

Minutes
Board of Building Appeals
June 18, 2020

Members Present:

Richard Morrissey
Levi Collins
Janis Sunderhaus

Others Present:

Daven Stedke, Appellant
Bianca Turner, Appellant
Joe Gorman, Building Inspector
Doug Ditto, Assistant Building Admin.

The meeting was called to order by Richard Morrissey at approximately 4:00 p.m. A quorum was present. The board reviewed the meeting Minutes of February 20, 2020 and April 16, 2020. *Janis Sunderhaus made a motion to approve the Minutes of February 20, 2020 and April 16, 2020 as printed. Motion was seconded by Levi Collins. Motion carried unanimously.*

APPEAL NUMBER 2-19, 949 South Main Street, Lima, Ohio 45804
Appeal of Demolition Order #2019000856 dated February 28, 2019
Appellant: Daven Stedke and Joseph Guagenti

Those sworn to provide testimony were Doug Ditto and Daven Stedke.

Doug Ditto stated on February 28, 2019 a demolition order was issued to the Erb's family. They filed an appeal on March 7, 2019. Mr. Ditto stated the property was purchased on February 12, 2020 for a sum of \$10,000 by 775 Shawnee LLC. Mr. Ditto stated all taxes have been paid to date. Mr. Ditto stated the building no longer meets the requirements as a dangerous and unsafe structure. The repairs to the block wall have been completed and the building has been secured. The owners have made the necessary repairs to the structure and secured the building. Based on the information provided, it is the staff's recommendation to vacate the demolition order for the property known as 949 South Main Street.

Levi Collins made a motion to vacate the demolition order for the property known as 949 South Main Street. Motion was seconded by Janis Sunderhaus. Motion carried unanimously

APPEAL NUMBER 2-20 721 Linden Street, Lima, Ohio 45804
Appeal of Demolition Order #2020002225 dated May 1, 2020
Appellant: Bianca Turner

Those sworn to provide testimony were Doug Ditto and Joe Gorman.

Doug Ditto submitted into evidence his Staff Report for 721 Linden Street. ***Levi Collins made a motion to accept the staff report. Motion was seconded by Janis Sunderhaus. Motion carried unanimously.***

Doug Ditto reviewed his staff report. Mr. Ditto stated On May 1, 2020 a demolition order for the structure was issued to Ms. Bianca Turner for the structure located at 721 Linden Street. An appeal of the order was filed on June 4, 2020 by Bianca Turner. The purchase price of the structure is listed by the Allen County Auditor for a sum of \$0.00 on February 24, 2017. The land assessed value was \$3,200 and the property value \$28,100 for a total assessed value of \$31,000. A review of the Allen County Auditor's Real Estate Tax Records reflect the annual real estate taxes amount of \$774.68 with \$0.00 paid to date, for a total of \$1,181.27 due (**Exhibit A**). Demolition Title Report Liens and Encumbrances and other liens of record from January 24, 2020 indicates a mortgage held by the City of Lima. The first repair or demolition order #2019005594 was dated September 5, 2019 and the legal demolition order #2020002225 was dated May 1, 2020. The defects of the structure meet criteria B, C D, E, F, G, I, J, K of the City of Lima Codified Ordinance. The estimated cost to repairs the structure is \$123,945.12 and exceeds 100% of the real property taxation valuation of the structure. The estimated cost to repair does not include structure repairs, roof or siding. An audit of the building department records reveal no plans have been submitted to repair the structure and no permits have been issued.

On September 4, 2019, an exterior inspection was performed by Richard Cotrell and on May 26, 2020 an interior inspection was performed by Joe Gorman of the property. Both inspectors provided a report and took photos of their findings. The following was noted: rear roof structure collapsed, severe fire damage, west side wall framing sever damage, siding damage, heavy smoke damage, complete remodel, exterior repair siding, replace windows, repair soffit, repair roofing, replace ceiling joist, replace rafters where roofing collapsed, any wood with over ¼ inch of char needs replaced, Kilz paint to remove the odor, need drawings on rafter details, needs new insulation in walls and attic, north/south exterior bearing walls needs to be replaced, floor joist in bedroom west corner of the house need to be replaced, building, electrical, plumbing and HVAC permits needs to be obtained.

Mr. Ditto stated the owner has not obtained a building permit to make repairs to the structure or obtained a demolition permit since the first letter of notice on September 5, 2019. It is the staff's recommendation to uphold the demolition order for the property known as 721 Linden Street.

Levi Collins made a motion to uphold the demolition order for the property known as 721 Linden Street. Motion was seconded by Janis Sunderhaus. Motion carried unanimously.

APPEAL NUMBER 5-18 500-514 Nova Street, Lima, Ohio 45804

Appeal of Demolition Order #2018003409 dated June 11, 2018

Appellant: Lorenzo White

Those sworn to provide testimony were Doug Ditto.

Ashley Blake, secretary for the board, stated the appeal was not currently in the meeting. Ms. Blake stated the appellant was notified of the meeting via certified and regular mail. Chairman Morrissey stated the hearing would proceed.

Doug Ditto submitted into evidence his Staff Report for 500-510 Nova Street. *Levi Collins made a motion to accept the staff report. Motion was seconded by Janis Sunderhaus. Motion carried unanimously.*

Doug Ditto reviewed his staff report. Mr. Ditto stated work is progressing for the 508-514 building. Their last inspection was on April 29, 2020 for inside HVAC work. The condensing units still need to be set. Mr. Ditto stated based on the progress of work, it is the staff's recommendation to stay the demolition order for 90 days to allow the appellants additional time.

Janis Sunderhaus made a motion to stay the demolition order for the structures known as 500-514 Nova Street until September 17, 2020 to allow the appellant more time to work on the structures. Motion was seconded by Levi Collins. Motion carried unanimously.

Having no further business, Levi Collin motioned for the meeting to be adjourned. Motioned was seconded by Janis Sunderhaus. Motion carried unanimously.



Richard Morrissey, Chairman