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Development Department

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Chad Henry  
201 West Water Street • Piqua, Ohio 45356  
(937) 778-2049  
chenry@piquaoh.gov

August 20, 2024

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**\*\*\* MEETING NOTICE \*\*\***

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Please be advised that the City of Piqua Board of Zoning Appeals meeting will be conducted on **Tuesday, August 27, 2024 at 6:00 PM**. The meeting will be held at 201 W. Water Street in the second floor Commission Chambers.

Residents and others with interest in the agenda topics may present their comments at the meeting, or submit public comment on an item until noon on the day of the meeting by emailing Chad Henry at [chenry@piquaoh.gov](mailto:chenry@piquaoh.gov). Public comments submitted by the date/time noted will be presented to the Board of Zoning Appeals at the public hearing proceedings.

The full agenda packet may be accessed at <https://piquaoh.gov/AgendaCenter>

Please contact this office if you have any questions pertaining to this notice.

A handwritten signature in blue ink that reads "Chad D. Henry".

Chad Henry  
City Planner

**BOARD OF ZONING APPEALS AGENDA  
CITY OF PIQUA, OHIO  
6:00 PM – TUESDAY, AUGUST 27, 2024  
MUNICIPAL GOVERNMENT COMPLEX  
COMMISSION CHAMBERS – 201 W. WATER STREET**

**CALL TO ORDER**

Chair Comments – Opening Remarks

ROLL CALL – Clerk Calls the Roll

Meeting Minutes – May 28, 2024

**OLD BUSINESS**

**NEW BUSINESS**

1. RESOLUTION BZA 6-24  
A resolution to consider the decision of the enforcing official concerning a demolition order for 630 Wood Street.

**OTHER BUSINESS/ADJOURNMENT**

**CITY OF PIQUA, OHIO  
BOARD OF ZONING APPEALS MEETING MINUTES  
MUNICIPAL GOVERNMENT COMPLEX  
6:00 PM- TUESDAY, MAY 28, 2024**

**CALL TO ORDER**

At approximately 6:00PM Chair Wayde Davis called the meeting to order and welcomed all in attendance.

**ROLL CALL**

Members Present: Wayne Davey, Wayde Davis, Adam Seas, Eva Silvers, Debbie Stein

Members absent:

**MEETING MINUTES**

Ms. Stein made a motion to accept the minutes from April 23, 2024 and Mr. Seas seconded, all votes in favor.

**OLD BUSINESS**

Resolution BZA-5-24

A motion was made by Ms. Stein to take Resolution BZA 5-24 from the table, seconded by Ms. Silvers. All voted in favor.

Aaron Morrison was present to speak on the matter. He explained that he had a discussion with Mr. Drapp where he had originally stated that he was taking care of the property, until just a few days before the meeting he was told that his niece was pushing forward with the appeal.

The applicant(s) were not present to discuss the case.

City Planner Chad Henry discussed emails shared earlier in the month from the applicant where they believed the carport was permitted. It was his finding that they were not ever applied for or approved at the time, and referenced his emails to the Commission as well as the applicant with his discovery.

Ms. Stein made a motion to deny the appeal, seconded by Ms. Silvers. The board voted unanimously to do so.

**OTHER BUSINESS**

Mr. Seas commented regarding the new swearing in policy being observed in Planning Commission. Mr. Davis stated he had no issue amending the procedure.

Ms. Silvers asked whether old versions of zoning codes were available to the public. Henry stated they were upon request, and that eventually they will be on the City website as well.

## **ADJOURNMENT**

With no other business before the Board, a motion was made by Mr. Seas and seconded by Ms. Silvers, the meeting was adjourned at approximately 6:15 PM.

Comments requesting corrections, additions or deletions to the content of this record should be directed to Chad Henry at [cherry@piquaoh.gov](mailto:cherry@piquaoh.gov).

**RESOLUTION No. BZA 6-24**

WHEREAS, the owner of 630 Wood Street on Parcel N44-023710 in the City of Piqua, Ohio, has received a Demolition Notice concerning the subject property; and,

WHEREAS, the thirty (30) day period to Raze or Repair has expired; and, an inspection of the subject property has determined no substantive action has been taken to correct/abate the public nuisance conditions identified at this location; and,

WHEREAS, Chapter 150.105 (PM 111.1) of the City of Piqua Code of Ordinances states an application for appeal shall be based on a claim that the true intent of this code of 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; and,

WHEREAS, Chapter 150.106(F) of the City of Piqua Code of Ordinances identifies the Board of Zoning Appeals as the body designated to hear and decide upon all matters related to an appeal of an action taken by the code official in the administration and enforcement of the Property Maintenance Code;

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Piqua, Miami County, Ohio, the majority of all members appointed thereto concurring, that the Board of Zoning Appeals hereby \_\_\_\_\_ the decision of the enforcing official.

NOW THEREFORE BE IT RESOLVED that \_\_\_\_\_ motioned to \_\_\_\_\_ the decision of the enforcing official and the motion was seconded by \_\_\_\_\_ and the Board of Zoning Appeals recorded the following vote \_\_\_\_\_ the motioned action.

---

	AYE	NAY	ABSTAIN	ABSENT
Mr. Wayne Davey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Wayde Davis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Adam Seas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Eva Silvers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Debbie Stein	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# CONDEMNED

## DANGEROUS and UNSAFE

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Parcel No: N44-023710

Date: February 20, 2024

Case Number: CVN 16307331000

Property Address: 630 Wood St. – Piqua, OH 45356

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**Posted by the City of Piqua under the authority of the City of Piqua Code of Ordinances, Title XV – Property Maintenance Code 111.1**

No person shall enter the building or structure, or any portion of the building or structure or premises identified by this placard without the permission of the enforcing official. Permission to enter the structure/premise must be granted by the enforcing official prior to any person performing maintenance, repairs, alterations, installations, demolition, or any other activities. Occupancy is NOT PERMITTED until authorized in writing by the enforcing official.

This notice shall not be removed without permission from the enforcing official. Any person who willfully violates, destroys, defaces, or removes this notice shall be subject to the City of Piqua Code of Ordinances, Title XV – Property Maintenance Code 111.1, which states:

Any violation set forth in this Development Code is a misdemeanor of the first-degree subject to the fines and jail term set forth for a first-degree misdemeanor in the Ohio Revised Code.

Respectfully,



---

Aaron Morrison, Code Compliance Coordinator  
(937) 778-2813

City of  
**PIQUA**

# ORDER TO VACATE

February 20, 2024

PRIORITY DELIVERY - CERTIFIED MAIL

Joyce Alexander  
6054 W. ST. RT. 185  
Piqua, OH 45356

Parcel No: N44-023710  
Property Address: 630 Wood St. - Piqua, OH 45356

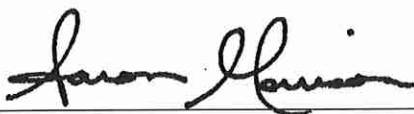
Case Number: CVN 16307331000

An inspection of the structure/premises identified as the above-referenced property has confirmed the existence of conditions hazardous to life, health, property, or the safety of the public or occupants of the structure or premises. Therefore, under City of Piqua Ordinances Section 91.20, and Property Maintenance Code Section 111, the structure/premises is now declared a public nuisance and deemed unfit/unsafe for human occupancy; and **you are now ordered to take immediate action to vacate and secure and restrict and control access to the structure/premises.**

The enforcing official has posted this order and a placard in one or more locations on the structure/premises to warn the public that the structure/premises are unfit/unsafe for human occupancy. If the structure/premises are currently occupied, the occupants must be vacated within twenty-four (24) hours of the posting of this order. The order shall remain in effect until the violation conditions identified by reference to the subject case number have been adequately corrected/abated (a copy of the Code Violation Notice providing a complete listing of the violations is available from the enforcing official). No person shall enter or occupy the condemned structure/premises without obtaining written permission from the enforcing official. The enforcing official will re-inspect the structure/premises to verify that the structure/premise has been vacated and properly secured. The property owner is responsible for securing the property while it is condemned. Failure to conform to the orders stated herein will result in the enforcing official instituting legal proceedings and or directing summary action to vacate and secure and restrict and control access to the structure/premise.

Please contact this office at (937) 778-2813 within ten (10) calendar days from the date of this notice so that we may discuss the actions necessary to remedy this matter.

Respectfully,



Aaron Morrison, Code Compliance Coordinator

# NOTICE OF CONDEMNATION

February 20, 2024

PRIORITY DELIVERY - CERTIFIED MAIL

Joyce Alexander  
6054 W. ST. RT. 185  
Piqua, OH 45356

Parcel No: N44-023710

Case Number: CVN 16307331000

Property Address: 630 Wood St. – Piqua, OH 45356

An inspection of the structure/premises identified as the above-referenced property has confirmed the existence of conditions hazardous to life, health, property, or the safety of the public or occupants of the structure or premises. Therefore, pursuant to City of Piqua Ordinances Sections 91.20, and Property Maintenance Code 111.1, the structure/premises is hereby deemed unfit/unsafe for human occupancy and declared a public nuisance, and you are **hereby ordered to demolish or repair the structure/premises within 30 days** from receipt of this notice.

The enforcing official has posted an order to vacate and a condemnation placard in one or more locations on the structure/premises to serve, as a warning to the public that the structure/premises are unfit/unsafe for human occupancy. If the structure/premises are currently occupied, the occupant(s) must immediately vacate the premises. The order shall remain in effect until the public nuisance conditions identified herein have been properly corrected/abated. No person shall enter upon or occupy the condemned structure/premises without first obtaining written permission from the enforcing official. The enforcing official will re-inspect the structure/premises to verify that the structure/premise has been vacated and properly secured.

Please contact the Development Department upon receipt of this letter to discuss the permits and scope of work that will be required to demolish or repair the structure. Failure to respond to this order will result in the City engaging the services necessary to have the structure razed and removed and the site restored, and all public nuisance conditions eliminated; and, have the cost of performing the demolition and restoration services collected from the property owner in accordance with section 715.261(B) of the Ohio Revised Code and City of Piqua Ordinances sections 91.20 and Property Maintenance Code 113.3.

Pursuant to the City of Piqua Property Maintenance Code Section 111.6, it shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation has been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee, or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation, and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

# NOTICE OF CONDEMNATION

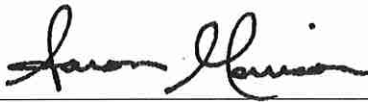
Case number: CVN 16307331000

Page 2

In accordance with Section 7.2.9 of the Development Code, Title XV of the City of Piqua Code of Ordinances, you may appeal the determination of the enforcing official concerning this matter by submitting such a request in writing to the City of Piqua Code Compliance Coordinator at 201 W. Water Street, Piqua, Ohio, within thirty (30) calendar days after the notice is received, stating the reasons for relief and what decision should be forthcoming.

Please contact this office at (937) 778-2813 within ten (10) business days so that we may discuss the actions necessary to remedy this matter.

Respectfully,



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Aaron Morrison, Code Compliance Coordinator

# NOTICE OF CONDEMNATION

Case number: CVN 16307331000

Page 3

**Area of Concern:** Application of Codes

**Code Section:** Property Maintenance Code: 102.3

**Standard:** Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the Ohio Building Code and the Piqua Development Code.

**Permit(s) Required:** As Required

**Area of Concern:** Unsafe Structure

**Code Section:** Property Maintenance Code: 111.1.1

**Standard:** An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of a fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe, or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

**Permit(s) Required:** As Required

**Area of Concern:** Unsafe Equipment

**Code Section:** Property Maintenance Code: 111.1.2

**Standard:** Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers, or other equipment on the premises or within the structure that is in such disrepair or condition that such equipment is a hazard to life, health, property, or safety of the public or occupants of the premises or structure.

**Permit(s) Required:** As Required

**Area of Concern:** Structure Unfit for Human Occupancy

**Code Section:** Property Maintenance Code: 111.1.3

**Standard:** A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

**Permit(s) Required:** As Required

# NOTICE OF CONDEMNATION

Case number: CVN 16307331000

Page 4

**Area of Concern:** Dangerous Structure or Premises

**Code Section:** Property Maintenance Code: 111.1.5

**Standard:** Any structure or premises that has any or all of the conditions or defects described as follows shall be considered to be dangerous:

1. Any door, aisle, passageway, stairway, exit, or other means of egress that does not conform to the approved building or fire code of the jurisdiction as related to the requirements for existing buildings.
2. The walking surface of any aisle, passageway, stairway, exit, or other means of egress is so warped, worn loose, torn, or otherwise unsafe as to not provide safe and adequate means of egress.
3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism, or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.
4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.
5. The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.
6. The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.
7. The building or structure is neglected, damaged, dilapidated, unsecured, or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals, or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
8. Any building or structure has been constructed, exists, or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the code official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.
10. Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system, or other cause, is determined by the code official to be a threat to life or health.
11. Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

**Permit(s) Required:** As Required

# NOTICE OF CONDEMNATION

Case number: CVN 16307331000

Page 5

**Area of Concern:** Vacant Structure and Land

**Code Section:** Property Maintenance Code: 301.3

**Standard:** Vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure, and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

**Permit(s) Required:** None

# NOTICE OF CONDEMNATION

## CONDEMNED

**\*\*SECURE PROPERTY, OBTAIN ALL REQUIRED PERMITS, & RAZE OR REPAIR\*\***

**(PM)111.1.1  
\*\*UNSAFE STRUCTURE\*\***

**(PM)111.1.2  
\*\*UNSAFE EQUIPMENT\*\***

**(PM)111.1.3  
\*\*STRUCTURE UNFIT  
FOR OCCUPANCY\*\***



**(PM)111.1.5  
\*\*DANGEROUS STRUCTURE / PREMISES\*\***

**(PM)301.3  
\*\*UNSAFE/BLIGHTING  
VACANT STRUCTURE\*\***

AM-iPhone  
Feb 20, 2024 at 11:12:34 AM

**(PM)111.1.1  
\*\*UNSAFE STRUCTURE\*\***

**(PM)111.1.2  
\*\*UNSAFE EQUIPMENT\*\***

**(PM)111.1.3  
\*\*STRUCTURE UNFIT  
FOR OCCUPANCY\*\***



**(PM)111.1.5  
\*\*DANGEROUS STRUCTURE / PREMISES\*\***

**(PM)301.3  
\*\*UNSAFE/BLIGHTING  
VACANT STRUCTURE\*\***

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# NOTICE OF CONDEMNATION



(PM)111.1.1  
\*\*UNSAFE STRUCTURE\*\*

(PM)111.1.2  
\*\*UNSAFE EQUIPMENT\*\*

(PM)111.1.3  
\*\*STRUCTURE UNFIT FOR OCCUPANCY\*\*

(PM)301.3  
\*\*UNSAFE/BLIGHTING VACANT STRUCTURE\*\*

(PM)111.1.5  
\*\*DANGEROUS STRUCTURE / PREMISES\*\*

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(PM)111.1.1  
\*\*UNSAFE STRUCTURE\*\*

(PM)111.1.2  
\*\*UNSAFE EQUIPMENT\*\*

(PM)111.1.3  
\*\*STRUCTURE UNFIT FOR OCCUPANCY\*\*

(PM)301.3  
\*\*UNSAFE/BLIGHTING VACANT STRUCTURE\*\*

(PM)111.1.5  
\*\*DANGEROUS STRUCTURE / PREMISES\*\*

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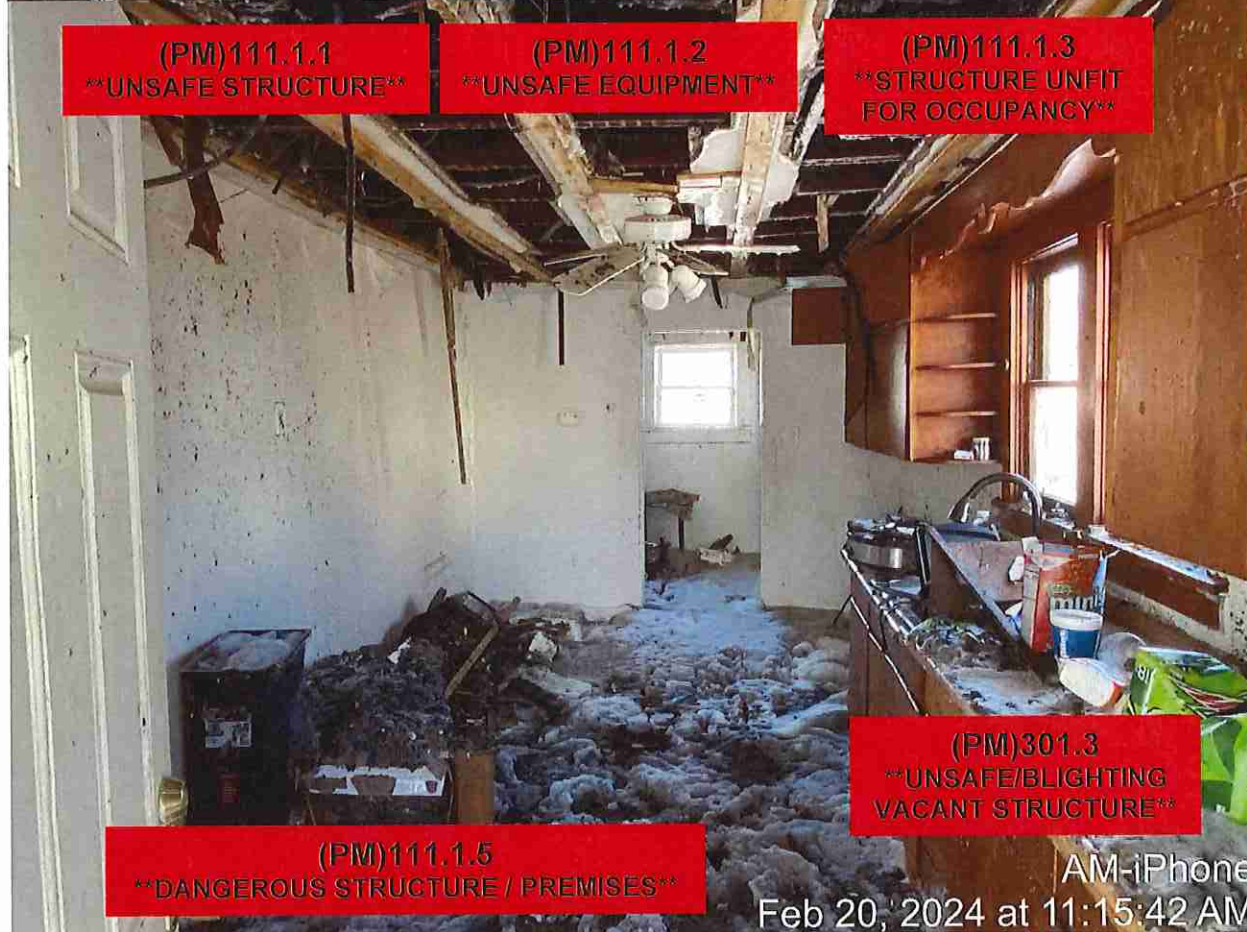
# NOTICE OF CONDEMNATION



# NOTICE OF CONDEMNATION



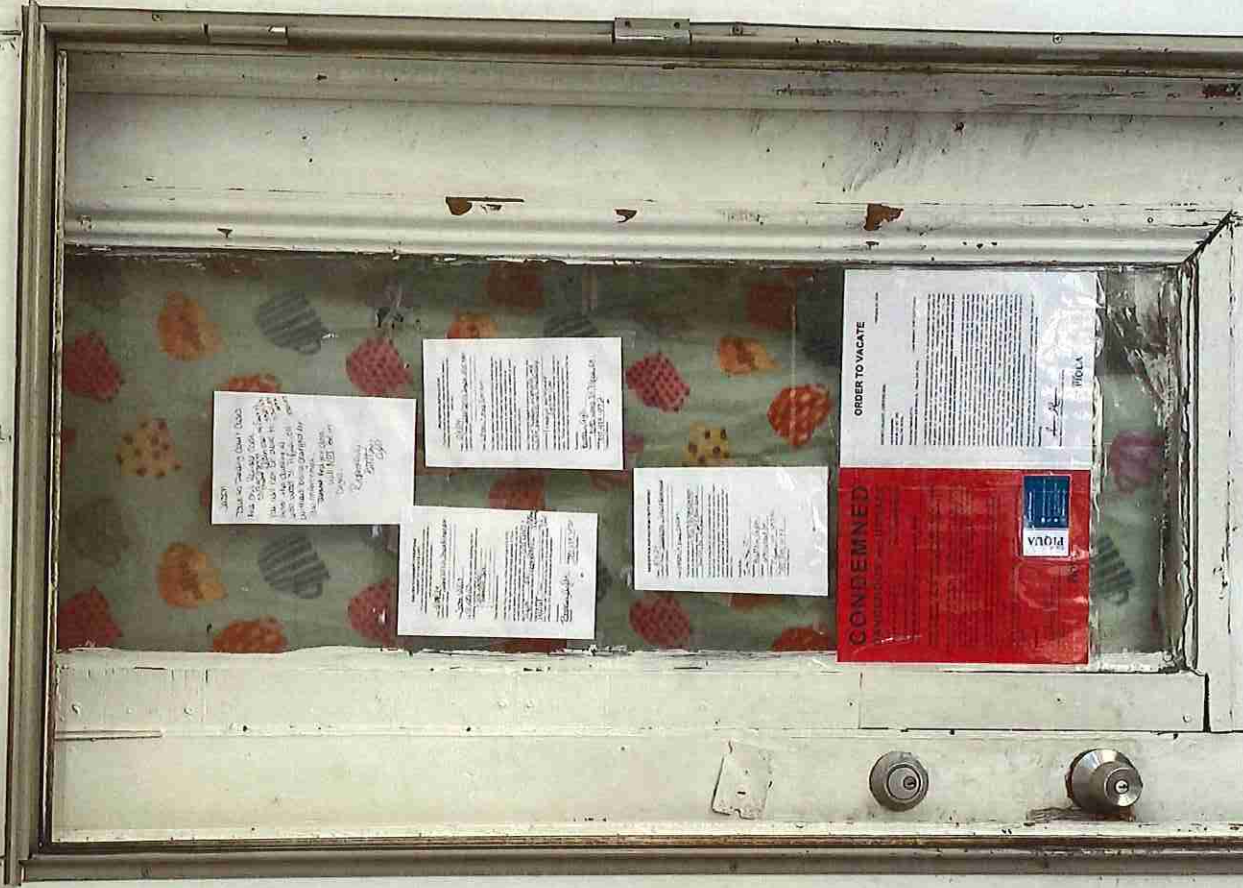
# NOTICE OF CONDEMNATION





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630



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City of  
**PIQUA**

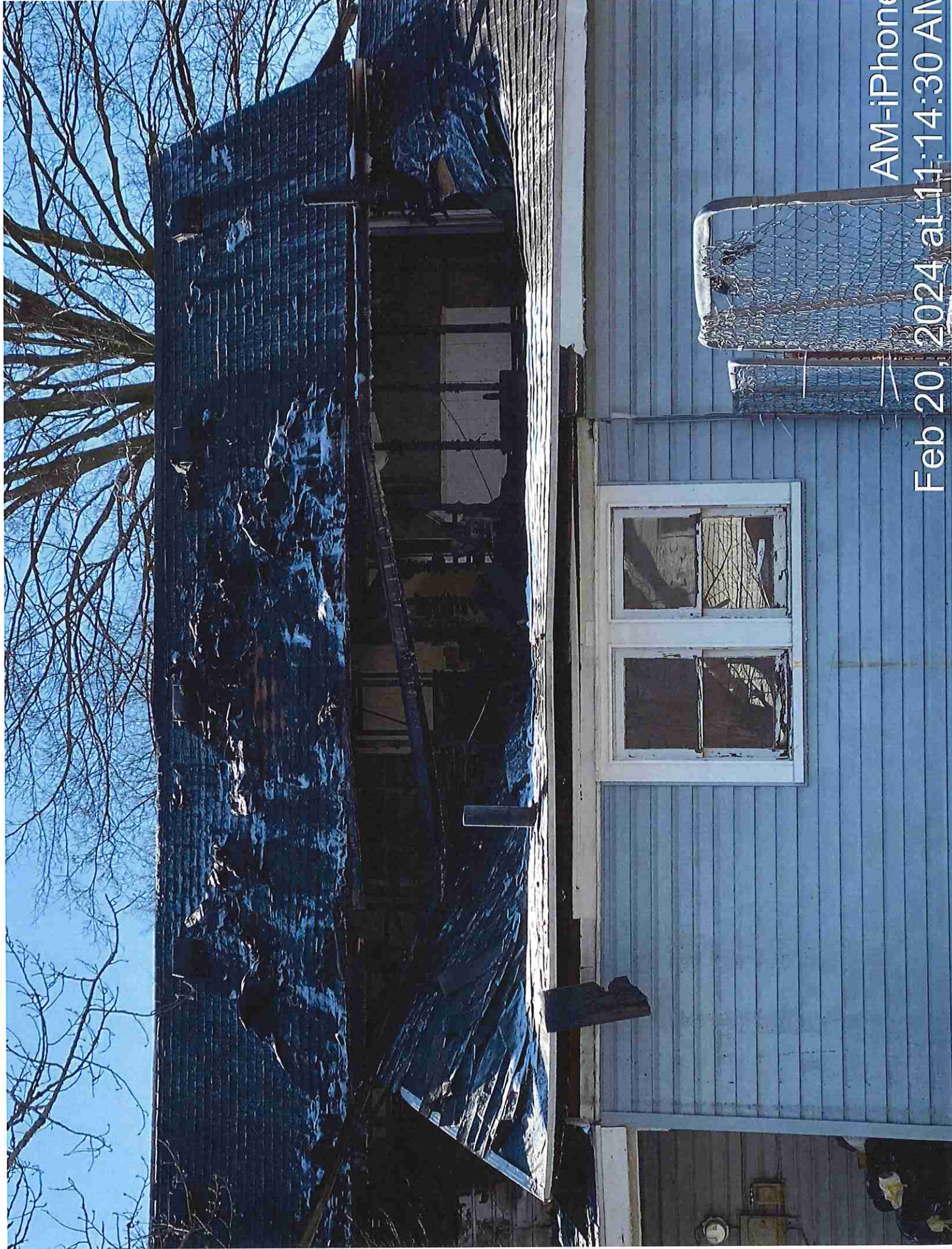
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AM-iPhone

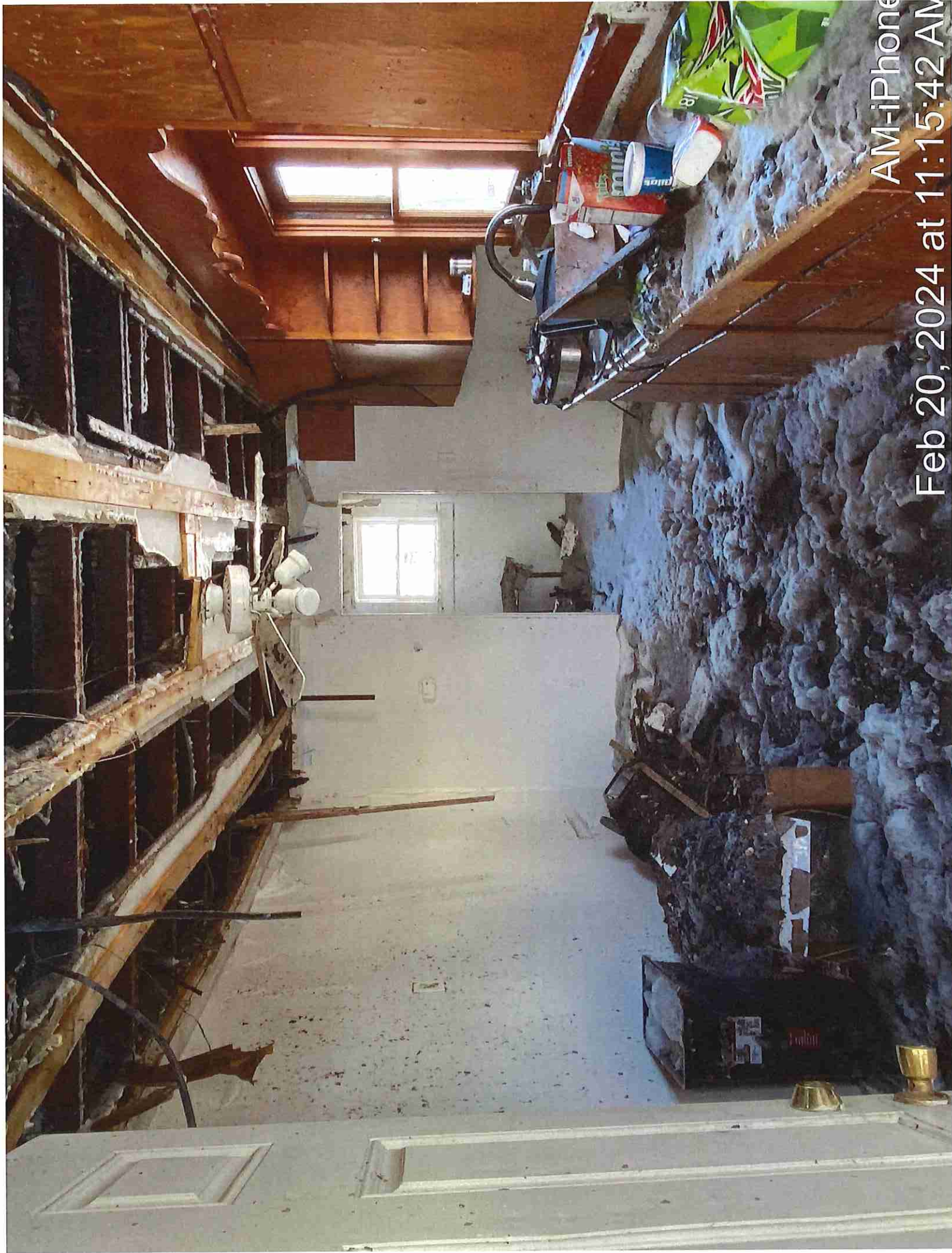
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Feb 20, 2024 at 11:11:45 AM



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Feb 20, 2024 at 11:15:42 AM

N44-023710

8/6/2024



Matthew W. Gearhardt  
 County Auditor  
 Miami County, Ohio  
 www.miamicountyohioauditor.gov

**MOST RECENT PHOTO**



N44023710 06/20/2007

**LEGAL**

**OWNER** ALEXANDER JOYCE M  
**ADDRESS** 630 WOOD ST  
**DESCRIPTION** IN LOT 1568 50 ^ ^  
**SCHOOL DIST** PIQUA CSD **TAX DIST** N44  
**ACREAGE** 0.1000

**VALUATION**

	APPRAISED	ASSESSED
<b>LAND</b>	\$15,400.00	\$5,390.00
<b>IMPROVEMENTS</b>	\$31,300.00	\$10,960.00
<b>CAUV</b>	\$0.00	\$0.00
<b>TOTAL</b>	\$46,700.00	\$16,350.00

**TAXES**

<b>TAXABLE VALUE</b>	\$16,350.00
<b>ROLLBACKS</b>	Owner Occupied
<b>HALF (1ST / 2ND)</b>	\$362.85 / \$329.86
<b>YEAR (TOTAL / BALANCE)</b>	\$1,553.36 / \$577.37

**SPECIAL ASSESSMENTS**

<b>COUNT</b>	0
<b>DELINQUENT / BALANCE</b>	\$0.00 / \$0.00
<b>TOTAL / BALANCE</b>	\$0.00 / \$0.00

**MOST RECENT SALES**

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
3/15/2011	ALEXANDER JOYCE M	USB MORTGAGE CORPORATION	1	\$10,000.00	NO
8/20/2009	USB MORTGAGE CORPORATION	HALL FREDERICK L	3	\$0.00	NO
3/15/1999	HALL FREDERICK L	JEFFREY SHARLOTTE	1	\$54,000.00	YES
11/1/1980	JEFFREY SHARLOTTE	UNKNOWN	1	\$0.00	NO

**LAND**

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
0	50	91	0.1045	0	\$11,350.00

**IMPROVEMENTS**

**RESIDENTIAL**

<b>Building (CARD: 1)</b>	Conventional BUILT 1920	<b>Baths (Full / Half)</b>	1 / 0
<b>Area</b>	1,248 sqft	<b>Rooms (Bedroom / Family)</b>	3 / 0
<b>Basement (Finished / Total)</b>	Pt Basement / 0 sqft / 240 sqft	<b>Stories</b>	1.5
<b>Heat Full Type</b>	Base	<b>Heat/Cool</b>	None
<b>External Wall</b>	Frame/Siding	<b>Fireplace Stacks</b>	0

PRESS FIRMLY TO SEAL

PRESS FIRMLY TO SEAL

\$009  
02/22/20  
043M/312



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City of  
**PIQUA**  
DEVELOPMENT DEPARTMENT  
201 West Water Street · Piqua, Ohio 45356

## NOTICE

Joyce Alexander  
6054 W. ST. RT. 185  
Piqua, OH 45356



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7930-16-000-7948

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## Law Department

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Frank Patrizio – Law Director & Prosecutor  
201 West Water Street Piqua, Ohio 45356  
E-Mail: [fpatrizio@piquaoh.gov](mailto:fpatrizio@piquaoh.gov)  
Phone: (937) 778-2042

April 18, 2024

Joyce Alexander  
6054 W. ST. RT. 185  
Piqua, OH 45356

Parcel No: N44-023710  
Property Address: 630 Wood St. – Piqua, OH 45356

Case Number: CVN 16307331000

Dear Joyce Alexander,

The Code Compliance Coordinator has notified the Law Department that you either have not responded to the Notice of Condemnation Violation or you have not abated the code violations in a timely manner. Your original notice was sent on February 20, 2024.

A criminal complaint concerning the code violations will be filed in Miami County Municipal Court unless you contact Aaron Morrison, Code Compliance Coordinator, at (937) 778-2813 within ten (10) business days of receipt of this letter. Under the City Code, code violations are a misdemeanor of the first degree. The City of Piqua aims to ensure properties are maintained in compliance with the code, and we hope you will work with the Code Compliance Coordinator to resolve the outstanding issues.

Very truly yours,

A handwritten signature in black ink that reads "Frank J. Patrizio".

Frank Patrizio  
Law Director & Prosecutor

c: Aaron Morrison, Code Compliance Coordinator

# STATEMENT OF INTENT

to Correct/Abate Conditions Declared a Public Nuisance

STATE OF OHIO

COUNTY OF MIAMI

I, \_\_\_\_\_ PRINT NAME HERE \_\_\_\_\_ having ownership interest in the subject property known as, Parcel No. N44-023710, located at 630 Wood St. – Piqua, OH 45356, or otherwise being authorized to represent and act on behalf of any ownership interests in the subject property, says as follows:

1. I acknowledge receipt of Notice of Condemnation Violation CVN 16307331000 dated February 20, 2024.
2. I, or a contractor I employ, will correct/abate the conditions identified by the above-referenced Notice of Condemnation Violation at the earliest possible date, no later than **June 18, 2024 or BEFORE.**
3. I, or a contractor I employ, will complete all maintenance, repairs, and alterations or installations appropriate and necessary to correct/abate the conditions identified by the above-referenced Notice of Condemnation Violation in a workmanship-like manner, with the proper permits, and in accordance with all applicable codes, standards, and manufacturer's recommendations.

Signature:

\_\_\_\_\_  
Print Name:

\_\_\_\_\_  
Email:

\_\_\_\_\_  
Phone:

**Note - This document is to be completed and returned to the attention of the Code Compliance Coordinator, City of Piqua, Development Department, 201 W. Water Street, Piqua, Ohio 45356, within ten (10) business days.**



AM-iPhone  
Jun 25, 2024 at 11:09:07 AM



AM-iPhone  
Jun 25, 2024 at 11:08:53 AM



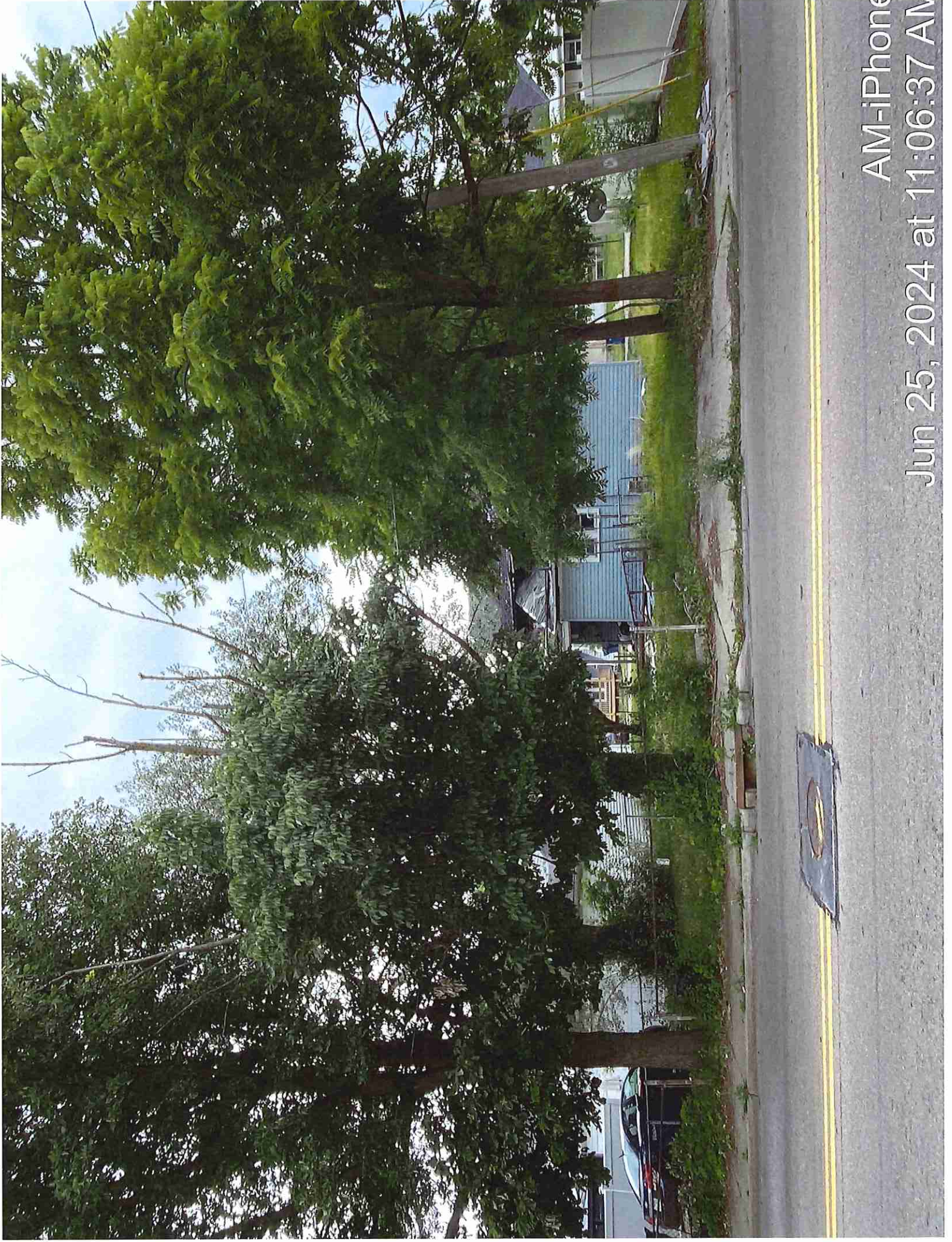
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Jun 25, 2024 at 11:09:28 AM



City of  
**PICQUA** *City*

AM-iPhone

Jun 25, 2024 at 11:09:57 AM



AM-iPhone  
Jun 25, 2024 at 11:06:37 AM



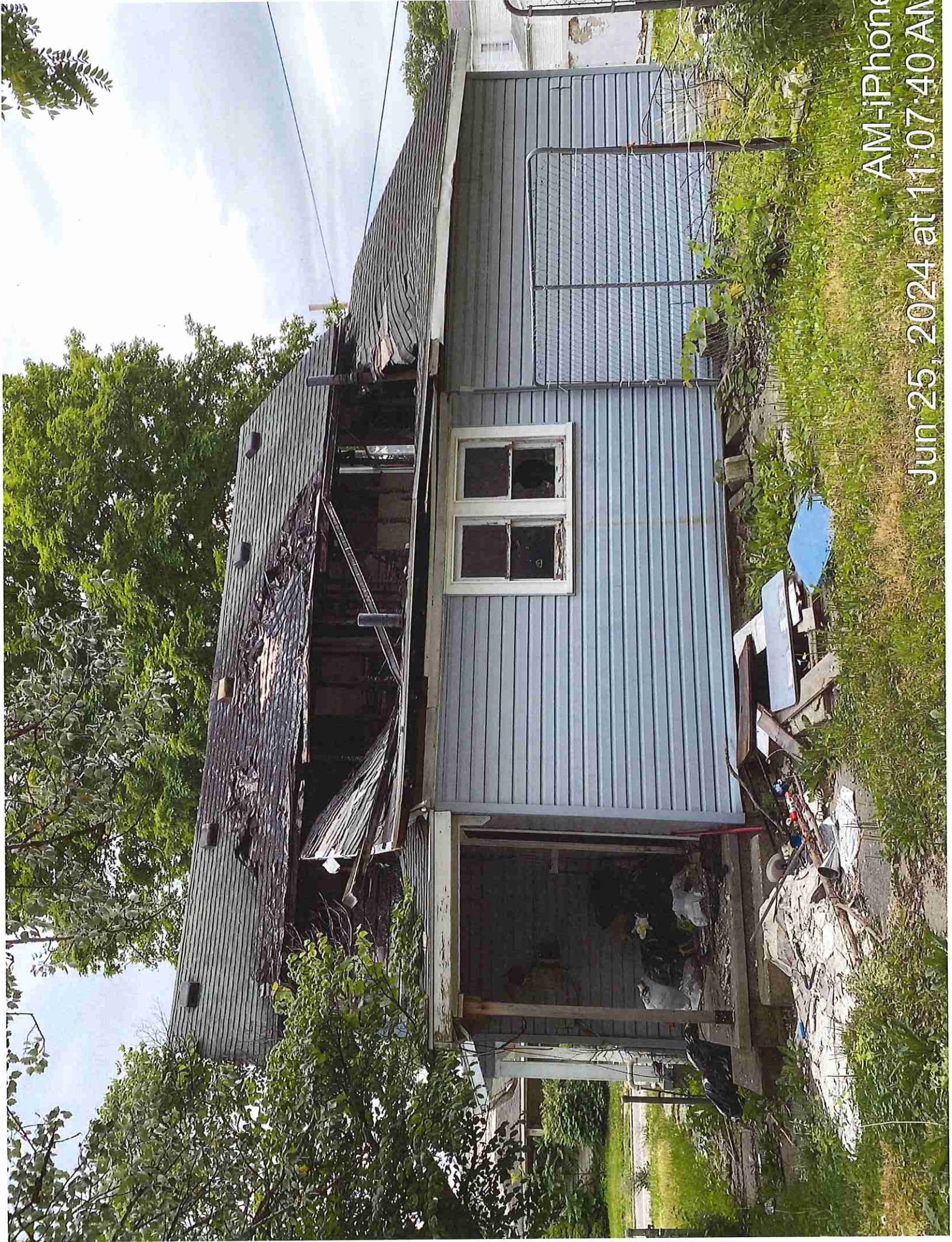
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Jun 25, 2024 at 11:07:15 AM



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Jun 25, 2024 at 11:07:03 AM



Jun 25, 2024 at 11:06:53 AM  
AM-iPhone



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Jun 25, 2024 at 11:07:40 AM



AM-iPhone  
Jun 25, 2024 at 11:08:05 AM



AM-iPhone  
Jun 25, 2024 at 11:08:20 AM



## Development Department

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Aaron Morrison – Code Compliance Coordinator  
201 West Water Street Piqua, Ohio 45356  
E-Mail: [amorrison@piquaoh.gov](mailto:amorrison@piquaoh.gov)  
Phone: (937) 778-2813

### DEMOLITION NOTICE

June 26, 2024

PRIORITY DELIVERY - CERTIFIED MAIL

Joyce Alexander  
6054 W. ST. RT. 185  
Piqua, OH 45356

Parcel No: N44-023710  
Property Address: 630 Wood St. – Piqua, OH 45356

Case Number: CVN 16307331000

Dear Joyce Alexander,

An inspection of the subject property has identified public nuisance conditions dangerous to the life, health, property or safety of the public. As a result of these conditions, the City of Piqua Development Department Office of Code Compliance is preparing to raze and remove the identified structure and any other conditions contributing to the public nuisance conditions found at the subject property.

Demolition of the structure may commence at any time thirty (30) days after the date of this letter. On the date of demolition, the property will be in the custody of the City, and access will be restricted so as to prevent anyone from interfering with the demolition. This is the last notice required to be provided to the owner, or person(s) in control of the property, concerning the intent and future actions of the City concerning this matter. Please coordinate with the Code Compliance Coordinator to remove all valuables and personal belongings from the premises and provide this office with keys to the property prior to this date. All items left on the premises or in the structure and judged by the City to have no value will be hauled to a suitable disposal site at the Owner's expense. All items remaining on the premises and judged by the City to have value will be salvaged as provided for in City of Piqua Ordinances section 150.105 (PM 110.4). Prior to commencing with demolition, the utility services (gas, electric, water) attached to the structure will be disconnected by authorized personnel. Should you fail to provide keys for any lock preventing access the lock will be removed.

Pursuant to city ordinances and state law, the structure will be removed by a private contractor hired by the City to perform the service. The bill will be certified to the County Auditor who will bill you for those services (plus interest and services fees) as a special

assessment on your county real estate taxes. This will increase the real estate tax bill due for this property for a minimum of five (5) years, with the increase in the real estate tax bill due continuing until you have paid the full amount owed for the services (plus interest and service fees). You will not be charged interest and service fees and the amount will not be assessed to the property and treated as a lien against the real estate if you remit payment in full for the expenses incurred within thirty (30) days after completion of the work. You must contact this office if you intend to remit payment in full and avoid the additional expenses incidental to the special assessment process.

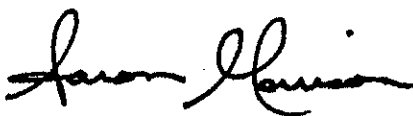
In accordance with 91.22(A) of the City of Piqua Code of Ordinances, you may appeal the determination of the enforcing official concerning this matter by submitting such a request in writing to the City of Piqua Code Compliance Coordinator at 201 W. Water Street, Piqua, Ohio, within three (3) business days after the notice is received, stating the reasons for relief and what decision should be forthcoming.

Pursuant to the City of Piqua Ordinances section 150.105 (PM 107.5), it shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation has been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee, or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation, and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

Any person failing to comply with a notice of violation or order served in accordance with City of Piqua Ordinances section 150.105 (PM 107) shall be deemed guilty of a misdemeanor of the first degree, with each day the noncompliance continues constituting a separate offense.

You may contact this office at (937) 778-2813 if you have any questions concerning the content of this letter.

Respectfully,

A handwritten signature in black ink, appearing to read "Aaron Morrison". The signature is fluid and cursive, with a prominent initial "A" and "M".

Aaron Morrison  
Code Compliance Coordinator



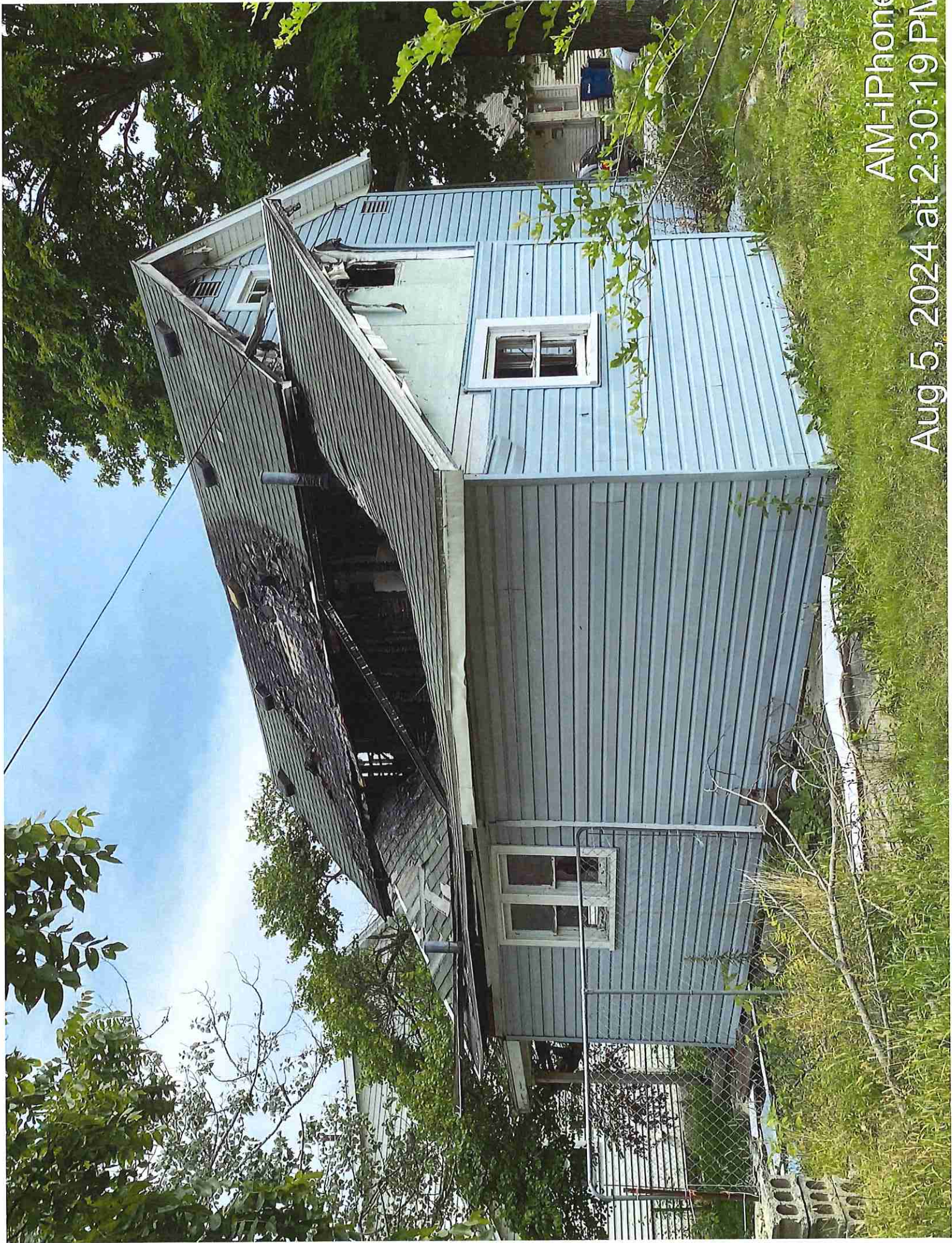
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Aug 5, 2024 at 2:29:06 PM



AM-iPhone  
Aug 5, 2024 at 2:29:21 PM



AM-iPhone  
Aug 5, 2024 at 2:29:49 PM



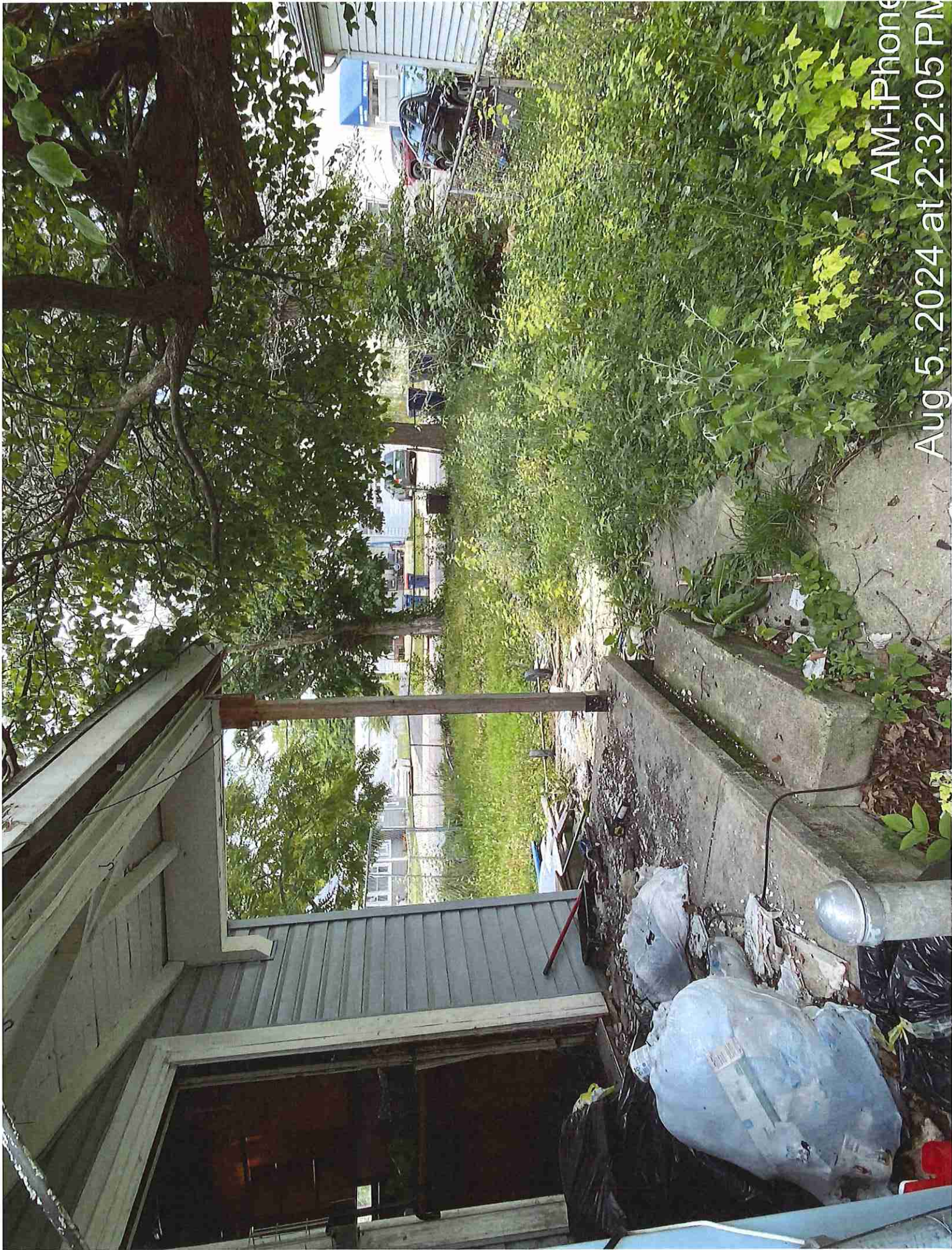
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Aug 5, 2024 at 2:30:19 PM



AM-iPhone  
Aug 5, 2024 at 2:30:36 PM



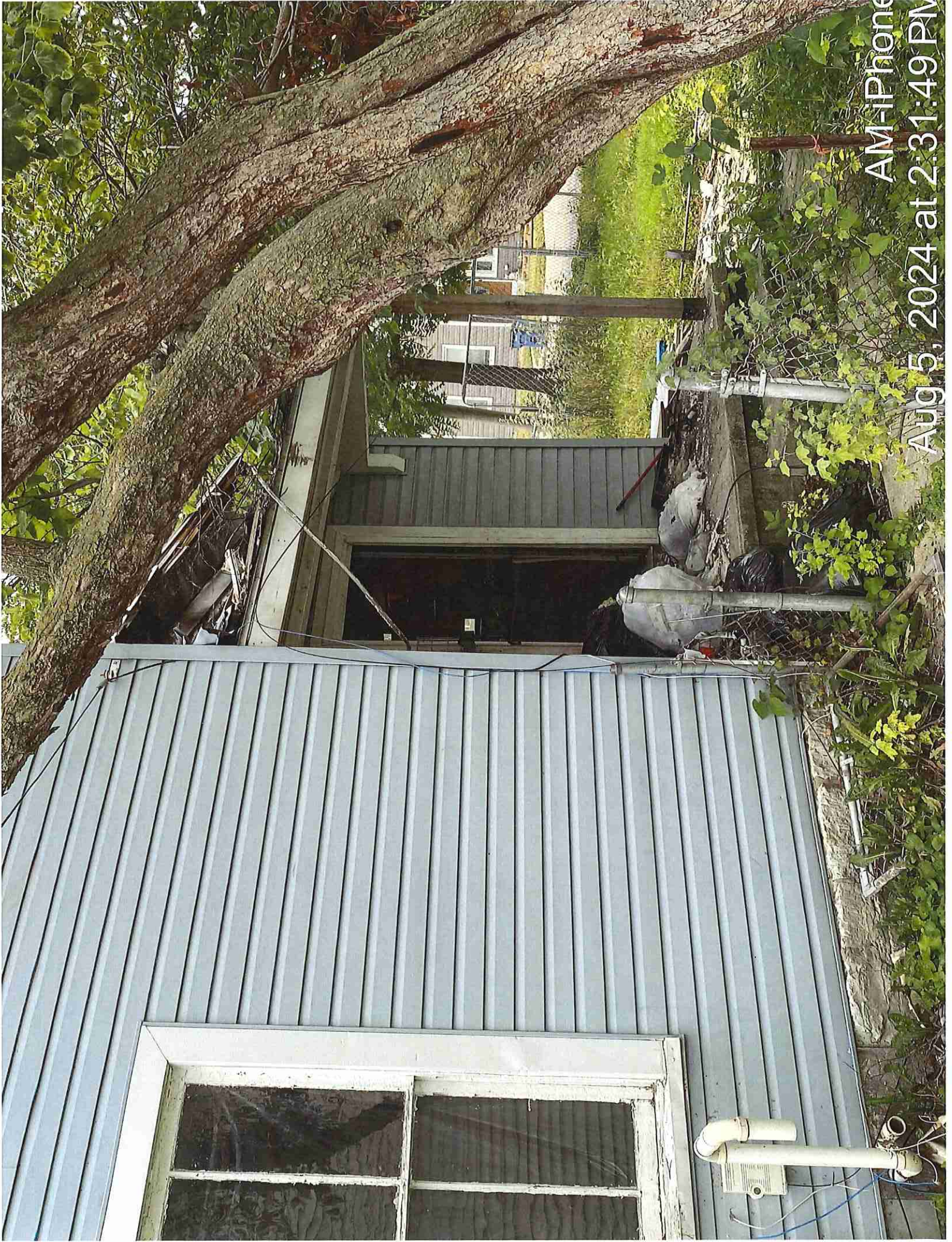
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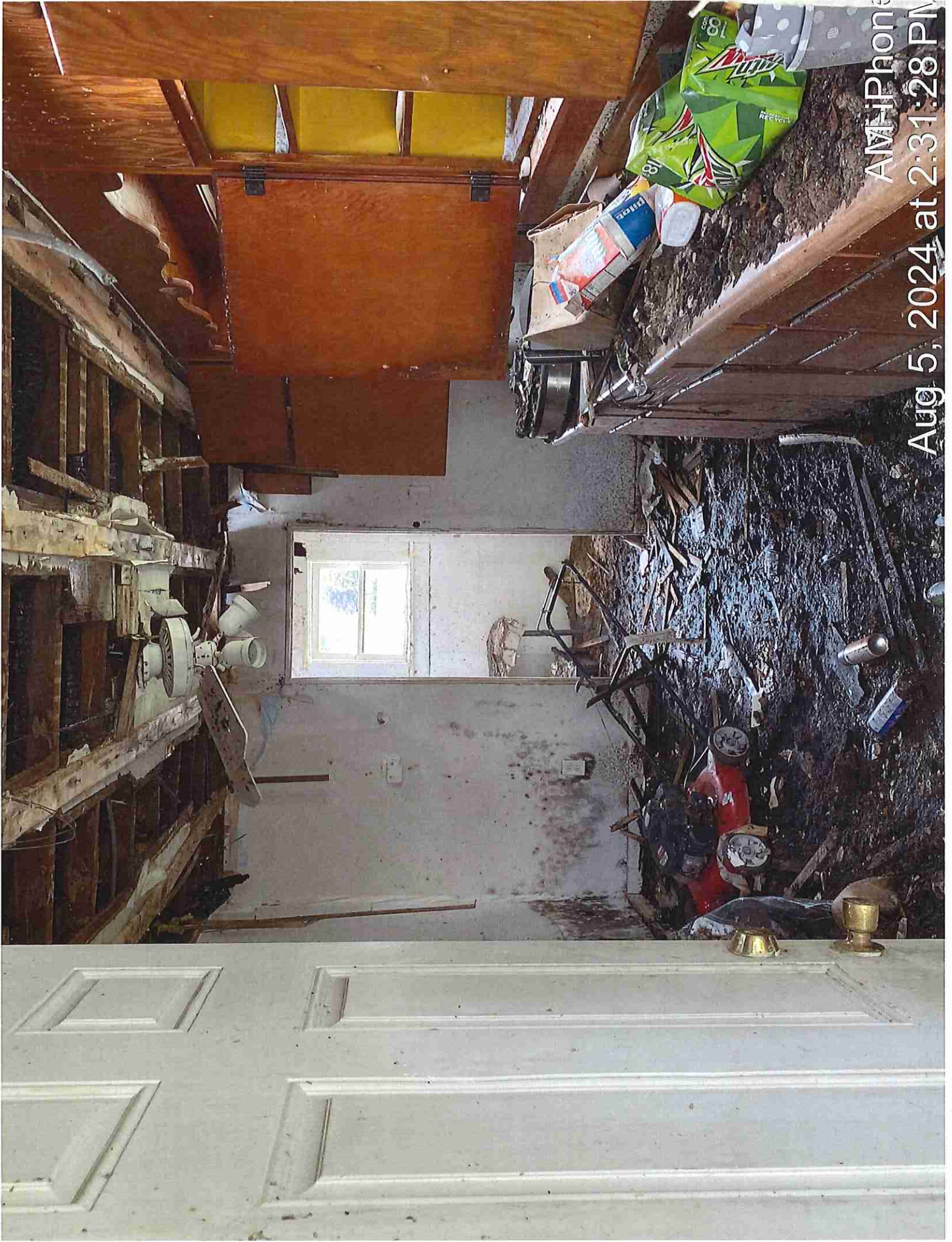
AM-iPhone  
Aug 5, 2024 at 2:32:05 PM



AM-iPhone  
Aug 5, 2024 at 2:31:06 PM



AM-iPhone  
Aug 5, 2024 at 2:31:49 PM



Aug 5, 2024 at 2:31:28 PM  
AMPHiPhone

## Request Activity Log:

### User Name - Status (*Sub-Status*) - Edit Date

Aaron Morrison - INPROGRESS (*Condemned / Demo Notice Issued*) - 8/6/2024 10:36:54 AM

**Internal Note:** - I inspected the property with Derrick and the 30 Days have expired from the Demolition Notice. There has been no change to the property and it remains unsafe. I took photos of the property and will send all the information to Chad to move forward with putting this property in front of the BZA for demolition. See photos. (8/5/24)

The Due Date has been changed from "7/26/2024"  
to "7/26/2024"

Aaron Morrison - INPROGRESS (*Condemned / Demo Notice Issued*) - 6/26/2024 10:47:16 AM

**Internal Note:** The Work Order has been printed.

Aaron Morrison - INPROGRESS (*Condemned / Demo Notice Issued*) - 6/26/2024 10:47:04 AM

**Internal Note:** - Talked with Frank, Kyle, & Chad and we decided to send a Demo Notice and give them 30 days to do the Demo. (6/26/24)

The Due Date has been changed from "6/18/2024"  
to "7/26/2024"

Aaron Morrison - INPROGRESS (*Condemned / Demo Notice Issued*) - 6/25/2024 2:28:47 PM

**Internal Note:** - Inspected the property with Derrick and nothing has been done. The property is very unsafe and the property is not secured. See photos (6/25/24)

The Due Date has been changed from "6/18/2024"  
to "6/18/2024"

Aaron Morrison - INPROGRESS (*Condemned / Demo Notice Issued*) - 6/6/2024 4:02:46 PM

**Internal Note:** - I talked with Jason and he asked me to give him 2 more weeks to figure out what he is doing. I told him we would do that but we have got to see progress asap. (6/6/24)

The Due Date has been changed from "6/18/2024"  
to "6/18/2024"

Aaron Morrison - INPROGRESS (*Condemned / Demo Notice Issued*) - 5/21/2024 10:20:46 AM

**Internal Note:** - I called the Owner and left a message for them to call me with a status update. (5/21/24)

The Due Date has been changed from "6/18/2024"  
to "6/18/2024"

Aaron Morrison - INPROGRESS (Condemned / Demo Notice Issued) - 5/10/2024 10:53:28 AM

**Internal Note:** - I called Joyce and she said Jason is in the hospital and asked if I could call her back on Monday. (5/10/24)

The Due Date has been changed from "6/18/2024"  
to "6/18/2024"

Aaron Morrison - INPROGRESS (Condemned / Demo Notice Issued) - 5/1/2024 10:25:16 AM

**Internal Note:** - I called and talked with Jason. I asked him to have Joyce give me a call. (5/1/24)

The Due Date has been changed from "6/18/2024"  
to "6/18/2024"

Aaron Morrison - INPROGRESS (Condemned / Demo Notice Issued) - 4/18/2024 9:07:08 AM

**Internal Note:** The Work Order has been printed.

Aaron Morrison - INPROGRESS (Condemned / Demo Notice Issued) - 4/18/2024 9:07:03 AM

**Internal Note:** - Mailed a LDL & SI to the Owner. (4/18/24)

The Due Date has been changed from "3/26/2024"  
to "6/18/2024"

Aaron Morrison - INPROGRESS (Condemned / Demo Notice Issued) - 4/18/2024 9:06:27 AM

**Internal Note:** - Inspected the property with Derrick and the violations still exist & the property is still condemned and unsafe. Nothing has been done. (4/17/24)

The Due Date has been changed from "3/26/2024"  
to "3/26/2024"

Aaron Morrison - INPROGRESS (Condemned / Demo Notice Issued) - 4/3/2024 12:19:56 PM

**Internal Note:** - I talked with Jason and he said he has a fire inspection with Miami Co. this week and after they come out he'll give me an update. (4/3/24)

The Due Date has been changed from "3/26/2024"  
to "3/26/2024"

Aaron Morrison - INPROGRESS (Condemned / Demo Notice Issued) - 2/26/2024 12:04:30 PM

**Internal Note:** - I talked to Jason / Owner and he said he hopes to have a plan for the property by the end of the week. (2/26/24)

The Due Date has been changed from "3/26/2024"  
to "3/26/2024"

Aaron Morrison - INPROGRESS (Condemned / Demo Notice Issued) - 2/21/2024 12:13:16 PM

**Internal Note:** The Work Order has been printed.

Aaron Morrison - INPROGRESS (Condemned / Demo Notice Issued) - 2/21/2024 12:11:12 PM

**Internal Note:** - Sent an FYI email of the Condemned property to the City Manager's Office, Development, Fire, Health Dept., Police, UBO, Miami County Department of Development, Jack Baird, & Frank Patrizio. (2/21/24)

The Due Date has been changed from "3/26/2024"  
to "3/26/2024"

Aaron Morrison - INPROGRESS (Condemned / Demo Notice Issued) - 2/21/2024 12:10:05 PM

**Internal Note:** - Mailed out Condemned Placard, Order to Vacate, Condemned Notice & Photos, Demo List, and a Business Card to the Listed Owner via Priority Mail. (See Mail Receipt) (2/21/24)

The Due Date has been changed from ""  
to "3/26/2024"

Aaron Morrison - INPROGRESS - 2/20/2024 11:54:33 AM

**Internal Note:** - I called and talked with the Owner / Jason. He said they didn't have insurance and I told him they would need to get the property secure as soon as possible. I also told him that he would need proper permits to do the demo. He said he would keep me posted. (2/20/24)

Aaron Morrison - INPROGRESS - 2/20/2024 11:53:10 AM

**Internal Note:** - I was notified by Lee Adams with the Piqua Fire Dept. of a Structure Fire. Inspected the property with Derrick and took photos. Condemned the property and placed the Condemned Placard & Order To Vacate on the front door. (2/20/24)

Aaron Morrison - SUBMITTED - 2/20/2024 11:44:41 AM

**Internal Note:** *Edit Contact Information*  
*Home Phone: "" changed to "(937)951-1638 Jason & Joyce (Owner)"*

Aaron Morrison - SUBMITTED - 2/20/2024 10:00:15 AM

**Internal Note:** *This request was submitted by Aaron Morrison.*

Aaron Morrison (Admin Employee) - SUBMITTED - 2/20/2024 10:00:14 AM