

Resolution 2026-058

A Resolution Declaring the Property Owned by Anne Christina Gehras , Located at 67 Volney Ave Columbus, Ohio 43228, a Nuisance

PREAMBLE

WHEREAS, the Franklin Township Board of Trustees (the "Board") has found the Property owned by Anne Christina Gehras, located at **67 Volney Ave**, Columbus, Franklin Township, Franklin County, Ohio, known as Parcel Numbers **140-002862-00** (the "Property"), is **littered with debris and trash, building materials, shopping carts. We have also received multiple reports of disturbances and squatters.**, etc. (the "Garbage, Refuse and Debris");

WHEREAS, pursuant to §505.87 of the Ohio Revised Code, the Board is authorized to determine that the owner's maintenance of vegetation, garbage, refuse, and other debris upon a property constitutes a nuisance and, after notice to the owner and any lienholders of record, order the abatement, control, or removal of such nuisance within the time provided by law, and if the nuisance is not timely abated, controlled, or removed, the Board may provide for the abatement, control, or removal and cause the costs to be entered upon the tax duplicate for the Property; and

WHEREAS, it is in the best interest of Franklin Township (the "Township") and its residents to proceed under §505.87 of the Ohio Revised Code to remove the Garbage, Refuse, and Debris from the Property.

RESOLUTION

BE IT RESOLVED by the Board of Trustees of Franklin Township, Franklin County, Ohio, that the Board has found that the property owned by **Anne Christina Gehras**, located at **67 Volney Ave Columbus, Ohio 43228** Franklin Township, Franklin County, Ohio, known as Parcel Number **140-002862-00** in Franklin Township, Franklin County, Ohio, **is littered with debris and trash, building materials, shopping carts. We have also received multiple reports of disturbances and squatters.** The Board hereby determines that the maintenance of the Garbage, Refuse, and Debris on the Property constitutes a nuisance and, pursuant to §505.87 of the Ohio Revised Code, orders the following actions:

SECTION 1: The Board orders the owner of the Property to abate, control, or remove the Garbage, Refuse, and Debris, or make arrangements for the abatement, control, or removal, within seven (7) days (April 10th, 2026) after notice of this Resolution in accordance with O.R.C. §505.87(B). Notice shall be provided to the owner and any holders of liens of record as permitted by law, including certified mail, or, where authorized, by posting the notice on the principal structure on the land and photographing that posted notice. If the owner's address is unknown and cannot reasonably be obtained, notice may be published or posted as permitted by O.R.C. §505.87.

SECTION 2: If, within twelve (12) consecutive months after a prior nuisance determination, the Board determines that the same owner's maintenance of vegetation, garbage, refuse, or other debris on the same land constitutes a nuisance, the Board may proceed under the subsequent-notice provisions of O.R.C. §505.87(C), including providing at least four (4) days' notice to the owner and any lienholders of record in the manner authorized by law.

SECTION 3: If the owner does not abate, control, or remove the Garbage, Refuse, and Debris, or make arrangements for the abatement, control, or removal, within seven (7) days after notice under O.R.C. §505.87(B), or within four (4) days after notice of a subsequent nuisance under O.R.C. §505.87(C), and no agreement is entered into under O.R.C. §505.87(D), the Township Administrator is authorized to order Township employees, materials, and equipment to be used to abate, control, or remove the

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Garbage, Refuse, and Debris or to enter into a contract with some suitable person or persons for that work, and all costs and expenses so incurred shall, when approved by the Board, be paid from the Township general fund as provided by law; and

SECTION 4: The Administrative Assistant shall report all expenses that the Township incurs in the abatement, control, or removal of the Garbage, Refuse, and Debris to the Auditor of Franklin County, Ohio, for entry upon the tax duplicate as a lien upon the Property and for collection and reimbursement of the Township's general fund as provided in §505.87 of the Ohio Revised Code, including any authorized charges for services, notice costs, labor, materials, equipment, and any fees or interest paid to borrow moneys for the work..

SECTION 5: This Board finds and determines that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in open meetings of this Board and that all deliberations of this Board that resulted in formal actions were taken in meetings open to the public, in compliance with all legal requirements, including but not limited to, Ohio Revised Code Section 121.22, except as otherwise permitted thereby.

BE IT FURTHER RESOLVED that this Resolution shall be in full force and effect immediately upon its adoption.

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

Mike Blevins, Chairman

John Fleshman, Vice Chairman

Brenda Fuller, Trustee

Adopted: April 2nd, 2026