

6-13-2022

Hello, I'm sending this copy of 12 violations along with photos of the deplorable property at 208 N. Sandusky. I have the property at 216 N. Sandusky. Dane Ford has owned this since 6-20-2021. It has been an eyesore every since! Jerry Warner has done his best to get some solution to the problem but it is still not conforming to the violations nearly a year old. Dane killed all the grass even in the easement causing a muddy mess. There are holes around the foundation that are certainly health violations as well. This is a black eye on our community and has been for 10 years. I'm sending this letter and info not to criticize Jerry' or David but in hopes you can do something.

Thanks Steve Calvert Calvert Properties



NOTICE OF VIOLATION
COMPLIANCE REQUIRED ON OR BEFORE
November 15, 2021

July 27, 2021

Ford, Dane
3185 Lilly Mar Ct
Dublin OH 43017

Parcel ID: 51943105007000
Address: 208 N SANDUSKY ST
DELAWARE, OHIO 43015
Reference Number: 2021-2828

00 7076 0759 2200 0600 6846

During a recent inspection of the above referenced property address, the following violation(s) of the Codified Ordinances of the City of Delaware was found to exist on the property. A corrective action can be found immediately after each violation.

Violation:

IPMC(2000) 303.2 Protective treatment.
All 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 of other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces re-painted. All 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 water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from the exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

Remedy:

Please finish installing siding, trim, etc. on all areas of the house, specifically the front side, to prevent weather access, and to make it code compliant.

Violation:

IPMC(2000) 303.5 Foundation walls. All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such a condition so as to prevent the entry of rodents and other pests.

Remedy:

Please repair foundation walls to bring them into code compliance.

Violation:

DCC 1321.01 Structure without permit.

No person shall construct, alter, repair, use, occupy or maintain a detached one-, two- or three-family dwelling or their accessory structures without first applying for and obtaining a permit from the Building Inspector, and shall, at the time the permit is issued, pay a fee according to the Fee Schedule in Section 197.02 plus a 1% State of Ohio Surcharge: (Total square footage is: The outside dimension of a floor and all floors added together, including basement).

Fees are double for failure to obtain proper permits.

Remedy:

Please obtain a new permit for the completion of the construction of the attached front porch/roof.

**The previous permit application (2018-2674) was issued on 10/10/2018, which was over three years ago. The post hole inspection was passed on 5/17/2019. Since more than 180 days have passed since the last inspection, this permit is now invalid. (See International Residential Code R105.5.)

Violation:

IPMC(2000) 302.2 Grading and drainage. All Premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

Remedy:

Please finish proper grading on the property around the structure.

Violation:

IPMC(2000) 605.1 Installation

All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.

Remedy:

Please complete the installation of the electrical service line and meter in an approved manner.

Violation:

IPMC(2000) 303.17 Guards for basement windows. Every basement window that is openable shall be supplied with rodent shields, storm windows or other approved protection against the entry of rodents.

Remedy:

Please make all basement windows/opening code compliant.

Violation:

IPMC(2000) 303.10 Stairways, decks, porches, and balconies. Every exterior stairway, deck, porch, and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

Remedy:

Complete all means of egress (to include any doors, floors, landings, steps, decks, balconies, guards, handrails, etc) to meet the requirements of the Ohio Residential Code (2018), specifically sections R311 and R312.

Violation:

IPMC(2000) 303.12 Handrails and guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

Remedy:

Complete all means of egress (to include any doors, floors, landings, steps, decks, balconies, guards, handrails, etc) to meet the requirements of the Ohio Residential Code (2018), specifically sections R311 and R312.

Violation:

IPMC(2000) 304.4 Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

Remedy:

Complete all means of egress (to include any doors, floors, landings, steps, decks, balconies, guards, handrails, etc) to meet the requirements of the Ohio Residential Code (2018), specifically sections R311 and R312.

Violation:

IPMC(2000) 304.5 Handrails and guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

Remedy:

Complete all means of egress (to include any doors, floors, landings, steps, decks, balconies, guards, handrails, etc) to meet the requirements of the Ohio Residential Code (2018), specifically sections R311 and R312.

Violation:

DCC 901.04 Restoration

Whenever an applicant has been granted authority to excavate in the public right-of-way the applicant shall be required to return the right-of-way to essentially the same condition it was prior to the work and by such time as indicated in the approved permit for the work. The permanent restoration of any sidewalk, tree lawn, curb, street pavement, etc. shall occur no later than thirty (30) days after the completion of any utility repair or installation activity within the public right-of-way except in high impact areas as defined in Section 901.01(h), which requires pavement restoration be completed within seven (7) days. Construction activity completed November through April shall have all grading and seeding issues resolved no later than May 31st.

Remedy:

Please restore the tree lawn area, to include grading and grass seeding.

Violation:

DCC 1166.04 General 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 at all times shall be maintained in good and healthy condition.

(a) Each lot shall maintain open space with landscaping in compliance with the minimum percentage of the area of the lot specified in the district regulations.

(b) All screening shall be free of advertising or other signs, except for directional signs and other signs for the efficient flow of vehicles.

(c) Trees and shrubs shall be arranged to create varied and attractive views and plant material should provide a variety of color displayed throughout the year.

(d) The required landscaping shall be maintained in healthy condition by the current owner and replaced when necessary. Replacement material shall conform to the original intent of the landscape plan.

(e) Vehicle parking shall not be permitted in landscaped areas.

Remedy:

Please complete the required landscaping and maintenance of your yard.

Thank you in advance for your timely response to this matter. Please contact the Planning & Community Development Department at (740) 203-1600 with any questions or to discuss this notice of violation. Please have the reference number available when calling.

Sincerely,
David Church
Code Enforcement
Planning and Community Development
City Hall Annex
1 S. Sandusky St.
Delaware, Ohio 43015



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Notice of Violation
November 01, 2021



Failure to satisfactorily complete the corrective action(s) and fully remedy the violation(s) listed above on or before **November 15, 2021** may result in the City of Delaware taking corrective action, assessing the cost of such action together with incurred administrative costs to the owner of the property, and/or seeking correction action(s) and penalty(s) in the appropriate court of law.

IPMC (2000) 106.3 Prosecution of Violation

Any person failing to comply with a notice of violation or order served in accordance with Section 107, shall be deemed guilty of a misdemeanor, and the violation shall be deemed a strict liability offense. If the notice of violation is not complied with, the code official shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

Interpretations of the ICC International Property Maintenance Code may be appealed to the Board of Zoning Appeals within twenty (20) days after the date of this notice of violation.

IPMC (2000) 111.1 Application for appeal.

Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within 20-days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means, or that the strict application of any requirement of this code would cause an undue hardship.

Certain interpretations of the Codified Ordinances of the City may be appealed to the Board of Zoning Appeals within thirty (30) days after the date of this notice of violation

DCC 1128.01. - Appeals to the Board of Zoning Appeals.

Appeals to the Board of Zoning Appeals may be taken by any person, or by any government officer, board or department of the City, deeming himself or itself to be adversely affected by a decision of the Director of Planning and Community Development, or by any administrative officer of the City deciding matters relating to this Zoning Ordinance.

DCC 1128.02. - Initiation of appeal.

Applications for appeal shall be filed with the Director of Planning and Community Development within thirty (30) days after the date of any adverse order, requirement, decision or determination. Failure to file a notice of appeal within such thirty (30) days shall constitute a waiver of the right of appeal. The application for appeal shall include reference to the decision and the provision of this Zoning Ordinance from which the appeal is sought, and reasons for the appeal. The Director of Planning and Community Development or his or her designated agent shall transmit to the Board the record upon which the action appealed was taken from.