



AGENDA

PROPERTY MAINTENANCE REVIEW BOARD

City Hall - Council Chambers
6131 Taylorsville Road
April 25, 2024
6:30 P.M.

1. Call Meeting To Order
2. Roll Call
3. Approval of the Agenda
4. Swearing of Witnesses
5. Pending Business
6. New Business
 - A. PMRB 24-16 The property owner, Joseph Dewitt, is in violation of Section 1313 of the Property Maintenance Code at property located at 4360 Longfellow Avenue.
 - B. PMRB 24-17 The property owner, Timothy Mason, is in violation of Section 1313 of the Property Maintenance Code at property located at 5250 Harshmanville Road.
 - C. PMRB 24-18 The property owner, David Davis, is in violation of Section 1313 of the Property Maintenance Code at property located at 5975 Rosalie Road.
7. Additional Business

8. Approval of Minutes

- A. Without objection the Minutes of March 28, 2024, PMRB meeting are approved.

9. Upcoming Meetings

- A. May 23, 2024
June 13, 2024

10. Adjournment

AI-10029

6. A.

Property Maintenance Review Board

Meeting Date: 04/25/2024

Information

Purpose

PMRB 24-16 The property owner, Joseph Dewitt, is in violation of Section 1313 of the Property Maintenance Code at property located at 4360 Longfellow Avenue.

Background

Administrative Use Only

Attachments

Staff Report

Additional information

Memorandum

Staff Report for Meeting of 4/25/2024

To: Huber Heights Property Maintenance Review Board
From: Don Millard, Code Enforcement Manager
Date: April 18, 2024
Subject: PMRB Case No. 24-16

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

APPLICANT: City of Huber Heights

OWNER Joseph Dewitt
4360 Longfellow Ave
Huber Heights OH 45424

LOCATION OF VIOLATION: 4360 Longfellow Ave

ZONING: R-4

EXISTING LAND USE: Residential

ZONING
ADJACENT LAND: Residential

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

APPLICABLE CODE: 1313.04 H 6, Junk Removal

CORRESPONDENCE: 2/12/2024 – Warning Letter
2/20/2024 – Notice of Violation
3/4/2024 - 24 Hour Notice

ATTACHMENTS: Violation Case Report, Photos,
Property Tax summary

Overview:

The property at 4360 Longfellow Ave. is in violation of the City's code regarding junk removal. There is junk along the side of the garage in need of removal.

Section **1313.04 (H)(6)(c)** reads - 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. (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 and there has been no communication from the owner to the Code Enforcement office. To our knowledge the property is and has been continually occupied.

The tax record shows property taxes are typically paid in full. Any fees charged for work this board orders will be invoiced to the property in the owner's name; if unpaid, the fees will be assessed to property taxes quarterly.

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 City contractor will bring the property into compliance.



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Come Grow With Us!

24-16

Case #: 20240533

Case Date: 02/12/24

Description: JUNK

Violation Type: JUNK

Status: TO PMRB

How Received: Observed

Assigned To: Ma'Chon Minnifield

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
P70 00906 0050	4360 LONGFELLOW AV		JOSEPH M DEWITT JR		R-4

Activities

Date	Activity Type	Description	Employee	Status
02/12/2024	1st Letter	OBSERVED JUNK ON PROPERTY. SENDING LETTER & ATTACHING PHOTOS.-MM	Ma'Chon Minnifield	Completed
02/12/2024	Re-Inspection	NO ACTION HAS BEEN TAKEN. SENDING 2ND NOTICE.-MM	Ma'Chon Minnifield	Completed
02/20/2024	2nd Letter	NO ACTION HAS BEEN TAKEN. SENDING 2ND NOTICE.-MM	Ma'Chon Minnifield	Assigned
02/20/2024	Re-Inspection	NO ACTION HAS BEEN TAKEN. SENDING 24 HOUR NOTICE.-MM	Ma'Chon Minnifield	Completed
03/04/2024	24 HR Letter	NO ACTION HAS BEEN TAKEN. SENDING 24 HOUR NOTICE.-MM	Ma'Chon Minnifield	Completed
03/04/2024	Re-Inspection	NO ACTION HAS BEEN TAKEN. SENDING TO DM FOR PMRB.-MM	Ma'Chon Minnifield	Completed

Violations

Date	Violation	Description	Notes	Status
02/12/2024	JUNK	<p>SECTION 1313.04(H)(6):</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>D. No items may be stored in a front yard.</p> <p>1313.05 (C): All yards, courts or lots shall be kept free of unsightly materials not appropriate to the area and debris which may cause a fire hazard or may act as a breeding place for vermin or insects. All premises shall be reasonably free from waste paper and other trash and debris.</p>	PLEASE REMOVE ALL JUNK FROM PROPERTY.	To PMRB

Uploaded Files

Date	File Name
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PARID: P70 00906 0050

PARCEL LOCATION: 4360 LONGFELLOW AVE

NBHD CODE: 47A00000

[Click here to view neighborhood map](#)

Owner

Name

DEWITT JOSEPH M JR AND CHRISTIN L GAW

Mailing

Name	DEWITT JOSEPH M JR AND CHRISTIN L GAW
Mailing Address	4360 LONGFELLOW AVE
City, State, Zip	DAYTON, OH 45424

Legal

Legal Description	3875 H C HUBER 30-1
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
30-NOV-98	\$77,000			
27-JUN-02	\$85,900	200200078178	DAVIDSON SILAS R AND	WILSON SAMUEL L AND
07-FEB-07		200700011441	WILSON SAMUEL L AND	SECRETARY OF H U D
27-AUG-07		200700073161	SECRETARY OF H U D	WAGNER CASSANDRA S
18-JUL-14	\$77,000	201400045786	WAGNER CASSANDRA S	BARKER JAMIE K
07-JUL-16	\$82,900	201600035742	BARKER JAMIE K	DEWITT JOSEPH M JR AND

Values

	35%	100%
Land	10,010	28,600
Improvements	34,580	98,800
CAUV	0	0
Total	44,590	127,400





Building

Exterior Wall Material	BRICK
Building Style	RANCH
Number of Stories	1
Year Built	1956
Total Rms/Bedrms/Baths/Half Baths	5/3/2/0
Square Feet of Living Area	1,080
Finished Basemt Living Area (Sq. Ft.)	0
Rec Room (Sq. Ft.)	0
Total Square Footage	1,080
Basement	NONE
Central Heat/Air Cond	CENTRAL HEAT WITH A/C
Heating System Type	HOT AIR
Heating Fuel Type	GAS
Number of Fireplaces(Masonry)	0
Number of Fireplaces(Prefab)	

Current Year Special Assessments

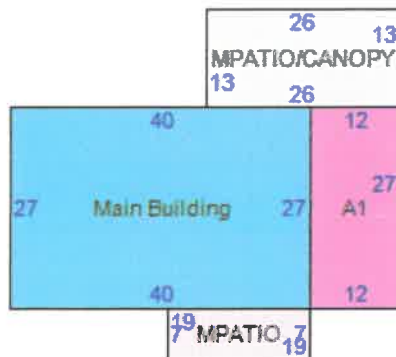
31200-LT. LIGHTING	\$31.39
11777-APC FEE	\$21.50
41100-MCD/AP MCD/AQUIFER PRES SUBD	\$1.00

Current Year Rollback Summary

Non Business Credit	-\$239.96
Owner Occupancy Credit	-\$59.98
Homestead	\$0.00
Reduction Factor	-\$2,149.08

Tax Summary

Year	Prior Year	Prior Year Payments	1st Half	1st Half Payments	2nd Half	2nd Half Payments	Total Currently Due
2023	\$0.00	\$0.00	\$1,171.67	-\$1,171.67	\$1,139.28	\$0.00	\$1,139.28



Item	Area
Main Building	1080
MSBRGAR - 23:MG/BG MASONRY/BRICK GARAGE	324

MPATIO/CANOPY - 33/32:MA_PT CONC/MAS PATIO/CANPY CANOPY	338
MPATIO - 33:MA_PT CONC/MAS PATIO	133

AI-10030

6. B.

Property Maintenance Review Board

Meeting Date: 04/25/2024

Information

Purpose

PMRB 24-17 The property owner, Timothy Mason, is in violation of Section 1313 of the Property Maintenance Code at property located at 5250 Harshmanville Road.

Background

Administrative Use Only

Attachments

Staff Report

Additional information

Memorandum

Staff Report for Meeting of 4/25/2024

To: Huber Heights Property Maintenance Review Board
From: Don Millard, Code Enforcement Manager
Date: April 18, 2024
Subject: PMRB Case No. 24-17

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

APPLICANT: City of Huber Heights

OWNER Timothy Mason
3747 O'Neal Rd.
Waynesville OH 45068

LOCATION OF VIOLATION: 5250 Harshmanville Rd.

ZONING: R-4

EXISTING LAND USE: Residential

ZONING
ADJACENT LAND: Residential

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

APPLICABLE CODE: 1313.04 H 6, Junk Removal

CORRESPONDENCE 3/18/2024 - 24 Hour Notice, due to repeat offense.

ATTACHMENTS: Violation Case Report, Photos,
Property Tax summary

Overview:

The property at 5250 Harshmanville Rd. is in violation of the City's code regarding junk removal. There is a substantial amount of junk accumulated on the property, especially in the backyard, but elsewhere as well.

The sheer number of items in the rear of the house would be a severe impediment for emergency services to access the house if needed.

This is a repeat violation within 2-years of violation 2022-0269, which was of the same nature.

Section **1313.04 (H)(6)(c)** reads - 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. (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 letter(s) mailed to the owner of record have not been returned and there has been no communication from the owner to the Code Enforcement office. Water Department records indicate minimum water usage over the last few months so the property may be unoccupied.

The tax record shows property taxes are typically paid in full. Any fees charged for work this board orders will be invoiced to the property in the owner's name; if unpaid, the fees will be assessed to property taxes quarterly.

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 City contractor will bring the property into compliance.



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24-17

Case #: 20240812

Case Date: 03/18/24

Description: JUNK ON SIDE OF HOUSE

Violation Type: JUNK

Status: TO PMRB

How Received: Observed

Assigned To: Ma'Chon Minnifield

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
P70 00910 0040	5250 HARSHMANVILLE RD		TIMOTHY W MASON	513-518-5107	R-4

Activities

Date	Activity Type	Description	Employee	Status
03/18/2024	24 HR Letter	OBSERVED JUNK ON SIDE OF THE HOUSE. REPEAT OFFENSE. SENDING 24 HOUR NOTICE.-MM	Ma'Chon Minnifield	Completed
03/18/2024	Re-Inspection	NO ACTION HAS BEEN TAKEN. SENDING TO DM FOR PMRB.-MM	Ma'Chon Minnifield	PMRB
03/18/2024	Tenant Letter	SENDING NOTICE TO TENANT AS WELL.-MM	Ma'Chon Minnifield	Completed

Violations

Date	Violation	Description	Notes	Status
03/18/2024	JUNK	SECTION 1313.04(H)(6): A. Any items used or stored outside of an enclosed building or structure shall be limited to items manufactured for, intended for, or customarily used in an outdoor environment. No items manufactured for, intended for, or customarily stored or used indoors may be placed or stored outside. B. All permissible items stored outside must be in good condition and usable as intended by the manufacturer. No such items that are broken, dilapidated, or discarded shall be stored outside. C. No items may be stored in the public right-of-way except when placed there for removal as trash and then no earlier than 5:00 p.m. on the day preceding the normal collection day. D. No items may be stored in a front yard. 1313.05 (C): All yards, courts or lots shall be kept free of unsightly materials not appropriate to the area and debris which may cause a fire hazard or may act as a breeding place for vermin or insects. All premises shall be reasonably free from waste paper and other trash and debris.	PLEASE REMOVE ALL JUNK FROM PROPERTY.	To PMRB

Uploaded Files

Date	File Name
03/25/2024	

03/25/2024



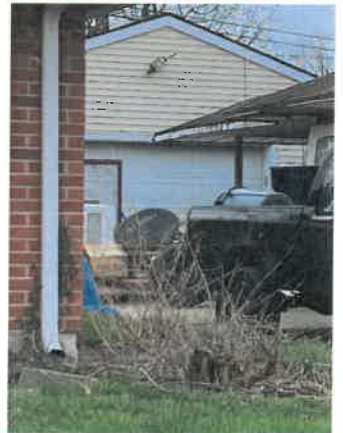
03/25/2024



03/18/2024



03/18/2024



03/18/2024



03/18/2024

















PARID: P70 00910 0040

PARCEL LOCATION: 5250 HARSHMANVILLE RD

NBHD CODE: 47A00000

[Click here to view neighborhood map](#)**Owner**

Name	MASON TIMOTHY W
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Mailing

Name	TIMOTHY W MASON
Mailing Address	3747 O'NEALL RD
City, State, Zip	WAYNESVILLE, OH 45068

Legal

Legal Description	4132 H C HUBER 30-2
Land Use Description	R - SINGLE FAMILY DWELLING, PLATTED LOT
Acres	0
Deed	SF/D-07-086327
Tax District Name	HUBER HGTS.-H.H. CSD

Sales

Date	Sale Price	Deed Reference	Seller	Buyer
02-OCT-00			RIGSBY CHARLES AND	RIGSBY MARILYN
12-OCT-07	\$60,000	200700086327	RIGSBY MARILYN	MASON TIMOTHY W

Board of Revision

Tax Year	Case Number:	BTA/CPC	Result
2007	0904		No Change in Value

Registered Rental Property

Registered:	YES
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Values

	35%	100%
Land	10,010	28,600

Improvements	40,920	116,920
CAUV	0	0
Total	50,930	145,520

Building

Exterior Wall Material	BRICK
Building Style	RANCH
Number of Stories	1
Year Built	1957
Total Rms/Bedrms/Baths/Half Baths	5/3/2/0
Square Feet of Living Area	1,404
Finished Basemt Living Area (Sq. Ft.)	0
Rec Room (Sq. Ft.)	0
Total Square Footage	1,404
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

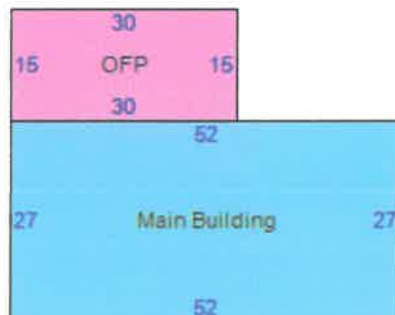
11777-APC FEE	\$21.50
41100-MCD/AP MCD/AQUIFER PRES SUBD	\$1.00
31200-LT. LIGHTING	\$22.45

Current Year Rollback Summary

Non Business Credit	-\$274.08
Owner Occupancy Credit	\$0.00
Homestead	\$0.00
Reduction Factor	-\$2,454.62

Tax Summary

Year	Prior Year	Prior Year Payments	1st Half	1st Half Payments	2nd Half	2nd Half Payments	Total Currently Due
2023	\$0.00	\$0.00	\$1,357.45	-\$1,357.45	\$1,334.00	\$0.00	\$1,334.00



Item

Area

Main Building	1404
OFP - 11:OFP OPEN FRAME PORCH	450
DET GARAGE - RG1:FRAME OR CB DETACHED GARAGE	576

AI-10032

6. C.

Property Maintenance Review Board

Meeting Date: 04/25/2024

Information

Purpose

PMRB 24-18 The property owner, David Davis, is in violation of Section 1313 of the Property Maintenance Code at property located at 5975 Rosalie Road.

Background

Administrative Use Only

Attachments

Staff Report

Additional information

Memorandum

Staff Report for Meeting of 4/25/2024

To: Huber Heights Property Maintenance Review Board
From: Don Millard, Code Enforcement Manager
Date: April 18, 2024
Subject: PMRB Case No. 24-18

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

APPLICANT: City of Huber Heights

OWNER David Davis
5975 Rosalie Rd.
Huber Heights OH 45424

LOCATION OF VIOLATION: 5975 Rosalie Rd.

ZONING: R-4

EXISTING LAND USE: Residential

ZONING
ADJACENT LAND: Residential

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

APPLICABLE CODE: 1313.04 H 6, Junk Removal

CORRESPONDENCE: 3/11/2024 – Warning Letter
3/18/2024 – Notice of Violation
3/28/2024 - 24 Hour Notice

ATTACHMENTS: Violation Case Report, Photos,
Property Tax summary

Overview:

The property at 5975 Rosalie Rd. is in violation of the City's code regarding junk removal. There is a substantial amount of junk and trash along the side of the house and in the bed of a pickup truck.

Section **1313.04 (H)(6)(c)** reads - 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. (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 and there has been no communication from the owner to the Code Enforcement office. To our knowledge the property is and has been continually occupied.

The tax record shows property taxes are typically paid in full. Any fees charged for work this board orders will be invoiced to the property in the owner's name; if unpaid, the fees will be assessed to property taxes quarterly.

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 City contractor will bring the property into compliance.



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24-18

Case #: 20240764

Case Date: 03/11/24

Description: JUNK

Violation Type: JUNK

Status: TO PMRB

How Received: Observed

Assigned To: Ma'Chon Minnifield

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
P70 01410 0014	5975 ROSALIE RD		DAVID DAVIS		R-4

Activities

Date	Activity Type	Description	Employee	Status
03/11/2024	1st Letter	OBSERVED JUNK ON PROPERTY. SENDING LETTER & ATTACHING PHOTOS.-MM	Ma'Chon Minnifield	Completed
03/11/2024	Re-Inspection	NO ACTION HAS BEEN TAKEN. SENDING 2ND NOTICE.-MM	Ma'Chon Minnifield	Completed
03/18/2024	2nd Letter	NO ACTION HAS BEEN TAKEN. SENDING 2ND NOTICE.-MM	Ma'Chon Minnifield	Completed
03/18/2024	Re-Inspection	NO ACTION HAS BEEN TAKEN. SENDING 24 HOUR NOTICE.-MM	Ma'Chon Minnifield	Completed
03/28/2024	24 HR Letter	NO ACTION HAS BEEN TAKEN. SENDING 24 HOUR NOTICE.-MM	Ma'Chon Minnifield	Completed
03/28/2024	Re-Inspection	NO ACTION HAS BEEN TAKEN. SENDING TO DM FOR PMRB.-MM	Ma'Chon Minnifield	PMRB

Violations

Date	Violation	Description	Notes	Status
03/11/2024	JUNK	<p>SECTION 1313.04(H)(6):</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>D. No items may be stored in a front yard.</p> <p>1313.05 (C): All yards, courts or lots shall be kept free of unsightly materials not appropriate to the area and debris which may cause a fire hazard or may act as a breeding place for vermin or insects. All premises shall be reasonably free from waste paper and other trash and debris.</p>	<p>REMOVE ALL JUNK & DEBRIS FROM PROPERTY. FAILURE TO TAKE CORRECTIVE ACTION WILL RESULT IN CONTRACTOR BEING SENT TO REMOVE ITEMS AT OWNERS EXPENSE.</p>	To PMRB

Uploaded Files

Date	File Name
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03/11/2024



03/11/2024



03/11/2024



03/11/2024



03/11/2024



03/11/2024















PARID: P70 01410 0014

PARCEL LOCATION: 5975 ROSALIE RD

NBHD CODE: 47A00000

[Click here to view neighborhood map](#)**Owner**

Name

DAVIS DAVID

Mailing

Name

DAVIS DAVID

Mailing Address

5975 ROSALIE DR

City, State, Zip

DAYTON, OH 45424

Legal

Legal Description

5416 H C HUBER 33-1

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

27-MAR-00 \$93,000

POWELL EVERETT C AND

HERBERT NATHAN A AND

27-MAR-00 \$93,000

POWELL EVERETT C AND

HERBERT NATHAN A AND

14-JUN-17 \$102,000 201700034737

HERBERT NATHAN A AND

DAVIS DAVID

Values

35%

100%

Land

10,010

28,600

Improvements

39,010

111,460

CAUV

0

0

Total

49,020

140,060

Building

Exterior Wall Material

MASONRY & FRAME

Building Style

CAPE COD

Number of Stories	1
Year Built	1964
Total Rms/Bedrms/Baths/Half Baths	6/4/2/0
Square Feet of Living Area	1,430
Finished Basemt Living Area (Sq. Ft.)	0
Rec Room (Sq. Ft.)	0
Total Square Footage	1,430
Basement	NONE
Central Heat/Air Cond	CENTRAL HEAT WITH A/C
Heating System Type	HOT AIR
Heating Fuel Type	GAS
Number of Fireplaces(Masonry)	1
Number of Fireplaces(Prefab)	

Current Year Special Assessments

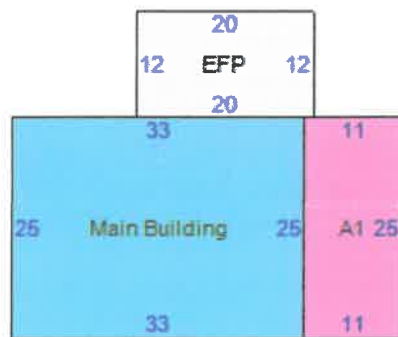
31200-LT. LIGHTING	\$24.44
41100-MCD/AP MCD/AQUIFER PRES SUBD	\$1.00
11777-APC FEE	\$21.50

Current Year Rollback Summary

Non Business Credit	-\$263.80
Owner Occupancy Credit	-\$65.94
Homestead	\$0.00
Reduction Factor	-\$2,362.56

Tax Summary

Year	Prior Year	Prior Year Payments	1st Half	1st Half Payments	2nd Half	2nd Half Payments	Total Currently Due
2023	\$0.00	\$0.00	\$1,276.83	-\$1,276.83	\$1,251.39	\$0.00	\$1,251.39



Item	Area
Main Building	825
1S MAS/AT UNF - 20/18:1SMAS MASONRY/AT UN ATTIC-UNFINISHED	275
DET GARAGE - RG1:FRAME OR CB DETACHED GARAGE	484
EFP - 12:EFP ENCL FRAME PORCH	240

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AI-10011

8. A.

Property Maintenance Review Board

Meeting Date: 04/25/2024

Information

Purpose

Without objection the Minutes of March 28, 2024, PMRB meeting are approved.

Background

Administrative Use Only

Attachments

Minutes

PROPERTY MAINTENANCE REVIEW BOARD
Meeting
City of Huber Heights
March 28, 2024

I. Mr. Winkler called the meeting to order at 6:30 p.m.

II. Oath of office

Chair Richard Winkler swore in Ali Shakhmandarov.

III. Present at the meeting: Ms. Cromer, Ms. Hess, Mr. Roberts, Mr. Shakhmandarov, and Mr. Winkler.

Members Absent: Ms. Gray and Mr. Vaughn, both excused.

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

IV. Approval of the Agenda

Mr. Roberts moved to approve the Agenda.

V. 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.

VI. Pending Business

None.

VII. New Business

A. PMRB Case 24-09 The property owner, A&F Investments, is in violation of Section 1189 of The Property Maintenance Code at property located at 5553-5629 Old Troy Pike (24-09).

Ms. Hoskins stated the property is now compliant.

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

Roll call showed: YEAS: Ms. Cromer, Ms. Hess, Mr. Roberts, Mr. Shakhmandarov, and Mr. Winkler. NAYS: None. Motion to dismiss carries 5-0.

B. PMRB Case 24-10 The property owner, Jade Gaddis, is in violation of Section 1313 of The Property Maintenance Code at property located at 5748 Belmar Drive (24-10).

Ms. Hoskins stated the property is now compliant.

Motion made by Ms. Cromer to dismiss the case. Seconded by Ms. Hess.

Roll call showed: YEAS: Ms. Cromer, Ms. Hess, Mr. Roberts, Mr. Shakhmandarov, and Mr. Winkler. NAYS: None. Motion to dismiss carries 5-0.

C. PMRB Case 24-11 The property owner, Terry Watson, is in violation of Section 1313 of The Property Maintenance Code at property located at 4393 Lambeth Drive (24-11).

Mr. Millard stated the property at 4393 Lambeth Dr. is in violation of the City's outdoor storage code regarding an accumulation of junk.

Section **1313.04 H 6** reads - **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. Lawn and power equipment must be kept in the backyard even when used on a regular basis. **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. (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; [Ord. No. 2023-O-2611](#), § 1, 2, 10-9-23)

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 and there has been no communication from the owner to the Code Enforcement office. The property is and has been continually occupied.

The tax record shows property taxes are typically paid in full. Any fees charged for work this board orders will be invoiced to the property in the owner's name; if unpaid, the fees will be assessed to property taxes quarterly.

Motion made by Ms. Hess to declare the property a nuisance and proceed with abatement. Seconded by Ms. Cromer.

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

D. PMRB Case 24-12 The property owner, Tyler Davis, is in violation of Section 1313 of The Property Maintenance Code at property located at 4396 Kitridge Road (24-12).

Mr. Millard stated the property at 4396 Kitridge Rd. is in violation of the City's debris and outdoor storage codes. This includes building material and remnants of construction.

Section **1313.05 (C)** reads - 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 wastepaper and other trash and debris. (Ord. 95-O-824, Passed 9-11-95)

Section **1313.04h,6,E,4** reads - Building materials to be used for construction of structures or facilities on the same lot(s) that they are stored upon may be stored for a period 30 days or not to exceed 30 days past the close of a building permit if said permit was required.

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 and there has been no communication from the owner to the Code Enforcement office. The property is and has been continually occupied.

The tax record shows property taxes are typically paid in full. Any fees charged for work this board orders will be invoiced to the property in the owner's name; if unpaid, the fees will be assessed to property taxes quarterly.

Motion made by Ms. Cromer to declare the property a nuisance and proceed with abatement. Seconded by Mr. Roberts.

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

E. PMRB Case 24-13 The property owner, Martin Tittl, is in violation of Section 1313 of The Property Maintenance Code at property located at 5011 Pepper Drive (24-13).

Ms. Hoskins stated the property is now compliant.

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

Roll call showed: YEAS: Ms. Cromer, Ms. Hess, Mr. Roberts, Mr. Shakhmandarov, and Mr. Winkler. NAYS: None. Motion to dismiss carries 5-0.

F. PMRB Case 24-14 The property owner, Joyce Arnette, is in violation of Section 1313 of The Property Maintenance Code at property located at 5213 Seaman Drive (24-14).

Ms. Hoskins stated the property is now compliant.

Motion made by Mr. Roberts to dismiss the case. Seconded by Mr. Shakhmandarov.

Roll call showed: YEAS: Ms. Cromer, Ms. Hess, Mr. Roberts, Mr. Shakhmandarov, and Mr. Winkler. NAYS: None. Motion to dismiss carries 5-0.

G. PMRB Case 24-15 The property owner, Kimberly Baker, is in violation of Section 1313 of The Property Maintenance Code at property located at 6051 Turnbridge Lane (24-15).

Mr. Millard stated the property at 6051 Turnbridge Ln. is in violation of the City's code regarding debris removal.

There is a large accumulation of trimming debris on the property in piles throughout the side and rear yards.

Section **1313.05 (C)** reads - *Removal of Miscellaneous Debris*. 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 wastepaper and other trash and debris. (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 and although there has been communication from the owner to the Code Enforcement office, the promised compliance has not been achieved as of the date of this report. The property is and has been continually occupied.

The tax record shows property taxes are typically paid in full. Any fees charged for work this board orders will be invoiced to the property in the owner's name; if unpaid, the fees will be assessed to property taxes quarterly.

Motion made by Mr. Roberts to declare the property a nuisance and proceed with abatement. Seconded by Ms. Cromer.

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

IX. Additional Business

None.

X. Approval of Minutes

Without objection, the minutes of the February 22, 2024, PMRB meeting are approved.

XI. Upcoming Meetings

April 11, 2024
April 25, 2024

XII. Adjournment

There being no further business to come before the Board, the meeting was adjourned at approximately 6:48 p.m.

Richard Winkler, Chair

Date

Geri Hoskins, Administrative Assistant

Date

