

**RESOLUTION 25 - 13 , 2025**  
**COLUMBIA TOWNSHIP, HAMILTON COUNTY, OHIO**

**RESOLUTION PROVIDING FOR AND AUTHORIZING REMOVAL OF ACCUMULATED  
GARBAGE, REFUSE, AND OTHER DEBRIS ON LOT, DECLARING A NUISANCE FOR  
NON-COMPLIANT PROPERTY AT 4223 BLANEY AVE., OWNED BY PAUL GARDNER,  
5103 SIGNAL HILL LN., CINCINNATI, OHIO 45244, DISPENSING WITH  
THE SECOND READING, AND DECLARING AN EMERGENCY**

**WHEREAS**, the Ohio Revised Code authorizes a Board of Township Trustees in §505.87 to abate, control or remove excessive vegetation, garbage, refuse, or other debris determined to constitute a nuisance ("Nuisance or Nuisance Conditions") from land located in the Township; and

**WHEREAS**, Columbia Township received information concerning accumulated refuse or debris on property ("Property") located at:

<u>Address</u>	<u>Parcel Number(s)</u>	<u>Property Owner</u>
4223 Blaney Ave.	520-0171-0388-00	Paul Gardner

**WHEREAS**, Columbia Township Administration has inspected the non-compliant property and determined that the yard has accumulated refuse (junk, litter) or other debris and as such is detrimental to the health, safety and general welfare of all persons who live, work or own property in Columbia Township and must be abated; and

**WHEREAS**, the Board of Township Trustees of Columbia Township has determined the accumulated refuse or debris is a Nuisance Condition on the subject property.

**WHEREAS**, the Property has a history of Nuisance Conditions including in 2016, 2017, 2018, 2019, and the recent Nuisance Condition in 2024.

**NOW THEREFORE, BE IT RESOLVED** by the Board of Township Trustees, Columbia Township, Ohio, that 4223 Blaney Ave. is hereby declared to be a Nuisance:

**Section 1.**     Specifically, as shown in the attached photos: The property has accumulated refuse or debris.

**Section 2(a).**   **Pursuant to O.R.C. §505.87** and the Columbia Township Exterior Property Maintenance Code, the Property owner and lien holder(s) of record shall be properly notified of this action. Upon approval of the resolution, the Administrator shall notify the owner of the Nuisance declaration by mail and post notice on the Property.

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**Section 2(b).** The Property Owner must abate all Nuisance Conditions set forth in this resolution and described/depicted in attached notices and photos. In the event the Nuisance is not abated within seven (7) days, specifically the refuse or other debris removed from the Property as provided in the Code, the Township Maintenance Department is hereby directed to remove and discard the refuse or debris, or contract for the removal, from the subject non-compliant Property.

**Section 3.** By a separate resolution of the Board of Trustees, the owner of the subject Property shall be billed for such services, and the Fiscal Officer shall place a special assessment on the real estate tax bill of the property if payment is not made within 30 days.

**Section 4.** The Trustees of Columbia Township upon majority vote do hereby dispense with the requirement that this resolution be read on two separate days, and hereby authorize the adoption of this resolution upon its first reading.

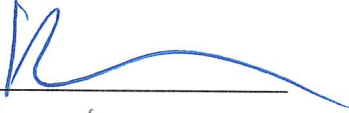
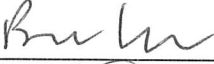

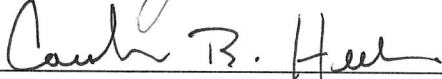
**Section 5.** This Resolution is hereby declared to be an emergency measure necessary for the preservation of the public peace, health and welfare of the Township. The reason for the emergency is the immediate need to abate the nuisance conditions set forth herein at the earliest possible time to provide for safe and habitable properties in the township.

Motion to accept Resolution made by: MR. KUBICKI

Seconded by: MR. LAMAR

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**VOTE:**

TRUSTEE	Voting	Signature	Date
David Kubicki, President	<u>yes</u>	<u></u>	04/08/2025
Brian Lamar, Vice-President	<u>yes</u>	<u></u>	04/08/2025
Steve Brokamp, Trustee	<u>yes</u>	<u></u>	04/08/2025
ATTEST:		<u></u> Caroline Heekin, Fiscal Officer	04/08/2025

Refer to attached Property Maintenance Code Report with photos.


Jessica E. Miranda, Hamilton County Auditor

generated on 11/1/2024 11:09:50 AM EDT

## Property Report

Parcel ID  
520-0171-0388-00Address  
4223 BLANEY AVEIndex Order  
Parcel NumberTax Year  
2023 Payable 2024

## Property Information

<b>Tax District</b>	003 - COLUMBIA-MAD PL-CINTI SD	<b>Images/Sketches</b> 
<b>School District</b>	CINCINNATI CSD	
<b>Appraisal Area</b>	52004 - COLUMBIA 04	
<b>Sales</b>		
<b>Auditor Land Use</b>	510 - SINGLE FAMILY DWLG	
<b>Owner Name and Address</b>	GARDNER PAUL J 5103 SIGNAL HILL LN CINCINNATI OH 45244 (Questions? 946-4015 or county.auditor@auditor.hamilton-co.org)	
<b>Tax Bill Mail Address</b>	GARDNER PAUL J GARDEN PLACE PROPERTY 2160 JONATHAN PL BOULDER CO 803041911 (Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)	
<b>Assessed Value</b>	51,080	
<b>Effective Tax Rate</b>	76.355767	<b>Total Tax</b> \$3,601.50
<b>Property Description</b> BLANEY AVE 50 X 150 LOT 14 MONROE PARK SUB		

## Appraisal/Sales Summary

Year Built	1954
Total Rooms	5
# Bedrooms	2
# Full Bathrooms	1
# Half Bathrooms	0
Last Transfer Date	6/28/2010
Last Sale Amount	\$35,000
Conveyance Number	8421
Deed Type	LW - Limited Warrant Deed (Conv)
Deed Number	213456
# of Parcels Sold	1
Acreage	0.172

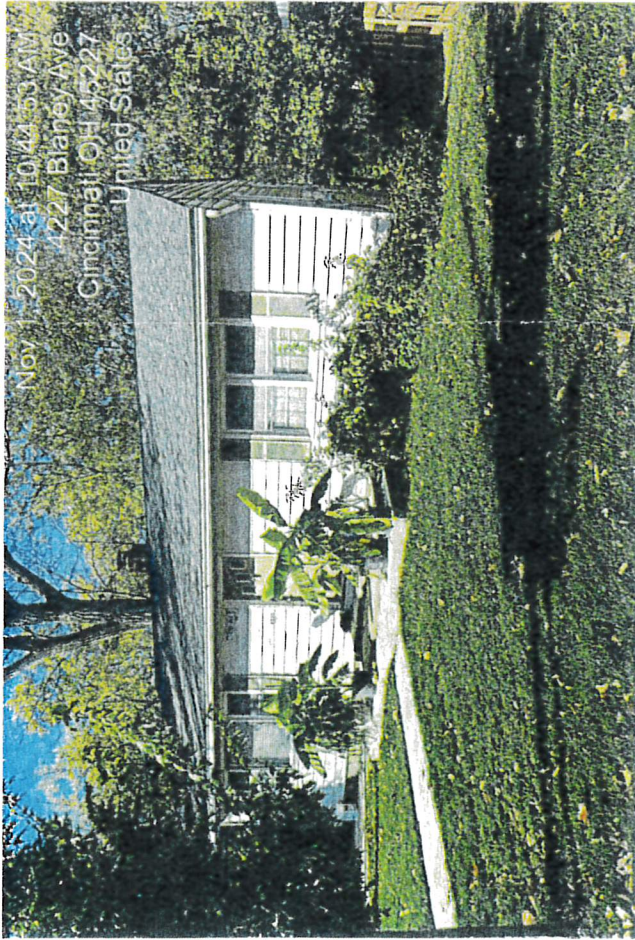
## Tax/Credit/Value Summary

Board of Revision	YES(11)
<b>Rental Registration</b>	<b>Yes</b>
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	68,290
CAUV Value	0
Market Improvement Value	77,650
Market Total Value	145,940
TIF Value	0
Abated Value	0
Exempt Value	0
<b>Taxes Paid</b>	<b>\$3,601.50</b>

## Notes

1) bor #10-400332 decrease to 35,000 1) 01/11/1999-SEE BOR #97-15387-DECREASED-APPRAISER SF









## **NOTICE OF PROPERTY MAINTENANCE VIOLATION**

Notice Date: November 1, 2024  
To: Paul Gardner  
5103 Signal Hill Ln.  
Cincinnati, Ohio 45244

Case No: HR24001989, 90 & 91

Description of property: 4223 Blaney Ave., Parcel Numbers: 520-0171-0388-00.

You are in violation of Columbia Township's Exterior Property Maintenance Code, specifically as detailed in this notice:

- 4.01 APPLICATION OF EXTERIOR PROPERTY MAINTENANCE CODE**
- 4.02 COMPLIANCE REQUIRED**
- 4.08 INSPECTIONS**
- 5.01 SCOPE**
- 5.02 RESPONSIBILITY**
- 5.03 APPLICATION of MAINTENANCE STANDARDS**
- 5.04 STRUCTURAL SOUNDNESS and MAINTENANCE of STRUCTURES**
- 5.06 EXTERIOR PROPERTY and STRUCTURAL EXTERIORS**

**You are required to correct these violations no later than November 8, 2024, by noon.** Provide for abatement, control, and removal of accumulated of garbage, refuse and other debris. If you do not comply with this notice, you will be charged penalties as authorized by the Columbia Township Exterior Property Maintenance Code, which could include: being summoned to Hamilton County Common Pleas Court, violation citation(s) being issued and /or fines up to \$1000 per offense, per day the violation(s) exist. Refer to the attached Columbia Township Exterior Property Maintenance Code sections for details.



**CORRECTIVE ACTION(S) REQUIRED TO BRING THE VIOLATION(S) INTO FULL COMPLIANCE:**

1. Provide for abatement, control, and removal of accumulated of garbage, refuse and other debris.

You have the right to appeal this Notice of Violation to the Appeals Board no later than November 22, 2024. Appeals are required to be filed in person at 5686 Kenwood Road Cincinnati, Ohio 45227, between the hours of 9-3 M-F. An appeal application fee of fifty dollars (\$50) is required at time of application.

Regards,

Columbia Township Enforcement Official  
Email: [propertyofficer@columbiatwp.org](mailto:propertyofficer@columbiatwp.org)



## **EXTERIOR PROPERTY MAINTENANCE CODE**

Effective date: June 14, 2010

Per Resolution:10-8. 2010 with amendments Per  
resolution 11-21,2011



## ARTICLE IV

### ADMINISTRATION AND ENFORCEMENT

#### 4.01 APPLICATION OF EXTERIOR PROPERTY MAINTENANCE CODE

The provisions of the Exterior Property Maintenance Code shall apply to all premises and structures within Columbia Township used for residential, commercial, or industrial purposes which are now or may become in the future substandard with respect to structure, maintenance, proper drainage and sanitary conditions, or other similar conditions which otherwise constitute a public nuisance. The existence of such conditions, factors or characteristics adversely affects public health, safety, and the general welfare and leads to the continuation, extension and aggravation of blight and its attendant negative effect on surrounding property values. Therefore, adequate protection of the public requires the establishment and enforcement of these property maintenance standards.

**(Provide for abatement, control, and removal of  
accumulation of garbage, refuse and other debris)**

Where, in a specific case, different sections of this code specify different requirements, the most restrictive shall govern.

Except as otherwise specified herein, the owner, lessee, occupant, or person or entity having charge of the property shall be responsible for the maintenance of buildings, structures, and premises.

Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of all applicable Codes and Standards. Nothing in this code shall be construed to cancel, modify, or set aside any provision of any existing Codes.

Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this Code shall be executed and installed in a workmanlike manner and in accordance with the manufacturer's instructions.

**4.02 COMPLIANCE REQUIRED**

Except as otherwise provided, every portion of a building or premises used or intended to be used for residential, commercial, or industrial purposes, shall comply with the provisions of this Exterior Property Maintenance Code, irrespective of when such building was constructed, altered or repaired, or premises occupied.

**4.08 INSPECTIONS**

The Enforcement Officer is authorized to inspect building exteriors and premises located within Columbia Township for purposes of enforcing the provisions of this Exterior Property Maintenance Code. For the purpose of making such inspections, and upon showing appropriate identification, the Enforcement Officer is hereby authorized to examine and survey at any reasonable hour all residential, commercial, industrial structures, and other premises.

The Enforcement Officer shall keep official records of all activities of the Enforcement Department which relate to this Code. Such records shall be retained in the official records in such manner and for so long as is required by Columbia Township's retention policy.

**ARTICLE V**

**RESIDENTIAL EXTERIOR PROPERTY MAINTENANCE  
STANDARDS**

**5.01 SCOPE**

The provisions of this Code set forth the minimum conditions and the responsibilities of every person and/or legal entity owning, leasing, occupying or having charge of any premises for the maintenance of structures, equipment, and exterior property to preserve and to achieve the presentable appearance of existing structures and premises and to avoid blighting effects of the substandard maintenance of structures and premises, and their negative impact on the value of surrounding properties, and to eliminate hazardous conditions.

**(Provide for abatement, control, and removal of  
accumulation of garbage, refuse and other debris)**

**5.02 RESPONSIBILITY**

Every person and/or legal entity owning, leasing, occupying or having charge of any premises shall keep such premises in compliance with these requirements, except as otherwise provided in this Code. A person shall not occupy as owner-occupant or permit another person to occupy premises which are not in a sanitary and safe condition and which do not comply with the requirements of this Code.

**(Provide for abatement, control, and removal of accumulation of garbage, refuse and other debris)**

**5.03 APPLICATION OF MAINTENANCE STANDARDS**

The following standards are applicable to all residential structures, dwelling units, residential portions of mixed-use structures and all dwelling units located in commercial buildings.

**5.04 STRUCTURAL SOUNDNESS AND MAINTENANCE OF DWELLINGS**

A. General Maintenance. All exterior property and premises shall be maintained in a clean, safe, and sanitary condition. The owner, lessee, occupant, or person or entity having charge of the property shall keep all parts of the exterior property in a clean and sanitary condition. No premises shall be in a condition that constitutes a health hazard, safety hazard, or general nuisance.

**(Provide for abatement, control, and removal of accumulated of garbage, refuse and other debris)**

B. 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 or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. 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 exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.



- C. Foundations. Foundations shall support the building at all points and shall be free of all holes and cracks which admit rodents, water or dampness to the interior of the building or reduce the capability of the foundation to support the building.
- D. Exterior Walls and Surfaces. Exterior walls and other exterior surface materials shall be free of holes, cracks, loose or rotting boards and timbers or any other condition which might admit rodents, rain or dampness to the interior of the dwelling. Except for materials that have been designed or manufactured to remain untreated, all exterior wood, composition or metal surfaces shall be protected from the elements by paint or other protective covering. Surfaces shall be maintained so as to be kept clean and free of flaking, loose or peeling paint or covering. All canopies, signs, awnings, exterior stairways, fire escapes, standpipes, exhaust ducts, porches, balconies, and similar overhanging extensions, where exposed to public view, shall be maintained in good condition and shall not show evidence of ripping, tearing, or deterioration.
- E. Windows, Skylight, Doors and Frames. Windows shall be fully supplied with window glass or an approved substitute which is glazed and is without open cracks or holes, shall have sashes in good condition which fit within frames, be capable of being easily opened and held in position by hardware, and maintained so as to exclude adverse weather elements from entering the structure. Skylights, doors, and frames shall be kept in sound condition, good repair and weather tight.
- F. Exterior Doors. Doors shall be maintained so as to be structurally sound, fit within frames so as to be weatherproof, windproof, and water-proof and be provided with door hinges and door latches which are in good working condition.
- G. Roof. Roof members, covering, and flashing shall be structurally sound and tight so as to prevent the entrance of moisture and be maintained by renewal, repair, waterproofing, or other suitable means.
- H. Gutters and Roof Drains. Rain gutters, downspouts, leaders or other means of water diversion shall be provided to collect/conduct and discharge all water from the roof and maintained so as not to leak or cause dampness in the walls, ceiling, or basements or adversely affect adjacent properties. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions.



- I. Chimneys and Towers. All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.
- J. Porches and Decks. Every porch or deck shall be so constructed and maintained so as to be free of missing, defective, rotting or deteriorated foundations, supports, floors, other members, and steps thereto, and kept in sound condition and in good repair.
- K. Basement. Basement or cellar hatchways shall be so constructed and maintained as to prevent the entrance of rodents, rain, and surface drainage into the dwelling.
- L. Decorative Features. All cornices, entablatures, bell courses, corbels, terra cotta trim, wall facings, and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
- M. Structural member. Any structural member of a structure which has become deteriorated or damaged to the extent that it does not serve the purpose as originally intended shall be renewed, restored, repaired, or replaced as is necessary to serve the purpose as originally intended.
- N. Overhang extensions. All overhang extensions including, but not limited to, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.
- O. Sidewalks and driveways. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

**(Provide for abatement, control, and removal of accumulated of garbage, refuse and other debris)**

- P. Building Security. Doors, windows or hatchways for dwelling units shall be provided with devices designed to provide security for the occupants and property within.

**5.06 EXTERIOR PROPERTY AND STRUCTURE EXTERIORS**

All buildings and the exterior of all premises shall be properly maintained to achieve a presentable appearance and to avoid blighting effects and hazardous conditions.

- A. Exterior Space. The exterior open space around each dwelling shall be maintained or so improved so as to provide for:
1. The immediate diversion of water away from buildings and proper drainage of the premises;
  2. Grass, plantings or other suitable ground cover to prevent soil erosion which is or may become detrimental to the structures, premises use or adjacent premises and structures;
  3. Sidewalks, walkways, parking areas, and driveways of a concrete, asphalt, pavers or similar surface which are of sound construction and properly maintained; and
  4. Exterior steps which are of sound construction and properly maintained free of hazardous conditions.  
**(Provide for abatement, control, and removal of accumulated of garbage, refuse and other debris)**
- B. Yards. All yards, courts, and lots shall be graded and kept free of overgrown grasses, debris and other materials which may cause a fire, health, safety hazard, or general unsightliness.  
**(Provide for abatement, control, and removal of accumulated of garbage, refuse and other debris)**
- C. Hazards. Hazards and unsanitary conditions shall be eliminated.  
**(Provide for abatement, control, and removal of accumulated of garbage, refuse and other debris)**
- D. Occupancy. No temporary buildings, trailers, recreational vehicles, tents, or garages shall be used temporarily or permanently as a residence in the course of construction.
- E. Storage. Except as provided for in other regulations of the Township, all outdoor storage of any kind shall be prohibited.  
**(Provide for abatement, control, and removal of accumulated of garbage, refuse and other debris)**

- F. Grading. All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of water thereon, or within any structure located thereon.
- G. Drainage. All portions of all premises shall be so graded that there is no pooling of water or recurrent entrance of water into any part of any building except when such pooling or retention of water is part of a plan approved by the County Engineer. All condensate and waste cooling water shall be appropriately discharged into an approved drainage system.
- H. Drainage Swales. Swales are to be maintained by the owners of the parcels on which they are located, and at no time will anyone plant shrubs and/or trees, or discharge, empty, or place any material, fill or waste into any swale so as to divert or impede drainage flow.
- I. Fences and Walls. All fences, retaining walls, or similar structures shall be anchored firmly in the ground, shall be constructed in a workmanlike manner and maintained in that same manner so that such approved fences, retaining walls, or similar structures shall always be in a state of good structural repair. If any fence, retaining wall, or similar structure is found not to be in a state of good structural repair, it shall be removed, replaced, or repaired as required. Except when constructed of materials that have been designed or manufactured to remain untreated, all fences shall be treated periodically with paint or chemicals so as to retard deterioration.
- J. Commercial Vehicle. No commercial vehicle with a gross vehicle weight rated in excess of 10,000 pounds, based on manufacturer's federal identification decal or serial number, or any commercial vehicle more than seven (7) feet in height, may be parked on any residential property, except for commercial vehicles making service calls or vehicles being used to move personal goods to or from a subject property.
- K. Furniture. No furniture intended for indoor use may be stored outside, unless it is in a completely enclosed porch or patio room.  
**(Provide for abatement, control, and removal of accumulated of garbage, refuse and other debris)**
- L. Off Street Parking. Parking and/or storing of any vehicle on a lawn or dirt surface shall be prohibited. On all tracts in residential districts, all open off-street parking areas shall be graded and surfaced with bituminous concrete (asphalt), Portland cement concrete, brick, cobble-stone or similar hard surface. Tracts with



nonconforming gravel driveways may have gravel parking areas, but in no case shall a landscaped area (i.e., neither paved nor graveled) be used as an open off-street parking area.

- M. Trailers and Recreational Vehicles. If a licensed and operable trailer, utility trailer, watercraft, camping or recreational equipment is parked or stored outside a garage, it shall be parked or stored to the rear of a line which is an extension of the rear wall of the house. On a corner lot; however, the camping or recreational equipment may not be stored on any side of the house toward a street. All camping or recreational equipment shall cover no more than 400 square feet of yard area, with a maximum of two (2) pieces of camping or recreational equipment permitted. The vehicles must be registered to a resident of the respective property. RV's and Utility Trailers may be parked for purposes of loading and unloading for forty- eight (48) hours.
- N. Street Numbers. Each structure to which a street number has been assigned shall have such number displayed in a position easily observed and readable from the public right-of-way. All numbers shall be in Arabic numerals at least four (4) inches high and one-half (1/2) inch stroke and of a color contrasting to the background.
- O. Rodent harborage. All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re- infestation.
- P. Sanitation. All exterior property and premises shall be maintained in a clean, safe, and sanitary condition. The owner, lessee, occupant, or person or entity having charge of the premises shall keep that part of the exterior property which such person or entity occupies or controls in a clean and sanitary condition.

**(Provide for abatement, control, and removal of accumulated of garbage, refuse and other debris)**