

RESOLUTION 079-2022

Nuisance Abatement Parcel #263-07-005

RESOLUTION OF THE BOARD OF TOWNSHIP TRUSTEES OF OLMSTED TOWNSHIP, CUYAHOGA COUNTY, OHIO

This date, July 27, 2022, Trustee Alton, moved the adoption of the following Resolution:

WHEREAS, information has come before the Board of Trustees concerning the condition of the real property located at *26968 Schady Rd. Parcel #263-07-005* within the unincorporated territory of Olmsted Township; and

WHEREAS, based upon this information, the Board finds that a condition constituting a nuisance exists on the premises identified herein above, caused by the condition of vegetation, garbage, refuse or other debris at the subject location; and

WHEREAS, the Board of Trustees determines that the owner(s) maintenance of such vegetation, garbage, refuse or other debris, constitutes a nuisance.

NOW THEREFORE, it is hereby RESOLVED by the Trustees that:

Pursuant to Ohio Revised Code Section 505.87, notice shall be provided by U.S. certified mail, return receipt requested, to the owner(s) of the land identified above and to any holders of liens of record upon the land stating that: You, as the owner of the land located at *26968 Schady Rd. Parcel #263-07-005*, are hereby ordered to:

- 505.85 Disposal, storage, or impoundment of motor vehicles.
- 505.871 Removal of junk motor vehicle.
- 210.09 Regulations for Home Occupations- Running a business out of a R-40 dwelling is not permitted.
- Remove RV/Boat - Outdoor storage shall be permitted only in the rear yard on a paved or gravel surface and shall be adequately screened from view from adjacent property

If certified mail service is not perfected, notice is authorized by any means provided for in O.R.C. '505.87 and 505.86, including posting and/or publication.

Trustee Zver seconded the motion and, thereupon, the votes in favor of the Resolution were recorded and are reflected by the signatures hereto.

Adopted by the Board of Township Trustees of Olmsted Township, Ohio

Date: 7-27-2022


Trustee

Yes


Trustee

Yes


Trustee

Yes

CERTIFICATE

I, Brian Gillette, Fiscal Officer of Olmsted Township, Cuyahoga County, Ohio, in whose custody and control the files and records of the Board of said Township are required by the laws of the state of Ohio to be kept, do hereby certify that the foregoing is taken and copied from the original Resolution now on file, and that the foregoing has been compared by me with said original Resolution, and that the same is a true and correct copy thereof.

Attested this date, 7-27-2022


Fiscal Officer

CODE ENFORCEMENT CASE 22OLMT-00082

Summary for Cited Violation Remove inoperable unlicensed motor vehicle

Case Number: 22OLMT-00082

Case Status: Open

Property:
26968 SCHADY RD
OLMSTED TOWNSHIP, Ohio 44138

Property Owner:
Ryan & Jessica Thompson

07/15/2022 : Complaint Filed logged by Tammie Fox

| Complaint | Reported by | Email | Phone |
|---|-------------|-------|-------|
| 505.85 Disposal, storage or impoundment of motor vehicles. A board of township trustees may contract with a motor vehicle salvage dealer, as defined in section 4738.01 of the Revised Code, or a scrap metal processing facility, as defined in section 4737.05 of the Revised Code, for the removal or disposal of motor vehicles pursuant to section 505.173 or 505.871 or sections 4513.60 to 4513.64 of the Revised Code, and a board may contract with a storage facility or other similar facility for the storage or impoundment of motor vehicles pursuant to section 505.173 or sections 4513.60 to 4513.64 of the Revised Code. | Anonymous | | |

07/19/2022 : Update logged by Tammie Fox

| Notes |
|--|
| 505.85 Disposal, storage or impoundment of motor vehicles. 505.871 Removal of junk motor vehicle. |

Images



2022-07-19 IMG_7658.jpg



2022-07-19 IMG_7652.jpg



2022-07-19 IMG_7652.jpg



2022-07-19 IMG_7659.jpg



2022-07-19 IMG_7649.jpg



2022-07-19 IMG_7651.jpg

CODE ENFORCEMENT CASE 22OLMT-00082

Summary for Cited Violation Other

Case Number: 22OLMT-00082

Case Status: Open

Property:
26968 SCHADY RD
OLMSTED TOWNSHIP, Ohio 44138

Property Owner:
Ryan & Jessica Thompson

07/15/2022 : Complaint Filed logged by Tammie Fox

| Complaint | Reported by | Email | Phone |
|--|-------------|-------|-------|
| Running a buisness out of a R-40 dewelling is not permitted. | Anonymous | | |

07/19/2022 : Update logged by Tammie Fox

Notes

SECTION 210.09 REGULATIONS FOR HOME OCCUPATIONS.

The purpose of this section is to set forth regulations which control the establishment and operation of home occupations. The intent of these regulations is to control the nonresidential use of a residential dwelling unit so that the nonresidential use is limited to an accessory use and does not in any manner whatsoever disrupt or alter the residential character of the neighborhood in which it is located. Compliance with these regulations should result in all home occupations being located and conducted in such a manner that their existence is not detectable in any manner from the outside of the dwelling unit.

(a) A home occupation shall occupy no more than 20% of the floor area of the dwelling and shall be clearly incidental and secondary in importance to the use of the dwelling for dwelling purposes.

07/19/2022 : Update logged by Tammie Fox

Notes

(b) The business activity, including the storage of equipment, supplies or any apparatus used in the home occupation shall be conducted entirely within the dwelling unit and no use of a garage, an accessory building or an outdoor area shall be permitted, except that storage of equipment and supplies may be conducted in a garage to the extent that at all times the number of vehicles for which the garage was designed to accommodate shall be able to be parked in such garage.

(c) There shall not be any change in the outside appearance of the building or premises, or other visible exterior change related to the home occupation.

(d) Any on-site business related in any manner to the home occupation shall be conducted only by occupants of the dwelling unit.

(e) No equipment or process shall be permitted or used in such home occupation that creates a nuisance by reason of generating any noise, vibration, glare, fumes, odors, or

07/19/2022 : Update logged by Tammie Fox

Notes

electrical interference, or which is found unsafe by the County Board of Health. The application of automotive finishes and other process shall not be used in any residential district. No equipment or process shall be used which creates visual or audible interference in any radio or television receiver off the premises or causes fluctuations in line voltage off the premises.

(f) No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood.

(g) A zoning certificate shall be obtained prior to the establishment of a home occupation. Such zoning certificate shall be valid for a twelve-month period and may be renewed subject to compliance with these regulations.

07/19/2022 : Update logged by Tammie Fox

Notes

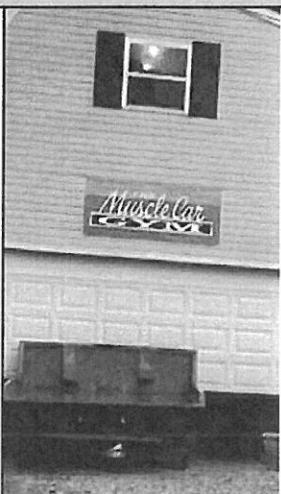
A recent observation of your property located at 26968 Schady Rd. Olmsted Township, OH has been conducted. The violations are listed below:

SECTION 210.09 REGULATIONS FOR HOME OCCUPATIONS

Images



2022-07-19 IMG_7658.jpg



2022-07-19 IMG_7660.jpg

CODE ENFORCEMENT CASE 22OLMT-00082

Summary for Cited Violation Store boat (camper) (RV) in rear yard or remove from property -Outdoor storage

Case Number: 22OLMT-00082

Case Status: Open

Property:

26968 SCHADY RD
OLMSTED TOWNSHIP, Ohio 44138

Property Owner:

Ryan & Jessica Thompson

07/19/2022 : Complaint Filed logged by Tammie Fox

| Complaint | Reported by | Email | Phone |
|---|-------------|-------|-------|
| <p>d) Parking or Storage of Recreational Vehicles and Equipment. In addition to the locational requirements of Schedule 210.08(a), any recreational vehicle, camper, or boat, on or off wheels shall be either stored wholly within a garage or outdoors in compliance with the following regulations.</p> <p>(1) Not more than one recreational vehicle, camper or boat shall be stored outdoors.</p> <p>(2) Outdoor storage shall be permitted only in the rear yard on a paved or gravel surface, and shall be adequately screened from view from adjacent property.</p> <p>(3) Recreational vehicles, campers, and boats shall not be used as a dwelling, office, or other business structure, or for storage of any material, and shall have no connections to any electric, telephone, water, sewer, gas, or fuel source.</p> <p>(4) A recreational vehicle, camper, or boat may be parked in a driveway for loading or unloading purposes for a period not to exceed 48 hours in any seven-day period.</p> | | | |

07/19/2022 : Update logged by Tammie Fox

Notes

Remove RV/Boat

(2) Outdoor storage shall be permitted only in the rear yard on a paved or gravel surface, and shall be adequately screened from view from adjacent property.

Images



2022-07-19 IMG_7657.jpg



2022-07-19 IMG_7654.jpg

CODE ENFORCEMENT CASE 22OLMT-00082

Summary for Cited Violation Remove inoperable unlicensed motor vehicle

Case Number: 22OLMT-00082

Case Status: Open

Property:
26968 SCHADY RD
OLMSTED TOWNSHIP, Ohio 44138

Property Owner:
Ryan & Jessica Thompson

07/15/2022 : Complaint Filed logged by Tammie Fox

| Complaint | Reported by | Email | Phone |
|---|-------------|-------|-------|
| 505.85 Disposal, storage or impoundment of motor vehicles. A board of township trustees may contract with a motor vehicle salvage dealer, as defined in section 4738.01 of the Revised Code, or a scrap metal processing facility, as defined in section 4737.05 of the Revised Code, for the removal or disposal of motor vehicles pursuant to section 505.173 or 505.871 or sections 4513.60 to 4513.64 of the Revised Code, and a board may contract with a storage facility or other similar facility for the storage or impoundment of motor vehicles pursuant to section 505.173 or sections 4513.60 to 4513.64 of the Revised Code. | Anonymous | | |

07/19/2022 : Update logged by Tammie Fox

| Notes |
|--|
| 505.85 Disposal, storage or impoundment of motor vehicles. 505.871 Removal of junk motor vehicle. |

Images



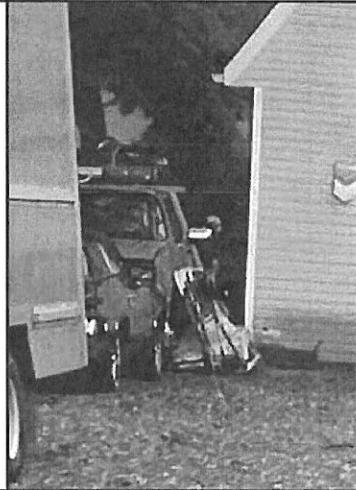
2022-07-19 IMG_7658.jpg



2022-07-19 IMG_7652.jpg



2022-07-19 IMG_7652.jpg



2022-07-19 IMG_7659.jpg



2022-07-19 IMG_7649.jpg



2022-07-19 IMG_7651.jpg