



**AGENDA**  
**PROPERTY MAINTENANCE REVIEW BOARD**

**City Hall - Council Chambers**  
**6131 Taylorsville Road**  
**August 10, 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 23-17 The property owner, AMY SNAVELY, is in violation of Section 1313.04(H)(6) of the Property Maintenance Code at property located at 7063 Claybeck Drive.
  - B. PMRB Case 23-18 The property owner, FRED LINSENMEYER, is in violation of Section 1313.04(H)(4) of the Property Maintenance Code at property located at 5773 Botkins Road.

- C. PMRB Case 23-19 The property owner, LADONICA DOZIER, is in violation of Section 1313.04(H)(1) of the Property Maintenance Code at property located at 4633 Hialeah Park.
- D. PMRB Case 23-25 The property owner, PHUONG DOAN, is in violation of Section 1313.04(H)(6) of the Property Maintenance Code at property located at 6538 Glen Ivy Drive.

7. Additional Business

- A. None

8. Approval of Minutes

- A. Minutes PMRB July 27, 2023

9. Upcoming Meetings

- A. August 24, 2023  
September 14, 2023

10. Adjournment

**AI-9401**

**6. A.**

**Property Maintenance Review Board**

Meeting Date: 08/10/2023

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Information

Purpose

Background

Administrative Use Only

The property owner, AMY SNAVELY, is in violation of Section 1313.04(H)(6) of the Property Maintenance Code at property located at 7063 Claybeck Drive.

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Attachments

Staff Report

Additional Information

Violation List

Picture

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# Memorandum

## Staff Report for Meeting of 08/10/2023

To: Huber Heights Property Maintenance Review Board  
From: Don Millard, Code Enforcement Manager  
Date: August 1, 2023  
Subject: PMRB Case No. 23-17

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

APPLICANT: City of Huber Heights

OWNER Amy Snavelly  
7063 Claybeck Dr  
Huber Heights OH 45424

LOCATION OF VIOLATION: 7063 Claybeck

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)(6) Junk Removal

CORRESPONDENCE: 07/12/2023 - 24 Hour Notice, repeat violation

ATTACHMENTS: Violation Case Report and photo.  
Property Tax summary



## Overview:

The residential property at 7063 Claybeck Dr. is in violation of Section 1313.04(H)(6) regarding junk removal.

Section 1313.04(H)(6) in part states “*Outdoor Storage or Use*. 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. ...D. No items may be stored in a front yard.**”

The items on site certainly appear to be discarded and scattered as if not to be used for any reason. The condition of this property is a blight on the neighborhood.

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. You also have a list of the number of violations the City has responded to in the last three years.

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**  
Come Grow With Us!

23-17

**Case #:** 20231519

**Case Date:** 07/19/23

**Description:** JUNK IN YARD, DRIVEWAY, SIDE OF HOME.

**Violation Type:** JUNK

**Status:** TO PMRB

**How Received:** Zoning Manager

**Assigned To:** Randy Rodgers

### Property

| Parcel #       | Address          | Legal Description | Owner Name       | Owner Phone  | Zoning |
|----------------|------------------|-------------------|------------------|--------------|--------|
| P70 01611 0012 | 7063 CLAYBECK DR |                   | AMY E<br>SNAVELY | 937-474-7733 | R-4    |

### Activities

| Date       | Activity Type | Description                                                                                                                                                                      | Employee      | Status    |
|------------|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-----------|
| 07/12/2023 | 24 HR Letter  | THERE IS JUNK, METAL, WOOD, TOOLS ETC COVERING FRONT YARD AND SIDE DRIVEWAY. PHTO ADDED AND MAILING 24 HR NOTICE. THIS IS A REPEATED OFFENSE SO A 24 HR NOTICE IS BEING SENT. RR | Randy Rodgers | Completed |
| 07/13/2023 | Re-Inspection | VERY LITTLE JUNK HAS BEEN REMOVED FROM PROPERTY. MOST HAS BEEN MOVED TOWARDS SIDE OF HOME. SENDING TO PMRB. RR                                                                   | Randy Rodgers | Completed |

### Violations

| Date       | Violation | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Notes                                                                                                                                             | Status |
|------------|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| 07/12/2023 | JUNK      | SECTION 1313.04(H)(6):<br>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.<br>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.<br>C. No items may be stored in the public right-of-way except when placed there for removal as trash and then | REMOVE ALL JUNK FROM PROPERTY.. THIS IS A REPEATED OFFENSE THEREFORE NO ADDITIONAL LETTERS WILL BE SENT WITH THIS 24 HR NOTICE. NEXT PROCESS WILL | Open   |

earlier than 5:00 p.m. on the day preceding normal BE A COURT  
collection day. FILING.  
D. No items may be stored in a front yard.

Uploaded Files

| Date       | File Name                                                                             |
|------------|---------------------------------------------------------------------------------------|
| 07/13/2023 |    |
| 07/13/2023 |   |
| 07/13/2023 |  |

PARID.: P70 01611 0012

PARCEL LOCATION: 7063 CLAYBECK DR

NBHD CODE: 47070000

[Click here to view neighborhood map](#)

### Owner

Name

SNAVELY AMY E

### Mailing

Name

SNAVELY AMY E

Mailing Address

7063 CLAYBECK DR

City, State, Zip

DAYTON, OH 45424 2916

### Legal

Legal Description

7134 H C HUBER 37-2

Land Use Description

R - SINGLE FAMILY DWELLING, PLATTED LOT

Acres

0

Deed

Tax District Name

HUBER HGTS.-H.H. CSD

### Sales

Date

08-DEC-15

||Sale Price

\$88,000

||Deed Reference

[201500068155](#)

||Seller

SWEENEY VERONICA B

||Buyer

SNAVELY AMY E

### Values

|              | 35%    | 100%    |
|--------------|--------|---------|
| Land         | 8,750  | 25,000  |
| Improvements | 29,910 | 85,460  |
| CAUV         | 0      | 0       |
| Total        | 38,660 | 110,460 |

### Building

Exterior Wall Material

BRICK

Building Style

RANCH

Number of Stories

1

Year Built

1961

Total Rms/Bedrms/Baths/Half Baths 6/4/2/0  
 Square Feet of Living Area 1,579  
 Finished Basemt Living Area (Sq. Ft.) 0  
 Rec Room (Sq. Ft.) 0  
 Total Square Footage 1,579  
 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) 0

### Current Year Special Assessments

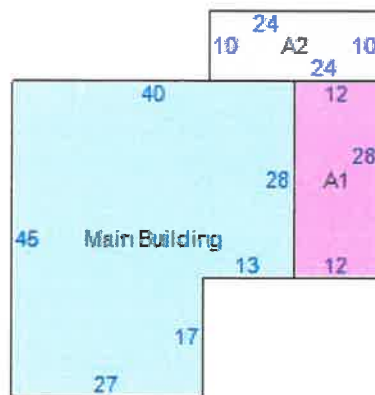
|                                    |         |
|------------------------------------|---------|
| 11777-APC FEE                      | \$21.50 |
| 31200-LT. LIGHTING                 | \$27.73 |
| 41100-MCD/AP MCD/AQUIFER PRES SUBD | \$1.00  |

### Current Year Rollback Summary

|                        |             |
|------------------------|-------------|
| Non Business Credit    | -\$265.42   |
| Owner Occupancy Credit | -\$66.38    |
| Homestead              | \$0.00      |
| Reduction Factor       | -\$1,306.26 |

### 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              | \$1,291.66 | -\$1,291.66       | \$1,262.93 | -\$1,262.93       | \$0.00              |



| Item                                                    | Area |
|---------------------------------------------------------|------|
| Main Building                                           | 1579 |
| MSBRGAR - 23:MG/BG MASONRY/BRICK GARAGE                 | 336  |
| MPATIO/CANOPY - 33/32:MA_PT CONC/MAS PATIO/CANPY CANOPY | 240  |
| OFP - 11:OFP OPEN FRAME PORCH                           | 100  |

|                                                                                  |            |               |                                                                               |                                                                                     |
|----------------------------------------------------------------------------------|------------|---------------|-------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  | 08/29/2022 | McGlaun, Greg | ZACH PARSONS CALLED ASKED FOR EXTENSION ON TRASH ABATEMENT CELL #937-242-2133 |  |
|  | 01/01/2018 |               | 7134 H C HUBER 37-2<br>Last Sold: 04/29/96                                    |  |

## Cases For Property (Code Enforcement)

Show Last 25 | Show All  

| <br>     | 20231519 | 7063<br>CLAYBECK<br>DR | JUNK                                | JUNK IN YARD, DRIVEWAY, SIDE OF HOME.       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------------------------|-------------------------------------|---------------------------------------------|
| <br>     | 20221919 | 7063<br>CLAYBECK<br>DR | UNLICENSED/INOP<br>VEHICLE          | INOPERABLE VEHICLE                          |
| <br>     | 20221918 | 7063<br>CLAYBECK<br>DR | JUNK                                | JUNK                                        |
| <br> | 20221917 | 7063<br>CLAYBECK<br>DR | TRASH ABATEMENT                     | TRASH ABATEMENT                             |
| <br> | 20220282 | 7063<br>CLAYBECK<br>DR | OUTDOOR<br>STORAGE OR USE           | JUNK                                        |
| <br> | 20212728 | 7063<br>CLAYBECK<br>DR | JUNK                                | TRASH AND JUNK IN FRONT AND AROUND THE HOME |
| <br> | 20211412 | 7063<br>CLAYBECK<br>DR | RECREATIONAL<br>VEHICLES            | RV IN DRIVE                                 |
| <br> | 20211335 | 7063<br>CLAYBECK<br>DR | OUTDOOR<br>STORAGE BLDG<br>MATERIAL | BUILDING MATERIAL ON PROPERTY               |
| <br> | 20211334 | 7063<br>CLAYBECK<br>DR | GRASS/WEEDS                         | "3 FOOT TALL GRASS IN BACKYARD"             |
| <br> | 20202325 | 7063<br>CLAYBECK<br>DR | OUTDOOR<br>STORAGE OR USE           | OUTDOOR STORAGE OF INAPPROPRIATE ITEMS.     |
| <br> | 20202145 | 7063<br>CLAYBECK<br>DR | RECREATIONAL<br>VEHICLES            | TRAILER BEOND THE FRONT OF THE HOUSE        |







**AI-9402**

**6. B.**

**Property Maintenance Review Board**

Meeting Date: 08/10/2023

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Information

Purpose

Background

Administrative Use Only

The property owner, FRED LINSENMEYER, is in violation of Section 1313.04(H)(4) of the Property Maintenance Code at property located at 5773 Botkins Road.

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Attachments

Staff Report

Additional Information

Violation List

Picture

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# Memorandum

## Staff Report for Meeting of 08/10/2023

To: Huber Heights Property Maintenance Review Board  
From: Don Millard, Code Enforcement Manager  
Date: August 1, 2023  
Subject: PMRB Case No. 23-18

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

APPLICANT: City of Huber Heights

OWNER Fred Linsenmeyer

5773 Botkins

Huber Heights OH 45424

LOCATION OF VIOLATION: 5773 Botkins

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)(4) Landscaping/lawn

CORRESPONDENCE:  
06/01/2023 – Warning Letter  
06/08/2023 – Violation Letter  
06/20/2023 - 24 Hour Notice

ATTACHMENTS: Violation Case Report, Photo, Violations history  
Property Tax summary

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**Overview:**

The long vacant residential property at 5773 Botkins is in violation due to extreme overgrowth of landscaping. The attached photo illustrates the extent of the overgrowth.

Section 1313.04(H)(4) states "All land shall be properly maintained with lawns, hedges, bushes, trees and other vegetation to be trimmed and kept from becoming overgrown and unsightly where exposed to public view or such vegetation may constitute a blighting influence on adjoining 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. Bushes and landscaping need to be substantially trimmed. Safeguard Property Management has not done the needed trimming even though they acknowledge the problem.

Your attached case review illustrates the violation process and non-compliance of the property. You also have a list of violations the City has responded to in the recent past. The City contractor mows the grass at this property several times annually.

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.





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23-18

**Case #:** 20231024

**Case Date:** 06/20/23

**Description:** OVERGROWN BUSHES

**Violation Type:** LANDSCAPING/LAWN

**Status:** TO PMRB

**How Received:** Observed

**Assigned To:** Sherry Woodward

### Property

| Parcel #       | Address         | Legal Description | Owner Name          | Owner Phone | Zoning |
|----------------|-----------------|-------------------|---------------------|-------------|--------|
| P70 01411 0037 | 5773 BOTKINS RD |                   | FRED<br>LINSENMEYER |             | R-4    |

### Activities

| Date       | Activity Type | Description                                                                            | Employee        | Status    |
|------------|---------------|----------------------------------------------------------------------------------------|-----------------|-----------|
| 06/01/2023 | 1st Letter    | OBSERVED OVERGROWN AND UNSIGHTLY BUSHES AND TREES. MAILING LETTER AND ADDED PHOTO. -JS | Sherry Woodward | Completed |
| 06/08/2023 | 2nd Letter    | OBSERVED TREES AND BUSHES STILL NOT TRIM/ LANDSCAPED-SW                                | Sherry Woodward | Completed |
| 06/20/2023 | 24 HR Letter  | NO LANDSCAPING HAS BEEN DONE-SW                                                        | Sherry Woodward | Completed |
| 06/20/2023 | To PMRB       | NO LANDSCAPING HAS BEEN DONE, GIVING TO DON FOR CUTTER-SW                              | Sherry Woodward | PMRB      |

### Violations

| Date       | Violation        | Description                                                                                                                                                                                                                                                                               | Notes                                              | Status  |
|------------|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|---------|
| 06/01/2023 | LANDSCAPING/LAWN | SECTION 1313.04H4: All land shall be properly maintained with lawns, hedges, bushes, trees, and other vegetation to be trimmed and kept from becoming overgrown and unsightly where exposed to public view or such vegetation may constitute a blighting influence on adjoining property. | CUT BACK ALL OVERGROWN UNSIGHTLY BUSHES AND TREES. | To PMRB |

### Uploaded Files

| Date       | File Name |
|------------|-----------|
| 06/01/2023 |           |



PARID: P70 01411 0037

PARCEL LOCATION: 5773 BOTKINS RD

NBHD CODE: 47A00000

[Click here to view neighborhood map](#)

### Owner

Name

LINSENMEYER FRED JOSEPH

### Mailing

Name

LINSENMEYER FRED JOSEPH

Mailing Address

5773 BOTKINS RD

City, State, Zip

DAYTON, OH 45424

### Legal

Legal Description

5551 H C HUBER 33-1

Land Use Description

R - SINGLE FAMILY DWELLING, PLATTED LOT

Acres

0

Deed

DEED-04-001103

Tax District Name

HUBER HGTS.-H.H. CSD

### Sales

| Date      | Sale Price | Deed Reference               | Seller                  | Buyer                   |
|-----------|------------|------------------------------|-------------------------|-------------------------|
| 26-APR-94 | \$64,000   |                              |                         |                         |
| 02-JAN-04 | \$64,000   | <a href="#">200400001102</a> | HALE LARRY M            | RONMAN INVESTMENT GROUP |
| 02-JAN-04 | \$94,900   | <a href="#">200400001103</a> | RONMAN INVESTMENT GROUP | LINSENMEYER FRED JOSEPH |

### Values

|              | 35%    | 100%   |
|--------------|--------|--------|
| Land         | 7,000  | 20,000 |
| Improvements | 24,570 | 70,210 |
| CAUV         | 0      | 0      |
| Total        | 31,570 | 90,210 |

### Building

|                                       |                       |
|---------------------------------------|-----------------------|
| Exterior Wall Material                | BRICK                 |
| Building Style                        | RANCH                 |
| Number of Stories                     | 1                     |
| Year Built                            | 1960                  |
| Total Rms/Bedrms/Baths/Half Baths     | 7/4/2/0               |
| Square Feet of Living Area            | 1,664                 |
| Finished Basemt Living Area (Sq. Ft.) | 0                     |
| Rec Room (Sq. Ft.)                    | 0                     |
| Total Square Footage                  | 1,664                 |
| 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

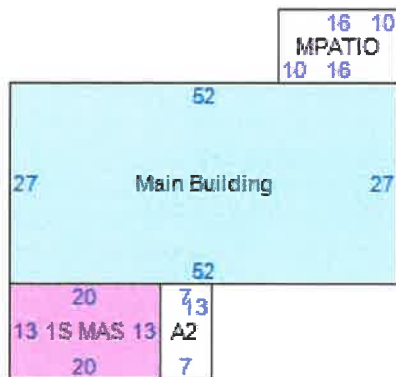
|                                    |            |
|------------------------------------|------------|
| 41100-MCD/AP MCD/AQUIFER PRES SUBD | \$1.00     |
| 11777-APC FEE                      | \$21.50    |
| 31200-LT. LIGHTING                 | \$24.09    |
| 31500-WEED MOWING / CLEAN UP       | \$1,054.01 |

### Current Year Rollback Summary

|                        |             |
|------------------------|-------------|
| Non Business Credit    | -\$216.74   |
| Owner Occupancy Credit | -\$54.18    |
| Homestead              | \$0.00      |
| Reduction Factor       | -\$1,066.76 |

### 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              | \$2,112.39 | -\$2,112.39       | \$1,033.29 | -\$1,033.29       | \$0.00              |



| Item                      | Area |
|---------------------------|------|
| Main Building             | 1404 |
| 1S MAS - 20:1SMAS MASONRY | 260  |



|                               |    |
|-------------------------------|----|
| MS UT - 24:MASUT MASONRY UTIL | 91 |
|-------------------------------|----|

|                                  |     |
|----------------------------------|-----|
| MPATIO - 33:MA_PT CONC/MAS PATIO | 160 |
|----------------------------------|-----|

06/01/23 10:38

62 days

Schwilk, Jeff



62 days

## Cases For Property (Code Enforcement)

Show Last 25 | Show All

| < | ⬆        | ⬆               | ⬆                | ⬆                                                              |
|---|----------|-----------------|------------------|----------------------------------------------------------------|
|   | 20231546 | 5773 BOTKINS RD | GRASS/WEEDS      | GRASSS OVER 8 IN                                               |
|   | 20231024 | 5773 BOTKINS RD | LANDSCAPING/LAWN | OVERGROWN BUSHES                                               |
|   | 20231023 | 5773 BOTKINS RD | GRASS/WEEDS      | GRASS OVER 8 IN                                                |
|   | 20230766 | 5773 BOTKINS RD | TRASH ABATEMENT  | TRASH IN FRONT OF GARAGE                                       |
|   | 20230623 | 5773 BOTKINS RD | GRASS/WEEDS      | GRASS OVER 8 IN                                                |
|   | 20221996 | 5773 BOTKINS RD | GRASS/WEEDS      | GRASS OVER 8 IN                                                |
|   | 20221562 | 5773 BOTKINS RD | GRASS/WEEDS      | GRASS OVER 8 IN                                                |
|   | 20221129 | 5773 BOTKINS RD | GRASS/WEEDS      | GRASS OVER 8 IN                                                |
|   | 20220655 | 5773 BOTKINS RD | GRASS/WEEDS      | GRASS OVER 8 IN                                                |
|   | 20212294 | 5773 BOTKINS RD | GRASS/WEEDS      | GRASS OVER 8 "                                                 |
|   | 20211723 | 5773 BOTKINS RD | GRASS/WEEDS      | GRASS OVER 8 INCHES                                            |
|   | 20211437 | 5773 BOTKINS RD | GRASS/WEEDS      | GRASS OVER 8 INCHES                                            |
|   | 20211039 | 5773 BOTKINS RD | GRASS/WEEDS      | GRASS OVER 8 IN                                                |
|   | 20210916 | 5773 BOTKINS RD | LANDSCAPING/LAWN | OVERGROWTH OF TREES SHRUBS AND BUSHES                          |
|   | 20210658 | 5773 BOTKINS RD | GRASS/WEEDS      | GRASS OVER 8 IN                                                |
|   | 20202118 | 5773 BOTKINS RD | TREES/SHRUBS     | OVERGROWTH OF TREES/SHRUBS ALONG SIDE, FRONT AND REAR OF HOME. |

|  | 20201864 | 5773 BOTKINS RD | GRASS/WEEDS | GRASS               |
|-----------------------------------------------------------------------------------|----------|-----------------|-------------|---------------------|
|  | 20201548 | 5773 BOTKINS RD | GRASS/WEEDS | GRASS OVER 8 INCHES |
|  | 20200763 | 5773 BOTKINS RD | GRASS/WEEDS | GRASS OVER 8 INCHES |

Cases For Property (Code Enforcement - Import)

Show Last 25 | Show All  

Permits For Property (Permit Management - Import)

Show Last 25 | Show All  

Permits For Property (Presale - Import)

Show Last 25 | Show All  

Permits For Property (Cert. of Zoning Compliance - Import)

Show Last 25 | Show All  

Activities

Last 5 | Show All  

|  | 06/01/2023 | 06/01/2023 | 1st Letter             | OBSERVED OVERGROWN AND UNSIGHTLY BUSHES AND TREES. MAILING LETTER AND ADDED PHOTO. -JS |  |
|-------------------------------------------------------------------------------------|------------|------------|------------------------|----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  | 06/08/2023 | 06/08/2023 | 2nd Letter             | OBSERVED TREES AND BUSHES STILL NOT TRIM/ LANDSCAPED-SW                                |  |
|  | 06/20/2023 | 06/20/2023 | 24 HR Letter           | NO LANDSCAPING HAS BEEN DONE-SW                                                        |  |
|  | 06/26/2023 | 06/20/2023 | To PMRB                | NO LANDSCAPING HAS BEEN DONE, GIVING TO DON FOR CUTTER-SW                              |  |
|  | 08/10/2023 | 08/02/2023 | PMRB Hearing Scheduled |                                                                                        |  |

Violations







**AI-9403**

**6. C.**

**Property Maintenance Review Board**

Meeting Date: 08/10/2023

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Information

Purpose

Background

Administrative Use Only

The property owner, LADONICA DOZIER, is in violation of Section 1313.04(H)(1) of the Property Maintenance Code at property located at 4633 Hialeah Park.

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Attachments

Staff Report

Additional Information

Photo

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# Memorandum

## Staff Report for Meeting of 08/10/2023

To: Huber Heights Property Maintenance Review Board  
From: Don Millard, Code Enforcement Manager  
Date: August 1, 2023  
Subject: PMRB Case No. 23-19

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

APPLICANT: City of Huber Heights

OWNER Ladonica and Antonio Dozier

4633 Haileah Park

Huber Heights OH 45424

LOCATION OF VIOLATION: 4633 Haileah Park

ZONING: R-4B

EXISTING LAND USE: Residential

ZONING  
ADJACENT LAND: R-4B

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

APPLICABLE CODE: 1313.04(H)(1) Maintenance Standard

CORRESPONDENCE:  
04/26/2023 – Warning Letter  
05/03/2023 – Violation Letter  
05/15/2023 - 24 Hour Notice

ATTACHMENTS: Violation Case Report, Photo,  
Property Tax summary



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**Overview:**

The residential property at 4633 Hialeah Park is in violation of the Property Maintenance code regarding the damaged condition of the overhead garage door.

Section 1313.04(H)(1) states "...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,"

Also, (H)(2) states "All exterior doors and windows, including storm doors and screens, shall be maintained in good condition.(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. If ordered to abate, the City contractor would be instructed to cover the overhead door opening with T-111 primed siding to secure the garage from vermin.

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

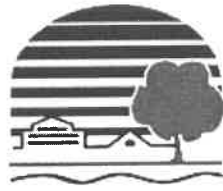
City Zoning letters mailed to the owner of record have not been returned. There has been no communication from the owner to the Code Enforcement Office. The Zoning Manager has spoken to the owner and advised him of this hearing and recommended he appear.

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**  
*Come Grow With Us!*

**Case #:** 20230643

**Case Date:** 07/10/23

**Description:** DAMAGED OVERHEAD DOOR

**Violation Type:** GARAGE DOORS/TRIM

**Status:** TO PMRB

**How Received:** Phone

**Assigned To:** Sherry Woodward

### Property

| Parcel #       | Address           | Legal Description | Owner Name           | Owner Phone | Zoning |
|----------------|-------------------|-------------------|----------------------|-------------|--------|
| P70 02112 0020 | 4633 HIALEAH PARK |                   | LADONICA M<br>DOZIER |             | R-4B   |

### Activities

| Date       | Activity Type          | Description                                                                                                               | Employee        | Status    |
|------------|------------------------|---------------------------------------------------------------------------------------------------------------------------|-----------------|-----------|
| 04/26/2023 | 1st Letter             | OBSERVED DAMAGED GARAGE DOOR. MAILING LETTER AND ADDED PHOTOS. -JS                                                        | Jeff Schwilk    | Completed |
| 05/03/2023 | 2nd Letter             | GARAGE DOOR STILL NOT REPAIRED. MAILING 2ND LETTER. -JS                                                                   | Jeff Schwilk    | Completed |
| 05/15/2023 | 24 HR Letter           | GARAGE DOOR NOT REPAIRRED. MAILING 24 HR LETTER. -JS                                                                      | Jeff Schwilk    | Completed |
| 05/23/2023 | To PMRB                | DAMAGED GARAGE DOOR HAS BEEN ORDERED. OWNER ASKED FOR EXTENTION. REPLACEMENT DUE IN ON 6/15. -JS GIVING TO DM FOR PMRB-SW | Sherry Woodward | PMRB      |
| 08/02/2023 | PMRB Hearing Scheduled |                                                                                                                           | Don Millard     | Completed |
| 08/02/2023 | Phone Call             | SPOKE W/MR. DOZIER, SUGGESTED HE APPEAR AT HEARING IF HE WISHES TO BE CONSIDERED FOR MORE TIME TO REPAIR.                 | Don Millard     | Completed |
| 08/02/2023 | Re-Inspection          | NO REPAIR TO OVERHEAD DOOR                                                                                                | Sherry Woodward | Completed |

### Violations

| Date       | Violation            | Description                                                                                                                                                                                                                                                                            | Notes                                  | Status  |
|------------|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|---------|
| 04/25/2023 | 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. | REPAIR OR REPLACE DAMAGED GARAGE DOOR. | To PMRB |

### Uploaded Files

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



04/26/2023





PARID: P70 02112 0020  
PARCEL LOCATION: 4633 HIALEAH PARK

NBHD CODE: 47024000

[Click here to view neighborhood map](#)

### Owner

Name  
DOZIER LADONICA M AND ANTONIO L

### Mailing

Name DOZIER LADONICA M AND ANTONIO L  
Mailing Address 4633 HIALEAH PARK  
City, State, Zip DAYTON, OH 45424

### Legal

Legal Description 55 LEXINGTON PLACE SEC TWO  
Land Use Description R - SINGLE FAMILY DWELLING, PLATTED LOT  
Acres 0  
Deed DEED-06-090448  
Tax District Name HUBER HGTS.-H.H. CSD

### Sales

| Date      | Sale Price | Deed Reference | Seller                      | Buyer                       |
|-----------|------------|----------------|-----------------------------|-----------------------------|
| 06-APR-05 | \$146,000  | 200500031745   | LEXINGTON DEVELOPERS INC    | HOLIDAY BUILDERS OF OHIO LC |
| 28-SEP-06 | \$178,990  | 200600090448   | HOLIDAY BUILDERS OF OHIO LC | DOZIER LADONICA M AND       |

### Values

|              | 35%    | 100%    |
|--------------|--------|---------|
| Land         | 16,630 | 47,500  |
| Improvements | 52,310 | 149,470 |
| CAUV         | 0      | 0       |
| Total        | 68,940 | 196,970 |

### Building



| Item                          | Area |
|-------------------------------|------|
| Main Building                 | 936  |
| FR GR - 13:FR GR FRAME GARAGE | 462  |
| STOOP - 35:STOOP STOOP        | 40   |











**AI-9405**

**6. D.**

**Property Maintenance Review Board**

Meeting Date: 08/10/2023

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Information

Purpose

Background

Administrative Use Only

The property owner, PHUONG DOAN, is in violation of Section 1313.04(H)(6) of the Property Maintenance Code at property located at 6538 Glen Ivy Drive.

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Attachments

Staff Report

Additional Information

Picture

Picture

Picture

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# Memorandum

## Staff Report for Meeting of 08/10/2023

To: Huber Heights Property Maintenance Review Board  
From: Don Millard, Code Enforcement Manager  
Date: August 1, 2023  
Subject: PMRB Case No. 23-25

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

APPLICANT: City of Huber Heights

OWNER: Phuong T Doan  
6538 Glen Ovy Dr  
Huber Heights OH 45424

LOCATION OF VIOLATION: 6538 Glen Ivy 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)(6) Outdoor Storage or Use

CORRESPONDENCE: No correspondence. On-site conversations.

ATTACHMENTS: Violation Case Report, Photos,  
Property Tax summary



**Overview:**

The residential property at 6538 Glen Ivy Dr. is in violation of the Property Maintenance code regarding allowable outdoor storage or use. The resident is a repeat, almost continuous violator. Several conversations have taken place on-site with the resident, yet the violations (and complaints) continue.

Section 1313.04(H)(1) states “ 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.** (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 had little or no impact historically. There has been no communication from the owner to the Code Enforcement Office except when on-site to verify non-compliance.

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**  
Come Grow With Us!

**Case #:** 20231217

**Case Date:** 06/26/23

**Description:** TRASH/EMPTY CONTAINERS BACK ON FRONT LAWN.

**Violation Type:** OUTDOOR STORAGE OR USE

**Status:** TO PMRB

**How Received:** Phone

**Assigned To:** Randy Rodgers

#### Property

| Parcel #       | Address          | Legal Description | Owner Name    | Owner Phone | Zoning |
|----------------|------------------|-------------------|---------------|-------------|--------|
| P70 01818 0018 | 6538 GLEN IVY DR |                   | PHUONG T DOAN |             | R-4    |

#### Activities

| Date       | Activity Type | Description                                                                                                                                                                                                                                                                                      | Employee      | Status    |
|------------|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-----------|
| 06/21/2023 | To PMRB       | OUTSIDE STORAGE ITEMS ARE STILL IN FRONT AND BACK YARD. OWNER WAS ADVISED AGAIN VERBALLY TO REMOVE JUNK STORED OUTSIDE WHEN WE WERE ABATING HER TRASH. JUNK STILL REMAINS IN FRONT AND REAR OF HOME. THIS IS A CONSTANT ISSUE WITH SEVERAL WARNINGS VERBALLY AND IN WRITING. SENDING TO PMRB. RR | Randy Rodgers | Completed |

#### Violations

| Date       | Violation              | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Notes | Status  |
|------------|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|---------|
| 08/07/2023 | OUTDOOR STORAGE OR USE | SECTION 1313.04(H)(6):<br>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.<br>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.<br>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.<br>D. No items may be stored in a front yard. |       | To PMRB |

#### Notes

| Date       | Note                     | Created By: |
|------------|--------------------------|-------------|
| 2023-08-07 | REPEAT/CONSTANT OFFENDER | Don Millard |

#### Uploaded Files

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



06/26/2023



06/21/2023



06/21/2023





PARID: P70 01818 0018  
PARCEL LOCATION: 6538 GLEN IVY DR

NBHD CODE: 47000000

[Click here to view neighborhood map](#)

### Owner

Name  
DOAN PHUONG T

### Mailing

Name DOAN PHUONG T  
Mailing Address 6538 GLEN IVY DR  
City, State, Zip DAYTON, OH 45424

9922-TX LIEN SOLD

### Legal

Legal Description 10269 H C HUBER 37-7A  
Land Use Description R - SINGLE FAMILY DWELLING, PLATTED LOT  
Acres 0  
Deed 2001-00447E010  
Tax District Name HUBER HGTS.-H.H. CSD

### Sales

| Date      | Sale Price | Deed Reference | Seller            | Buyer         |
|-----------|------------|----------------|-------------------|---------------|
| 14-MAR-97 | \$60,900   |                |                   |               |
| 20-APR-98 | \$75,900   |                |                   |               |
| 29-JUN-01 | \$84,500   |                | CREE JENNIFER AND | DOAN PHUONG T |

### Values

|              | 35%    | 100%   |
|--------------|--------|--------|
| Land         | 7,000  | 20,000 |
| Improvements | 24,240 | 69,270 |
| CAUV         | 0      | 0      |
| Total        | 31,240 | 89,270 |

### Building

Exterior Wall Material BRICK



|                                       |                       |
|---------------------------------------|-----------------------|
| Building Style                        | RANCH                 |
| Number of Stories                     | 1                     |
| Year Built                            | 1965                  |
| Total Rms/Bedrms/Baths/Half Baths     | 5/3/1/0               |
| 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                   | HOT AIR               |
| Heating Fuel Type                     | GAS                   |
| Number of Fireplaces(Masonry)         | 0                     |
| Number of Fireplaces(Prefab)          |                       |

### Current Year Special Assessments

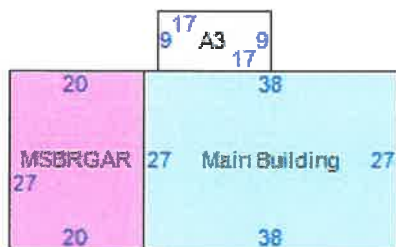
|                                    |         |
|------------------------------------|---------|
| 11777-APC FEE                      | \$22.58 |
| 31200-LT. LIGHTING                 | \$30.10 |
| 41100-MCD/AP MCD/AQUIFER PRES SUBD | \$1.10  |

### Current Year Rollback Summary

|                        |             |
|------------------------|-------------|
| Non Business Credit    | -\$214.48   |
| Owner Occupancy Credit | -\$53.64    |
| Homestead              | \$0.00      |
| Reduction Factor       | -\$1,055.58 |

### 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              | \$1,156.05 | -\$1,156.05       | \$1,022.59 | -\$1,022.59       | \$0.00              |



| Item                                                    | Area |
|---------------------------------------------------------|------|
| Main Building                                           | 1026 |
| MSBRGAR - 23:MG/BG MASONRY/BRICK GARAGE                 | 540  |
| MPATIO/CANOPY - 33/32:MA_PT CONC/MAS PATIO/CANPY CANOPY | 153  |









6538







**AI-9400**

**8. A.**

**Property Maintenance Review Board**

Meeting Date: 08/10/2023

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Information

Purpose

Background

Administrative Use Only

PMRB July 27, 2023

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Attachments

Minutes

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**PROPERTY MAINTENANCE REVIEW BOARD**  
**Meeting**  
**City of Huber Heights**

**July 27, 2023**

- I. Mr. Winkler called the meeting to order at 6:30 p.m.
- II. Present at the meeting: Ms. Ballard, Ms. Hess, Mr. Roberts, Mr. Vaughn, and Mr. Winkler.

Members Absent: Ms. Cromer and Ms. Gray, excused.

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

- III. **Approval of the Agenda**

Mr. Roberts moved to approve the Agenda and seconded by Ms. Ballard.

- 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 23-10**

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

Mr. Millard stated that 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.

**Motion** made by Ms. Hess to declare the property a nuisance. Seconded by Mr. Roberts.

Roll call showed: YEAS: Ms. Ballard, Ms. Hess, Mr. Roberts, Mr. Vaughn, and Mr. Winkler. NAYS: None. Motion to abate the property carries 5-0.

#### **B. PMRB Case 23-11**

**The property owner, CLARK LAND AND HOME LTD, in is violation of Section 1313.04 of the Property Maintenance Code at property located at 7507 Damascus Drive.**

Mr. Millard stated that 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.

**Motion** made by Ms. Ballard to declare the property a nuisance. Seconded by Mr. Roberts.



Roll call showed: YEAS: Ms. Ballard, Ms. Hess, Mr. Roberts, Mr. Vaughn, and Mr. Winkler. NAYS: None. Motion to abate the property carries 5-0.

**C. PMRB Case 23-12**

**The property owner, JOHN VIGUS, in is violation of Section 1313.04 of the Property Maintenance Code at property located at 6258 Taylorsville Road.**

Mr. Millard stated that 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.

**Motion** made by Ms. Hess to declare the property a nuisance. Seconded by Mr. Vaughn.

Roll call showed: YEAS: Ms. Ballard, Ms. Hess, Mr. Roberts, Mr. Vaughn, and Mr. Winkler. NAYS: None. Motion to abate the property carries 5-0.

**D. PMRB Case 23-13**

**The property owner, DENNIS HATMAKER, in is violation of Section 1313.04 of the Property Maintenance Code at property located at 6829 Pablo Drive.**

Mr. Millard stated that 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.

**Motion** made by Mr. Roberts to declare the property a nuisance. Seconded by Ms. Hess.

Roll call showed: YEAS: Ms. Ballard, Ms. Hess, Mr. Roberts, Mr. Vaughn, and Mr. Winkler. NAYS: None. Motion to abate the property carries 5-0.

#### **E. PMRB Case 23-14**

**The property owner, ALEK MORELOCK, in is violation of Section 1313.04 of the Property Maintenance Code at property located at 7251 Robindale Street.**

Mr. Millard stated that 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.



**Motion** made by Ms. Ballard to declare the property a nuisance. Seconded by Mr. Roberts.

Roll call showed: YEAS: Ms. Ballard, Ms. Hess, Mr. Roberts, Mr. Vaughn, and Mr. Winkler. NAYS: None. Motion to abate the property carries 5-0.

**F. PMRB Case 23-15**

**The property owner, KALINDA OCTAVE, in is violation of Section 1313.04 of the Property Maintenance Code at property located at 4874 Neptune Lane.**

Mr. Millard stated that the property is now compliant.

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

Roll call showed: YEAS: Ms. Ballard, Ms. Hess, Mr. Roberts, Mr. Vaughn, and Mr. Winkler. NAYS: None. Motion to dismiss the case carries 5-0.

**G. PMRB Case 23-16**

**The property owner, ZACHERY WALTON, in is violation of Section 1313.04 of the Property Maintenance Code at property located at 5985 Fox Trace Court.**

Mr. Millard stated that 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.

**Motion** made by Ms. Hess to declare the property a nuisance. Seconded by Mr. Roberts.

Roll call showed: YEAS: Ms. Ballard, Ms. Hess, Mr. Roberts, Mr. Vaughn, and Mr. Winkler. NAYS: None. Motion to abate the property carries 5-0.



**VII. Additional Business**

A. None.

**VIII. Approval of Minutes**

Without objection, the minutes of the June 8, 2023, PMRB meeting are approved.

**IX. Upcoming Meetings**

August 10, 2023

August 24, 2023

**X. Adjournment**

There being no further business to come before the Board, the meeting was adjourned at approximately 7:00 p.m.

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**Richard Winkler, Chair**

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**Date**

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**Geri Hoskins, Administrative Assistant**

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**Date**