

The Board of Trustees of Hamilton Township, County of Warren, Ohio, met at a regular session at 8:30AM on February 5, 2025, with the following Trustees present:

Joseph P. Rozzi, Trustee, *Board Chair*
Mark Sousa – Trustee, *Board Vice Chair*
Darryl Cordrey, Trustee

Mr. Rozzi introduced the following resolution and moved its adoption:

HAMILTON TOWNSHIP, WARREN COUNTY OHIO

RESOLUTION NUMBER 25-0205B

RESOLUTION PROVIDING FOR THE DECLARATION OF NUISANCE AND REMOVAL OF AN UNSAFE STRUCTURE FOR THE PROPERTY LOCATED AT 1715 AMBERWOOD WAY, PARCEL NO. 1611454042 AND AUTHORIZING ALL NECESSARY STEPS TO UNDERTAKE ACTION AND DECLARING AN EMERGENCY.

WHEREAS, the Board of Trustees is authorized under Ohio Revised Code §505.86 to remove, repair, or secure buildings or structures that have been declared unsecure, unsafe, or structurally defective by the fire department or building department, or that have been declared unfit for human habitation by a board of health, and collect the costs of said actions; and

WHEREAS, a complaint has been received concerning a nuisance structure located 1715 Amberwood Way, Parcel no. 1611454042 (“Location”); and

WHEREAS, The Location was investigated, and the building located thereon (“subject building”) was found to be unsafe due to fire damage;

WHEREAS, Violation Notices with detailed instructions were mailed to the property owner and the property owner’s attorney and no action to repair or secure the subject building has been taken; and;

WHEREAS, under Ohio Revised Code §505.86 a condition precedent to finding a building to be an open, unsafe and unsecure nuisance is a determination of such conditions by the appropriate safety agency, and;

WHEREAS, after inspection, determination of such conditions was documented by the Hamilton Township Fire Department on February 3, 2025;

NOW THEREFORE, Be It Resolved by the Board of Township Trustees, Hamilton Township, Ohio:

Section 1. The determinations of the Hamilton Township Fire Department concerning the conditions of the subject building are hereby adopted.

Section 2. Subject to the requirements of Section 505.86, the Board of Trustees hereby orders the subject building to be secured. *demolished and restored to grade.* *Box*

Section 3. Prior to securing of the subject building, notice shall be given to parties in interest in accordance with Sections 505.86(B) and (C).

Section 4. Prior to any securing of the subject building, a hearing will be held on the matter if requested by a party in interest timely pursuant to Section 505.86(C).

Section 5. Prior to any securing of the subject building, the Board of Trustees will issue a final order deciding the matter in accordance with Section 505.86(C)(3) regarding final disposition of the subject building.

Mr. *Cordrey* seconded the Resolution and the following being called upon the question of its adoption, the vote resulted as follows:

Joseph P. Rozzi-	Aye	<input checked="" type="checkbox"/>	Nay	_____
Mark Sousa-	Aye	<input checked="" type="checkbox"/>	Nay	_____
Darryl Cordrey-	Aye	<input checked="" type="checkbox"/>	Nay	_____

Resolution adopted this 5th day of February, 2025.

Attest:

Leah Elliott

Leah M. Elliott, *Fiscal Officer*

Approved as to form:

Ben Yoder

Benjamin J. Yoder, *Law Director*

I, Leah M. Elliott, Fiscal Officer of Hamilton Township, Warren County, Ohio, hereby certify that this is a true and accurate copy of a Resolution duly adopted by the Board of Trustees of Hamilton Township, County of Warren, Ohio, at its regularly scheduled meeting on February 5, 2025

Date: 2/5/25

Leah Elliott

Leah M. Elliott, *Fiscal Officer*

Feb 3, 2025 at 3:31:46 PM
1715 Amberwood Way
Maineville OH 45039
United States

