Districts

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



(Exhibit "B") (pages 5-9)



Sycamore Township
Unsafe Structure / Conditions Report



Inspection Date / Time	Parcel ID	Address
11/26/2025 9:58:38 AM		12060 7th Ave
Safety Hazard Scale 1=Minumum	10	Case Number 4-2025
Building need repaired Yes Repair by:	Building need razed Yes Razed by:	
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 Tim Pendergrass	Occupied By n/a	
Address 12060 7th Ave	Phone Number n/a	
Property Owner Address 12060 7th Ave	Owner Phone n/a	Contact Person Tim Pendergrass
Building Inspection		
Building Livable No	Is there running water No	Signs of water leaks or floods Yes
Chimney falling Unkn	Defective wiring/electric Yes	HVAC working properly No
Signs of natural gas leaks No	Signs of broken pipes No	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 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 Yes	Signs of lead paint Unkn	Signs of asbestos Unkn
Bad ventilation present Unkn	Excessive garbage / clutter Yes	Smell of fumes Unkn
Crime / illegal activity Yes	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 Unknown
Roof construction Asfalt Shingles	Floor construction Wood	Need Boarded Up Yes
Referred to Building Dept. No	Date 11/26/2025	Citation Issued 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.



**Sycamore Township
Unsafe Structure / Conditions Report**



Comments

Single Family residents had a fire back on 12/24/2023. The inside had heavy fire damage. As of today no permit has been issued to my knowledge. This building is unsafe and not secured due to people see from neighbor entering and exiting the building. The gas has been shut off at meter. Roof most likely leaks.

Right of Entry

Owner / Occupant Name

Signature

Date

Photos





**Sycamore Township
Unsafe Structure / Conditions Report**





Sycamore Township Unsafe Structure / Conditions Report

