

Case #: 2022008

Case Date: 02/25/22

Description: Vacant Property

Status: PRC

Assigned To: Jason Foster

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
L35000100070001800	204 BELAIR CIR	HAROLD 1 ALL LOT 18 204 BELAIR CIR	WIDBY JOHN E		R-1B One-Family Residential

Activities

Date	Activity Type	Description	Employee	Status
03/01/2022	Warning Notice	Vacant Property Inspection	Jason Foster	Completed
03/08/2022	2nd Letter	Nothing Done on the Property. Sending 2nd Letter. JF	Jason Foster	Completed
03/18/2022	2nd Letter	03/18/22: Nothing done on property. Re-sending 2nd letter to bank. JF	Jason Foster	Completed
03/28/2022	24 Hour Notice	Re-inspection of 2nd letter 03/28/22: Nothing done. Sending 24 HR notice to property and email to management company. JF	Jason Foster	Completed
04/04/2022	BZA/PRC	Reinspection of 24 HR Notice 04/04/22: Nothing Done. Sending property to Property Review Commissions next available meeting. JF	Jason Foster	Completed

Violations

Date	Violation	Description	Notes	Status
03/01/2022	Maintenance Standard	All structures and premises shall be maintained in a clean, safe, secure, and sanitary condition as to not cause a blighting influence or adversely affect the public health or safety.	Vacant property totally overgrown, two destroyed sheds, junk, and trash on property.	Active

Notes

Date	Note	Created By:
2022-04-06	24 Hour Notice returned "not deliverable as addressed, vacant"	Jason Foster
2022-03-28	Notice of Violation returned. "Vacant, unable to forward".	Jason Foster
2022-03-01	Inspected property, totally overgrown, two destroyed sheds in rear yard, trash and junk throughout property. Emailed warning notice to bank. JF	Jason Foster

Uploaded Files

Date	File Name
03/01/2022	

03/01/2022



03/01/2022



03/01/2022



03/01/2022



03/01/2022



03/01/2022



02/25/2022



Notice of Violation

City of Bellbrook

15 East Franklin Street

Bellbrook, Ohio 45305

(937) 848-4666

Case Number: 2022008



03/18/2022

WIDBY JOHN E
204 BELAIR CIR
BELLBROOK OH 45305,

Re: 204 BELAIR CIR, BELLBROOK CITY, OH 45305
Parcel: L35000100070001800
Violation Number: 2022008

Dear Property Owner:

An inspection of subject premises conducted on 03/18/2022 revealed violation(s) of the City Code of Bellbrook. The nature of the violation is as follows:

All structures and premises shall be maintained in a clean, safe, secure, and sanitary condition as to not cause a blighting influence or adversely affect the public health or safety.

- Remove all overgrown vegetation
- Remove damaged storage sheds
- Remove all junk and debris from property.

You are hereby ordered to correct these violation(s) no later than the date shown below:

03/28/2022

RIGHT TO REQUEST A REVIEW OR 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 Bellbrook Property Review Commission (BPRC), 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.

FAILURE TO CORRECT VIOLATION

If the violations detailed in this letter are not corrected by the date specified above, the owner of the property on which the violation exists may be required to appear in court and/or before the Property Review Commission. The Board may approve correction of the violation with the costs of the correction and an administrative fee to be billed to the owner of the property on which the violation exists.

All decisions and findings of the Property Review Commission shall be the administrative decision and shall be subject to judicial review as may be provided by law.

Sincerely,

Jason Foster
Community Development Administrator
City of Bellbrook
937-848-4666
jfoster@cityofbellbrook.org

Warning Notice

City of Bellbrook

15 East Franklin Street
Bellbrook, Ohio 45305
(937) 848-4666



Case Number: 2022008

03/01/2022

WIDBY JOHN E
204 BELAIR CIR
BELLBROOK OH 45305,

Re: 204 BELAIR CIR, BELLBROOK CITY, OH 45305
Parcel: L35000100070001800

On 03/01/2022 it was observed that an apparent violation(s) of the City Code of Bellbrook exists on your property:

All structures and premises shall be maintained in a clean, safe, secure, and sanitary condition as to not cause a blighting influence or adversely affect the public health or safety.

- Remove all overgrown vegetation
- Remove damaged storage sheds
- Remove all junk and debris from property.

Your voluntary cooperation in correcting this violation by 03/08/2022 will be appreciated. Your timely correction of this issue will make it unnecessary to issue a formal violation letter.

If you are experiencing difficulty making the necessary corrections, an extension may be granted. Please contact the Community Development Department for more information. In addition, you may request an appeal or review of the Code Official's decision.

If you have any questions or desire a hearing before the Property Review Commission, please feel free to contact the Community Development Department at the number provided below.

Thank you in advance for your cooperation.

Sincerely,

A handwritten signature in blue ink that reads "J Foster".

Jason Foster
Community Development Administrator
City of Bellbrook
937-848-4666
jfoster@cityofbellbrook.org

24 Hour Notice

City of Bellbrook

15 East Franklin Street
Bellbrook, Ohio 45305
(937) 848-4666



Case Number: 2022008

03/28/2022

WIDBY JOHN E
204 BELAIR CIR
BELLBROOK OH 45305,

Re: 204 BELAIR CIR, BELLBROOK CITY, OH 45305
Parcel: L35000100070001800

An inspection of subject premises conducted on 03/28/2022 revealed violation(s) of the City Code of Bellbrook. The nature of this violation is as follows:

All structures and premises shall be maintained in a clean, safe, secure, and sanitary condition as to not cause a blighting influence or adversely affect the public health or safety.

- Remove all overgrown vegetation
- Remove damaged storage sheds
- Remove all junk and debris from property.

You are further informed that unless this violation is corrected or otherwise made to comply within twenty-four (24) hours, you will be subject to the penalty as provided by the City of Bellbrook Zoning Code.

You are urged to correct the violation(s) to avoid possible appearance in court, a fine, or both. Your timely compliance in rectifying the violation(s) will make it unnecessary to institute legal proceedings against you.

Also, before starting any installations, alterations, repairs and improvements to your property, it is essential that you obtain the proper zoning certificate as required.

If you are not the responsible party, please return this notice to this office with the name and address of the responsible party. If you have questions, please contact this office at 937-848-4666.

Sincerely,

Jason Foster
Community Development Administrator
City of Bellbrook
937-848-4666
jfoster@cityofbellbrook.org