

NOTICE OF CODE VIOLATION

June 3, 2024

Jeffery & Nicole Bolin
1126 Covington Ave.
Piqua, OH 45356

Parcel No: N44-009150
Property Address: 531 W. Ash St. – Piqua, OH 45356

Case Number: CVN 16502401140

An inspection of the above-referenced property has confirmed the existence of conditions that fail to conform to minimum acceptable standards for the maintenance of existing buildings, structures, premises, and facilities to protect the health, safety, and general welfare of the occupant or general public. Therefore, under City of Piqua Ordinances Section 91.20, and Property Maintenance Code Section 111, the subject conditions are now declared a public nuisance, and **you are now ordered to correct/abate the areas of concern identified herein in accordance with the code section, standard, permit, and correct/abate by the date indicated for each item.**

As the owner of record of the above-referenced property, you are responsible for ensuring the conditions identified by this notice are corrected/abated in accordance with this notice. Failure to correct/abate the violation conditions within the specified time may result in the enforcing official instituting legal proceedings and/or directing summary action to abate the nuisance at the owner's expense without further notice.

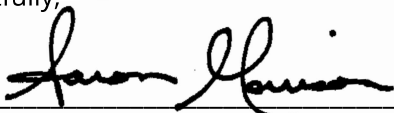
In accordance with Development Code Section 7.2.9 of the City of Piqua Code of Ordinances, you may appeal the determination of the enforcing official concerning this matter by submitting an application to the Development Department at 201 W. Water Street, Piqua, Ohio, within thirty (30) calendar days from the date of this notice.

Pursuant to the City of Piqua Property Maintenance Code Section 111.6, it shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation has been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee, or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation, and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

Any person failing to comply with a notice of violation or order served in accordance with the City of Piqua Ordinances Title XV, and the Property Maintenance Code adopted by reference within, shall be deemed guilty of a misdemeanor of the first degree, with each day the noncompliance continues constituting a separate offense.

Please contact this office at (937) 778-2813 within ten (10) business days from the date of this notice so that we may discuss the actions necessary to remedy this matter.

Respectfully,



Aaron Morrison, Code Compliance Coordinator

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Area of Concern: Application of Codes

Code Section: Property Maintenance Code: 102.5

Standard: Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the Ohio Building Code and the Piqua Development Code.

Permit(s) Required: As Required

Area of Concern: Vacant Structure and Land

Code Section: Property Maintenance Code: 301.3

Standard: Vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure, and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

Permit(s) Required: None

Correct/Abate By Date: **August 1, 2024 or BEFORE**

Area of Concern: Defacement of Property

Code Section: Property Maintenance Code: 302.9

Standard: A person shall not willfully or wantonly damage, mutilate, or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving, or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.

Permit(s) Required: None

Correct/Abate By Date: **August 1, 2024 or BEFORE**

Area of Concern: Protective Treatment

Code Section: Property Maintenance Code: 304.2

Standard: Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking, and chipped paint shall be eliminated, and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors, and skylights, shall be maintained weather-resistant and watertight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

Permit(s) Required: None

Correct/Abate By Date: **August 1, 2024 or BEFORE**

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Area of Concern: Roofs and Drainage

Code Section: Property Maintenance Code: 304.7

Standard: The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters, and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

Permit(s) Required: Building

Correct/Abate By Date: **August 1, 2024 or BEFORE**

Area of Concern: Window, Skylight, and Door Frames

Code Section: Property Maintenance Code: 304.13

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

Permit(s) Required: None

Correct/Abate By Date: **August 1, 2024 or BEFORE**

Area of Concern: Abandoned or Obsolete Signs

Code Section: Development Code: 4.7.12.B

Standard: Upon determination that the sign is abandoned or obsolete, the right to maintain and use the sign will terminate immediately and the enforcing official may issue an order for the sign to be removed within 30 calendar days by the property owner. If any abandoned or obsolete sign has not been removed after 30 calendar days following the issuance of an order, the City will have the sign removed, and the cost of the removal will be assessed in the form of a lien against the owner of the property.

Permit(s) Required: None

Correct/Abate By Date: **August 1, 2024 or BEFORE**

Area of Concern: Vegetation, Flowers and Plant Material

Code Section: Nuisance Code: 91.36(C)

Standard: The owner of any vacant lot, common or other unoccupied or occupied property within the corporate limits of the city is hereby required to cause such lot or land to be kept free from noxious weeds by cutting them and removing them. All grass, vegetation, flowers, and other plant material shall be properly maintained and not evidence signs of neglect or contribute to a blighting influence on the neighborhood.

Permit(s) Required: None

Correct/Abate By Date: **August 1, 2024 or BEFORE**

