

Resolution 2026-102

A Resolution Declaring the Property Owned by Adelyn Upp , Located at 35 Volney Ave Columbus, Ohio 43228, Parcel # 140-002856, a Nuisance

PREAMBLE

WHEREAS, the Franklin Township Board of Trustees (the "Board") has found the Property owned by **Adelyn Upp**, located at **35 Volney Ave, Columbus, Ohio 43228**, Franklin Township, Franklin County, Ohio, known as Parcel Numbers 140-002856 (the "Property"), is littered with an Accumulation of outdoor storage, debris, and miscellaneous materials visible throughout the Property, including enclosed and partially concealed piles of refuse, loose discarded materials, filled trash bags, containers, outdoor equipment, scrap items, and miscellaneous debris being maintained in a cluttered and disorderly manner. The Property further contains visible signs of blight and improper exterior storage conditions, including materials and debris stored behind screening fencing in a manner creating unsanitary, hazardous, and nuisance conditions detrimental to the surrounding neighborhood., etc. (the "Garbage, Refuse and Debris");

WHEREAS, pursuant to Ohio Revised Code Section 505.87, the Board is authorized to determine that the maintenance of vegetation, garbage, refuse, and other debris upon property constitutes a nuisance and to order the owner to abate, control, or remove such nuisance conditions; and

WHEREAS, pursuant to Ohio Revised Code Section 505.87(B), for an initial nuisance determination, the Board is required to provide the property owner and lienholders of record with at least seven (7) days' notice to abate, control, or remove the nuisance conditions before the Township may proceed with abatement activities; and

WHEREAS, pursuant to Ohio Revised Code Section 505.87(C), if the Board determines within twelve (12) consecutive months after a prior nuisance determination that the same owner has maintained a nuisance condition upon the same property, the Township may proceed under the subsequent nuisance provisions requiring only four (4) days' notice prior to Township abatement activities; and

WHEREAS, if the owner fails to abate, control, or remove the nuisance conditions within the statutory time period, the Board may provide for the abatement, control, or removal of the nuisance and assess all costs incurred as a lien upon the Property pursuant to Ohio Revised Code Section 505.87(F); and

WHEREAS, it is in the best interest of Franklin Township and its residents to proceed pursuant to Ohio Revised Code Section 505.87 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 **Adelyn Upp**, located **35 Volney Ave Columbus, Ohio 43228, Parcel ID # 140-002856** in Franklin Township, Franklin County, Ohio, is littered with **Accumulation of outdoor storage, debris, and miscellaneous materials visible throughout the Property, including enclosed and partially concealed piles of refuse, loose discarded materials, filled trash bags, containers, outdoor equipment, scrap items, and miscellaneous debris being maintained in a cluttered and disorderly manner. The Property further contains visible signs of blight and improper exterior storage conditions, including materials and debris stored behind screening fencing in a manner creating unsanitary, hazardous, and nuisance conditions detrimental to the surrounding neighborhood.**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 otherwise make arrangements satisfactory to the Township for such abatement, within seven (7) days after notice of this Resolution is provided pursuant to Ohio Revised Code Section 505.87(B).

If the Board determines within twelve (12) consecutive months after this nuisance determination that the same owner has maintained a nuisance condition upon the same Property, the Township may proceed under Ohio Revised Code Section 505.87(C), requiring only four (4) days' notice prior to Township abatement activities.

SECTION 2: Notice of this Resolution and any subsequent nuisance determinations shall be provided in any manner authorized by Ohio Revised Code Section 505.87, including certified mail, first-class mail where permitted, posting upon the principal structure with photographic documentation, posting upon the Township website for the required statutory period, publication upon the Township social media account or official public notice website, newspaper publication, or any other method authorized by law. Failure of delivery of the notice shall not invalidate any action to abate, control, or remove the nuisance.

SECTION 3: If the owner fails to abate, control, or remove the Garbage, Refuse, and Debris within the applicable statutory time period, and no agreement regarding abatement has been entered into with the Township, the Township Administrator and/or Administrative Assistant are authorized to provide for the abatement, control, or removal of the nuisance utilizing Township personnel, contractors, labor, materials, and equipment as necessary pursuant to Ohio Revised Code Section 505.87(E).

SECTION 4: All costs incurred by the Township relating to nuisance abatement activities, including labor, equipment, contractor fees, administrative costs, notice costs, publication costs, materials, legal expenses, and all other expenses permitted by Ohio Revised Code Section 505.87, shall be certified to the Franklin County Auditor for placement upon the tax duplicate as a lien against the Property.

SECTION 5: This Board finds and determines that all formal actions concerning and relating to the adoption of this Resolution were taken in open meetings of this Board in compliance with Ohio Revised Code Section 121.22.

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: May 28th, 2026