



AGENDA

PROPERTY MAINTENANCE REVIEW BOARD

City Hall - Council Chambers
6131 Taylorsville Road
July 27, 2023
6:30 P.M.

1. Call Meeting To Order
2. Roll Call
3. Approval of the Agenda
4. Swearing of Witnesses
5. Pending Business
 - A. None
6. New Business
 - A. PMRB Case 23-10 The property owner, GETTHEKEYS, LLC, is in violation of Section 1313.04H6 of the Property Maintenance Code at property located at 5440-44 Bellefontaine Road.
 - B. PMRB Case 23-11 The property owner, CLARK LAND AND HOME LTD, is in violation of Sectio 1313.04H1 of the Property Maintenance Code at property located at 7507 Damascus Drive.
 - C. PMRB 23-12 The property owner, JOHN VIGUS, is in violation of Section 1313.04H1 of the Property Maintenance Code at property located at 6258 Taylorsville Road.

- D. PMRB 23-13 The property owner, DENNIS HATMAKER, is in violation of Section 1313.05C of the Property Maintenance Code at property located at 6829 Pablo Drive.
- E. PMRB 23-14 The property owner, ALEK MORELOCK, is in violation of Section 1313.05C of the Property Maintenance Code at property located at 7251 Robindale Street.
- F. PMRB 23-15 The property owner, KALINDA OCTAVE, is in violation of Section 1313.05C of the Property Maintenance Code at property located at 4874 Neptune Lane.
- G. PMRB 23-16 The property owner, ZACHERY WALTON, is in violation of Section 1313.05C of the Property Maintenance Code at property located at 5985 Fox Trace Court.

7. Additional Business

- A. None

8. Approval of Minutes

- A. PMRB June 8, 2023

9. Upcoming Meetings

- A. August 10, 2023
August 24, 2023

10. Adjournment

AI-9330

6. A.

Property Maintenance Review Board

Meeting Date: 07/27/2023

Information

Purpose

PMRB Case 23-10 The property owner, GETTHEKEYS, LLC, is in violation of Section 1313.04H6 of the Property Maintenance Code at property located at 5440-44 Bellefontaine Road.

Background

Administrative Use Only

Attachments

Staff Report

Additional Information

Memorandum

Staff Report for Meeting of 07/27/2023

To: Huber Heights Property Maintenance Review Board
From: Don Millard, Code Enforcement Manager
Date: July 27, 2023
Subject: PMRB Case No. 23-10

Department of Public Services, Zoning Division | City of Huber Heights

APPLICANT: City of Huber Heights

OWNER Getthekeys LLC

172 Center St.

Jackson WY 83001

LOCATION OF VIOLATION: 5440-44 Bellefontaine

ZONING: R-5

EXISTING LAND USE: Residential Multi-family

ZONING
ADJACENT LAND: R-5

REQUEST: Declare the property a nuisance and order Staff to have the property abated.

APPLICABLE CODE: 1313.04(H)(6)

CORRESPONDENCE: 05/02/2023 – Warning Letter
05/09/2023 – Violation Letter
05/22/2023 - 24 Hour Notice

ATTACHMENTS: Violation Case Report w/photos
Property Tax summary

Overview:

The residential property at 5440-44 Bellefontaine Rd. is in violation of Section 1313.04(H)(6) regarding removal of junk. Discarded metal remains against the side of building.

Section 1313.04(H)(6)(B) states "All permissible items stored outside must be in good condition and usable as intended by the manufacturer. **No such items that are** broken, dilapidated, or **discarded shall be stored outside.**"

Inspection verifies the property does not meet the standard set forth in the Code, therefore the property is in violation

Your attached case review illustrates the violation process and non-compliance of the property.

City Zoning letters mailed to the owner of record have not been returned. There has been no communication from the owner to the Code Enforcement Office.

The tax record shows property taxes are typically paid. Any work this board orders will be invoiced to the property in the owner's name.

Staff Recommendation:

- 1 - The Board declare the property a nuisance.
- 2 - The Board order staff to have the City contractor abate the property.

HUBER HEIGHTS PROPERTY REVIEW CASE STATUS SHEET

CASE NO. **23-10**

DATE FILED: **6/29/2023**

Applicant: **The City of Huber Heights**
Address: 6131 Taylorsville Road, Huber Heights, Ohio 45424
Telephone: (937) 233-1423

Owner: **GetTheKeys, LLC**

Address: **172 Center Street**
Jackson, WY 83001

REQUEST: The property owner is in violation of Section 1313.04H6 Maintenance Standard.

PREMISES: The property is located at, **5440-44 Bellefontaine Road**, Huber Heights, Ohio 45424.

HEARING DATE OF THE PROPERTY MAINTENANCE REVIEW BOARD

July 27, 2023
City Hall Meeting Room
6131 Taylorsville Road
Huber Heights, Ohio 45424
On or after 6:30 p.m.

Staff Reviews: Engineer _____ Street _____ Zoning _____ **X** _____
 Fire _____ Planning and Development _____
 Other Agencies _____

Ad Published: 7/14/2023

Proof of Publication Received:

Applicant/Property Owner Notified: (Via Certified Mail) 7/14/2023

Protests and Consents:

Action Taken By The Property Review Board:



**HUBER
HEIGHTS**
Come Grow With Us!

23-10

Case #: 20230711

Case Date: 05/25/23

Description: JUNK ON SIDE OF BLDG

Violation Type: JUNK

Status: Open

How Received: Observed

Assigned To: Jeff Schwilk

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
P70 00115 0020	5440-44 BELLEFONTAINE RD		#GETTHEKEYS LLC		R-5

Activities

Date	Activity Type	Description	Employee	Status
05/02/2023	1st Letter	OBSERVED METAL ON SIDE OF BUILDING. MAILING LETTER AND ADDED PHOTO. -JS	Jeff Schwilk	Completed
05/09/2023	2nd Letter	JUNK STILL ON SIDE OF HOUSE. MAILING 2ND LETTER. -JSW	Jeff Schwilk	Completed
05/22/2023	24 HR Letter	JUNK STILL ON SIDE OF HOUSE. MAILING 24 HR LETTER. -JS	Jeff Schwilk	Completed
05/22/2023	Re-Inspection	JUNK STILL ON SIDE OF PROPERTY. GIVING TO DM FOR PMRB. -JS	Jeff Schwilk	Completed

Violations

Date	Violation	Description	Notes	Status
05/02/2023	JUNK	SECTION 1313.04(H)(6): A. Any items used or stored outside of an enclosed building or structure shall be limited to items manufactured for, intended for, or customarily used in an outdoor environment. No items manufactured for, intended for, or customarily stored or used indoors may be placed or stored outside. B. All permissible items stored outside must be in good condition and usable as intended by the manufacturer. No such items that are broken, dilapidated, or discarded shall be stored outside. C. No items may be stored in the public right-of-way except when placed there for removal as trash and then no earlier than 5:00 p.m. on the day preceding the normal collection day. D. No items may be stored in a front yard.	REMOVE ALL JUNK FROM THE PROPERTY INCLUDING METAL ON SIDE OF PROPERTY. FAILURE TO COMPLY WILL RESULT IN COURT FILING OR PMRB ACTION.	To PMRB

Uploaded Files

Date	File Name
05/02/2023	

PARID: P70 00115 0020
PARCEL LOCATION: 5440 BELLEFONTAINE RD

NBHD CODE: 47000000

[Click here to view neighborhood map](#)

Owner

Name

#GETTHE KEYS LLC

Mailing

Name

#GETTHE KEYS LLC

Mailing Address

172 CENTER ST

City, State, Zip

JACKSON, WY 83001

Legal

Legal Description

20 WAYNE APTS

Land Use Description

R - THREE FAMILY DWELLING, PLATTED LOT

Acres

0

Deed

Tax District Name

HUBER HGTS.-H.H. CSD

Sales

Date

||Sale Price||

Deed Reference ||

Seller

||Buyer

21-SEP-21 \$214,900 202100073786 WELLS JO ANN

WESTON WAFER MATTIE L

18-MAR-22 202200019075 WESTON WAFER MATTIE L #GETTHE KEYS LLC

Values

	35%	100%
Land	7,000	20,000
Improvements	35,670	101,920
CAUV	0	0
Total	42,670	121,920

Building

Exterior Wall Material

BRICK

Building Style

TRIPLEX

Number of Stories

1

Year Built	1968
Total Rms/Bedrms/Baths/Half Baths	12/6/3/0
Square Feet of Living Area	2,262
Finished Basemt Living Area (Sq. Ft.)	0
Rec Room (Sq. Ft.)	0
Total Square Footage	2,262
Basement	NONE
Central Heat/Air Cond	CENTRAL HEAT
Heating System Type	
Heating Fuel Type	GAS
Number of Fireplaces(Masonry)	0
Number of Fireplaces(Prefab)	

Current Year Special Assessments

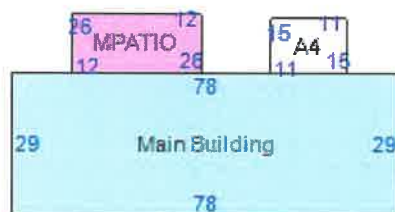
31200-LT. LIGHTING	\$44.19
41100-MCD/AP MCD/AQUIFER PRES SUBD	\$1.00
11777-APC FEE	\$60.75

Current Year Rollback Summary

Non Business Credit	-\$292.96
Owner Occupancy Credit	-\$32.22
Homestead	\$0.00
Reduction Factor	-\$1,441.80

Tax Summary

Year	Prior Year	Prior Year Payments	1st Half	1st Half Payments	2nd Half	2nd Half Payments	Total Currently Due
2022	\$0.00	\$0.00	\$1,478.14	-\$1,478.14	\$1,432.94	\$0.00	\$1,432.94



Item	Area
Main Building	2262
MPATIO - 33:MA_PT CONC/MAS PATIO	312
MPATIO - 33:MA_PT CONC/MAS PATIO	165

AI-9331

6. B.

Property Maintenance Review Board

Meeting Date: 07/27/2023

Information

Purpose

PMRB Case 23-11 The property owner, CLARK LAND AND HOME LTD, is in violation of Section 1313.04H1 of the Property Maintenance Code at property located at 7507 Damascus Drive.

Background

Administrative Use Only

Attachments

Staff Report

Additional Information

Memorandum

Staff Report for Meeting of 07/27/2023

To: Huber Heights Property Maintenance Review Board
From: Don Millard, Code Enforcement Manager
Date: July 27, 2023
Subject: PMRB Case No. 23-11

Department of Public Services, Zoning Division | City of Huber Heights

APPLICANT: City of Huber Heights

OWNER Clark Land and Home Ltd
8235 Rhine Way
Dayton OH 45458

LOCATION OF VIOLATION: 7507 Damascus Dr.

ZONING: R-4

EXISTING LAND USE: Residential

ZONING
ADJACENT LAND: R-4

REQUEST: Declare the property a nuisance and order Staff to have the property abated.

APPLICABLE CODE: 1313.04(H)(1) Section 1313.05(C)

CORRESPONDENCE: 05/02/2023 – Warning Letter
05/09/2023 – Violation Letter
05/22/2023 - 24 Hour Notice

ATTACHMENTS: Violation Case Report w/photos
Property Tax summary

Overview:

The residential property at 5440-44 Bellefontaine Rd. is in violation of Section 1313.04(H)(1) regarding exterior property maintenance and 1313.05(C) regarding debris removal. The property was cited for detached gutters and soffits as well as tree debris. Although soffits have been repaired but detached gutter remains as well as the debris.

Section 1313.04(H)(1) states “ The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. The owner shall keep the exterior of all premises and every structure thereon, including but not limited to, walls, roofs, cornices, chimneys, drains, towers, porches, landings, fire escapes, stairs, windows, doors, awnings, and marquees, in good repair.”

Section 1313.05(C) states “ All yards, courts or lots shall be kept free of unsightly materials not appropriate to the area and debris which may cause a fire hazard or may act as a breeding place for vermin or insects. All premises shall be reasonably free from waste paper and other trash and debris.

Inspection verifies the property does not meet the standard set forth in the Code, therefore the property is in violation

Your attached case review illustrates the violation process and non-compliance of the property.

City Zoning letters mailed to the owner of record have not been returned. There has been no communication from the owner to the Code Enforcement Office.

The tax record shows property taxes are typically paid. Any work this board orders will be invoiced to the property in the owner's name.

Staff Recommendation:

- 1 - The Board declare the property a nuisance.
- 2 - The Board order staff to have the City contractor abate the property.

HUBER HEIGHTS PROPERTY REVIEW CASE STATUS SHEET

CASE NO. **23-11**

DATE FILED: **6/29/2023**

Applicant: **The City of Huber Heights**
Address: 6131 Taylorsville Road, Huber Heights, Ohio 45424
Telephone: (937) 233-1423

Owner: **Clark Land and Home LTD**

Address: **8235 Rhine Way**
Dayton, Oh 45458 3013

REQUEST: The property owner is in violation of Section 1313.04H1 Maintenance Standard.

PREMISES: The property is located at, **7507 Damascus Drive**, Huber Heights, Ohio 45424.

HEARING DATE OF THE PROPERTY MAINTENANCE REVIEW BOARD

July 27, 2023
City Hall Meeting Room
6131 Taylorsville Road
Huber Heights, Ohio 45424
On or after 6:30 p.m.

Staff Reviews: Engineer _____ Street _____ Zoning _____ **X** _____
Fire _____ Planning and Development _____
Other Agencies _____

Ad Published: 7/14/2023

Proof of Publication Received:

Applicant/Property Owner Notified: (Via Certified Mail) 7/14/2023

Protests and Consents:

Action Taken By The Property Review Board:



HUBER
HEIGHTS
Come Grow With Us!

23-11

Case #: 20230714

Case Date: 05/30/23

Description: MAINTENANCE ITEMS. GUTTERS AND OVERHANG NEED REPAIRED

Violation Type: MAINTENANCE STANDARD

Status: TO PMRB

How Received: Phone

Assigned To: Randy Rodgers

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
P70 00109 0003	7507 DAMASCUS DR		CLARK LAND AND HOME LTD	433-4143 JOAN	R-4

Activities

Date	Activity Type	Description	Employee	Status
05/02/2023	1st Letter	REPAIR GUTTERS, SOFFITS AND SHUTTERS. PHOTOS ADDED AND MAILING 1ST LETTER. RR	Randy Rodgers	Completed
05/02/2023	2nd Letter	ONE GUTTER STILL HANGING DOWN. SOFFETS ARE REPAIRED. MAILING 2ND LETTER. RR	Randy Rodgers	Completed
05/09/2023	Re-Inspection	GUTTERS STILL NEED REPAIR. MAILING 24 HR NOTICE. RR	Randy Rodgers	Completed
05/22/2023	Re-Inspection	HOME HAS NO BEEN REPAIRED. SENDING TO PMRB. RR	Randy Rodgers	Completed

Violations

Date	Violation	Description	Notes	Status
05/02/2023	MAINTENANCE STANDARD	SECTION 1313.04H1: The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. The owner shall keep the exterior of all premises and every structure thereon...in good repair.	PLEASE REPAIR HANGING GUTTERS AND SOFFITS. SHUTTERS FALLING DOWN. HOME IS EMPTY. SOFFITS HAVE BEEN REPAIRED BUT STILL HAVE ONE GUTTER HANDING DOWN. LAST NOTICE BEFORE SENDING TO PMRB CITY BOARD FOR RESOLUTION.	To PMRB

1313

Uploaded Files

Date
05/09/2023

File Name



05/02/2023



05/02/2023



05/02/2023



05/02/2023





**HUBER
HEIGHTS**
Come Grow With Us!

Case #: 20230715

Case Date: 05/30/23

Description: DEBRIS FROM TREE LIMBS AND LEAVES, WITH GREENERY OVERFLOWING INTO NEIGHBORS YARD.

Violation DEBRIS REMOVAL

Type:

Status: TO PMRB

How Phone

Received:

Assigned To: Randy Rodgers

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
P70 00109 0003	7507 DAMASCUS DR		CLARK LAND AND HOME LTD	433-4143 JOAN	R-4

Activities

Date	Activity Type	Description	Employee	Status
05/02/2023	1st Letter	LEAVE, TREE LIMBS ON PROPERTY. GREENERY AND TREE GROWTH PROTRUDING INTO NEIGHBORS YARD. PHOTO ADDED AND MAILING 1ST LETTER. RR	Randy Rodgers	Completed
05/09/2023	2nd Letter	SOME DEBRIS HAS BEEN REMOVED. STILL SOME LEFT. MAILING 2ND LETTER. RR	Randy Rodgers	Completed
05/09/2023	24 HR Letter	DEBRIS STILL IN DRIVEWAY. MAILING 24 HR NOTICE. RR	Randy Rodgers	Completed
05/22/2023	Re-Inspection	DEBRIS STILL IN DRIVEWAY AND BACK YARD. SENDING TO PMRB. RR	Randy Rodgers	PMRB

Violations

Date	Violation	Description	Notes	Status
05/02/2023	DEBRIS REMOVAL	SECTION 1313.05(C): All yards, courts or lots shall be kept free of unsightly materials not appropriate to the area and debris which may cause a fire hazard or may act as a breeding place for vermin or insects. All premises shall be reasonably free from waste paper and other trash and debris. (Ord. 95-0-824. Passed 9-11-95.)	PLEASE REMOVE TREE LIMBS AND LEAF BUILDUP ON PROPERTY. TRIM GREENERY AND TREES PROTRUDING INTO NEIGHBORS YARD ON NORTH SIDE AND PICKUP LEAVES 6 INCHES DEEP IN DRIVEWAY AND	To PMRB

WALKWAYS.
THIS IS THE LAST
NOTICE BEFORE
FILING IN
COURT.

Uploaded Files

Date	File Name
05/02/2023	
05/02/2023	
05/02/2023	
05/02/2023	

PARID: P70 00109 0003
PARCEL LOCATION: 7507 DAMASCUS DR

NBHD CODE: 47000000

[Click here to view neighborhood map](#)

Owner

Name
CLARK LAND AND HOME LTD

Mailing

Name CLARK LAND AND HOME LTD
Mailing Address 8235 RHINE WAY
City, State, Zip DAYTON, OH 45458 3013

Legal

Legal Description 9342 H C HUBER 40-2
Land Use Description R - SINGLE FAMILY DWELLING, PLATTED LOT
Acres 0
Deed DEED-04-019714
Tax District Name HUBER HGTS.-H.H. CSD

Sales

Date	Sale Price	Deed Reference	Seller	Buyer
18-JAN-96	\$73,500			
10-AUG-99	\$70,300		WOOTEN THOMAS M AND CLARK JAMES R	
24-FEB-04		200400019714	CLARK JAMES R	CLARK LAND AND HOME LTD

Values

	35%	100%
Land	7,000	20,000
Improvements	23,420	66,910
CAUV	0	0
Total	30,420	86,910

Building

Exterior Wall Material BRICK
Building Style RANCH

Number of Stories	1
Year Built	1967
Total Rms/Bedrms/Baths/Half Baths	5/3/1/1
Square Feet of Living Area	1,026
Finished Basemt Living Area (Sq. Ft.)	0
Rec Room (Sq. Ft.)	0
Total Square Footage	1,026
Basement	NONE
Central Heat/Air Cond	CENTRAL HEAT WITH A/C
Heating System Type	
Heating Fuel Type	NONE
Number of Fireplaces(Masonry)	0
Number of Fireplaces(Prefab)	

Current Year Special Assessments

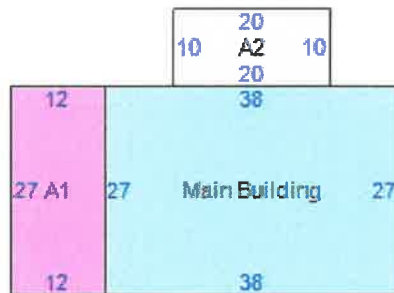
41100-MCD/AP MCD/AQUIFER PRES SUBD	\$1.00
11777-APC FEE	\$21.50
31200-LT. LIGHTING	\$30.61

Current Year Rollback Summary

Non Business Credit	-\$208.84
Owner Occupancy Credit	\$0.00
Homestead	\$0.00
Reduction Factor	-\$1,027.90

Tax Summary

Year	Prior Year	Prior Year Payments	1st Half	1st Half Payments	2nd Half	2nd Half Payments	Total Currently Due
2022	\$102.57	-\$102.57	\$1,053.75	-\$1,053.75	\$1,022.14	\$0.00	\$1,022.14



Item	Area
Main Building	1026
MSBRGAR - 23:MG/BG MASONRY/BRICK GARAGE	324
MPATIO/CANOPY - 33/32:MA_PT CONC/MAS PATIO/CANPY CANOPY	200



AI-9332

6. C.

Property Maintenance Review Board

Meeting Date: 07/27/2023

Information

Purpose

PMRB 23-12 The property owner, JOHN VIGUS, is in violation of Section 1313.04H1 of the Property Maintenance Code at property located at 6258 Taylorsville Road.

Background

Administrative Use Only

Attachments

Staff Report

Additional Information

Memorandum

Staff Report for Meeting of 07/27/2023

To: Huber Heights Property Maintenance Review Board
From: Don Millard, Code Enforcement Manager
Date: July 27, 2023
Subject: PMRB Case No. 23-12

Department of Public Services, Zoning Division | City of Huber Heights

APPLICANT: City of Huber Heights

OWNER John Vigus
6528 Taylorsville Rd.
Huber Heights OH

LOCATION OF VIOLATION: 6528 Taylorsville Rd.

ZONING: R-4

EXISTING LAND USE: Residential

ZONING
ADJACENT LAND: R-4

REQUEST: Declare the property a nuisance and order Staff to have the property abated.

APPLICABLE CODE: 1313.04(H)(1)

CORRESPONDENCE: 04/26/2023 – Warning Letter
05/03/2023 – Violation Letter
05/16/2023 - 24 Hour Notice

ATTACHMENTS: Violation Case Report w/photos
Property Tax summary

Overview:

The residential property at 6258 Taylorsville Rd. is in violation of Section 1313.04(H)(1) regarding exterior property maintenance. The property has tarps in place for what is described by the residents as a leaking roof. The tarps are not intact and are deteriorated.

Section 1313.04(H)(1) states “ The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. The owner shall keep the exterior of all premises and every structure thereon, including but not limited to, walls, roofs, cornices, chimneys, drains, towers, porches, landings, fire escapes, stairs, windows, doors, awnings, and marquees, in good repair.”

Inspection verifies the property does not meet the standard set forth in the Code, therefore the property is in violation

Your attached case review illustrates the violation process and non-compliance of the property.

City Zoning letters mailed to the owner of record have not been returned. Despite the officer's patience with the residents by granting an extension they continue to be in violation. There has been no further communication from the owner to the Code Enforcement Office.

The tax record shows property taxes are typically paid. Any work this board orders will be invoiced to the property in the owner's name.

The Board will need to decide if abatement will be:

- The City simply has the tarps removed, or
- The City also hires a contractor to make necessary repairs to the roof.

Staff Recommendation:

- 1 - The Board declare the property a nuisance.
- 2 - The Board order staff to have the City contractor abate the property.

HUBER HEIGHTS PROPERTY REVIEW CASE STATUS SHEET

CASE NO. **23-12**

DATE FILED: **6/29/2023**

Applicant: **The City of Huber Heights**
Address: 6131 Taylorsville Road, Huber Heights, Ohio 45424
Telephone: (937) 233-1423

Owner: **John Vigus**

Address: **6258 Taylorsville Road**
Huber Heights, Ohio 45424

REQUEST: The property owner is in violation of Section 1313.04H1 Maintenance Standard.

PREMISES: The property is located at, **6258 Taylorsville Road**, Huber Heights, Ohio 45424.

HEARING DATE OF THE PROPERTY MAINTENANCE REVIEW BOARD

July 27, 2023
City Hall Meeting Room
6131 Taylorsville Road
Huber Heights, Ohio 45424
On or after 6:30 p.m.

Staff Reviews: Engineer _____ Street _____ Zoning _____ **X** _____
Fire _____ Planning and Development _____
Other Agencies _____

Ad Published: 7/14/2023

Proof of Publication Received:

Applicant/Property Owner Notified: (Via Certified Mail) 7/14/2023

Protests and Consents:

Action Taken By The Property Review Board:



**HUBER
HEIGHTS**
Come Grow With Us!

23-12

Case #: 20230670

Case Date: 05/31/23

Description: ROOF COVERED WITH TARP INDICATING DAMAGE.

Violation Type: ROOF REPAIRS

Status: TO PMRB

How Received: Observed

Assigned To: Randy Rodgers

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
P70 01710 0023	6258 TAYLORSVILLE RD		JOHN O VIGUS		R-4

Activities

Date	Activity Type	Description	Employee	Status
04/26/2023	1st Letter	TARP OVER ROOF. PHOTO ADDED AND MAILING 1ST LETTER. RR	Randy Rodgers	Completed
04/26/2023	Re-Inspection	NO REPAIRS HAVE BEEN DONE. MAILING 2ND LETTER. RR	Randy Rodgers	Completed
05/03/2023	24 HR Letter	OWNER NEEDS ADDITIONAL TIME FOR ESTIMATES. OWNER SAYS THERE IS DAMAGE UNDER THE TARPS. GIVEN 10 ADDITIONAL DAYS. NO INDICATION OF REPAIR. MAILING 24 HR LETTER. RR	Randy Rodgers	Completed
05/16/2023	To PMRB	ROOF HAS NOT BEEN REPAIRED AFTER 35 DAYS FROM INITIAL VIOLATION. OWNER HAS NOT RETURNED MY CALL ONCE HE HAD A CONTRACTOR SELECTED. SENDING TO PMRB. RR	Randy Rodgers	Completed

Violations

Date	Violation	Description	Notes	Status
04/26/2023	ROOF/SOFFIT REPAIRS	SECTION 1313.04H1: THE OWNER SHALL KEEP THE EXTERIOR OF ALL PREMISES AND EVERY STRUCTURE THEREON, INCLUDING BUT NOT LIMITED TO, WALLS, ROOFS, CORNICES, CHIMNEYS, DRAINS, ETC. IN GOOD REPAIR.	PLEASE REPAIR ROOF. GIVEN AN ADDITIONAL 10 DAYS PER CONVERSATION WITH OWNER.	To PMRB

Uploaded Files

Date

File Name

04/26/2023



PARID: P70 01710 0023
PARCEL LOCATION: 6258 TAYLORSVILLE RD

NBHD CODE: 47000000

[Click here to view neighborhood map](#)

Owner

Name

VIGUS JOHN O

Mailing

Name

JOHN O VIGUS

Mailing Address

6258 TAYLORSVILLE RD

City, State, Zip

HUBER HEIGHTS, OH 45424 3066

Legal

Legal Description

7729 H C HUBER 37-5

Land Use Description

R - SINGLE FAMILY DWELLING, PLATTED LOT

Acres

0

Deed

1996-00842E007

Tax District Name

HUBER HGTS.-H.H. CSD

Values

	35%	100%
Land	7,000	20,000
Improvements	23,210	66,310
CAUV	0	0
Total	30,210	86,310

Building

Exterior Wall Material

BRICK

Building Style

RANCH

Number of Stories

1

Year Built

1965

Total Rms/Bedrms/Baths/Half Baths

5/3/2/0

Square Feet of Living Area

1,080

Finished Basemt Living Area (Sq. Ft.)

0

Rec Room (Sq. Ft.)

0

Total Square Footage

1,080

Basement	NONE
Central Heat/Air Cond	CENTRAL HEAT
Heating System Type	HOT AIR
Heating Fuel Type	GAS
Number of Fireplaces(Masonry)	0
Number of Fireplaces(Prefab)	

Current Year Special Assessments

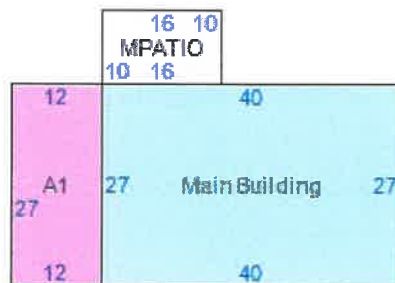
41100-MCD/AP MCD/AQUIFER PRES SUBD	\$1.00
31200-LT. LIGHTING	\$23.67
11777-APC FEE	\$21.50

Current Year Rollback Summary

Non Business Credit	-\$207.42
Owner Occupancy Credit	-\$51.88
Homestead	-\$566.84
Reduction Factor	-\$1,020.78

Tax Summary

Year	Prior Year	Prior Year Payments	1st Half	1st Half Payments	2nd Half	2nd Half Payments	Total Currently Due
2022	\$0.00	\$0.00	\$730.49	-\$730.49	\$705.82	\$0.00	\$705.82



Item	Area
Main Building	1080
MSBRGAR - 23:MG/BG MASONRY/BRICK GARAGE	324
MPATIO - 33:MA_PT CONC/MAS PATIO	160
OFP - 11:OFP OPEN FRAME PORCH	68

AI-9333

6. D.

Property Maintenance Review Board

Meeting Date: 07/27/2023

Information

Purpose

PMRB 23-13 The property owner, DENNIS HATMAKER, is in violation of Section 1313.05C of the Property Maintenance Code at property located at 6829 Pablo Drive.

Background

Administrative Use Only

Attachments

Staff Report

Additional Information

Memorandum

Staff Report for Meeting of 07/27/2023

To: Huber Heights Property Maintenance Review Board
From: Don Millard, Code Enforcement Manager
Date: July 27, 2023
Subject: PMRB Case No. 23-13

Department of Public Services, Zoning Division | City of Huber Heights

APPLICANT: City of Huber Heights

OWNER Dennis Hatmaker

6829 Pablo Dr.

Huber Heights OH 45424

LOCATION OF VIOLATION: 6829 Pablo Dr.

ZONING: R-4

EXISTING LAND USE: Residential

ZONING
ADJACENT LAND: R-4

REQUEST: Declare the property a nuisance and order Staff to have the property abated.

APPLICABLE CODE: 1313.05(C) Debris removal

CORRESPONDENCE: 05/08/2023 – Warning Letter
05/15/2023 – Violation Letter
05/30/2023 - 24 Hour Notice

ATTACHMENTS: Violation Case Report w/photos
Property Tax summary

Overview:

The residential property at 6829 Pablo Dr. is in violation of Section 1313.05(C) regarding debris removal.

Section 1313.05(C) states “ All yards, courts or lots shall be kept free of unsightly materials not appropriate to the area and debris which may cause a fire hazard or may act as a breeding place for vermin or insects. All premises shall be reasonably free from waste, paper, and other trash and debris.”

Inspection verifies the property does not meet the standard set forth in the Code, therefore the property is in violation

Your attached case review illustrates the violation process and non-compliance of the property.

City Zoning letters mailed to the owner of record have not been returned. There has been no communication from the owner to the Code Enforcement Office.

The tax record shows property taxes are typically paid. Any work this board orders will be invoiced to the property in the owner's name.

Staff Recommendation:

- 1 - The Board declare the property a nuisance.
- 2 - The Board order staff to have the City contractor abate the property.

HUBER HEIGHTS PROPERTY REVIEW CASE STATUS SHEET

CASE NO. **23-13**

DATE FILED: **6/29/2023**

Applicant: **The City of Huber Heights**
Address: 6131 Taylorsville Road, Huber Heights, Ohio 45424
Telephone: (937) 233-1423

Owner: **Dennis Hatmaker**

Address: **6829 Pablo Drive**
Huber Heights, Ohio 45424

REQUEST: The property owner is in violation of Section 1313.05C Maintenance Standard.

PREMISES: The property is located at, **6829 Pablo Drive**, Huber Heights, Ohio 45424.

HEARING DATE OF THE PROPERTY MAINTENANCE REVIEW BOARD

July 27, 2023
City Hall Meeting Room
6131 Taylorsville Road
Huber Heights, Ohio 45424
On or after 6:30 p.m.

Staff Reviews: Engineer _____ Street _____ Zoning X
 Fire _____ Planning and Development _____
 Other Agencies _____

Ad Published: 7/14/2023

Proof of Publication Received:

Applicant/Property Owner Notified: (Via Certified Mail) 7/14/2023

Protests and Consents:

Action Taken By The Property Review Board:



**HUBER
HEIGHTS**
Come Grow With Us!

23-13

Case #: 20230761

Case Date: 06/06/23

Description: DEBRIS IN BACK YARD. SEVEN VIOLATIONS IN LAST 2 YEARS INVOLVING GRASS, DEBRIS AND LANDSCAPING.

Violation DEBRIS REMOVAL

Type:

Status: TO PMRB

How Web App

Received:

Assigned To: Randy Rodgers

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
P70 01206 0031	6829 PABLO DR		DENNIS HATMAKER		R-4

Activities

Date	Activity Type	Description	Employee	Status
05/08/2023	24 HR Letter	DEBRIS HAS NOT BEEN PICKED UP. MAILING 24 HR NOTICE. RR	Randy Rodgers	Completed
05/08/2023	1st Letter	TREE DEB RIS IN BACK YARD. PHOTO ADDED AND MAILING 1ST LETTER. RR	Randy Rodgers	Completed
05/15/2023	2nd Letter	DEBRIS HAS NOT BEEN REMOVED. MAILING 2ND LETTER. RR		Completed
05/30/2023	To PMRB	NO ATTEMPT TO COMPLY. SENDING TO PMRB. ADDED UP TO DATE PHOTOS. RR	Randy Rodgers	Completed

Violations

Date	Violation	Description	Notes	Status
05/08/2023	DEBRIS REMOVAL	SECTION 1313.05(C): All yards, courts or lots shall be kept free of unsightly materials not appropriate to the area and debris which may cause a fire hazard or may act as a breeding place for vermin or insects. All premises shall be reasonably free from waste paper and other trash and debris. (Ord. 95-0-824. Passed 9-11-95.)	REMOVE TREE DEBRIS IN BACKYARD FROM PROPERTY. THIS IS YOUR 3RD AND FINAL NOTICE BEFORE FILING IN COURT. NO RESPONSE FROM OWNER, SENDING TO PMRB.	To PMRB

Uploaded Files

Date	File Name
------	-----------

06/06/2023



06/06/2023



05/08/2023



PARID: P70 01206 0031
PARCEL LOCATION: 6829 PABLO DR

NBHD CODE: 47000000

[Click here to view neighborhood map](#)

Owner

Name
HATMAKER DENNIS J

Mailing

Name HATMAKER DENNIS J
Mailing Address 6829 PABLO DR
City, State, Zip DAYTON, OH 45424

Legal

Legal Description 9768 H C HUBER 40-7
Land Use Description R - SINGLE FAMILY DWELLING, PLATTED LOT
Acres 0
Deed
Tax District Name HUBER HGTS.-H.H. CSD

Sales

Date	Sale Price	Deed Reference	Seller	Buyer
08-SEP-08		200800063896	MC ELROY JOHN J	MC ELROY JOHN J TR
28-APR-20	\$125,000	202000024741	MC ELROY JOHN J TR	HATMAKER DENNIS J

Values

	35%	100%
Land	7,000	20,000
Improvements	29,680	84,790
CAUV	0	0
Total	36,680	104,790

Building

Exterior Wall Material BRICK
Building Style RANCH
Number of Stories 1

Year Built	1970
Total Rms/Bedrms/Baths/Half Baths	5/3/1/1
Square Feet of Living Area	1,487
Finished Basemt Living Area (Sq. Ft.)	0
Rec Room (Sq. Ft.)	0
Total Square Footage	1,487
Basement	NONE
Central Heat/Air Cond	CENTRAL HEAT WITH A/C
Heating System Type	HOT AIR
Heating Fuel Type	GAS
Number of Fireplaces(Masonry)	0
Number of Fireplaces(Prefab)	

Current Year Special Assessments

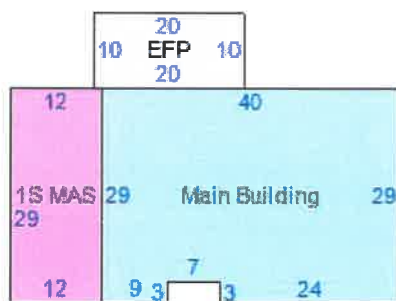
41100-MCD/AP MCD/AQUIFER PRES SUBD	\$1.00
11777-APC FEE	\$21.50
31200-LT. LIGHTING	\$29.33

Current Year Rollback Summary

Non Business Credit	-\$251.82
Owner Occupancy Credit	-\$63.00
Homestead	\$0.00
Reduction Factor	-\$1,239.40

Tax Summary

Year	Prior Year	Prior Year Payments	1st Half	1st Half Payments	2nd Half	2nd Half Payments	Total Currently Due
2022	\$0.00	\$0.00	\$1,229.11	-\$1,229.11	\$1,198.78	\$0.00	\$1,198.78



Item	Area
Main Building	1139
1S MAS - 20:1SMAS MASONRY	348
DET GARAGE - RG1:FRAME OR CB DETACHED GARAGE	576
EFP - 12:EFP ENCL FRAME PORCH	200

HUBER HEIGHTS PROPERTY REVIEW CASE STATUS SHEET

CASE NO. **23-14**

DATE FILED: **6/29/2023**

Applicant: **The City of Huber Heights**
Address: 6131 Taylorsville Road, Huber Heights, Ohio 45424
Telephone: (937) 233-1423

Owner: **Alek Morelock**

Address: **7251 Robindale Street**
Huber Heights, Ohio 45424

REQUEST: The property owner is in violation of Section 1313.05C Maintenance Standard.

PREMISES: The property is located at, **7251 Robindale Street**, Huber Heights, Ohio 45424.

HEARING DATE OF THE PROPERTY MAINTENANCE REVIEW BOARD

July 27, 2023
City Hall Meeting Room
6131 Taylorsville Road
Huber Heights, Ohio 45424
On or after 6:30 p.m.

Staff Reviews: Engineer _____ Street _____ Zoning X
 Fire _____ Planning and Development _____
 Other Agencies _____

Ad Published: 7/14/2023

Proof of Publication Received:

Applicant/Property Owner Notified: (Via Certified Mail) 7/14/2023

Protests and Consents:

Action Taken By The Property Review Board:

AI-9334

6. E.

Property Maintenance Review Board

Meeting Date: 07/27/2023

Information

Purpose

PMRB 23-14 The property owner, ALEK MORELOCK, is in violation of Section 1313.05C of the Property Maintenance Code at property located at 7251 Robindale Street

Background

Administrative Use Only

Attachments

Staff Report

Additional Information

Memorandum

Staff Report for Meeting of 07/27/2023

To: Huber Heights Property Maintenance Review Board
From: Don Millard, Code Enforcement Manager
Date: July 27, 2023
Subject: PMRB Case No. 23-14

Department of Public Services, Zoning Division | City of Huber Heights

APPLICANT: City of Huber Heights

OWNER: Alek Morelock

7251 Robindale St.

Huber Heights OH 45424

LOCATION OF VIOLATION: 7251 Robindale St.

ZONING: R-2

EXISTING LAND USE: Residential

ZONING
ADJACENT LAND: R-2

REQUEST: Declare the property a nuisance and order Staff to have the property abated.

APPLICABLE CODE: 1313.05(C) Debris removal

CORRESPONDENCE: 12/21/2022 – Warning Letter
12/28/2022 – Violation Letter
01/23/2023 - 24 Hour Notice

ATTACHMENTS: Violation Case Report w/photos
Property Tax summary

Overview:

The residential property at 7251 Robindale St. is in violation of Section 1313.05(C) regarding debris removal. A large tree has fallen on the property, needing removal.

Section 1313.05(C) states “ All yards, courts or lots shall be kept free of unsightly materials not appropriate to the area and debris which may cause a fire hazard or may act as a breeding place for vermin or insects. All premises shall be reasonably free from waste paper and other trash and debris.”

Inspection verifies the property does not meet the standard set forth in the Code, therefore the property is in violation

Your attached case review illustrates the violation process and non-compliance of the property.

City Zoning letters mailed to the owner of record have not been returned. In early January the property owner requested an extension and was granted an additional 2-weeks to remove the fallen tree; reinspection in January and February found the fallen tree still intact.

The tax record shows property taxes are typically paid. Any work this board orders will be invoiced to the property in the owner's name.

Staff Recommendation:

- 1 - The Board declare the property a nuisance.
- 2 - The Board order staff to have the City contractor abate the property.

HUBER HEIGHTS PROPERTY REVIEW CASE STATUS SHEET

CASE NO. **23-14**

DATE FILED: **6/29/2023**

Applicant: **The City of Huber Heights**
Address: 6131 Taylorsville Road, Huber Heights, Ohio 45424
Telephone: (937) 233-1423

Owner: **Alek Morelock**

Address: **7251 Robindale Street**
Huber Heights, Ohio 45424

REQUEST: The property owner is in violation of Section 1313.05C Maintenance Standard.

PREMISES: The property is located at, **7251 Robindale Street**, Huber Heights, Ohio 45424.

HEARING DATE OF THE PROPERTY MAINTENANCE REVIEW BOARD

July 27, 2023
City Hall Meeting Room
6131 Taylorsville Road
Huber Heights, Ohio 45424
On or after 6:30 p.m.

Staff Reviews: Engineer _____ Street _____ Zoning X
 Fire _____ Planning and Development _____
 Other Agencies _____

Ad Published: 7/14/2023

Proof of Publication Received:

Applicant/Property Owner Notified: (Via Certified Mail) 7/14/2023

Protests and Consents:

Action Taken By The Property Review Board:



**HUBER
HEIGHTS**
Come Grow With Us!

23-14

Case #: 20222796

Case Date: 06/06/23

Description: LARGE DEAD TREE LAYING IN BACK YARD

Violation Type: DEBRIS REMOVAL

Status: TO PMRB

How Received: Observed

Assigned To: Randy Rodgers

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
P70 00903 0007	7251 ROBINDALE ST		MORELOCK ALEK J		R-2

Activities

Date	Activity Type	Description	Employee	Status
12/21/2022	1st Letter	LARGE TREE LAYING IN BACK YARD. ADDED PHOTO AND MAILING 1ST LETTER. RR	Randy Rodgers	Completed
12/28/2022	2nd Letter	NOTHING DONE TO BRING IN COMPLIANCE. MAILING 2ND LETTER. RR	Randy Rodgers	Completed
12/30/2022	Phone Call	RESIDENT CALLED FOR AN EXTENSION, I TOLD HIM RANDY WOULD BE THE ONE TO TALK TO ABOUT AN EXTENSION.	Don Millard	Completed
01/06/2023	Re-Inspection	OWNER REQUEST SOME ADDITIONAL TIME. GAVE HIM ADDITIONAL 2 WEEKS. RR	Randy Rodgers	Completed
01/23/2023	24 HR Letter	NO ADDITIONAL WORK HAS BEEN DONE TO CLEAN UP. MAILNG 24 HR LETTER. RR	Randy Rodgers	Completed
01/30/2023	Court - Not Yet Filed	STILL NO FURTHER ATTEMPTS. WILL	Randy Rodgers	Completed
02/23/2023	Re-Inspection	LAST CHECK BEFORE COURT FILING. NO ATTEMPT TO CUT UP TREE AND DISPOSE. RR.	Randy Rodgers	Completed
06/06/2023	To PMRB	OWNER GIVEN AMPLE TIME TO REMOVE. ADDED UP TO DATE PHOTO AND SENDING TO PMRB. RR	Randy Rodgers	Completed

Violations

Date	Violation	Description	Notes	Status
12/21/2022	DEBRIS REMOVAL	SECTION 1313.05(C): All yards, courts or lots shall be kept free of unsightly materials not appropriate to the area and debris which may cause a fire hazard or may act as a breeding place for vermin or insects. All premises shall be reasonably free from waste paper and other trash and debris. (Ord. 95-0-824. Passed 9-11-95.)	PLEASE REMOVE ALL DEBRIS FROM PROPERTY. LAST NOTICE BEFORE FILING IN COURT 10 DAYS FROM THE DATE OF THIS LETTER. RR	To PMRB

Uploaded Files

Date	File Name
------	-----------

06/06/2023



02/13/2023



12/21/2022



PARID: P70 00903 0007

PARCEL LOCATION: 7251 ROBINDALE ST

NBHD CODE: 47080000

[Click here to view neighborhood map](#)

Owner

Name

MORELOCK ALEK J

Mailing

Name

MORELOCK ALEK J

Mailing Address

7251 ROBINDALE ST

City, State, Zip

DAYTON, OH 45424 6615

Legal

Legal Description

26 WAYNE HGTS 2

Land Use Description

R - SINGLE FAMILY DWELLING, PLATTED LOT

Acres

0

Deed

Tax District Name

HUBER HGTS.-H.H. CSD

Sales

Date	Sale Price	Deed Reference	Seller	Buyer
16-AUG-94	\$90,000			
23-JUN-09		200900046248	MCCORMICK ROBERT S AND	MCCORMICK ROBERT S
12-NOV-13	\$171,500	201300079268	MCCORMICK ROBERT S	CARLISLE MARY M
24-SEP-19	\$170,000	201900052526	CARLISLE MARY M	WALDMAN RACHEL E AND
22-JUL-22		202200045620	WALDMAN RACHEL E AND	MORELOCK ALEK J

Values

	35%	100%
Land	11,550	33,000
Improvements	43,560	124,470
CAUV	0	0
Total	55,110	157,470

Building

Exterior Wall Material	BRICK
Building Style	RANCH
Number of Stories	1
Year Built	1963
Total Rms/Bedrms/Baths/Half Baths	5/3/2/0
Square Feet of Living Area	1,670
Finished Basemt Living Area (Sq. Ft.)	0
Rec Room (Sq. Ft.)	0
Total Square Footage	1,670
Basement	FULL
Central Heat/Air Cond	CENTRAL HEAT WITH A/C
Heating System Type	HOT AIR
Heating Fuel Type	GAS
Number of Fireplaces(Masonry)	2
Number of Fireplaces(Prefab)	

Current Year Special Assessments

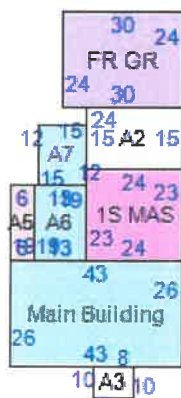
11777-APC FEE	\$21.50
41100-MCD/AP MCD/AQUIFER PRES SUBD	\$1.14

Current Year Rollback Summary

Non Business Credit	-\$378.36
Owner Occupancy Credit	-\$94.42
Homestead	\$0.00
Reduction Factor	-\$1,862.10

Tax Summary

Year	Prior Year	Prior Year Payments	1st Half	1st Half Payments	2nd Half	2nd Half Payments	Total Currently Due
2022	\$0.00	\$0.00	\$1,796.98	-\$1,796.98	\$1,795.84	\$0.00	\$1,795.84



Item	Area
Main Building	1118
1S MAS - 20:1SMAS MASONRY	552
CONC PAVE - CI2:CONCRETE PAVING	144

MSBRGAR - 23:MG/BG MASONRY/BRICK GARAGE	360
STOOP - 35:STOOP STOOP	80
FR GR - 13:FR GR FRAME GARAGE	720
WDK - 31:WDDCK WOOD DECKS	114
WDK/CANOPY - 31/32:WDDCK WOOD DECKS/CANPY CANOPY	247
CANOPY - 32:CANPY CANOPY	180

AI-9335

6. F.

Property Maintenance Review Board

Meeting Date: 07/27/2023

Information

Purpose

PMRB 23-15 The property owner, KALINDA OCTAVE, is in violation of Section 131305C of the Property Maintenance Code at property located at 4874 Neptune Lane.

Background

Administrative Use Only

Attachments

Additional Information

HUBER HEIGHTS PROPERTY REVIEW CASE STATUS SHEET

CASE NO. **23-15**

DATE FILED: **6/29/2023**

Applicant: **The City of Huber Heights**
Address: 6131 Taylorsville Road, Huber Heights, Ohio 45424
Telephone: (937) 233-1423

Owner: **Kalinda Octave**

Address: **4874 Neptune Lane**
Huber Heights, Ohio 45424

REQUEST: The property owner is in violation of Section 1313.05C Maintenance Standard.

PREMISES: The property is located at, **4874 Neptune Lane**, Huber Heights, Ohio 45424.

HEARING DATE OF THE PROPERTY MAINTENANCE REVIEW BOARD

July 27, 2023
City Hall Meeting Room
6131 Taylorsville Road
Huber Heights, Ohio 45424
On or after 6:30 p.m.

Staff Reviews: Engineer _____ Street _____ Zoning X
 Fire _____ Planning and Development _____
 Other Agencies _____

Ad Published: 7/14/2023

Proof of Publication Received:

Applicant/Property Owner Notified: (Via Certified Mail) 7/14/2023

Protests and Consents:

Action Taken By The Property Review Board:



**HUBER
HEIGHTS**
Come Grow With Us!

23-15

Case #: 20230859

Case Date: 06/01/23

Description: DEBRIS IN CAR PORT

Violation Type: DEBRIS REMOVAL

Status: TO PMRB

How Received: Observed

Assigned To: Sherry Woodward

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
P70 01404 0054	4874 NEPTUNE LN		OCTAVE KALINDA		R-4

Activities

Date	Activity Type	Description	Employee	Status
05/15/2023	1st Letter	OBSERVED DEBRIS IN CAR PORT. MAILING LETTER AND ADDED PHOTO. -JS	Jeff Schwilk	Completed
05/22/2023	2nd Letter	DEBRIS STILL IN CAR PORT. MAILING 2ND LETTER. -JS	Jeff Schwilk	Completed
06/01/2023	24 HR Letter	TREE & LAWN DEBRIS STILL IN GARAGE. MAILING 24 HR LETTER. -JS	Jeff Schwilk	Completed
06/01/2023	Re-Inspection	DEBRIS STILL IN CARPORT GIVING TO DM FOR PMRB-SW	Sherry Woodward	PMRB

Violations

Date	Violation	Description	Notes	Status
05/15/2023	DEBRIS REMOVAL	SECTION 1313.05(C): All yards, courts or lots shall be kept free of unsightly materials not appropriate to the area and debris which may cause a fire hazard or may act as a breeding place for vermin or insects. All premises shall be reasonably free from waste paper and other trash and debris. (Ord. 95-0-824. Passed 9-11-95.)	REMOVE ALL DEBRIS FROM CAR PORT.	To PMRB

Uploaded Files

Date	File Name
05/16/2023	



PARID: P70 01404 0054
PARCEL LOCATION: 4874 NEPTUNE LN

NBHD CODE: 47A00000

[Click here to view neighborhood map](#)

Owner

Name
KALINDA OCTAVE

Mailing

Name KALINDA OCTAVE
Mailing Address 4874 NEPTUNE LANE
City, State, Zip HUBER HEIGHTS, OH 45424

Legal

Legal Description 4961 H C HUBER 30-4
Land Use Description R - SINGLE FAMILY DWELLING, PLATTED LOT
Acres 0
Deed
Tax District Name HUBER HGTS.-H.H. CSD

Sales

Date	Sale Price	Deed Reference	Seller	Buyer
24-DEC-98	\$69,860			
20-SEP-02	\$60,000	SF/D-02-115007	HYDER MICHAEL E II AND	DIFLORA MICHAEL A
20-SEP-02		200200115009	DIFLORA MICHAEL A	HOME GROUP LLC
10-MAR-03	\$82,000	200300035292	HOME GROUP LLC	ESTES CAROLYN L
23-MAR-09	\$48,000	200900019571	ESTES CAROLYN L	HOUSEHOLD REALTY CORP
29-APR-09	\$47,000	200900028447	HOUSEHOLD REALTY CORP	CARTER JOEL L AND
09-OCT-09	\$78,000	200900068871	CARTER JOEL L AND	SHREWSBURY DAVID B
16-AUG-18	\$95,000	201800048228	SHREWSBURY DAVID B	KALINDA OCTAVE

Values

	35%	100%
Land	7,000	20,000

Improvements	23,800	68,000
CAUV	0	0
Total	30,800	88,000

Building

Exterior Wall Material	BRICK
Building Style	RANCH
Number of Stories	1
Year Built	1958
Total Rms/Bedrms/Baths/Half Baths	5/3/2/0
Square Feet of Living Area	1,080
Finished Basemt Living Area (Sq. Ft.)	0
Rec Room (Sq. Ft.)	0
Total Square Footage	1,080
Basement	NONE
Central Heat/Air Cond	CENTRAL HEAT WITH A/C
Heating System Type	HOT AIR
Heating Fuel Type	GAS
Number of Fireplaces(Masonry)	0
Number of Fireplaces(Prefab)	

Current Year Special Assessments

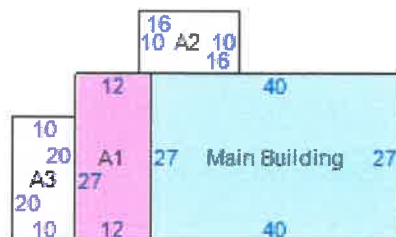
31200-LT. LIGHTING	\$44.35
41100-MCD/AP MCD/AQUIFER PRES SUBD	\$1.00
11777-APC FEE	\$21.50

Current Year Rollback Summary

Non Business Credit	-\$211.46
Owner Occupancy Credit	-\$52.88
Homestead	\$0.00
Reduction Factor	-\$1,040.68

Tax Summary

Year	Prior Year	Prior Year Payments	1st Half	1st Half Payments	2nd Half	2nd Half Payments	Total Currently Due
2022	\$0.00	\$0.00	\$1,053.70	-\$1,053.70	\$1,008.35	\$0.00	\$1,008.35



Item

Area

Main Building	1080
MSBRGAR - 23:MG/BG MASONRY/BRICK GARAGE	324
MPATIO/CANOPY - 33/32:MA_PT CONC/MAS PATIO/CANPY CANOPY	160
CPORT - 30:CARPT CARPORT	200

AI-9336

6. G.

Property Maintenance Review Board

Meeting Date: 07/27/2023

Information

Purpose

PMRB 23-16 The property owner, ZACHERY WALTON, is in violation of Section 1313.05C of the Property Maintenance Code at property located at 5985 Fox Trace Court.

Background

Administrative Use Only

Attachments

Staff Report

Additional Information

Memorandum

Staff Report for Meeting of 07/27/2023

To: Huber Heights Property Maintenance Review Board
From: Don Millard, Code Enforcement Manager
Date: July 27, 2023
Subject: PMRB Case No. 23-16

Department of Public Services, Zoning Division | City of Huber Heights

APPLICANT: City of Huber Heights

OWNER Zachary Walton

5985 Fox Trace Ct.

Huber Heights OH 45424

LOCATION OF VIOLATION: 5985 Fox Trace Ct.

ZONING: R-4

EXISTING LAND USE: Residential

ZONING
ADJACENT LAND: R-4

REQUEST: Declare the property a nuisance and order Staff to have the property abated.

APPLICABLE CODE: 1313.05(C) Debris removal

CORRESPONDENCE: 05/09/2023 – Warning Letter
05/16/2023 – Violation Letter
05/30/2023 - 24 Hour Notice

ATTACHMENTS: Violation Case Report w/photos
Property Tax summary

Overview:

The residential property at 5985 Fox Trace Ct. is in violation of Section 1313.05(C) regarding debris removal. This house has been vacant for several years and is mowed several times per year by the City contractor. Debris piled on the deck and any subsequent additional debris is in need of removal.

Section 1313.05(C) states “ All yards, courts or lots shall be kept free of unsightly materials not appropriate to the area and debris which may cause a fire hazard or may act as a breeding place for vermin or insects. All premises shall be reasonably free from waste paper and other trash and debris.”

Inspection verifies the property does not meet the standard set forth in the Code, therefore the property is in violation

Your attached case review illustrates the violation process and non-compliance of the property.

City Zoning letters mailed to the owner of record have not been returned. There has been no communication from the owner to the Code Enforcement Office.

The tax record shows property taxes are typically paid. Any work this board orders will be invoiced to the property in the owner's name.

Staff Recommendation:

- 1 - The Board declare the property a nuisance.
- 2 - The Board order staff to have the City contractor abate the property.

HUBER HEIGHTS PROPERTY REVIEW CASE STATUS SHEET

CASE NO. **23-16**

DATE FILED: **6/29/2023**

Applicant: **The City of Huber Heights**
Address: 6131 Taylorsville Road, Huber Heights, Ohio 45424
Telephone: (937) 233-1423

Owner: **Zachary Walton**

Address: **5985 Fox Trace Court**
Huber Heights, Ohio 45424

REQUEST: The property owner is in violation of Section 1313.05C Maintenance Standard.

PREMISES: The property is located at, **5985 Fox Trace Court**, Huber Heights, Ohio 45424.

HEARING DATE OF THE PROPERTY MAINTENANCE REVIEW BOARD

July 27, 2023
City Hall Meeting Room
6131 Taylorsville Road
Huber Heights, Ohio 45424
On or after 6:30 p.m.

Staff Reviews: Engineer _____ Street _____ Zoning X
 Fire _____ Planning and Development _____
 Other Agencies _____

Ad Published: 7/14/2023

Proof of Publication Received:

Applicant/Property Owner Notified: (Via Certified Mail) 7/14/2023

Protests and Consents:

Action Taken By The Property Review Board:



**HUBER
HEIGHTS**
Come Grow With Us!

23-16

Case #: 20230757

Case Date: 05/30/23

Description: REAR DECK FULL OF DEBRIS

Violation Type: DEBRIS REMOVAL

Status: TO PMRB

How Received: Cutter/Contractor

Assigned To: Sherry Woodward

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
P70 02021 0009	5985 FOX TRACE CT		ZACHARY J WALTON		R-4

Activities

Date	Activity Type	Description	Employee	Status
05/08/2023	Inspection	REAR DECK FULL OF DEBRIS, PHOTO ATTACHED. MAILING LETTER. -JS	Jeff Schwilk	Completed
05/09/2023	1st Letter	CONTRACTOR OBSERVED TREE DEBRIS ON BACK YARD PATIO. MAILING LETTER. -JS	Jeff Schwilk	Completed
05/16/2023	2nd Letter	DEBRIS STILL NOT CLEANED UP. MAILING 2ND LETTER. -JS	Jeff Schwilk	Completed
05/30/2023	24 HR Letter	DEBRI STILL ON BACK DECK MAILING 24 HOUR NOTICE-SW	Sherry Woodward	Completed
05/30/2023	Re-Inspection	DEBRIS STILL ON DECK GIVING TO DM FOR PMRB-SW	Sherry Woodward	Completed

Violations

Date	Violation	Description	Notes	Status
05/08/2023	DEBRIS REMOVAL	SECTION 1313.05(C): All yards, courts or lots shall be kept free of unsightly materials not appropriate to the area and debris which may cause a fire hazard or may act as a breeding place for vermin or insects. All premises shall be reasonably free from waste paper and other trash and debris. (Ord. 95-0-824. Passed 9-11-95.)	REMOVE ALL TREE DEBRIS FROM THE PROPERTY (BACK PATIO FULL OF DEBRIS)	To PMRB

Notes

Date	Note	Created By:
2023-05-08	JEFF, GO AHEAD AND SEND THE LETTER WITHOUT GOING TO PROPERTY; TOM LONG GOT THIS PHOTO	Don Millard

Uploaded Files

Date	File Name
------	-----------

05/08/2023



PARID: P70 02021 0009

PARCEL LOCATION: 5985 FOX TRACE CT

NBHD CODE: 47020000

[Click here to view neighborhood map](#)

Owner

Name

WALTON ZACHARY J

Mailing

Name

WALTON ZACHARY J

Mailing Address

5985 FOX TRCE

City, State, Zip

DAYTON, OH 45424

9922-TX LIEN SOLD

Legal

Legal Description

9 FOX TRACE

Land Use Description

R - SINGLE FAMILY DWELLING, PLATTED LOT

Acres

0

Deed

Tax District Name

HUBER HGTS.-H.H. CSD

Sales

Date	Sale Price	Deed Reference	Seller	Buyer
06-OCT-94	\$139,750			
30-OCT-01			ASHWORTH DAVID W AND	ASHWORTH SHARON K
12-NOV-04	\$176,400	200400128795	ASHWORTH SHARON K	BOYD CLARK W
15-APR-14	\$125,000	201400019033	BOYD CLARK W	DEUTSCHE BANK NATIONAL TRUST CO TR
06-APR-15	\$98,000	201500017229	DEUTSCHE BANK NATIONAL TRUST CO TR	WALTON TIMOTHY D
10-AUG-18		201800047284	WALTON TIMOTHY D	WALTON ZACHARY J

Board of Revision

Tax Year	Case Number:	BTA/CPC	Result
2015	0676		Decrease Value

Values

	35%	100%
Land	12,600	36,000
Improvements	62,260	177,890
CAUV	0	0
Total	74,860	213,890

Building

Exterior Wall Material	ALUMINUM/VINYL
Building Style	SPLIT LEVEL
Number of Stories	1
Year Built	1994
Total Rms/Bedrms/Baths/Half Baths	6/3/2/1
Square Feet of Living Area	2,457
Finished Basemt Living Area (Sq. Ft.)	0
Rec Room (Sq. Ft.)	0
Total Square Footage	2,457
Basement	CRAWL
Central Heat/Air Cond	CENTRAL HEAT WITH A/C
Heating System Type	HOT AIR
Heating Fuel Type	GAS
Number of Fireplaces(Masonry)	1
Number of Fireplaces(Prefab)	

Current Year Special Assessments

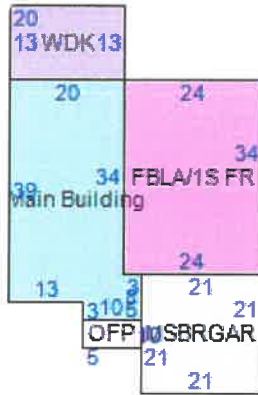
41100-MCD/AP MCD/AQUIFER PRES SUBD	\$1.71
31500-WEED MOWING / CLEAN UP	\$1,147.52
11777-APC FEE	\$22.58

Current Year Rollback Summary

Non Business Credit	-\$513.96
Owner Occupancy Credit	-\$128.48
Homestead	\$0.00
Reduction Factor	-\$2,529.42

Tax Summary

Year	Prior Year	Prior Year Payments	1st Half	1st Half Payments	2nd Half	2nd Half Payments	Total Currently Due
2022	\$6,560.82	-\$6,560.82	\$3,828.23	\$0.00	\$2,435.45	\$0.00	\$6,263.68



Item	Area
Main Building	825
FBLA/1S FR - 51/10:FIN BSMT LA/1s FR FRAME	816
MSBRGAR - 23:MG/BG MASONRY/BRICK GARAGE	441
OFF - 11:OFF OPEN FRAME PORCH	50
WDK - 31:WDDCK WOOD DECKS	260

AI-9329

8. A.

Property Maintenance Review Board

Meeting Date: 07/27/2023

Information

Purpose

PMRB June 8, 2023

Background

Administrative Use Only

Attachments

Minutes

PROPERTY MAINTENANCE REVIEW BOARD
Meeting
City of Huber Heights

June 08, 2023

- I. Mr. Winkler called the meeting to order at 6:41 p.m.
- II. Present at the meeting: Ms. Ballard, Ms. Cromer, Ms. Hess, Mr. Roberts, Mr. Vaughn, and Mr. Winkler.

Members Absent: Ms. Gray.

Staff Present: Don Millard, Code Enforcement Administrator, and Geri Hoskins, Administrative Assistant

III. Approval of the Agenda

Mr. Roberts moved to approve the Agenda

IV. Swearing of Witnesses

Mr. Winkler administered the sworn oath to all persons wishing to speak or give testimony regarding items on the agenda. All person's present responded in the affirmative.

V. Pending Business

A. None

VI. New Business

A. PMRB Case 23-09

The property owner, Enriquez Investments, LLC, in is violation of Section 1313.04H1 of the Property Maintenance Code at property located at 5051 Longford Road.

Mr. Millard stated that the residential property at 5051 Longford Rd. is in violation of Section 1313.04(H)(1) regarding exterior maintenance. As the result of a fire in September of 2021, the exterior of the house requires substantial repair. The owner at the time of the fire was Vinebrook Homes. I had conversations with VB senior staff shortly after the fire, who were waiting on an insurance settlement and instructions from their corporate office on how to proceed. Instead of repairing, Vinebrook opted to sell the property in October of 2022. However, the City has the Fire Fund check furnished to us as required by section 179.05-723

of the City code. A copy of the received check is attached to the case review in your packet.

The current owner has been negligent in repairing the property, despite the City's violation letters and voice messages left by me at his residential address.

1313.04 - Title; maintenance standards. (h) (1) “General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. The owner shall keep the exterior of all premises and every structure thereon, including but not limited to, walls, roofs, cornices, chimneys, drains, towers, porches, landings, fire escapes, stairs, windows, doors, awnings, and marquees, **in good repair**. All surfaces thereof shall be kept painted or protected by other approved coating or material where necessary for the preservation of the property and avoiding of blighting or influence of adjoining properties. All exterior surfaces shall be maintained free of graffiti, broken glass, loose shingles, crumbling stone or brick, peeling paint or other conditions reflective of deterioration or inadequate maintenance, to the end that the property itself may be preserved safely, fire hazards eliminated and adjoining properties and neighborhoods protected from blighting influence. If plywood or any other material is used to secure a vacant structure, it shall be kept free of all markings other than a formal posted notice or sign indicating the disposition of the property. .(Ord. 95-O-1824, Passed 9-11-95; Ord. 2011-O-1899, Passed 8-8-11; Ord. No. [2019-O-2375](#), § 1, 6-10-19)”

Inspection verifies the property does not meet the standard set forth in the Code, therefore the property is in violation

Your attached case review illustrates the violation process and non-compliance of the property.

City Zoning letters mailed to the owner of record have not been returned. There has been no communication from the owner to the Code Enforcement Office.

The tax record shows property taxes are typically paid. Any work this board orders will be invoiced to the property in the owner's name.

UPDATE

After receiving his meeting notice the owner contacted me and I set forth a schedule that would have to be met for me to consider requesting the Board dismiss the case.

As the Board will see in the following before and after photos there has been substantial improvement to the exterior of the house and the property in general. Two windows are on order for the two boarded windows. Roof trusses have been

ordered as well; the roof over the garage will be repaired and new shingles installed over the entire roof.
After the photos are viewed, I intend to ask the Board to dismiss the case.

Motion made by Ms. Hess to dismiss the case. Seconded by Mr. Roberts.

Roll call showed: YEAS: Ms. Ballard, Ms. Cromer, Ms. Hess, Mr. Roberts, Mr. Vaughn, and Mr. Winkler. NAYS: None. Motion to dismiss carries 6-0.

VII. Additional Business

- A. City Council Work Session July 18, 2023, PMRB is scheduled to have a presentation.

VIII. Approval of Minutes

Without objection, the minutes of the May 25, 2023, PMRB meeting are approved.

IX. Upcoming Meetings

July 27, 2023
August 10, 2023

X. Adjournment

There being no further business to come before the Board, the meeting was adjourned at approximately 6:55 p.m.

Richard Winkler, Chair

Date

Geri Hoskins, Administrative Assistant

Date