

RESOLUTION 033-2022

Nuisance Abatement Parcel #263-17-013

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

This date, April 13, 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 *8998 Usher Rd. Parcel # 263-17-013* 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 *8998 Usher Rd. Parcel(s) 263-17-013*, are hereby ordered to:

- **Remove enclosed trailer (s) from property (1 Pella trailer, 1 White enclosed trailer and a third trailer from the property)**
 - OTZR section 210.08(c)(4) Driveways may be only used for parking of passenger cars and one commercial truck
 - OTZR section 210.08(f) Outdoor storage of construction equipment is not permitted on residential property
 - 505.87 Abatement, control, or removal of vegetation, garbage, refuse and any other debris
 - OTZR section 210.08(d)(3) Outdoor storage of recreational vehicle, camper or boat and construction equipment shall be permitted in the rear yard on a paved or graveled surface and shall be adequately screened from view from adjacent property
 - **505.86 Repair / Replace garage doors (2)**
 - **210.09** 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.
- (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. BUILDING DEPARTMENT 7900 Fitch Road, Olmsted Township, OH 44138 Phone Number: 440-235-4225 building@olmstedtownship.org www.olmstedtownship.org
- (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 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.

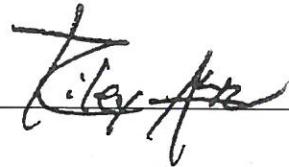
If certified mail service is not perfected, notice is authorized by any means provided for in R.C. '505.87, including posting and/or publication.

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

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

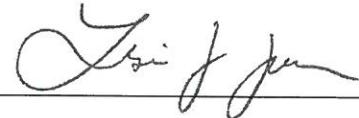
Date: 4-13-2022

Trustee



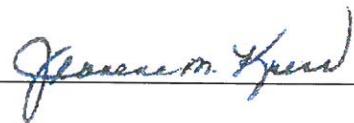
Yes

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, 4-13-2022


Fiscal Officer

