

RESOLUTION 057-2022

Nuisance Abatement Parcel #262-15-004

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

This date, June 8, 2022, Trustee Zver, 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 *26906 Cook Rd. Parcel # 262-15-004* 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, maintenance to accessory building(s) specifically, 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 *26906 Cook Rd.*, are hereby ordered to:

- (A) 505.87 Abatement, control, or removal of all debris
- (B) 1327.02 DRAINAGE OF DOWN SPOUTS, FOOTER DRAINS AND SIMILAR DRAINAGE.
The installation of any down spouts, footer drains, and other similar drainage items shall drain to an approved storm sewer, roadside ditch or an alternate method as approved by the Building Commissioner.
- (C) 304.13 Repair / Replace glass block windows -Vent (s) Windows, doors and frames shall be kept in sound condition good repair and weather tight.
- (D) ORC 210.08 (f) Outdoor Storage of Materials or Equipment and Compost Piles. Any area for the outdoor storage of materials that exceeds two square feet shall follow the regulations set forth in Schedule 210.08(a). Outdoor storage of materials shall be restricted to normal household accessories including such items as but not limited to, firewood, outdoor furniture, grills, picnic tables, Children's play equipment or compost. It shall not include the storage of materials or equipment for a home occupation or other commercial business or any other type of material or equipment, including construction equipment, not typically associated with a residential dwelling. Trailers, tractors, snowplows, etc., for personal use shall be stored in an enclosed structure. Tarping of materials or equipment is prohibited.
- (E) 330.07 LANDSCAPING AND MAINTENANCE OF YARDS. Required yards and all other portions of the lot not covered by permitted structures shall be landscaped with grass, trees, shrubbery and/or other appropriate ground cover or landscaping material, which always shall be maintained in good and healthy condition.

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

Trustee Krcss seconded the motion and, thereupon, the votes in favor of the Resolution were recorded and are reflected by the signatures here

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

Date: 6 - 8 - 2022

James M. Krcss
Trustee

Yes

Joe J. Jure
Trustee

Yes

Trustee

Yes

CERTIFICATE

I, Brian W. 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, 6/8/22

Brian W. Gillette
Fiscal Officer

CODE ENFORCEMENT CASE 22OLMT-00007

Summary for Cited Violation Clean and repair or replace gutters

Case Number: 22OLMT-00007

Case Status: Open

Property:

26906 COOK ROAD
OLMSTED TOWNSHIP, Ohio 44138

Property Owner:

FAT LITTLE BUDDIES
(440) 235-1338

03/18/2022 : Complaint Filed logged by Tammie Fox

Complaint	Reported by	Email	Phone
1327.02 DRAINAGE OF DOWN SPOUTS, FOOTER DRAINS AND SIMILAR DRAINAGE. The installation of any down spouts, footer drains and other similar drainage items shall drain to an approved storm sewer, roadside ditch or an alternate method as approved by the Building Commissioner. 1327.02 " Properly secure and install all downspouts, resting them on a bucket is not a approved method. Remove non approved downspout on the west side of the building. Splash blocking on a neighboring property is not permitted.	ANONYMOUS		

03/21/2022 : Update logged by Tammie Fox

Notes
Gutter splash blocking onto neighboring property's not permitted

03/21/2022 : Update logged by Tammie Fox

Notes
304.13 Every window , skylight door and frame shall be kept in sound condition, good repair and weather tight.

03/21/2022 : Update logged by Tammie Fox

Notes
REPAIR OR REPLACE GLASS BLOCK WINDOW (VENT)

03/21/2022 : Update logged by Tammie Fox

Notes
CLEAN UP DEBRIS

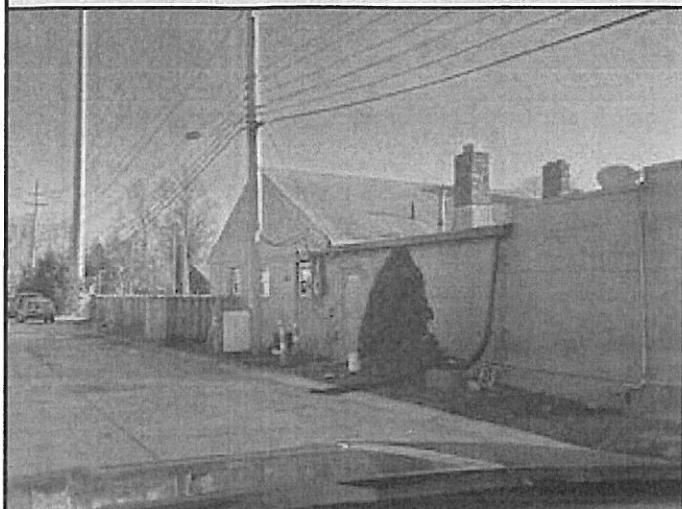
05/13/2022 : Failed Inspection logged by Tammie Fox

Notes	Corrections	Next Inspection
	Downspout is still encroaching neighboring property.. No corrections have been made as of 05-13-2022	05/13/2022

05/13/2022 : Update logged by Tammie Fox

Notes
Per my inspection with Jerry, I discussed possibilities for the proper drainage. 05/13/2022

Images



2022-03-21 Gutter (down spout) .jpg



2022-03-21 glass block window /vent .jpg

CODE ENFORCEMENT CASE 22OLMT-00007

Summary for Cited Violation Other

Case Number: 22OLMT-00007

Case Status: Open

Property:

26906 COOK ROAD
OLMSTED TOWNSHIP, Ohio 44138

Property Owner:

FAT LITTLE BUDDIES
(440) 235-1338

03/21/2022 : Complaint Filed logged by Tammie Fox

Complaint	Reported by	Email	Phone
304.13 Repair glass block window/ vent - every window sky light, door and frame shall be kept in sound condition, good repair and weather tight.			

03/21/2022 : Update logged by Tammie Fox

Notes
DELETE

03/21/2022 : Passed Inspection logged by Tammie Fox

Reason	Notes
Invalid Complaint	DELETE

05/13/2022 : Re-open Violation logged by Tammie Fox

CODE ENFORCEMENT CASE 22OLMT-00007

Summary for Cited Violation Other

Case Number: 22OLMT-00007

Case Status: Open

Property:

26906 COOK ROAD
OLMSTED TOWNSHIP, Ohio 44138

Property Owner:

FAT LITTLE BUDDIES
(440) 235-1338

03/21/2022 : Complaint Filed logged by Tammie Fox

Complaint	Reported by	Email	Phone
Remove tarp. off of roof.			

03/21/2022 : Update logged by Tammie Fox

Notes
remove tarp off of roof

Images



2022-03-21 tarp on roof .jpg

CODE ENFORCEMENT CASE 22OLMT-00007

Summary for Cited Violation Abatement, Control, or Removal Of Vegetation ,Garbage,

Case Number: 22OLMT-00007

Case Status: Open

Property:

26906 COOK ROAD
OLMSTED TOWNSHIP, Ohio 44138

Property Owner:

FAT LITTLE BUDDIES
(440) 235-1338

03/21/2022 : Complaint Filed logged by Tammie Fox

Complaint	Reported by	Email	Phone
505.87 abatement, control, or removal of vegetation, garbage, refuse and other debris.			

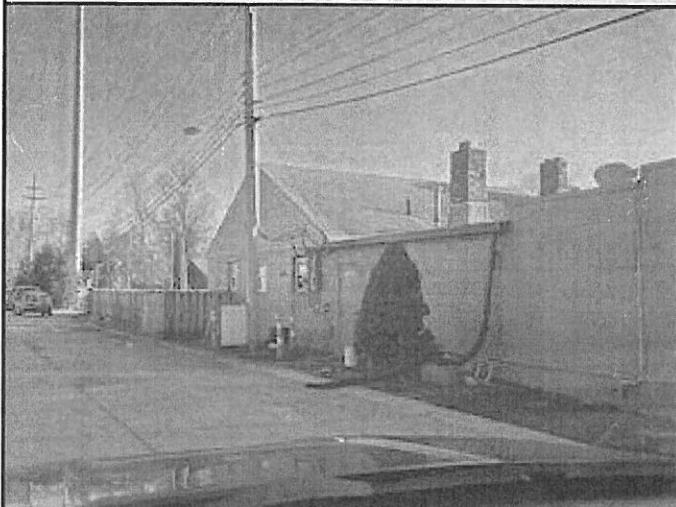
03/21/2022 : Update logged by Tammie Fox

Notes
505.87 Clean up debris 210.08 Outdoor Storage of materials or Equipment (f) Outdoor Storage of Materials or Equipment and Compost Piles. Any area for the outdoor storage of materials that exceeds two square feet shall be in compliance with the regulations set forth in Schedule 210.08(a). Outdoor storage of materials shall be restricted to normal household accessories including such items as but not limited to, firewood, outdoor furniture, grills, picnic tables, Children's play equipment or compost. It shall not include the storage of materials or equipment for a home occupation or other commercial business or any other type of material or equipment, including construction equipment, not typically associated with a residential dwelling. Trailers, tractors, snowplows, etc., for personal use shall be stored in an enclosed structure. Tarping of materials or equipment is prohibited.

04/21/2022 : Passed Inspection logged by Tammie Fox

Reason	Notes
Invalid Complaint	Debris (cleaned up)

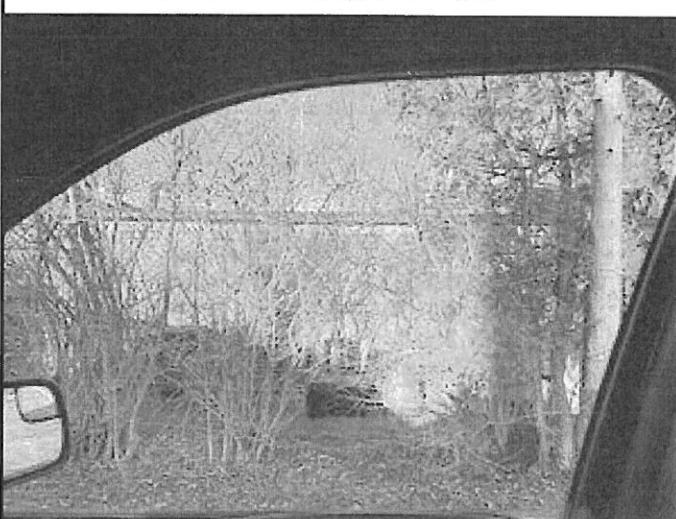
Images



2022-03-21 cones, buckets, sign,ladder.jpg



2022-03-21 propane tanks, garbage, grass carpet.jpg



2022-03-21 cans, garbage.jpg