



AGENDA

PROPERTY MAINTENANCE REVIEW BOARD

City Hall - Council Chambers
6131 Taylorsville Road
August 24, 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 23-22 The property owner, CHRISTOPHER WEISENBARGER, is in violation of Section 1313.04H6 of the Property Maintenance Code at property located at 6991 Old Troy Pike.
 - B. PMRB 23-24 The property owner, GWENDOLYN GRAY, is in violation of Section 1313.04H1 AND 4 of the Property Maintenance Code at property located at 8301 Chinaberry Place.
 - C. PMRB 23-26 The property owner, KATINA DUNAWAY, is in violation of Section 1313.05B of the Property Maintenance Code at property located at 6130 Ansbury Drive.

- D. PMRB 23-27 The property owner, MARK ROZAK, is in violation of Section 1313.04H1 of the Property Maintenance Code at property located at 6225 Taylorsville Road.
- E. PMRB 23-28 The property owner, KAREN RITTER, is in violation of Section 1313.04H6 of the Property Maintenance Code at property located at 6112 Corsica Drive.
- F. PMRB 23-29 The property owner, JULIE BARNES, is in violation of Section 1313.04H6 of the Property Maintenance Code at property located at 6166 Farmborough Drive.ad.
- G. PMRB 23-30 The property owner, JEREMY SPARKS, is in violation of Section 1313.04H1 of the Property Maintenance Code at property located at 7901 Berchman Drive.ad.

7. Additional Business

- A. None

8. Approval of Minutes

- A. Minutes - Without objection, the minutes from the August 10, 2023, Property Maintenance Reveiw Board meeting are approved.

9. Upcoming Meetings

- A. September 14, 2023
September 28, 2023

10. Adjournment

AI-9431

6. A.

Property Maintenance Review Board

Meeting Date: 08/24/2023

Information

Purpose

Background

Administrative Use Only

Attachments

Staff Report

Case Review

Photo

Memorandum

Staff Report for Meeting of 08/24/2023

To: Huber Heights Property Maintenance Review Board
From: Don Millard, Code Enforcement Manager
Date: August 17, 2023
Subject: PMRB Case No. 23-22

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

APPLICANT: City of Huber Heights

OWNER Christopher Weisenberger
3624 Trebein Rd
Fairborn OH 45324

LOCATION OF VIOLATION: 6991 Old Troy Pike

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) Maintenance Standard

CORRESPONDENCE:
06/26/2023 – Warning Letter
07/03/2023 – Violation Letter
07/13/2023 - 24 Hour Notice

ATTACHMENTS: Violation Case Report, Photo,
Property Tax summary

Overview:

The residential property at 6991 Old Troy Pike is in violation of the Property Maintenance code regarding the general unkept state of the property, particularly proper outdoor storage. The property continues to be a menagerie of various items scattered around the property; this has been the condition of the property for an extended time period. The Officer has gone out of his way to communicate with the owner since the tenant was uncooperative and confrontational. The owner continues to allow the property to remain in its current state.

Section 1313.04(H)(6) 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. 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 not been returned.

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 #: 20231280

Case Date: 07/18/23

Description: APPLIANCES STACKED IN UTILITY TRAILER PARKED IN GRASS. OLD TIRE, BASKET BALL HOOP AND POLE, OLD COOLERS, VARIOUS OTHER PIECES SCATTERED ABOUT YARD.

Violation JUNK

Type:

Status: TO PMRB

How Observed

Received:

Assigned To: Randy Rodgers

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
P70 04004 0020	6991 OLD TROY PK		CHRISTOPHER WEISENBARGER	937-361-6685	R-4

Activities

Date	Activity Type	Description	Employee	Status
06/26/2023	1st Letter	APPLIANCES STACKED ON TRAILER PARKED IN GRASS HIDDEN BEHIND POOL. TIRES LAYING IN YARD. PHOTOS ADDED AND MAILING 1ST LETTER. RR	Randy Rodgers	Completed
07/03/2023	2nd Letter	JUNK STILL IN YARD AND APPLIANCES STILL ON TRAILER. NOW THERE ARE SEVERAL LARGE TOYS SITTING IN ROW. MAILING 2ND LTR. RR	Randy Rodgers	Completed
07/13/2023	To PMRB	JUNK STILL LAYING AROUND POOL AND YARD. SENDING PMRB. RR	Randy Rodgers	PMRB
07/13/2023	24 HR Letter	APPLIANCES ON TRAILER HAVE BEEN REMOVED BUT TRAILER STILL IN GRASS. STILL JUNK REMAINING ON PROPERTY SUCH AS OLD TIRE, BASKETBALL HOOP AND POLE, SEVERAL OLD DRINK COOLERS AND MISC ITEMS AROUND YARD. MAILING 24 HR NOTICE TO OWNER AND TENANT. ADDED MORE PICTURES. RR	Randy Rodgers	Completed
07/18/2023	Phone Call	CALLED OWNER OF PROPERTY AND HAD TO LEAVE MESSAGE. RR	Randy Rodgers	Completed
07/18/2023	Phone Call	LEFT ANOTHER MESSAGE FOR OWNER. NO RETURN CALL FROM 2 WEEKS AGO. RR	Randy Rodgers	Completed

Violations

Date	Violation	Description	Notes	Status
06/26/2023	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	SOME JUNK REMOVED SUCH AS APPLIANCES. TIRE AND OTHER MISC JUNK AROUND POOL STILL NEEDS PICKED UP. LAST	To PMRB

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.

WARNING BEFORE
FILING IN COURT.

Uploaded Files

Date	File Name
07/13/2023	
07/13/2023	
07/13/2023	
06/26/2023	

06/26/2023



06/26/2023





AI-9432

6. B.

Property Maintenance Review Board

Meeting Date: 08/24/2023

Information

Purpose

Background

Administrative Use Only

Attachments

Staff Report

Case Review

Photo

Memorandum

Staff Report for Meeting of 08/24/2023

To: Huber Heights Property Maintenance Review Board
From: Don Millard, Code Enforcement Manager
Date: August 17, 2023
Subject: PMRB Case No. 23-24

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

APPLICANT: City of Huber Heights

OWNER Gwendolyn Gray
8301 Chinaberry Pl
Huber Heights OH 45424

LOCATION OF VIOLATION: 8301 Chinaberry Pl

ZONING: R-7

EXISTING LAND USE: Residential

ZONING
ADJACENT LAND: R-7

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

APPLICABLE CODE: 1313.04(H)(4) Landscaping/Lawn
1313.04(H)(1) Maintenance Standard

CORRESPONDENCE: 06/27/2023 – Warning Letters
07/03/2023 – Violation Letters
07/13/2023 - 24 Hour Notices

ATTACHMENTS: Violation Case Report, Photo,
Property Tax summary

Overview:

The residential property at 8301 Chinaberry Place is in violation of the Landscaping/Lawn code* and the Property Maintenance code**.

There exists a severely overgrown bush; *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)”

Additionally, there is a section of detached fascia trim along the roof line; **Section 1313.04(H)(1) states “ 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. (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 standards 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.

If so ordered the contractor will remove the overgrowth to the surface and repair or replace the fascia.



**HUBER
HEIGHTS**
Come Grow With Us!

Case #: 20231291

Case Date: 07/24/23

Description: OVERGROWN BUSHES

Violation Type: LANDSCAPING/LAWN

Status: TO PMRB

How Received: Observed

Assigned To: Jeff Schwilk

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
P70 00608 0032	8301 CHINABERRY PL		GWENDOLYN A GRAY	902-5208	R-7

Activities

Date	Activity Type	Description	Employee	Status
06/27/2023	1st Letter	OBSERVED OVERGROWN AND UNSIGHTLY BUSHES AND OTHER VEGETATION. MAILING LETTER AND ADDED PHOTO. - JS	Jeff Schwilk	Completed
07/05/2023	2nd Letter	BUSHES NOT CUT BACK. MAILING 2ND LETTER. -JS	Jeff Schwilk	Completed
07/18/2023	24 HR Letter	OVERGROWN BUSHES STILL NOT TRIMMED BACK. MAILING 24 HR LETTER. -JS	Jeff Schwilk	Completed
07/24/2023	Re-Inspection	OVEERGROWTH HAS NOT BEEN CUT BACK. GIVING TO DM FOR PMRB. -JS	Jeff Schwilk	PMRB

Violations

Date	Violation	Description	Notes	Status
06/27/2023	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.	TRIM BACK ALL OVERGROWN AND UNSIGHTLY HEDGES, BUSHES AND OTHER VEGETATION.	To PMRB

Uploaded Files

Date	File Name
06/27/2023	



**HUBER
HEIGHTS**
Come Grow With Us!

23-24

Case #: 20231290

Case Date: 07/20/23

Description: LOOSE SIDING TRIM

Violation Type: MAINTENANCE STANDARD

Status: TO PMRB

How Received: Observed

Assigned To: Jeff Schwilk

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
P70 00608 0032	8301 CHINABERRY PL		GWENDOLYN A GRAY	902-5208 disconnected	R-7

Activities

Date	Activity Type	Description	Employee	Status
06/27/2023	1st Letter	OBSERVED LOOSE SIDING TRIM. MAILING LETTER AND ADDED PHOTO. -JS	Jeff Schwilk	Completed
07/05/2023	2nd Letter	TRIM STILL NOT FIXED. MAILING 2ND LETTER. -JS	Jeff Schwilk	Completed
07/18/2023	24 HR Letter	TRIM STILL NOT FIXED. MAILING 24 HR LETTER. -JS	Jeff Schwilk	Completed
07/18/2023	Re-Inspection	SIDING/TRIM IS NOT REPAIRED SENDING TO DM FOR PMRB.-JS	Jeff Schwilk	PMRB

Violations

Date	Violation	Description	Notes	Status
06/27/2023	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/REPLACE MISSING SIDING TRIM.	To PMRB

Uploaded Files

Date	File Name
06/27/2023	



PARID: P70 00608 0032
PARCEL LOCATION: 8301 CHINABERRY PL

NBHD CODE: 47041000

[Click here to view neighborhood map](#)

Owner

Name
GRAY GWENDOLYN A

Mailing

Name GRAY GWENDOLYN A
Mailing Address 8301 CHINABERRY PL
City, State, Zip DAYTON, OH 45424

Legal

Legal Description 13968 H C HUBER #59 SEC 5
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
05-MAR-04	\$166,000	200400023652	DEHART GARY W AND	GRACE EMERY W JR AND
05-MAR-12	\$166,500	201200013691	GRACE EMERY W JR AND	GRAY GWENDOLYN A

Values

	35%	100%
Land	11,550	33,000
Improvements	60,380	172,520
CAUV	0	0
Total	71,930	205,520

Building

Exterior Wall Material MASONRY & FRAME
Building Style COLONIAL
Number of Stories 2

Year Built	1988
Total Rms/Bedrms/Baths/Half Baths	8/4/2/1
Square Feet of Living Area	3,144
Finished Basemt Living Area (Sq. Ft.)	0
Rec Room (Sq. Ft.)	0
Total Square Footage	3,144
Basement	PART
Central Heat/Air Cond	CENTRAL HEAT WITH A/C
Heating System Type	
Heating Fuel Type	GAS
Number of Fireplaces(Masonry)	1
Number of Fireplaces(Prefab)	

Current Year Special Assessments

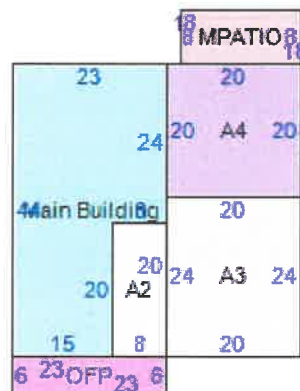
41100-MCD/AP MCD/AQUIFER PRES SUBD	\$1.49
11777-APC FEE	\$21.50
31200-LT. LIGHTING	\$20.77

Current Year Rollback Summary

Non Business Credit	-\$493.84
Owner Occupancy Credit	-\$123.44
Homestead	\$0.00
Reduction Factor	-\$2,430.48

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	\$2,362.80	-\$2,362.80	\$2,340.54	-\$2,340.54	\$0.00



Item	Area
Main Building	852
OFP - 11:OFP OPEN FRAME PORCH	138
UNF BSMT/1S MAS - 50/20:UNFIN BSMT/1SMAS MASONRY	160
MSBRGAR/1S FR - 23/10:MG/BG MASONRY/BRICK GARAGE/1s FR FRAME	480

1S MAS/1S FR - 20/10:1SMAS MASONRY/1s FR FRAME	400
MPATIO - 33:MA_PT CONC/MAS PATIO	144
WDK - 31:WDDCK WOOD DECKS	150



AI-9433

6. C.

Property Maintenance Review Board

Meeting Date: 08/24/2023

Information

Purpose

Background

Administrative Use Only

Attachments

Staff Report

Case Review

Picture

Picture

Memorandum

Staff Report for Meeting of 08/24/2023

To: Huber Heights Property Maintenance Review Board
From: Don Millard, Code Enforcement Manager
Date: August 17, 2023
Subject: PMRB Case No. 23-26

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

APPLICANT: City of Huber Heights

OWNER Katina Dunaway
6130 Ansbury Dr.
Huber Heights OH 45424

LOCATION OF VIOLATION: 6130 Ansbury 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(b) Fences and Retaining Walls
CORRESPONDENCE:

06/07/2023 – Warning Letter
06/14/2023 – Violation Letter
06/23/2023 - 24 Hour Notice

ATTACHMENTS: Violation Case Report, Photo,
Property Tax summary

Overview:

The residential property at 6130 Ansbury Dr. is in violation of the Fencing and Retaining Wall code. A large section has fallen along the rear fence line and remnants are laying in the yard.

Section 1313.05(b) states "*Fences and Retaining Walls*. All fences, retaining walls or similar structures shall be anchored firmly in the ground and shall be constructed in a workmanlike manner and maintained in that same manner so that such fences, retaining walls or similar structures shall always be in a state of good structural repair or, in the alternative, such structures shall be removed or replaced. All fences shall be treated periodically so as to retard deterioration. (Ord. 95-O-824, Passed 9-11-95)

Inspection verifies the property does not meet the standards 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.

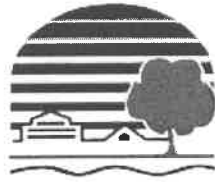
City Zoning letters mailed to the owner of record have not been returned. There has been no communication from the owner to the Code Enforcement office.

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.

If so ordered, the contractor will reinstall the fallen fencing if it is reusable; if not reusable the fallen fence will simply be removed from the property.



**HUBER
HEIGHTS**
Come Grow With Us!

Case #: 20231089

Case Date: 06/22/23

Description: FENCE BROKEN

Violation Type: FENCING/RETAINING WALL

Status: TO PMRB

How Received: Observed

Assigned To: Sherry Woodward

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
P70 01506 0008	6130 ANSBURY DR		KATINA J DUNAWAY KRISTOFF		R-4

Activities

Date	Activity Type	Description	Employee	Status
06/07/2023	1st Letter	OBSERVED BROKEN FENCE/ RETAINING WALL, MAILING FIRST LETTER AND ADDING PHOTO-SW	Sherry Woodward	Completed
06/14/2023	2nd Letter	FENCE STILL NOT REPAIRED-SW	Sherry Woodward	Completed
06/23/2023	24 HR Letter	FENCE STILL BROKEN/NOT REPAIRED	Sherry Woodward	Completed
06/26/2023	Re-Inspection	FENCE HAS NOT BEEN REPAIRED OR REPLACED, GIVING TO DON FOR PMRB-SW	Sherry Woodward	Completed

Violations

Date	Violation	Description	Notes	Status
06/07/2023	FENCING, RETAINING WALL	SECTION 1313.05(B): All fences, retaining walls, or similar structures shall be anchored firmly in the ground and shall be constructed in a workmanlike manner and maintained in that same manner ...or removed or replaced. PER SECTION 1329 a swimming pool must have a minimum 5-foot tall fence therefore fence removal is not an option.	PLEASE REPAIR OR REMOVE FENCE FROM THE PROPERTY	To PMRB

Uploaded Files

Date	File Name
06/07/2023	



PARID: P70 01506 0008
PARCEL LOCATION: 6130 ANSBURY DR

NBHD CODE: 47A00000

[Click here to view neighborhood map](#)

Owner

Name	DUNAWAY KRISTOFF KATINA J
------	---------------------------

Mailing

Name	DUNAWAY KRISTOFF KATINA J
Mailing Address	6130 ANSBURY DR
City, State, Zip	DAYTON, OH 45424

Legal

Legal Description	6089 H C HUBER 34-1
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
19-AUG-05	\$85,900	200500083430	ROBINSON KATHLEEN L	DUNAWAY JIMMIE
03-OCT-13		201300070510	DUNAWAY JIMMIE	DUNAWAY KRISTOFF KATINA J

Board of Revision

Tax Year	Case Number:	BTA/CPC	Result
2008	Informal		

Values

	35%	100%
Land	7,000	20,000
Improvements	22,940	65,550
CAUV	0	0
Total	29,940	85,550

Building

Exterior Wall Material	BRICK
Building Style	RANCH
Number of Stories	1
Year Built	1960
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

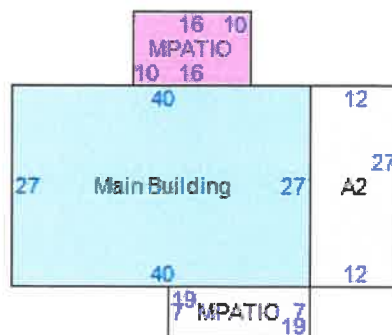
41100-MCD/AP MCD/AQUIFER PRES SUBD	\$1.21
31200-LT. LIGHTING	\$23.62
11777-APC FEE	\$24.84

Current Year Rollback Summary

Non Business Credit	-\$205.56
Owner Occupancy Credit	-\$51.36
Homestead	\$0.00
Reduction Factor	-\$1,011.64

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	\$1,101.14	\$0.00	\$1,188.68	\$0.00	\$2,289.82



Item	Area
Main Building	1080
MPATIO - 33:MA PT CONC/MAS PATIO	160

MSBRGAR - 23:MG/BG MASONRY/BRICK GARAGE	324
---	-----

MPATIO - 33:MA_PT CONC/MAS PATIO	133
----------------------------------	-----





AI-9434

6. D.

Property Maintenance Review Board

Meeting Date: 08/24/2023

Information

Purpose

Background

Administrative Use Only

Attachments

Staff Report

Case Review

Photo

Memorandum

Staff Report for Meeting of 08/24/2023

To: Huber Heights Property Maintenance Review Board
From: Don Millard, Code Enforcement Manager
Date: August 17, 2023
Subject: PMRB Case No. 23-27

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

APPLICANT: City of Huber Heights

OWNER Mark Rozak

6225 Taylorsville Rd.

Huber Heights OH 45424

LOCATION OF VIOLATION: 6225 Taylorsville

ZONING: R-4

EXISTING LAND USE: Residential

ZONING
ADJACENT LAND: R-4 and PP

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

APPLICABLE CODE: 1313.04(H)(4) Landscaping/Lawn
1313.04(H)(1) Maintenance Standard

CORRESPONDENCE: 06/29/2023 – Warning Letters
07/03/2023 – Violation Letters
07/14/2023 - 24 Hour Notices

ATTACHMENTS: Violation Case Report, Photo,
Property Tax summary

Overview:

The residential property at 6225 Taylorsville Rd. is in violation of the Landscaping/Lawn code* and the Property Maintenance code**.

There exists severely overgrown bushes along the front of the house; *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)"

Additionally, there is a section of detached gutter and trim along the roof line; **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, in good repair. (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 standards 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.

If so ordered the contractor will remove the overgrowth to the surface and repair or replace the gutter and fascia.



**HUBER
HEIGHTS**
Come Grow With Us!

Case #: 20231338

Case Date: 07/10/23

Description: OVERGROWTH AGAINST HOUSE

Violation Type: TREES/SHRUBS

Status: TO PMRB

How Received: Web App

Assigned To: Don Millard

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
P70 04001 0006	6225 TAYLORSVILLE RD	ROZAK SR IS DECEASED PER DEPT OF VITAL STATISTICS, MONTGOMERY COUNTY	MARK ROZAK		R-4

Activities

Date	Activity Type	Description	Employee	Status
06/29/2023	1st Letter	NEED TO CUT ALL TREES AND SHRUBS AWAY FROM HOUSE; THIS CAN BE A LIFE SAFETY ISSUE FOR EMERGENCY SERVICES ACCESS PHOTO TAKEN AND MAILING 1ST LETTER. RR	Randy Rodgers	Completed
07/03/2023	Re-Inspection	NO IMPROVEMENT	Don Millard	Completed
07/14/2023	2nd Letter		Don Millard	Completed
07/14/2023	Re-Inspection	NO IMPROVEMENT, SENDING 24	Don Millard	Completed
07/26/2023	Re-Inspection	VERIFY COMPLIANCE; NO IMPROVEMENT, TAKING TO PMRB	Don Millard	Completed
08/02/2023	PMRB Hearing Scheduled		Don Millard	Pending




Violations

Date	Violation	Description	Notes	Status
06/29/2023	TREES/SHRUBS	SECTION 1313.04: All land shall be properly maintained with lawns, hedges, bushes, trees and other vegetation to be trimmed and kept from becoming overgrown and unsightly.	>CUT ALL OVERGROWN BUSHES AWAY FROM HOME. LIFE SAFETY ISSUE, EMERGENCY ACCESS WOULD BE HINDERED AND DANGEROUS FOR RESUCE PERSONELL; FAILURE TO COMPLY WILL RESULT IN PUBLIC HEARING FOR ABATEMENT>	Open

Notes

Date	Note	Created By:
------	------	-------------

Uploaded Files

Date	File Name
07/05/2023	
07/05/2023	
07/03/2023	

PARID: P70 04001 0006
PARCEL LOCATION: 6225 TAYLORSVILLE RD

NBHD CODE: 47000000

[Click here to view neighborhood map](#)

Owner

Name
ROZAK JOSEPH E SR

Mailing

Name ROZAK JOSEPH E SR
Mailing Address 6225 TAYLORSVILLE RD
City, State, Zip DAYTON, OH 45424

9922-TX LIEN SOLD

Legal

Legal Description 8-2-23
40-1-33
Land Use Description R - SINGLE FAMILY, O-9.999 AC
Acres 1.348
Deed 2002-00024A005
Tax District Name HUBER HGTS.-H.H. CSD

Sales

Date	Sale Price	Deed Reference	Seller	Buyer
08-JAN-02	\$125,650		CHAPMAN CLAUDIA	VELANDRA TRACY L
17-MAR-05	\$139,000		VELANDRA TRACY L	ROZAK JOSEPH E SR

2023 Tentative Value

Land	100%
Improvements	64,990
Total	110,460
	175,450

Values

Land	35%	100%
	15,690	44,820

Improvements	26,640	76,100
CAUV	0	0
Total	42,330	120,920

Building

Exterior Wall Material	ALUMINUM/VINYL
Building Style	RANCH
Number of Stories	1
Year Built	1953
Total Rms/Bedrms/Baths/Half Baths	5/2/1/0
Square Feet of Living Area	1,072
Finished Basemt Living Area (Sq. Ft.)	0
Rec Room (Sq. Ft.)	0
Total Square Footage	1,072
Basement	FULL
Central Heat/Air Cond	CENTRAL HEAT
Heating System Type	
Heating Fuel Type	GAS
Number of Fireplaces(Masonry)	1
Number of Fireplaces(Prefab)	

Current Year Special Assessments

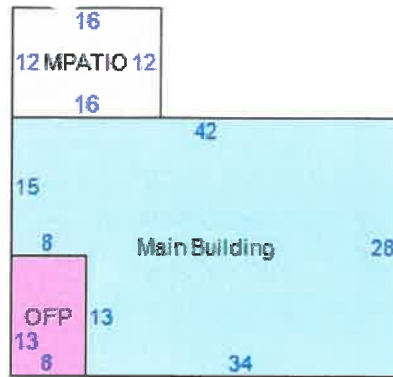
41100-MCD/AP MCD/AQUIFER PRES SUBD	\$1.21
31100-D S+W DELQ SEWER + WATER	\$200.90
31103-STM WA DELQ STORM WATER	\$16.01
31200-LT. LIGHTING	\$28.64
11777-APC FEE	\$24.84

Current Year Rollback Summary

Non Business Credit	-\$290.62
Owner Occupancy Credit	-\$66.52
Homestead	-\$566.84
Reduction Factor	-\$1,430.32

Tax Summary

Year	Prior Year	Prior Year Payments	1st Half	1st Half Payments	2nd Half	2nd Half Payments	Total Currently Due
2022	\$3,046.16	-\$3,046.16	\$1,435.93	\$0.00	\$1,355.19	\$0.00	\$2,791.12



Item	Area
Main Building	1072
OFF - 11:OFF OPEN FRAME PORCH	104
DET GARAGE - RG1:FRAME OR CB DETACHED GARAGE	696
MPATIO - 33:MA_PT CONC/MAS PATIO	192
DET GARAGE - RG1:FRAME OR CB DETACHED GARAGE	667



AI-9435

6. E.

Property Maintenance Review Board

Meeting Date: 08/24/2023

Information

Purpose

Background

Administrative Use Only

Attachments

No file(s) attached.

AI-9436

6. F.

Property Maintenance Review Board

Meeting Date: 08/24/2023

Information

Purpose

Background

Administrative Use Only

Attachments

No file(s) attached.

AI-9437

6. G.

Property Maintenance Review Board

Meeting Date: 08/24/2023

Information

Purpose

Background

Administrative Use Only

Attachments

No file(s) attached.

AI-9430

8. A.

Property Maintenance Review Board

Meeting Date: 08/24/2023

Information

Purpose

Background

Administrative Use Only

- Without objection, the minutes from the August 10, 2023, Property Maintenance Reveiw Board meeting are approved.

Attachments

Minutes

PROPERTY MAINTENANCE REVIEW BOARD
Meeting
City of Huber Heights

August 10, 2023

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

Members Absent: Ms. Ballard, 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. Gray.

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 23-17

The property owner, AM SNAVELY, in is violation of Section 1313.04 of the Property Maintenance Code at property located at 7063 Claybeck Drive.

Mr. Millard stated that 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.

Motion made by Ms. Gray to declare the property a nuisance. Seconded by Ms. Hess. Roll call showed: YEAS: Ms. Cromer, Ms. Gray, Ms. Hess, Mr. Roberts, Mr. Vaughn, and Mr. Winkler. NAYS: None. Motion to abate the property carries 6-0.

B. PMRB Case 23-18

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

Mr. Millard stated that 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.

Motion made by Mr. Roberts to declare the property a nuisance. Seconded by Ms. Gray. Roll call showed: YEAS: Ms. Cromer, Ms. Gray, Ms. Hess, Mr. Roberts, Mr. Vaughn, and Mr. Winkler. NAYS: None. Motion to abate the property carries 6-0

C. PMRB Case 23-19

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

Mr. Millard stated that 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.

Mr. Dozier stated that he had ordered a new garage door from Lowe's a couple of months ago but it has been on back order. He will order one from Menards and it can be installed in two weeks.

Motion made by Ms. Gray to grant 30 day extension. Seconded by Mr. Vaughn. Roll call showed: YEAS: Ms. Cromer, Ms. Gray, Ms. Hess, Mr. Roberts, Mr. Vaughn, and Mr. Winkler. NAYS: None. Motion to grant 30 day extension carries 6-0.

D. PMRB Case 23-25

The property owner, PHUON DOAN, in is violation of Section 1313.04 of the Property Maintenance Code at property located at 6538 Glen Ivy Drive.

Mr. Millard stated that 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.

A citizen complaint form was received today concerning the property.

Motion made by Ms. Hess to declare the property a nuisance. Seconded by Mr. Roberts. Roll call showed: YEAS: Ms. Cromer, Ms. Gray, Ms. Hess, Mr. Roberts, Mr. Vaughn, and Mr. Winkler. NAYS: None. Motion to abate the property carries 6-0

VII. Additional Business

A. None.

VIII. Approval of Minutes

Without objection, the minutes of the July 27, 2023, PMRB meeting are approved.

IX. Upcoming Meetings

August 24, 2023
September 14, 2023

X. Adjournment

There being no further business to come before the Board, the meeting was adjourned at approximately 6:47 p.m.

Richard Winkler, Chair

Date

Geri Hoskins, Administrative Assistant

Date