

**RESOLUTION 2023-221**  
**A RESOLUTION SETTING HEARING AND PROVIDING NOTICE**  
**CONCERNING AN UNSAFE BUILDING**

**PREAMBLE**

**WHEREAS**, the Franklin Township Building Department and Fire Department has found that certain buildings located at 1204 Gladstone Ave Franklin Township, Franklin County, Ohio (the “property”) to be structurally defective and unsafe; and

**WHEREAS**, pursuant to Ohio Revised Code Section 505.86, the Board of Trustees is authorized to remove, repair, or secure structurally defective and unsafe buildings if corrective measures are not taken within thirty (30) days after notice to the Property’s owners and lienholders of record; and

**WHEREAS**, in connection with proceedings pursuant to Section 505.86 of the Ohio Revised Code, the Board must also hold a due process hearing so that the property owners and lienholders may be heard; and

**WHEREAS**, it is in the best interest of the Township and its residents to proceed under Ohio Revised Code Section 505.86 in order to correct the structurally defective and unsafe condition of the Property;

**RESOLUTION**

**NOW THEREFORE**, be it resolved by the Board of Trustees of Franklin Township, Franklin County, Ohio, that the following Resolution be, and it hereby is adopted:

**BE IT RESOLVED** that the Board hereby orders the following action in connection with certain buildings located at 1204 Gladstone Ave, Franklin Township, Franklin County, Ohio:

**SECTION 1:** As provided in Ohio Revised Code Section 505.86, the Board directs the Township’s Administrator to obtain a title search of the Property and to notify the records owners and all lienholders of the Property that the building thereon has been found to be structurally defective and unsafe by the Franklin Township Fire Department and that the building must be removed, repaired or secured, to the satisfaction of the Board or arrangements made to remove, repair or secure the building within thirty (30) days from the receipt of the notice.

**SECTION 2:** The Board shall hold a hearing on November 16<sup>th</sup>, 2023., at the Franklin Township Hall located at 2193 Frank Rd., Columbus, Ohio, to allow the owners and lienholders to be heard and to determine whether or not the Board shall remove, repair, or secure the building if the building is not removed, repaired, or secured, or arrangements made for such work, before the time set for the hearing. The Administrator is authorized and directed to notify the owners and lien holders of the date, time, place, and purpose of this hearing.

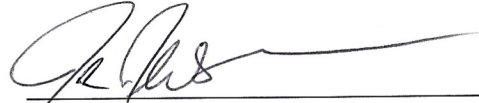
**SECTION 3:** If, after the hearing, the Board determines that it shall remove, repair, or secure the building, all expenses incurred in such work shall be paid out of the unappropriated monies in the

Township's general fund and all such costs and expenses shall be reported to the Franklin County Auditor for entry upon the tax duplicate as a lien upon the Property and for collection and reimbursement to the Township's general fund as provided in Ohio Revised Code Section 505.86.

This Resolution shall take effect and be in force from and after the date of enactment.

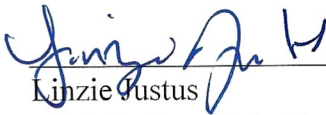
**BOARD OF TRUSTEES, FRANKLIN  
TOWNSHIP, FRANKLIN COUNTY, OHIO**

ATTEST:

  
\_\_\_\_\_  
John Fleshman, Chairman

  
\_\_\_\_\_  
James Leezer, Vice Chairman

\_\_\_\_\_  
Ralph Horn, Trustee

  
\_\_\_\_\_  
Linzie Gustus  
Franklin Township Fiscal Officer

*Adopted: October 5<sup>th</sup>, 2023*

# FRANKLIN TOWNSHIP

## O.R.C. 505.86 PARTY IN INTEREST NOTIFICATION LETTER

October 05, 2023

Resident  
Joseph Pasicka

Certified mail- return receipt requested  
1240 Gladstone Ave  
Columbus Ohio 43204

Re: 1240 Gladstone Ave, Franklin Township, Franklin County, Ohio 43204  
Parcel no. 140-007359-00

Dear party in interest:

This letter is to notify you, as a party in interest to the property identified below, that the Franklin Township Fire Department Captain has declared that certain buildings or structures at 1240 Gladstone Ave Parcel no. 140-007359-00 (hereinafter the "property") are insecure, unsafe, or structurally defective. Specifically, the house has an unstable foundation, is open to the elements, and the outbuilding is neglected, unsafe, and damaged. Enclosed is the declaration order.

As a party in interest of the property, you are hereby being notified that it is the intention of the board of township trustees of Franklin Township (the "Board"), pursuant to Ohio revised code 505.86, to demolish and remove the house & outbuilding located on the property. The resolution passed by the Franklin Township Board of Trustees declaring this intent to demolish and remove is enclosed.

You are hereby notified that as a party in interest, you have the right to a hearing before the board within thirty days of the date above, pursuant to Ohio revised code 505.86(c).

The board shall hold a hearing on 11/16/2023, at 12:00 pm, at the Franklin Township Hall located at 2193 Frank Rd., Columbus, Ohio, to allow the owners and lienholders to be heard and to determine whether or not the board shall remove, repair, or secure the building if the building is not removed, repaired, or secured, or arrangements made for such work, before the time set for the hearing.

At any time, as a party in interest, you may enter into an agreement with the board to perform the demolition and removal of the buildings or structures on the property. However, if no hearing is requested or no agreement is reached, the board will order to have the buildings or structures demolished and removed as indicated above. Any costs incurred by the township will be certified to the county auditor, assessed as a lien upon the property, and collected as other taxes. Alternatively, the township may initiate a civil action against you for collection of the costs incurred.

If you have any questions or if you would like to discuss this matter, please do not hesitate to contact me. Your anticipated cooperation in this matter is greatly appreciated.

Fiscal Officer

  
Linzie Gustus

*Franklin Township Trustees*

  
John Fleshman

  
James Leezer

\_\_\_\_\_  
Ralph Horn







