

## RESOLUTION 037-2022

*Nuisance Abatement Parcel #263-10-033*

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

This date, April 27<sup>th</sup>, 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 *8742 Usher Rd. Parcel # 263-10-033* 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 *8742 Usher Rd.*, are hereby ordered to:

#### 505.87 Abatement, control, or removal of vegetation, garbage, refuse, and other debris.

- (A) A board of township trustees may provide for the abatement, control, or removal of vegetation, garbage, refuse, and other debris from land in the township, if the board determines that the owner's maintenance of that vegetation, garbage, refuse, or other debris constitutes a nuisance.
- (B) You have 7 days from the date of the passed Resolution to take care of your property.

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 Kress 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: 4/27/2022

James K. Jones  
Trustee

Yes

John J. Ziegler  
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, 4-27-2022

Brian Gillette  
Fiscal Officer

# CODE ENFORCEMENT CASE 22OLMT-00002

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

Case Number: 22OLMT-00002

Case Status: Open

**Property:**

8742 USHER RD  
OLMSTED TOWNSHIP, Ohio 44138

**Property Owner:**

PETRUNA, JOSHUA

**03/09/2022 : Complaint Filed logged by Tammie Fox**

Complaint	Reported by	Email	Phone
505.87 Abatement, control, or removal of vegetation, garbage, refuse, and other debris. (A) A board of township trustees may provide for the abatement, control, or removal of vegetation, garbage, refuse, and other debris from land in the township, if the board determines that the owner's maintenance of that vegetation, garbage, refuse, or other debris constitutes a nuisance. (B) At least seven days before providing for the abatement, control, or removal of any vegetation, garbage, refuse, or other debris, the board of township trustees shall notify the owner of the land and any holders of liens of record upon the land that: (1) The owner is ordered to abate, control, or remove the vegetation, garbage, refuse, or other debris, the owner's maintenance of which has been determined by the board to be a nuisance;			

**04/08/2022 : Update logged by Tammie Fox**

Notes
My observation on 04/08/2022 the front yard looked great, now the back yard on the other hand was very cluttered. Joshua stated to me that he was putting up a rubber maid shed on pallets I did tell him he will need to submit plans and pull a permit. I explained all the clutter behind the fence needs to be removed

**04/11/2022 : Failed Inspection logged by Tammie Fox**

Notes	Corrections	Next Inspection
	As of 04/11/2022 the back yard is very clutter, with no improvements. Advised Joshua he would have to submit plans and pull a permit for the shed he will be putting up.	04/25/2022

**04/21/2022 : Failed Inspection logged by Tammie Fox**

Notes	Corrections	Next Inspection
	No corrections to the back yard, more debris	04/28/2022

**04/21/2022 : Update logged by Tammie Fox**

Notes
I waited for bulk pick up in hopes that owner would clean debris but seems to be worse 04/21/2022

## Images



2022-04-08 clutter behind the fence 04/08/2022.jpg



2022-04-08 clutter behind the fence 04/08/2022.jpg



2022-04-08 pallets and base of Rubbermaid shed.  
04/08/2022.jpg



2022-04-08 Clutter 04/08/2022.jpg



2022-04-08 Rubbermaid Shed 04/08/2022.jpg

# CODE ENFORCEMENT CASE 22OLMT-00002

## Summary for Cited Violation Repair or replace fence

Case Number: 22OLMT-00002

Case Status: Open

**Property:**

8742 USHER RD  
OLMSTED TOWNSHIP, Ohio 44138

**Property Owner:**

PETRUNA, JOSHUA

**03/09/2022 : Complaint Filed logged by Tammie Fox**

Complaint	Reported by	Email	Phone
(i) Fences, Walls, and Hedges. Fences, walls, and hedges may be in a front, side, or rear yard, provided they comply with the regulations of this Section. ORC 210.08(1) Walls, Solid Fences, Open Fences. Walls shall not exceed a height of 2 feet. Solid or open fences shall be permitted as indicated. (5) Construction, Maintenance and Repair. Fences shall be of chain link, picket, split rail, sapling, louver, or other design, and if painted, shall be one color. Fences and walls shall always be maintained in good repair by the owner and/or occupant of the lot on which they are located. The smooth finished side of the fence or wall shall be the side of the fence that faces outward from the yard being fenced.	ANONYMOUS		

**03/09/2022 : Update logged by Tammie Fox**

Notes
ORC 210.08 Maintenance (paint) and repair broken fence

**03/24/2022 : Failed Inspection logged by Tammie Fox**

Notes	Corrections	Next Inspection
	No corrections have been made as of 03/24/2022	04/13/2022

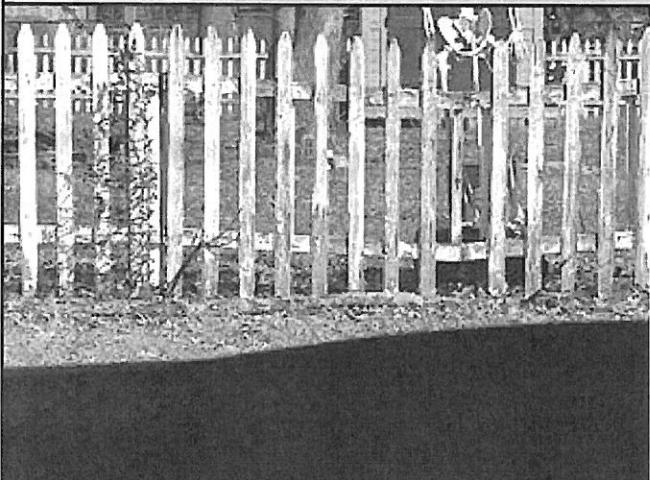
**03/24/2022 : Failed Inspection logged by Tammie Fox**

Notes	Corrections	Next Inspection
	no corrections were made as of 03/24/2022	03/24/2022

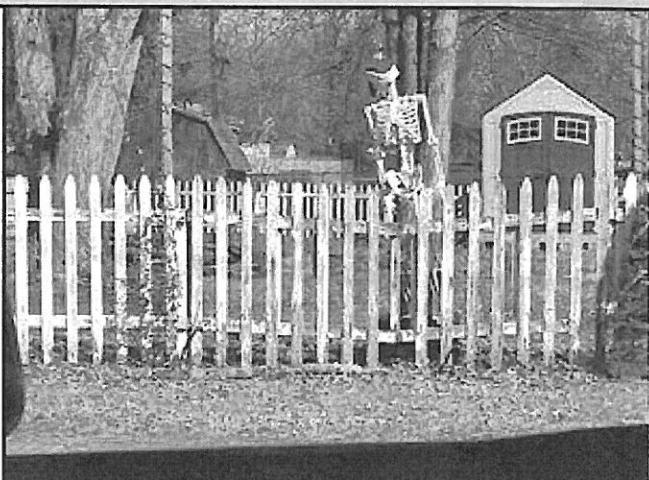
**04/21/2022 : Failed Inspection logged by Tammie Fox**

Notes	Corrections	Next Inspection
	No corrections have been made 04/21/2022	04/21/2022

## Images



2022-03-09 broken fence.jpg



2022-03-09 broken fence.jpg



2022-03-24 fence.jpg



2022-03-24 IMG\_3873.jpg

# CODE ENFORCEMENT CASE 22OLMT-00002

Summary for Cited Violation Remove or store indoors all materials, clutter and debris in

Case Number: 22OLMT-00002

Case Status: Open

**Property:**

8742 USHER RD  
OLMSTED TOWNSHIP, Ohio 44138

**Property Owner:**

PETRUNA, JOSHUA

**03/09/2022 : Complaint Filed logged by Tammie Fox**

Complaint	Reported by	Email	Phone
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 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.	ANONYMOUS		

**03/09/2022 : Update logged by Tammie Fox**

Notes
ORC 505.87

**03/24/2022 : Update logged by Tammie Fox**

Notes
Pictures taken on 03/10/2022

**03/24/2022 : Update logged by Tammie Fox**

Notes
Please see updated pictures 03/24/2022

**03/24/2022 : Failed Inspection logged by Tammie Fox**

Notes	Corrections	Next Inspection
	No corrections were made with in the 7 day period given to them as of 03/24/2022 7 more days was given	04/13/2022

**03/24/2022 : Failed Inspection logged by Tammie Fox**

Notes	Corrections	Next Inspection
	no corrections ere made as of 03/24/2022 7 more days were given Property seems to be worse	03/24/2022

**04/21/2022 : Failed Inspection logged by Tammie Fox**

Notes	Corrections	Next Inspection
	no corrections as of 04/21/2022	04/21/2022

## Images



2022-03-09 IMG\_3218.jpg



2022-03-09 IMG\_3213.jpg



2022-03-09 IMG\_3212.jpg



2022-03-09 IMG\_3208.jpg



2022-03-09 IMG\_3214.jpg



2022-03-24 03/10/2022.jpg ORC 210.08



2022-03-24 03/10/2022.jpg ORC 210.08



2022-03-24 03/10/2022.jpg ORC 210.08



2022-03-24 03/10/2022.jpg ORC 210.08



2022-03-24 03/10/2022.jpg ORC 210.08



2022-03-24 03/10/2022.jpg ORC 210.08



2022-03-24 03/10/2022.jpg ORC 210.08



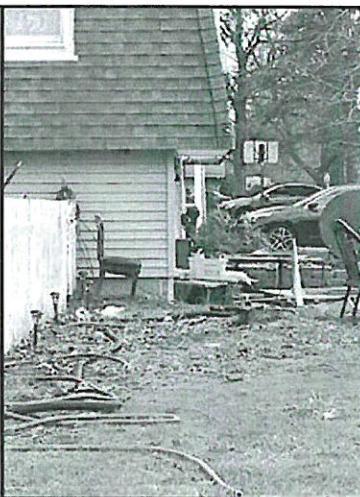
2022-03-24 car loaded with debris.jpg Out on 03/10/2022 sent a letter explaning they have 7 days to clear out all debris, on 03/24/2022 I believe the property conditions to be much worse, We spoke with his wife and told her we will give them 7 more days, after that it will be considered a Nuisance.

2022-03-24 clutter needs to be removed.jpg Out on 03/10/2022 sent a letter explaning they have 7 days to clear out all debris, on 03/24/2022 I believe the property conditions to be much worse, We spoke with his wife and told her we will give them 7 more days, after that it will be considered a Nuisance.



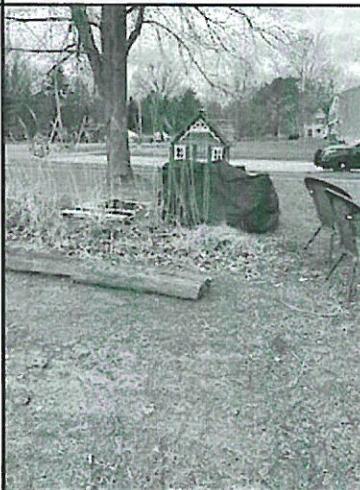
2022-03-24 IMG\_3875.jpg Out on 03/10/2022 sent a letter explaning they have 7 days to clear out all debris, on 03/24/2022 I believe the property conditions to be much worse, We spoke with his wife and told her we will give them 7 more days, after that it will be considered a Nuisance.

2022-03-24 clutter needs to be removed .jpg Out on 03/10/2022 sent a letter explaning they have 7 days to clear out all debris, on 03/24/2022 I believe the property conditions to be much worse, We spoke with his wife and told her we will give them 7 more days, after that it will be considered a Nuisance.



2022-03-24 all debris need to be stored and not in open view (clutter needs to be removed).jpg Out on 03/10/2022 sent a letter explaining they have 7 days to clear out all debris, on 03/24/2022 I believe the property conditions to be much worse, We spoke with his wife and told her we will give them 7 more days, after that it will be considered a Nuisance.

2022-03-24 yard cluttered with debris.jpg Out on 03/10/2022 sent a letter explaining they have 7 days to clear out all debris, on 03/24/2022 I believe the property conditions to be much worse, We spoke with his wife and told her we will give them 7 more days, after that it will be considered a Nuisance.



2022-03-24 hose needs to be moved and not be seen for opened view.jpg Out on 03/10/2022 sent a letter explaining they have 7 days to clear out all debris, on 03/24/2022 I believe the property conditions to be much worse, We spoke with his wife and told her we will give them 7 more days, after that it will be considered a Nuisance.

2022-03-24 chairs need to be stored or moved to back of the property.jpg Out on 03/10/2022 sent a letter explaining they have 7 days to clear out all debris, on 03/24/2022 I believe the property conditions to be much worse, We spoke with his wife and told her we will give them 7 more days, after that it will be considered a Nuisance.



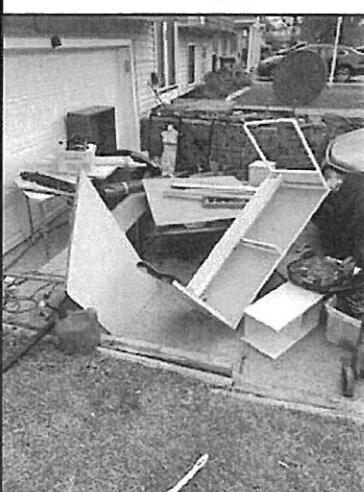
2022-03-24 IMG\_3876.jpg Out on 03/10/2022 sent a letter explaining they have 7 days to clear out all debris, on 03/24/2022 I believe the property conditions to be much worse, We spoke with his wife and told her we will give them 7 more days, after that it will be considered a Nuisance.

2022-03-24 doll house needs to be moved to the back of property .jpg Out on 03/10/2022 sent a letter explaining they have 7 days to clear out all debris, on 03/24/2022 I believe the property conditions to be much worse, We spoke with his wife and told her we will give them 7 more days, after that it will be considered a Nuisance.



2022-03-24 clutter.jpg

2022-03-24 clutter.jpg



2022-03-24 clutter.jpg

2022-03-24 IMG\_3876.jpg



2022-03-24 clutter.jpg



26910 Cook Road, Olmsted Township, OH 44138  
Phone Number: 440-235-3051 [info@olmstedtownship.org](mailto:info@olmstedtownship.org)

## Housing Violations FINAL NOTICE

03/24/2022

JOSHUA PETRUNA  
8742 Usher Rd.  
Olmsted Twp. Ohio 44138

A recent observation of **8742 Usher Rd.** property was conducted and disclosed the following violation(s) of the 2015 International Property Maintenance Code and/or Olmsted Township zoning resolutions:  
**CONTACT THE BUILDING DEPT.**

Per our observation on 03/23/2022 All violations Failed- Debris and clutter has gotten worse, we gave another 7 days for clean up.

### **505.87 Abatement, control, or removal of vegetation, garbage, refuse, and other debris.**

(A) A board of township trustees may provide for the abatement, control, or removal of vegetation, garbage, refuse, and other debris from land in the township, if the board determines that the owner's maintenance of that vegetation, garbage, refuse, or other debris constitutes a nuisance.

(B) At least seven days before providing for the abatement, control, or removal of any vegetation, garbage, refuse, or other debris, the board of township trustees shall notify the owner of the land and any holders of liens of record upon the land that:

(1) The owner is ordered to abate, control, or remove the vegetation, garbage, refuse, or other debris, the owner's maintenance of which has been determined by the board to be a nuisance;

(2) If that vegetation, garbage, refuse, or other debris is not abated, controlled, or removed, or if provision for its abatement, control, or removal is not made, within seven days, the board shall provide for the abatement, control, or removal, and any expenses incurred by the board in performing that task shall be entered upon the tax duplicate and become a lien upon the land from the date of entry.

Please call me if you have any questions

Best Regards,

*Tammie Fox*

Olmsted Township  
Zoning Inspector Permit Tech  
(440) 235-4225

