

2135 Clearview Drive (Baker)

PRC Case# 18-06 - Review

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Summary:

There is one violation on this property pertaining to exterior walls. In 2007 a permit was obtained for an addition on the rear of the structure. Mr. Baker was supposed to have all work finished within a year of obtaining permit. A property maintenance complaint was received in 2017 and letter(s) were issued for Mr. Baker to resolve violation. Property went before the PRCH and was motioned to be in compliance by July 31, 2018. Property is not in compliance.

Timeline:

2007

11-16 permit issued for the addition

2017

8-11 property maintenance complaint received

8-28 mailed out letter regarding complaint and requesting addition to be completed by 09-30

09-06 Mike Baker called to say that work has been done to clean up around the shed. Inspect again and call Mike at the beginning of October to see where he is at for completing the addition.

10-13 inspected and no change

10-16 DB spoke with Mike and he has done some work on the addition. Check back in early November.

11-21 - MJ Inspected addition it is not finished (looked like no work has been done).

11-28 Tried contacting Mike Baker. He was not in at the moment per person who answered the phone

12-06 - stopped by to check on progress. The weather proofing was redone on the addition but still no siding. MJ will send out another letter. MJ tried knocking on door and no one answered.

12-12 - Sent out another letter regarding addition. Previously, it was supposed to be completed on 09/30/2017. MJ is extending until 01/01/2018.

12-17 mailed out letter

12-19 no change to addition

2018

01-02 will re-mail out letter sending to PRCH in Feb., have not rcvd any communications from residence.

01-09 drove by home, no change to addition on back of home. MJ is giving until 01/30/2018 unless resident contacts us.

01-11 mailed out final letter

01-30 spoke with Mike baker. MJ gave him a deadline of 04/30/2018. If the addition is not done by then he will proceed with PRCH on 5/22/2018.

04-30 Rcvd phone call from Mike Baker regarding not able to have addition completed. He stated that due to weather and other circumstances he has not been able to have it done by requested date and will be getting it done in May. I tried returning his call and left a voicemail. Mike did call me back and we spoke about his circumstances with his wife being ill and sister passing. I did let Mike know that he does have until May 22nd, the date of the hearing to have it complete. I stated if the issue is resolved then there will be no case and I can let the PRC know. Mike said he will try his best to have it done. I did tell Mike that even if it is halfway done it will show the PRC his intent to complete it.

05-22 case went before the BPRC

05-23 motion letter mailed out (see attached)

07-31 Walls were not complete. Walls are complete 2/3rd the way up in most areas, assessing fines.

8-10 fines were assessed to the property for the amount of \$250.00

09-28 violation is not resolved. No further progress shown. Spoke with MD, she stated to mail out letter requesting update. Letter mailed out (**see attached**).

10-03 Mr. Baker called stated they have both been in the hospital will have done within two weeks. Per MD must have done by October 16, 2018 or case will be heard to determine prosecution.

Staff Recommendation:

Staff recommends case for prosecution



June 6, 2018

Michael & Linda Baker
2135 Clear View Drive
Bellbrook, Oh 45305

Re: PRC Case #18-06

Dear Mr. & Mrs. Baker,

City of Bellbrook

15 East Franklin Street
Bellbrook, Ohio 45305

T (937) 848-4666

F (937) 848-5190

www.cityofbellbrook.org

This is to notify you that BPRC Case # 18-06, regarding the property located at 2135 Clear View Drive, Bellbrook, has been reviewed by the Bellbrook Property Review Commission at a public hearing which was held on June 5th, 2018. After public and board discussion of the case, the board directed the property owner to address **one violation** of the maintenance code, Section 1450.32 Exterior Structure Exterior Property areas.

The board directed that the following violation needs to be complied with by **July 31st, 2018** or fines could be assessed:

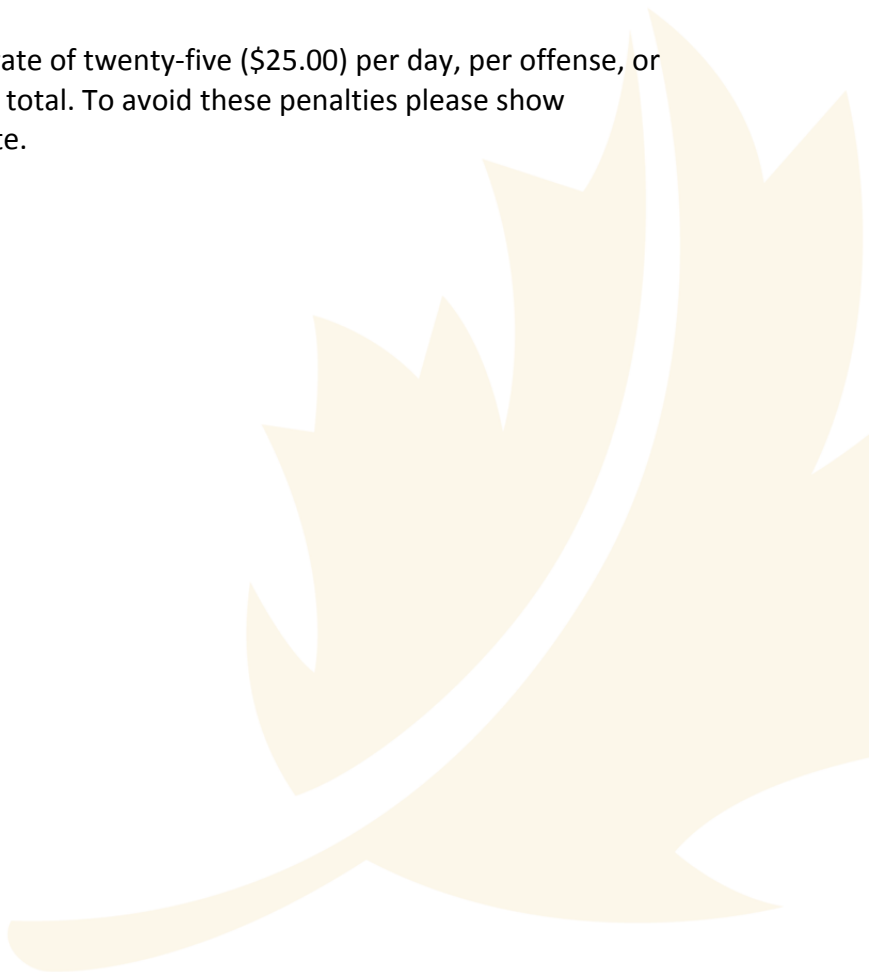
(f) Exterior walls – Unfinished addition from 2007, Installation on the exterior walls need to be in progress.

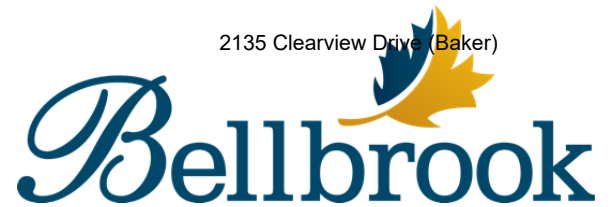
Failure to resolve the above violation(s) by the date given will result in penalties being assessed beginning **August 1st, 2018**.

Each penalty assessed will be a 1st offense rate of twenty-five (\$25.00) per day, per offense, or two hundred fifty dollars (\$250) per offense total. To avoid these penalties please show progression on the violation(s) by stated date.

Thank You,

Melissa Jones
Code Enforcement Officer





September 28, 2018

Michael & Linda Baker
2135 Clear View Drive
Bellbrook, Oh 45305

Re: PRC Case #18-06

Dear Mr. & Mrs. Baker,

City of Bellbrook

15 East Franklin Street
Bellbrook, Ohio 45305

T (937) 848-4666

F (937) 848-5190

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This is in regards to the BPRC Case # 18-06, regarding the property located at 2135 Clear View Drive, Bellbrook, which was reviewed by the Bellbrook Property Review Commission at a public hearing which was held on May 22, 2018. After public and board discussion of the case, the board directed the property owner to address one violation of the maintenance code, Section 1450.32 Exterior Structure, Exterior Property areas.

The board directed that the following violation needs to be corrected by July 31, 2018 or fines would be assessed:

(f) Exterior walls – Unfinished addition from 2007, Installation on the exterior walls need to be in progress.

The BPRC is holding a hearing in October and is requesting an update on this case. The last inspection deemed the violation was still unresolved. Please provide an update on this case by October 4th, 2018.

Thank you for assisting us in this important community endeavor.

Melissa Jones
Code Enforcement Officer



