City of PIQUA

BOARD OF ZONING APPEALS AGENDA
CITY OF PIQUA, OHIO
6:00 PM – TUESDAY, MARCH 25, 2025
MUNICIPAL GOVERNMENT COMPLEX
COMMISSION CHAMBERS – 201 W. WATER STREET

CALL TO ORDER

Chair Comments – Opening Remarks

ROLL CALL – Clerk Calls the Roll

Meeting Minutes – November 26, 2024

OLD BUSINESS

NEW BUSINESS

1. RESOLUTION BZA 01-25
   A resolution to appeal an administrative decision to deny a shed replacement at 1612 New Haven Road.

2. RESOLUTION BZA 02-25
   A resolution requesting a setback variance at 1104 Park Avenue.

3. RESOLUTION BZA 03-25
   A resolution to consider the decision of the enforcing official concerning a demolition order for 317 Virginia Street.

4. RESOLUTION BZA 04-25
   A resolution to consider the decision of the enforcing official concerning a demolition order for 1044 Caldwell Street.

5. RESOLUTION BZA 05-25
   A resolution to consider the decision of the enforcing official concerning a demolition order for 420 S. Downing Street.

6. RESOLUTION BZA 06-25
   A resolution to consider the decision of the enforcing official concerning a demolition order for 218 Cleveland Street.

7. RESOLUTION BZA 07-25
   A resolution to consider the decision of the enforcing official concerning a demolition order for 815 Vine Street.

OTHER BUSINESS/ADJOURNMENT

City of PIQUA

CITY OF PIQUA, OHIO
BOARD OF ZONING APPEALS MEETING MINUTES
MUNICIPAL GOVERNMENT COMPLEX – ADMINISTRATIVE CONFERENCE ROOM
6:00 PM- TUESDAY, NOVEMBER 26, 2024

CALL TO ORDER

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

ROLL CALL

Members Present: Wayne Davey, Adam Seas, Eva Silvers

Members absent: Debbie Stein

Mr. Seas made a motion to excuse Stein from the meeting, seconded by Ms. Silver, all votes in favor.

MEETING MINUTES

Mr. Seas made a motion to accept the minutes from September 24, 2024 and Ms. Silver seconded, all votes in favor.

NEW BUSINESS

Resolutions BZA-9-24, 10-24, 11-24, 12-24

Chad Henry was present and gave the staff report for items 9-12. Alex Barnett, from Atlantic Sign Company, applied for variances for Kroger from the Piqua Zoning Ordinance.

BZA 9-24 requested a variance to exceed the maximum allowable size for the main Kroger wall sign. The zoning ordinance permits a maximum size of 150 sf, where the applicant was proposing a sign measuring 193.23 sf. Staff report recommended denial of the application.

Mr. Davey discussed numerous situations where total footage could scale. Henry stated that was not how the code worked, regardless of how far the building was setback from the road frontage. Seas stated that he agreed to be on this board to help business, not hurt them. Silver stated the sign would look too small at the limited size.

Paul Perkins, resident, spoke and stated that he felt the sign should be allowed.

Seas made a motion to approve the variance, seconded by Silver. All votes were in favor.

BZA 10-24 requested to exceed the maximum allowable number of wall signs. The maximum per code was 1 sign per 75 linear feet of frontage, which would not permit more than four. Staff recommended the denial of a variance to erect seven signs instead of four.

Discussion ranged from whether the variance was for 6 signs instead of 7, to which Henry stated that it was just voted as one sign (the Kroger portion), so you can't really say it's 2 separate signs now. Regardless, they are asking for multiple signs over the allotted amount.

Seas spoke about the location of the Liquor sign versus where it was in the store, and stated it needed to move. And because other businesses were already in the store, it was hard to tell them they could not have their sign. Silver stated she wanted the Pharmacy sign to stay so people would know it was in there.

Perkins, resident, stated he thought they should grant six signs.

Silver made a motion to approve the variance of seven signs, seconded by Seas. All votes were in favor.

BZA 11-24 requested to increase the maximum signage height of 3' to 3'-6". Staff recommended approval of this increase, as it was minor and aligns with the practical needs of a pre-fabricated sign design. Additionally, it did not deviate from the intent of the code or negatively impact the surrounding area.

Seas made a motion to approve the variance, seconded by Silver. All votes were in favor.

BZA 12-24 requested a variance to replace the face of the existing pole sign along Covington Avenue. The existing sign exceeded the maximum allowable signage area by a considerable amount. Staff recommended denial as it was a nonconforming sign, in which further modifications would delay efforts to meet the intent of the zoning ordinance.

Davey felt that the replacement of the faces were consistent with past practices, despite it being per business or another. Seas agreed.

Seas made a motion to approve the variance, seconded by Silver. All votes were in favor.

OTHER BUSINESS

Henry reminded the board to packets, meeting notices and cancellations were posted to the website with a new system to ensure they would receive everything at the same time. Members will need to subscribe to the particular updates they would like to receive, obviously being BZA in this regard.

ADJOURNMENT

With no other business before the Board, a motion was made and seconded, the meeting was adjourned at approximately 8:20 PM.

Comments requesting corrections, additions or deletions to the content of this record should be directed to Chad Henry at chenry@piquaoh.gov.

RESOLUTION No. BZA 01-25

WHEREAS, the City of Piqua Development Code §3.7.2 establishes that lots under one (1) acre in size are permitted to have one (1) shed not exceeding 200 square feet; and

WHEREAS, the property owner of 1612 New Haven Road has submitted an appeal regarding the administrative decision that prohibits the replacement of a nonconforming structure with a new structure; and

WHEREAS, the applicant seeks to replace the existing nonconforming structure with another shed, which has been determined by the administration to be inconsistent with zoning regulations; and

WHEREAS, the Board of Zoning Appeals has reviewed the applicant's request and the applicable provisions of the zoning code;

NOW THEREFORE BE IT RESOLVED that _____ motioned to approve the request for a variance at 1612 New Haven Road. The motion was seconded by _____ and the request was _____ with a vote as recorded below.

	AYE	NAY	ABSTAIN	ABSENT
Mr. Wayne Davey	☐	☐	☐	☐
Mr. Adam Seas	☐	☐	☐	☐
Ms. Eva Silvers	☐	☐	☐	☐
Ms. Debbie Stein	☐	☐	☐	☐
Mr. William Walker	☐	☐	☐	☐

STAFF REPORT

Planning Commission

Date: February 25, 2025
Re: BZA 01-25 –Appeal of an Administrative Decision

Applicant: William Shinall
Owner: Same

Address: 1612 New Haven Road
Parcel #: N44-068040

Zoning: RE-6

Request: Resident wants to replace deteriorated shed with new.

Staff Comments and Recommendations:

Background:

The applicant seeks to appeal the administrative decision requiring the removal of a newly constructed accessory structure (shed) that replaced a legally existing nonconforming shed on the property.

The property contained two accessory structures, one of which was a legally nonconforming shed that predated current zoning regulations. Under the City of Piqua Zoning Ordinance, nonconforming structures may be maintained and repaired but cannot be replaced unless brought into full compliance with current zoning requirements.

The applicant initially inquired about replacing the nonconforming shed and was informed that replacement was not permitted—only repairs to the existing structure were allowed. Despite this, the applicant proceeded to demolish the nonconforming shed and construct a new one. As a result, the new structure is considered an unpermitted installation and is subject to removal.

Analysis:

Nonconforming structures may be maintained but cannot be enlarged, expanded, or replaced unless fully compliant with current zoning regulations. The property already had one conforming shed, meaning the construction of a second shed does not comply with the zoning code §3.7.2-C(4).

STAFF REPORT

The applicant was explicitly informed of the nonconforming status and the limitations on replacement. Since the previous structure was removed, the right to maintain the nonconformity has been extinguished. The newly constructed shed does not meet zoning requirements and is considered a violation.

Recommendation:

Staff recommends denial of the appeal for the following reasons:

1. The previous shed was a legal nonconformity but was removed – Once removed, it lost its nonconforming status and cannot be replaced outside of zoning compliance.
2. The new shed was constructed without an approved permit – The applicant was advised that replacement was not permitted.
3. Allowing the new structure would create an exception to the zoning code – Granting this appeal would effectively allow a second shed where only one is permitted.

Therefore, staff upholds the original administrative decision requiring removal of the new shed.

City of PIQUA

Application
Variance Request

HOW TO APPLY FOR A VARIANCE
Where a parcel of land may face hardship, or additional review is sought beyond that of City administration, the Board of Zoning Appeals may review a case for a variance. Piqua Board of Zoning Appeals will conduct a hearing and take final action at its regularly scheduled meeting, held on the fourth Tuesday of each month at 6:00 PM. 1. To have an item placed on the agenda, site plans and application materials may be submitted to piquapermits@piquaoh.gov no later than 5:00 P.M. four weeks prior to the scheduled meeting date. Please include following: • Completed application form with the name of person or persons requesting the Special Use, stating their legal interest in the property and names of all interested persons; • Site plan of the lot showing proposed use, drawn to accurate scale, showing all pertinent information pertaining to the Special Use Permit (including proposed date construction will be Completed); • $150.00 Application Fee to be paid at time of submittal 2. All sign variances should include an elevation drawing of the proposed sign drawn to scale. Elevation drawings may be required for other variances if deemed necessary by the BZA administrator. 3. Upon receipt of the above referenced items, the BZA administrator will cause a resolution item requesting a zoning variance to be placed on the agenda of the next regularly scheduled Board of Zoning Appeals meeting. The Administrator will also notify adjacent property owners within 200 feet of the property where said variance I being requested, regarding the time and place of the public hearing to be held. Applicants are to make their case to describe the unusual circumstance leading to the request.

SUBMITTAL REQUIREMENT CHECKLIST			
☑ Application	☑ Site Plan	☐ Construction and Elevation Drawings (If applicable)	☐ $150 (Cash or Check)

APPLICANT INFORMATION	☐ Primary Contact	☐ Billing Contact
First Last Name: William Shinall		
Contact Person First Last Name: Same		
Mailing Address: 1618 New Haven Rd, Piqua, Oh 45356		
Phone Number: 937 570 7828	Email: billshinall7@gmail.com	
Type of legal interest held by applicant: ~~Owner~~ Owner		

City of
PIQUA

Application
Variance Request

OWNER INFORMATION	
First Last Name: William Shinall	
Mailing Address: 1612 New Haven Rd, Piqua, Oh 45356	
Phone Number: 937-570-9289	Email: billshinall@gmail.com

LOCATION DETAILS	
Street Address: 1612 New Haven Rd	Parcel ID Number:
Existing Zoning District:	Existing Use: Residential
Proposed Use: storage and small work shop for myself	

PROJECT INFORMATION - Attach additional page(s) if necessary.
Briefly describe the reason for the requested variance: I am replacing a shed that existed for a lot of years around 25 yrs. I need the space to keep my yard looking nice.

ACKNOWLEDGMENT AND AUTHORIZATION

The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.

William Shinall	Dec 4, 1924
Applicant Name	Date
William Shinall	owner
Applicant Signature	Title

4. Shed

a. Definition

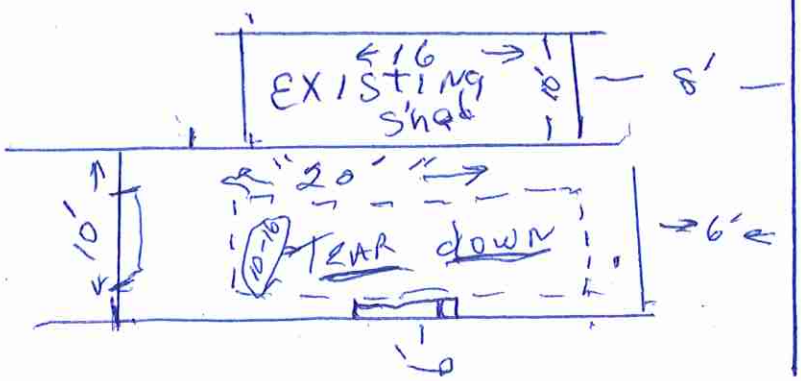
A simple roofed structure used as a storage space or a workshop. Structures which are sited on gravel pads or skids are also considered sheds which must follow the standards of this section.

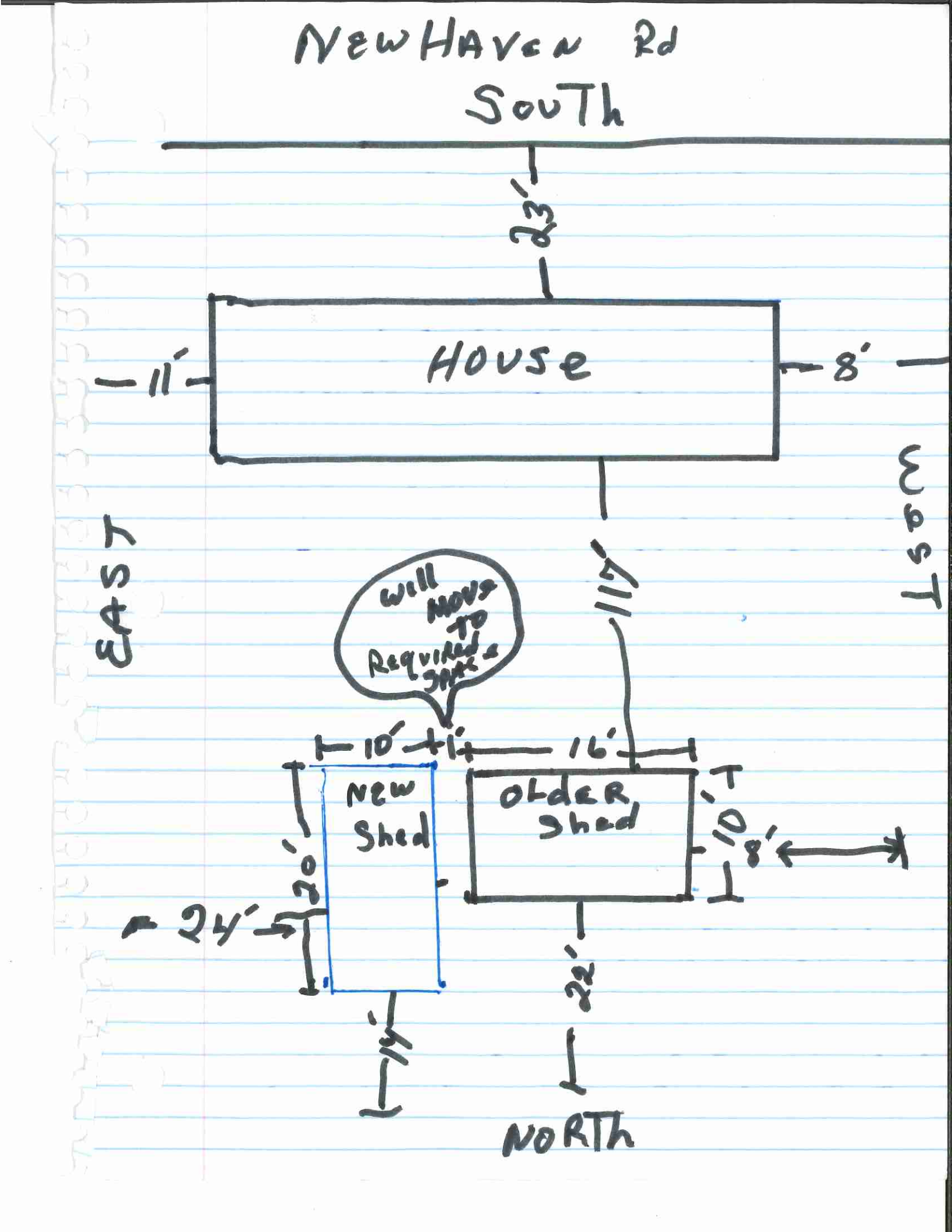
b. Standards

Sheds must meet the standards provided in the following table:

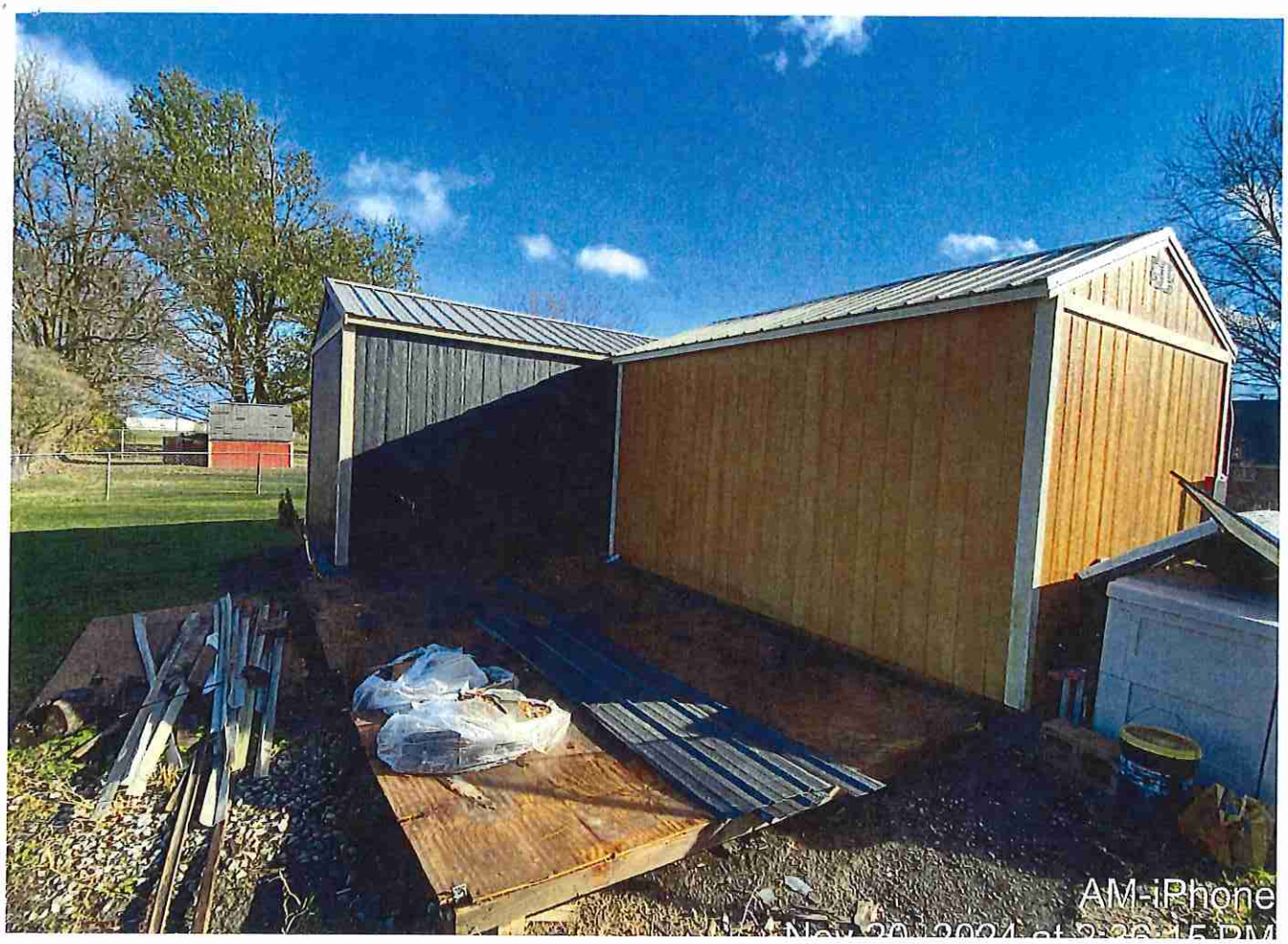
Size/number (max)	
Lot ≤1 acre	1 shed up to 200 SF
Lot >1 acre	300 SF for all sheds
	Limits do not apply to sheds less than 20 SF that are placed inconspicuously against a house or garage. Max depth is 3'. These sheds may be placed in a side, rear, or side street yard.
Height (max)	12'
Placement*	Rear yard only, may not be placed between garage door and alley
	May be placed in the side street yard where a 6' privacy fence is constructed
	Where a primary structure is set back more than 250' from the primary street lot line, a shed may be also located in a primary street/side street yard or side yard. It must be set back a minimum of 200' from the primary or side street lot line.
Setbacks	
From side street, side or rear lot line (min)	3'

*Where no rear yard exists on a corner lot, the applicant may use a side yard for placement, provided that the shed is set back 15' from the front face of the principal structure, toward the rear yard.

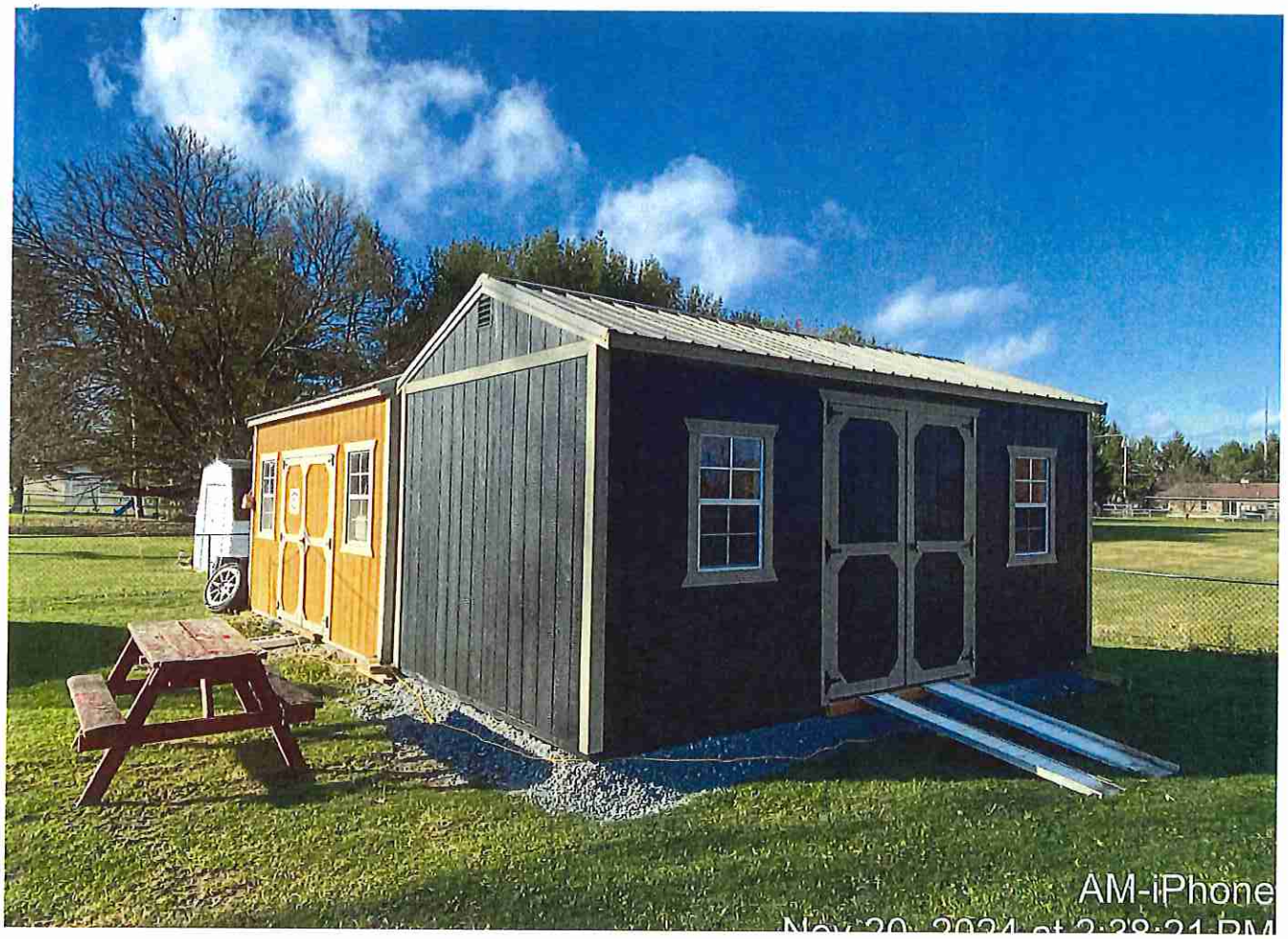



NEW HAVEN Rd
SOUTH
23'
HOUSE
11'
8'
EAST
EAST
117'
Will MOVE TO Required Space
10'
1'
16'
NEW Shed
OLDER Shed
20'
10'
8'
24'
22'
11'
NORTH

1617 NEW HAVEN


AM-iPhone

AM-iPhone


AM-iPhone

RESOLUTION No. BZA 02-25

WHEREAS, the City of Piqua Development Code §3.7.2 establishes a minimum setback of five (5) feet for accessory structures; and

WHEREAS, the property owner of 1104 Park Avenue has submitted a request for a variance to reduce the required setback in order to place a shed adjacent to an existing accessory structure; and

WHEREAS, the Board of Zoning Appeals has reviewed the variance request in accordance with the standards set forth in the zoning code, considering factors such as lot configuration, practical difficulties, and potential impacts on adjacent properties; and

WHEREAS, the granting of this variance would not adversely affect the intent of the zoning code or the character of the surrounding area;

NOW THEREFORE BE IT RESOLVED that _____ motioned to approve the request for a variance at 1104 Park Avenue. The motion was seconded by _____ and the request was _____ with a vote as recorded below.

	AYE	NAY	ABSTAIN	ABSENT
Mr. Wayne Davey	☐	☐	☐	☐
Mr. Adam Seas	☐	☐	☐	☐
Ms. Eva Silvers	☐	☐	☐	☐
Ms. Debbie Stein	☐	☐	☐	☐
Mr. William Walker	☐	☐	☐	☐

STAFF REPORT

Planning Commission

Date: February 25, 2025
Re: BZA 02-25 – Setback Variance

Applicant: Joseph Gregory
Owner: Same

Address: 1104 Park Avenue
Parcel #: N44-025310

Zoning: T-RL

Request: Resident is requesting a setback variance to place a shed < 5' from an accessory structure.

Staff Comments and Recommendations:

Background:

The applicant is requesting a variance to allow a shed to be placed less than 5 feet from an existing accessory structure on the property. Per §3.7.2-A(4), a minimum separation of 5 feet is required between accessory structures to ensure maintenance access, fire safety, and proper drainage.

The proposed shed location does not meet this requirement, prompting the need for a variance. The applicant has indicated that alternative placement is limited due to existing site constraints.

Analysis:

Per §3.7.2, accessory structures must maintain a minimum 5-foot separation from accessory structures to prevent potential safety hazards and allow adequate maintenance access. The primary considerations for this variance request include:

- Fire Safety & Building Code Compliance – Reduced spacing between structures could pose a fire risk, depending on materials and use.
- Practical Difficulty – The applicant should demonstrate that strict adherence to the code presents an undue hardship due to site constraints.
- Precedent & Neighborhood Impact – Approving this request could set a

precedent for reduced accessory structure setbacks, potentially impacting future enforcement.

Recommendation:

Staff does not object to the variance request but acknowledges both potential concerns and justifications for approval.

Factors in favor of granting the variance:

1. Site Constraints – If alternative placement is significantly impractical, a variance may be reasonable.
2. Minimal Impact – If the reduction does not create drainage or fire safety concerns, the request could be considered.
3. Existing Neighborhood Character – If similar accessory structure spacing exists nearby, approval may align with precedent.

Factors in favor of denying the variance:

1. Fire & Safety Considerations – The 5-foot separation ensures safety and maintenance access; reducing it could pose long-term risks.
2. Zoning Code Intent – Granting the variance may weaken enforcement of similar regulations for other properties.

City of PIQUA

Application
Variance Request

HOW TO APPLY FOR A VARIANCE
Where a parcel of land may face hardship, or additional review is sought beyond that of City administration, the Board of Zoning Appeals may review a case for a variance. Piqua Board of Zoning Appeals will conduct a hearing and take final action at its regularly scheduled meeting, held on the fourth Tuesday of each month at 6:00 PM. 1. To have an item placed on the agenda, site plans and application materials may be submitted to piquapermits@piquaoh.gov no later than 5:00 P.M. four weeks prior to the scheduled meeting date. Please include following: • Completed application form with the name of person or persons requesting the Special Use, stating their legal interest in the property and names of all interested persons; • Site plan of the lot showing proposed use, drawn to accurate scale, showing all pertinent information pertaining to the Special Use Permit (including proposed date construction will be Completed); • $150.00 Application Fee to be paid at time of submittal 2. All sign variances should include an elevation drawing of the proposed sign drawn to scale. Elevation drawings may be required for other variances if deemed necessary by the BZA administrator. 3. Upon receipt of the above referenced items, the BZA administrator will cause a resolution item requesting a zoning variance to be placed on the agenda of the next regularly scheduled Board of Zoning Appeals meeting. The Administrator will also notify adjacent property owners within 200 feet of the property where said variance I being requested, regarding the time and place of the public hearing to be held. Applicants are to make their case to describe the unusual circumstance leading to the request.

SUBMITTAL REQUIREMENT CHECKLIST			
☑ Application	☑ Site Plan	☐ Construction and Elevation Drawings (If applicable)	☐ ~~$150~~ $75 per chad 11/12/24 (Cash or Check)

Link to Payment Portal - ~~https://swipesimple.com/links/lnk_b5f8e6e9~~ po $75 credit card 11/12/24

APPLICANT INFORMATION	☐ Primary Contact	☐ Billing Contact
First Last Name: Joseph Gregory		
Contact Person First Last Name:		
Mailing Address: 1104 Park Ave		
Phone Number: 937 214 1680	Email: joejogregory@yahoo.com	
Type of legal interest held by applicant: shed variance		

City of PIQUA

Application
Variance Request

OWNER INFORMATION	
First Last Name: Same	
Mailing Address:	
Phone Number:	Email:

LOCATION DETAILS	
Street Address: 1104 Park Ave	Parcel ID Number:
Existing Zoning District: T-RL	Existing Use:
Proposed Use:	

PROJECT INFORMATION - Attach additional page(s) if necessary.

Briefly describe the reason for the requested variance:
Requesting setback variance for shed. 10x14 shed
-Stores extra wheelchairs and holiday decorations.

ACKNOWLEDGMENT AND AUTHORIZATION

The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.

Joseph L. Gregory	11-12-2024
Applicant Name	Date
Joseph L Gregory	OWNER
Applicant Signature	Title

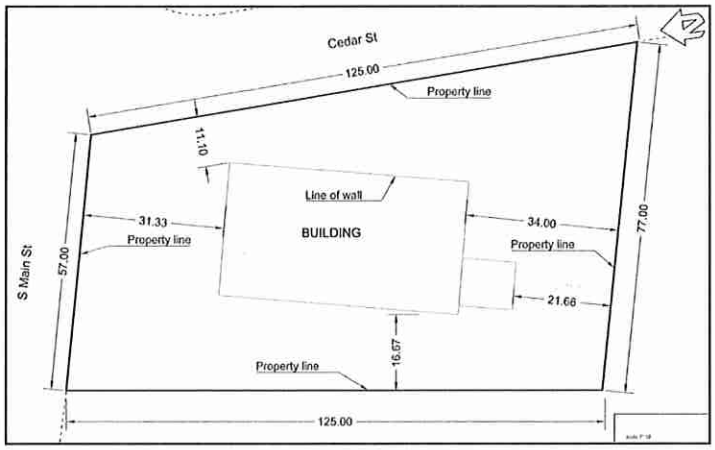
201 W Water St | Piqua, OH 45356 | Office | 937.778.2049

SITE PLAN REQUIREMENTS

Many activities that require a permit require drawings to be submitted by professional architects, engineers, landscape architects, or surveyors, as necessary.

Some activities are minor in nature and will not require professional drawings. The Development Department will provide guidance on submittal requirements. The following provides a minimum standard for site plan submittal for commercial construction applications that are determined by staff to be minor in nature.

- 8 ½" x 11" Site Plan drawn to identifiable engineer or architect scale
- North arrow
- All property lines
- Adjacent streets, alley and sidewalks
- Exact location of all existing buildings, including attached garages, detached garages, decks, sunrooms, pools and sheds.
- All parking areas and driveways. Indicate surface material.
- The proposed structure (including signs) and the distance the structure will be from all property lines and other structures. "Existing" and "Proposed" structures should be marked as such.



5'-Structure

3'-Property

PIQUA

0119406350

AM-iPhone
Feb 25, 2025 at 2:07:46 PM

AM-iPhone
Feb 25, 2025 at 2:07:51 PM

AM-iPhone
Feb 25, 2025 at 2:08:00 PM

STAFF REPORT

Planning Commission

Date: March 17, 2025
Re: BZA 03-25 through 07-25

Applicant: City of Piqua
Owner: Same

Address: 317 Virginia Street, 1044 Caldwell Street, 420 S. Downing Street, 218 Cleveland Street, 815 Vine Street
Parcel #: N44-019157, N44-015800, N44-007710, N44-042790, N44-027230

Zoning: Miscellaneous

Request: The City of Piqua is seeking BZA approval to proceed with demolition of public nuisance structures.

Staff Comments and Recommendations:

Summary:

The City of Piqua Community Services Department, through its Office of Code Compliance, is requesting approval from the Board of Zoning Appeals to proceed with the demolition of five (5) properties that have been identified as public nuisances due to dangerous conditions that pose a risk to life, health, property, and public safety.

Justification:

An inspection of each property confirmed significant public nuisance conditions, as outlined in prior notices sent to the respective property owners. These conditions include, but are not limited to:

- Structural instability posing an immediate danger to the public.
- Severe neglect and deterioration, rendering the buildings uninhabitable.
- Health and safety concerns such as mold, vermin infestation, and fire hazards.
- Failure to comply with prior orders to remedy the violations within the given timeframe.

Per City ordinances, property owners were provided formal notification of the violations and given the opportunity to remediate the conditions. The notices explained the City's intent to raze and remove the structures if corrective action was not taken. Despite

multiple opportunities, the property owners failed to comply with the orders or appeal the determinations within the required timeframe.

Demolition Process & Property Owner Responsibilities

The City will move forward with demolition thirty (30) days after official notification unless immediate action is required for public safety. Property owners have been advised of the following:

1. Access Restrictions: On the demolition date, the City will take custody of the properties, restricting access to prevent interference.
2. Personal Property Removal: Owners must remove all valuables and provide keys to the City prior to demolition. Any unclaimed items deemed valuable by the City will be salvaged per Development Code Section 7.2.5; others will be disposed of at the owner's expense.
3. Utility Disconnections: All services (gas, electric, water) will be disconnected before demolition.
4. Cost Recovery: The cost of demolition will be assessed as a special lien on the property, added to the owner's tax bill unless paid in full within thirty (30) days after completion.
5. Legal Implications: Property transfers must comply with City ordinances, requiring disclosure of violations and assumption of responsibility by the buyer.

Recommendation:

Given the ongoing nuisance conditions, public safety risks, and non-compliance of the property owners, staff recommends the Board of Zoning Appeals **APPROVE** the requests to proceed with demolition of the identified structures. This action aligns with the City's commitment to enforcing property maintenance standards and protecting the health and welfare of the community.

RESOLUTION No. BZA 3-25

WHEREAS, the owner of 317 Virginia Street on Parcel N44-019157 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 affirms 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 _____ in support of the motioned action.

	AYE	NAY	ABSTAIN	ABSENT
Mr. Wayne Davey	☐	☐	☐	☐
Mr. Adam Seas	☐	☐	☐	☐
Ms. Eva Silvers	☐	☐	☐	☐
Ms. Debbie Stein	☐	☐	☐	☐
Mr. William Walker	☐	☐	☐	☐

Adopted this ____ day of _____, 2025.

Chairman, Board of Zoning Appeals **Clerk, Board of Zoning Appeals**

_____ _____

Wayne Davey **Emily McCulla**

City of PIQUA

Community Services

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

DEMOLITION NOTICE

Date Sent:	Name:	Mailing Address:	Property Address:
2/21/25	Paul Browner	2714 Catalpa Dr. Dayton, OH 45406	1044 Caldwell St. Piqua, OH 45356
2/21/25	The Miami Conservancy District	38 E. Monument Ave. Dayton, OH 45402	1044 Caldwell St. Piqua, OH 45356
2/21/25	The Miami Conservancy Capital	38 E. Monument Ave. Dayton, OH 45402	1044 Caldwell St. Piqua, OH 45356
2/21/25	City of Piqua Piqua Weed & Mowing	201 W. Water St. Piqua, OH 45356	1044 Caldwell St. Piqua, OH 45356
2/21/25	Miami County Treasurer	201 W. Main St. Troy, OH 45373	1044 Caldwell St. Piqua, OH 45356
2/21/25	Eunice North nka: Eunice Wilkinson	448 Young St. Piqua, OH 45356	218 Cleveland St. Piqua, OH 45356
2/21/25	Kevin Curl	448 Young St. Piqua, OH 45356	218 Cleveland St. Piqua, OH 45356
2/21/25	Toyneice Curl	5297 Silver Creek Columbus, OH 43228-9059	218 Cleveland St. Piqua, OH 45356
2/21/25	Thomas Wilkinson	361 Ridge St. Piqua, OH 45356	218 Cleveland St. Piqua, OH 45356
2/21/25	The Miami Conservancy District	38 E. Monument Ave. Dayton, OH 45402	218 Cleveland St Piqua, OH 45356
2/21/25	The Miami Conservancy Capital	38 E. Monument Ave. Dayton, OH 45402	218 Cleveland St Piqua, OH 45356
2/21/25	City of Piqua Piqua Weed & Mowing	201 W. Water St. Piqua, OH 45356	218 Cleveland St. Piqua, OH 45356
2/21/25	Miami County Treasurer	201 W. Main St. Troy, OH 45373	218 Cleveland St. Piqua, OH 45356
2/21/25	Charles & Roxana Herring	420 S. Downing St. Piqua, OH 45356	420 S. Downing St. Piqua, OH 45356
2/21/25	Wachovia Bank of Delaware	100 West 10th Street Wilmington, DE 19801	420 S. Downing St. Piqua, OH 45356
2/21/25	City of Piqua Piqua Weed & Mowing	201 W. Water St. Piqua, OH 45356	420 S. Downing St. Piqua, OH 4535

2/21/25	Miami County Treasurer	201 W. Main St. Troy, OH 45373	420 S. Downing St. Piqua, OH 45356
2/21/25	Dale Tiderington	135 Hampton Troy, OH 45373	815 Vine St. Piqua, OH 45356
2/21/25	Option One Mortgage Corporation	3 Ada Irvine, CA 92618	815 Vine St. Piqua, OH 45356
2/21/25	City of Piqua Piqua Weed & Mowing	201 W. Water St. Piqua, OH 45356	815 Vine St. Piqua, OH 45356
2/21/25	Miami County Treasurer	201 W. Main St. Troy, OH 45373	815 Vine St. Piqua, OH 45356
2/21/25	Nicole Payne Aka: Nicole Williams	317 Virginia St. Piqua, OH 45356	317 Virginia St. Piqua, OH 45356
2/21/25	Robert & Nicole Williams	8679 Deer Bend Dr. Dayton, OH 45424-7089	317 Virginia St. Piqua, OH 45356
2/21/25	LaSalle Bank FSB	135 South La Salle Street Chicago, IL 60603	317 Virginia St. Piqua, OH 45356
2/21/25	Superior Bank FSB	1 Ramland Rd. Orangeburg, NY 10962	317 Virginia St. Piqua, OH 45356
2/21/25	Household Realty Corporation	4400 Eaton Commons Way - Suite 125 Columbus, OH 43219	317 Virginia St. Piqua, OH 45356
2/21/25	State of Ohio Department of Taxation	4485 Northland Ridge Blvd. Columbus, OH 43229	317 Virginia St. Piqua, OH 45356
2/21/25	City of Piqua Piqua Weed & Mowing	201 W. Water St. Piqua, OH 45356	317 Virginia St. Piqua, OH 45356
2/21/25	Miami County Treasurer	201 W. Main St. Troy, OH 45373	317 Virginia St. Piqua, OH 45356

Total # of Letter Sent:

29

Total # of Letters Received:

29

Signed By:

2.21.25

Received By:

City of PIQUA

Community Services Department

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

DEMOLITION NOTICE

February 21, 2025

PRIORITY DELIVERY - CERTIFIED MAIL

Nicole Payne (aka Nicole Williams)
317 Virginia St.
Piqua, OH 45356

Parcel No: N44-019157 Case Number: CVN 13197131239
Property Address: 317 Virginia St. – Piqua, OH 45356

Dear Nicole Payne,

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 Community Services 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 Development Code Section 7.2.5. 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 Development Code Section 7.2.9 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 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.

Any person failing to comply with a notice of violation or order served in accordance with the City of Piqua Ordinances Title XV, and the Property Maintenance Code adopted by reference within, 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,

Aaron Morrison
Code Compliance Coordinator

Cc: All Lien Holders

City of PIQUA

Community Services Department

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

DEMOLITION NOTICE

February 21, 2025

PRIORITY DELIVERY - CERTIFIED MAIL

Robert & Nicole Williams
8679 Deer Bend Dr.
Dayton, OH 45424-7089

Parcel No: N44-019157 Case Number: CVN 13197131239
Property Address: 317 Virginia St. – Piqua, OH 45356

Dear Robert & Nicole Williams,

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 Community Services 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 Development Code Section 7.2.5. 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 Development Code Section 7.2.9 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 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.

Any person failing to comply with a notice of violation or order served in accordance with the City of Piqua Ordinances Title XV, and the Property Maintenance Code adopted by reference within, 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,

Aaron Morrison
Code Compliance Coordinator

Cc: All Lien Holders

City of PIQUA

Community Services Department

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

DEMOLITION NOTICE

February 21, 2025

PRIORITY DELIVERY - CERTIFIED MAIL

LaSalle Bank
135 South La Salle Street
Chicago, IL 60603

Parcel No: N44-019157 Case Number: CVN 13197131239
Property Address: 317 Virginia St. – Piqua, OH 45356

Dear LaSalle Bank,

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 Community Services 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 Development Code Section 7.2.5. 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 Development Code Section 7.2.9 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 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.

Any person failing to comply with a notice of violation or order served in accordance with the City of Piqua Ordinances Title XV, and the Property Maintenance Code adopted by reference within, 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,

Aaron Morrison
Code Compliance Coordinator

Cc: All Lien Holders

City of PIQUA

Community Services Department

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

DEMOLITION NOTICE

February 21, 2025

PRIORITY DELIVERY - CERTIFIED MAIL

Superior Bank FSB
1 Ramland Rd.
Orangeburg, NY 10962

Parcel No: N44-019157 Case Number: CVN 13197131239
Property Address: 317 Virginia St. – Piqua, OH 45356

Dear Superior Bank FSB,

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 Community Services 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 Development Code Section 7.2.5. 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 Development Code Section 7.2.9 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 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.

Any person failing to comply with a notice of violation or order served in accordance with the City of Piqua Ordinances Title XV, and the Property Maintenance Code adopted by reference within, 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,

Aaron Morrison
Code Compliance Coordinator

Cc: All Lien Holders

City of PIQUA

Community Services Department

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

DEMOLITION NOTICE

February 21, 2025

PRIORITY DELIVERY - CERTIFIED MAIL

Household Realty Corporation
4400 Easton Commons Way – Suite 125
Columbus, OH 43219

Parcel No: N44-019157 Case Number: CVN 13197131239
Property Address: 317 Virginia St. – Piqua, OH 45356

Dear Household Realty Corporation,

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 Community Services 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 Development Code Section 7.2.5. 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 Development Code Section 7.2.9 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 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.

Any person failing to comply with a notice of violation or order served in accordance with the City of Piqua Ordinances Title XV, and the Property Maintenance Code adopted by reference within, 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,

Aaron Morrison
Code Compliance Coordinator

Cc: All Lien Holders

City of PIQUA

Community Services Department

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

DEMOLITION NOTICE

February 21, 2025

PRIORITY DELIVERY - CERTIFIED MAIL

State of Ohio Department of Taxation
4485 Northland Ridge Blvd.
Columbus, OH 43229

Parcel No: N44-019157 Case Number: CVN 13197131239
Property Address: 317 Virginia St. – Piqua, OH 45356

Dear State of Ohio Department of Taxation,

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 Community Services 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 Development Code Section 7.2.5. 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 Development Code Section 7.2.9 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 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.

Any person failing to comply with a notice of violation or order served in accordance with the City of Piqua Ordinances Title XV, and the Property Maintenance Code adopted by reference within, 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,

Aaron Morrison
Code Compliance Coordinator

Cc: All Lien Holders

City of PIQUA

Community Services Department

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

DEMOLITION NOTICE

February 21, 2025

PRIORITY DELIVERY - CERTIFIED MAIL

City of Piqua
Attn: Piqua Weed & Mowing
201 W. Water St.
Piqua, OH 45356

Parcel No: N44-019157 Case Number: CVN 13197131239
Property Address: 317 Virginia St. – Piqua, OH 45356

Dear City of Piqua (Piqua Weed & Mowing),

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 Community Services 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 Development Code Section 7.2.5. 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 Development Code Section 7.2.9 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 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.

Any person failing to comply with a notice of violation or order served in accordance with the City of Piqua Ordinances Title XV, and the Property Maintenance Code adopted by reference within, 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,

Aaron Morrison

Code Compliance Coordinator

Cc: All Lien Holders

City of PIQUA

Community Services Department

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

DEMOLITION NOTICE

February 21, 2025

PRIORITY DELIVERY - CERTIFIED MAIL

Miami County Treasurer
Attn: Jim Stubbs, Jill Brown
201 W. Main St.
Troy, OH 45373

Parcel No: N44-019157 Case Number: CVN 13197131239
Property Address: 317 Virginia St. – Piqua, OH 45356

Dear Miami County Treasurer,

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 Community Services 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 Development Code Section 7.2.5. 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 Development Code Section 7.2.9 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 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.

Any person failing to comply with a notice of violation or order served in accordance with the City of Piqua Ordinances Title XV, and the Property Maintenance Code adopted by reference within, 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,

Aaron Morrison

Code Compliance Coordinator

Cc: All Lien Holders

317
AM-iPhone
Feb 27, 2023 at 10:15:45 AM

AM-iPhone
Feb 27, 2023 at 10:15:39 AM

317
AM-iPhone
Feb 27, 2023 at 10:15:22 AM

AM-iPhone
Feb 27, 2023 at 10:15:27 AM

AM-iPhone
Feb 27, 2023 at 10:16:04 AM

To whom it may concern regarding 317 Virginia St

I am attaching this letter as requested to explain the situation regarding 317 Virginia St.

In August of 2008 after fighting with a mortgage company regarding a 3-year ARM rate going from 8.25 to 17% we could no longer afford to stay in the house, do the necessary repairs and still support our family, so we decided to forfeit and move from the house. After being served foreclosure papers, we had a family to think about, so we didn't fight the bank and moved. In September I was served a noticed that the house was to be sold at the sheriff sale in December that year. At this time, I thought the house was going to be taken care closed. I did find out later that the bank withdrew the sale and at this time I attempted to sell the house twice and had it sold, but the 2nd mortgage would not release the lien. At this time, I contacted an attorney in Piqua and was advised to contact the city to see if they could do something about the house. If I remember correctly, he wanted to see if the city could take possession of the house. I did contact the city and was told the property was not in bad enough shape to do that.

In the meantime I did file bankruptcy in June of 2012, and again I thought the house would go back to the bank and found out later on that this was not the case either.

After two years of fighting the 2nd mortgage with multiple offers, I contacted another realtor, and she said there is nothing you can do and advised me to wait for the county to file for the taxes, so this is what I did. I was at a complete loss on what to do to solve the problem with the house. I was served two years ago stating that the county was sending the house to sheriff sale and again I thought that the problem was solved until you called me regarding the property.

I want to be honest, so I am not going to sign the paperwork because it would take years to bring the house up to code let alone by October 28. I want this property gone one way or the other, and I truly to don't care what happens it.

I will be contacting the two people that you gave me to see if there is anything that can be done on the courts' end and hopefully the eyesore will be gone one way or the other soon.

Nicole R Williams (Payne)

Nicole R Williams

RECEIVED
SEP 30 2019
CITY OF PIQUA
DEVELOPMENT DEPT.

PRESS FIRMLY TO SEAL

PRESS FIRMLY TO SEAL

U.S. POSTAGE PITNEY BOWES
ZIP 45356 $ 007.35⁰
02 4W
0000351076 AUG. 26. 2019

PRIORITY® ★ MAIL ★

- DATE OF DELIVERY SPECIFIED*
- USPS TRACKING™ INCLUDED*
- INSURANCE INCLUDED*
- PICKUP AVAILABLE

* Domestic only

WHEN USED INTERNATIONALLY, A CUSTOMS DECLARATION LABEL MAY BE REQUIRED.

PRIORITY® ★ MAIL ★

UNITED STATES POSTAL SERVICE®
VISIT US AT USPS.COM®
ORDER FREE SUPPLIES ONLINE

FROM:

PIQUA Ohio

City of Piqua
201 West Water Street
Piqua, Ohio 45356

TO:

Nicole Payne (Williams)
1044 Arbor Hill Circle
Minneola, FL 34715-8187

UNITED STATES POSTAL SERVICE®

USPS TRACKING #

9114 9023 0722 4425 4581 29

Label 400 Jan. 2013
7690-16-000-7948

Label 228, March 2016

FOR DOMESTIC AND INTERNATIONAL USE

P14F July 2013
D: 12.5 x 9.5

VISIT US AT USPS.COM®
ORDER FREE SUPPLIES ONLINE

UNITED STATES POSTAL SERVICE®

This envelope is made from post-consumer waste. Please recycle - again.

This packaging is the property of the U.S. Postal Service® and is provided solely for use in sending Priority Mail® shipments. Misuse may be a violation of federal law. This packaging is not for resale. EP14F © U.S. Postal Service; July 2013; All rights reserved.

3 1 7
Aug 26, 2019 at 2:43:43 PM

3
1
7
CONDEMNED
Aug 26, 2019 at 2:43:25 PM

CONDEMNED

DANGEROUS and UNSAFE

Parcel No: N44-019157 **Case Number: 13197131239**

Property Address: **Date: August 26, 2019**

317 Virginia St. – Piqua, OH 45356

Posted by the City of Piqua under the authority of the City of Piqua Code of Ordinances, Chapter 150, section 150.106 - PM 108.1

No person shall enter the building or structure, or any portion of the building or structure or premises identified by this placard without the written permission of the enforcing official. Written 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 written permission by the enforcing official. Any person who willfully violates, or destroys, defaces, or removes this notice shall be subject to City of Piqua Code of Ordinances, Chapter 150, section 150.999 – Penalty, which states:

Whoever violates any provision of §150.106, or fails to comply with any lawful order issued pursuant thereto, is guilty of a misdemeanor of the first degree.

Aaron Morrison, Code Compliance Coordinator
(937) 778-2049

City of PIQUA

ORDER TO VACATE

August 26, 2019

PRIORITY DELIVERY - CERTIFIED MAIL

Nicole Payne (aka Williams)
1044 Arbor Hill Circle
Minneola, FL 34715-8187

Parcel No: N44-019157 Case Number: CVN 13197131239
Property Address: 317 Virginia 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, 150.105 (PM 108.1-108.5), and 150.999 the structure/premises is hereby declared a public nuisance and deemed unfit/unsafe for human occupancy; and, **you are hereby 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 location on the structure/premises to serve as warning to the public that structure/premises is unfit/unsafe for human occupancy. If the structure/premises is currently occupied, the occupants must be vacated within forty-eight (48) 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 properly 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 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 the structure/premise has been vacated and properly secured. The property owner is responsible for keeping the property secured 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) 778-2049 within five (5) 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

City of PIQUA

NOTICE OF CODE VIOLATION

August 26, 2019

Nicole Payne (aka Williams)
1044 Arbor Hill Circle
Minneola, FL 34715-8187

Parcel No: N44-019157 Case Number: CVN 13197131239
Property Address: 317 Virginia St. – Piqua, OH 45356

An inspection of the above referenced property has confirmed the existence of conditions that fail to conform to minimum acceptable standards for the maintenance of existing buildings, structures, premises, and facilities to protect the health, safety, and general welfare of the occupant or general public. Therefore, pursuant to City of Piqua Ordinances sections 91.20 and 105.999 the subject conditions are hereby declared a public nuisance and **you are hereby ordered to correct/abate the areas of concern identified herein in accordance with the code section, standard, permit, and correct/abate by date indicated for each item.**

As the owner of record of the referenced property you are responsible for ensuring the conditions identified by this notice are corrected/abated in accordance with this notice. Failure to correct/abate the violation conditions within the time specified may result in the enforcing official instituting legal proceedings and or directing summary action to abate the nuisance at the owner's expense without further notice.

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 five (5) calendar days from the date of this notice.

Please contact this office at (937) 778-2049 within five (5) 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

City of PIQUA

NOTICE OF CODE VIOLATION

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 Piqua Building Code and the Piqua Zoning Code.
Permit(s) Required: As Required

Area of Concern: Unsafe Structure
Code Section: Property Maintenance Code: 108.1.1
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 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
Correct/Abate By Date: **October 29, 2019**

Area of Concern: Unsafe Equipment
Code Section: Property Maintenance Code: 108.1.2
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 which is 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
Correct/Abate By Date: **October 29, 2019**

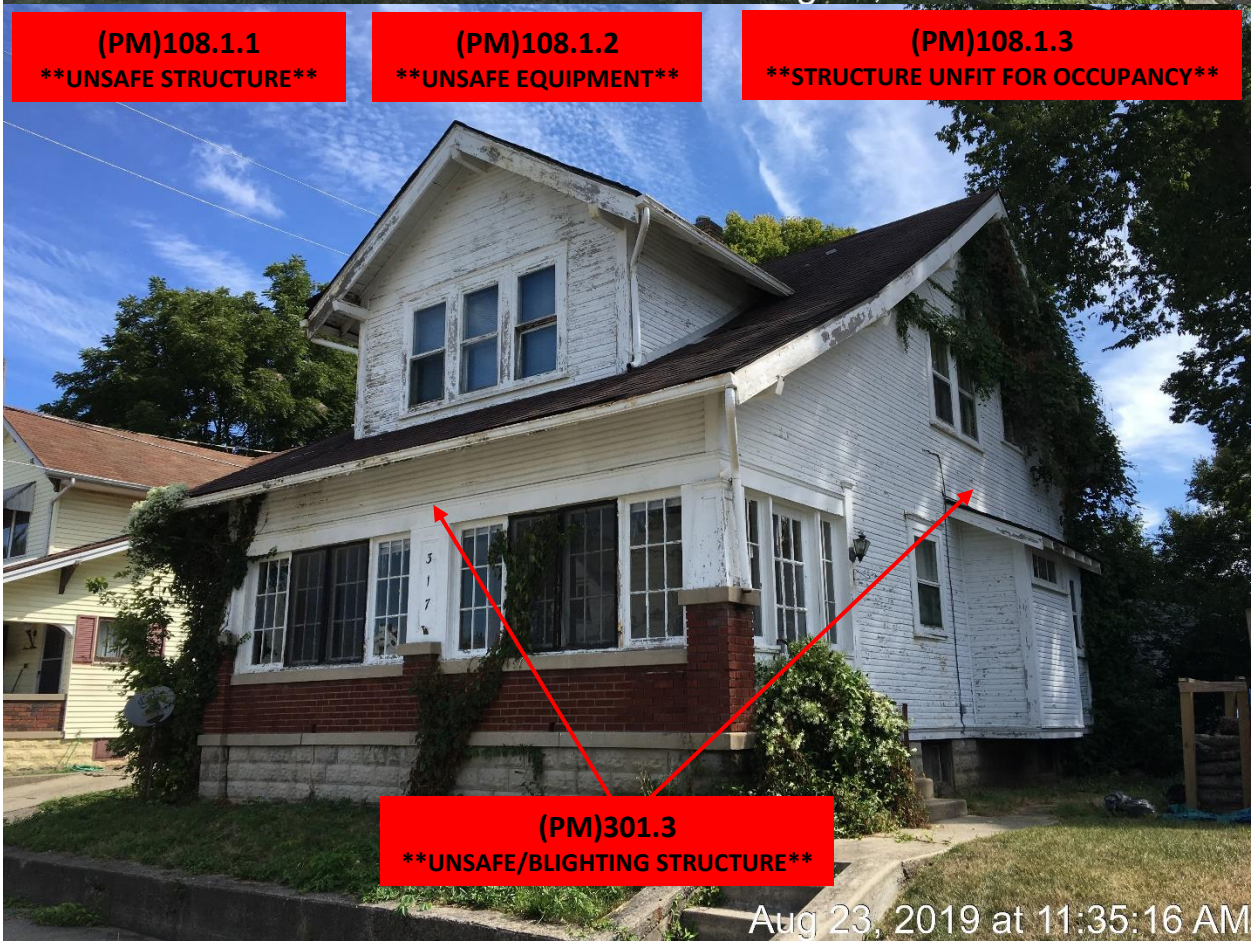
Area of Concern: Structure Unfit for Human Occupancy
Code Section: Property Maintenance Code: 108.1.3
Standard: A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of degree to which the structure is in disrepair or lacks maintenance, 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
Correct/Abate By Date: **October 29, 2019**

Area of Concern: Vacant Structure and Land
Code Section: Property Maintenance Code: 301.3
Standard: All 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
Correct/Abate By Date: **October 29, 2019**

NOTICE OF CODE VIOLATION

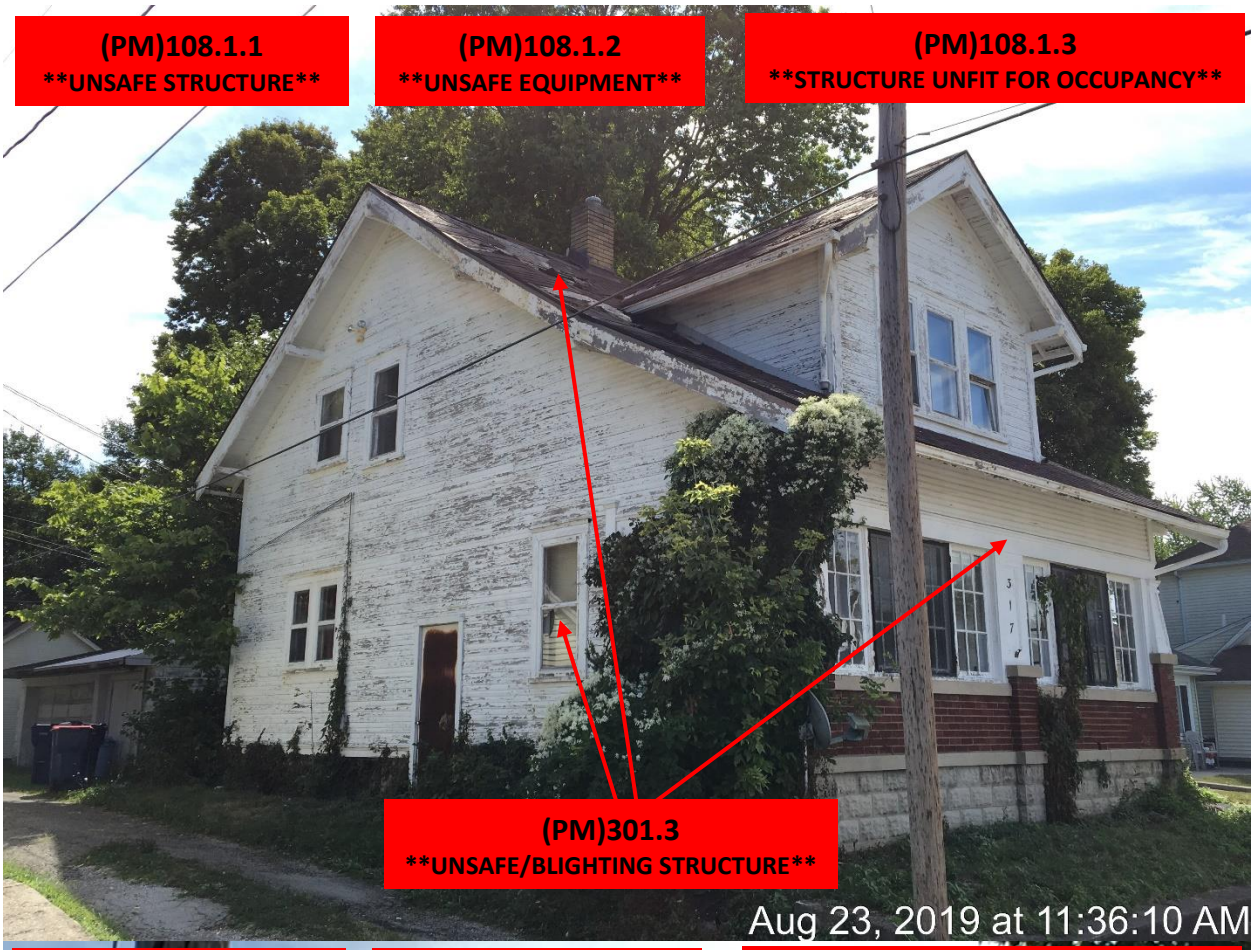
CONDEMNED

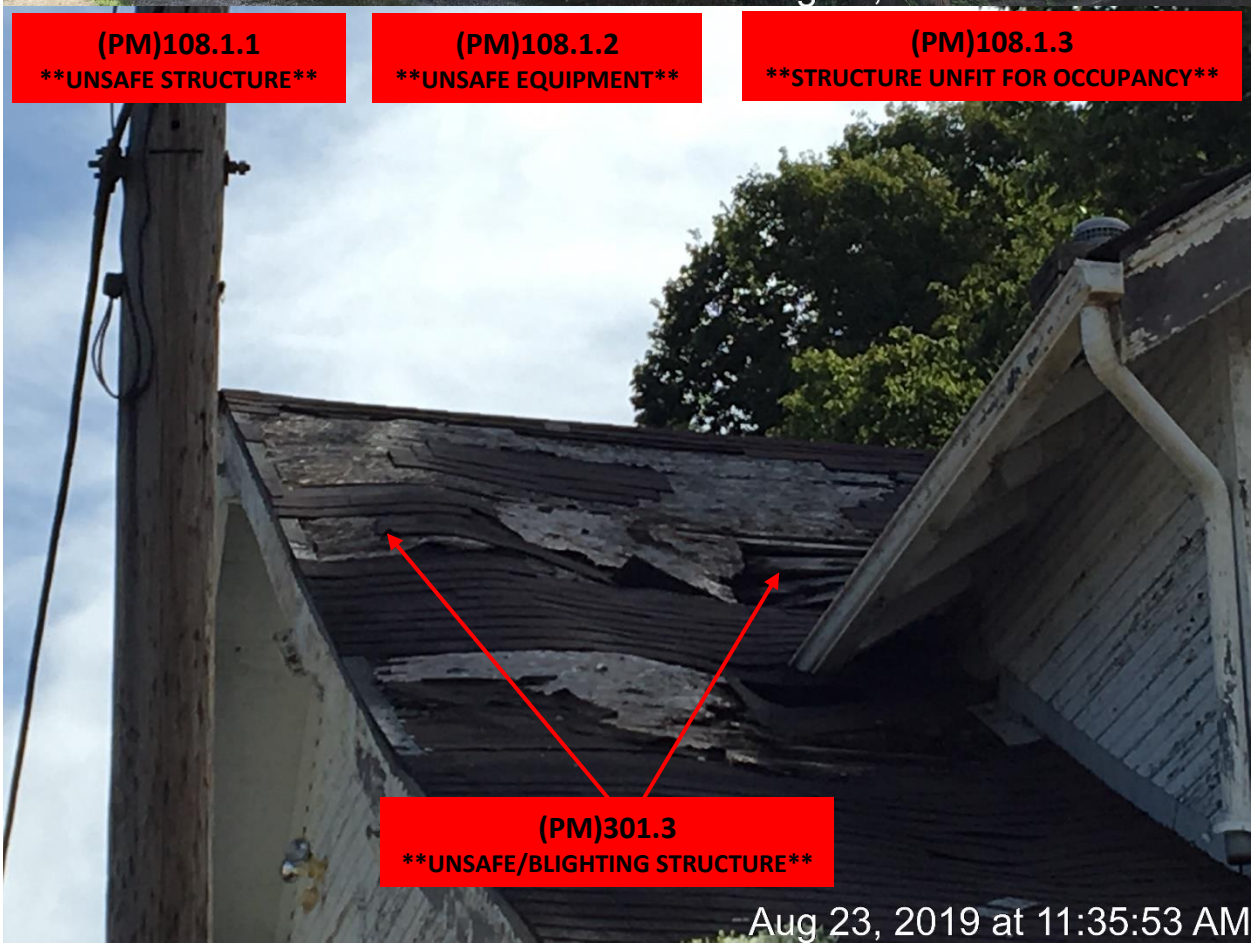
****SECURE ENTIRE PROPERTY, OBTAIN PERMITS, & RAZE OR REPAIR****



City of PIQUA

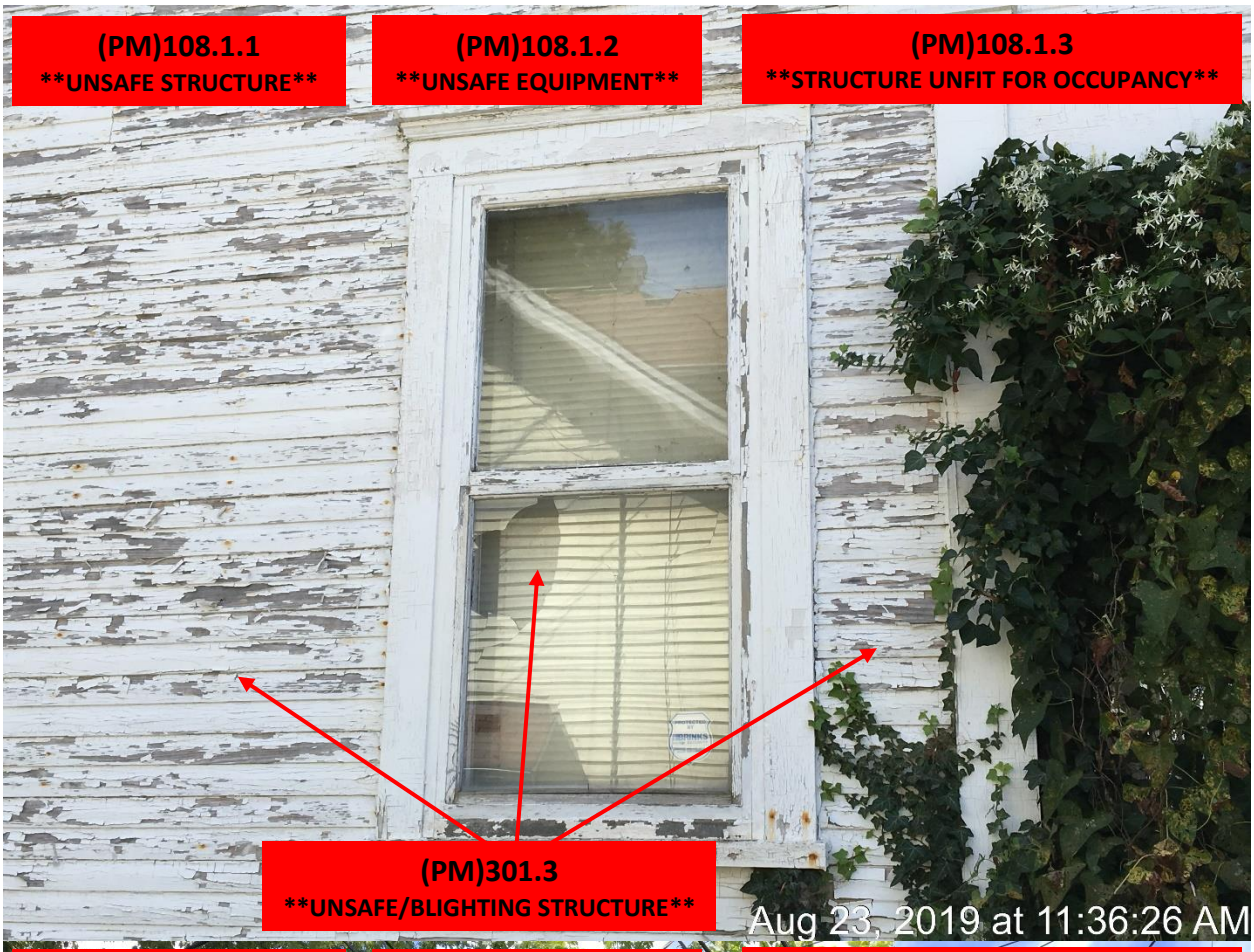
NOTICE OF CODE VIOLATION

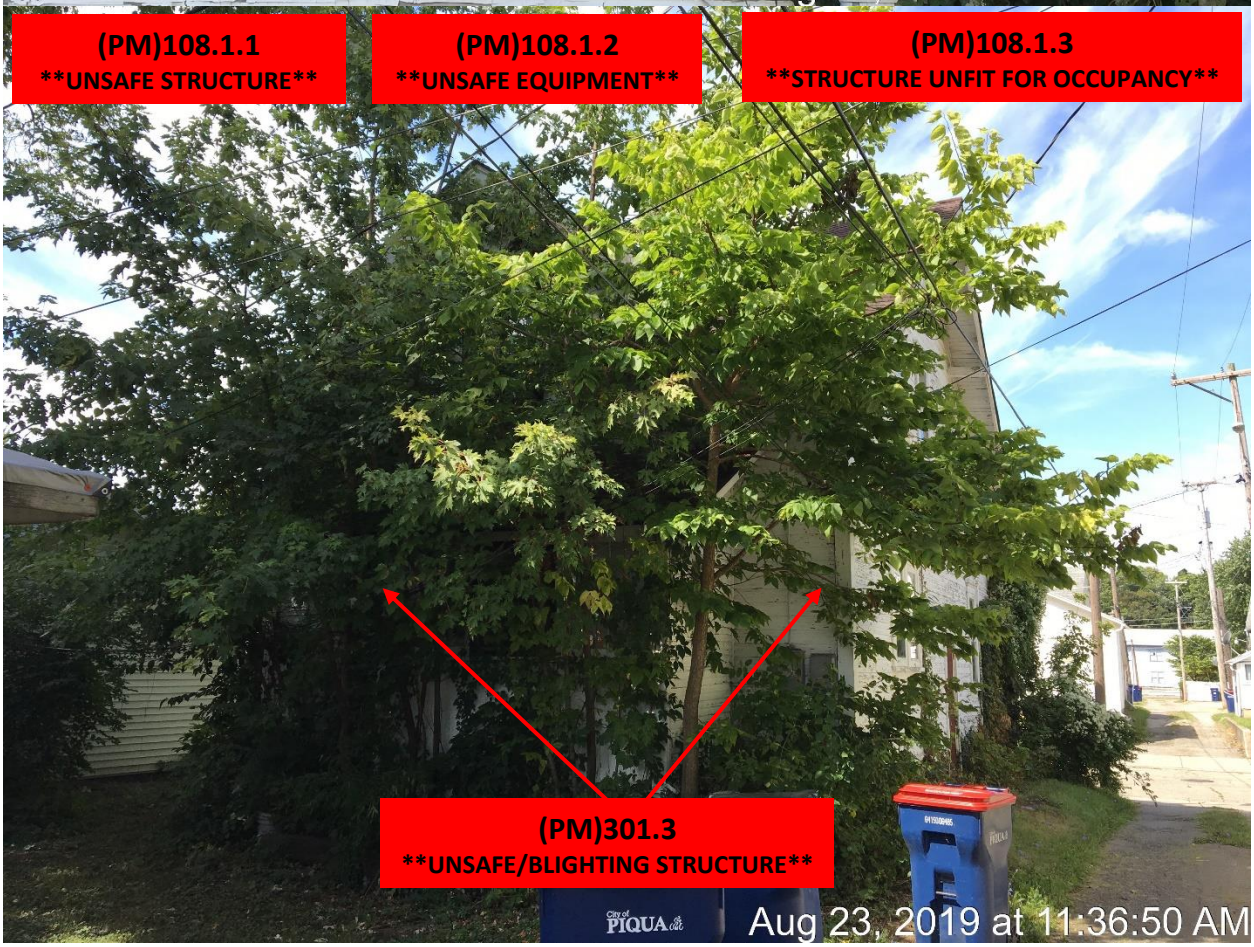




City of PIQUA

NOTICE OF CODE VIOLATION





City of PIQUA

317
Aug 23, 2019 at 11:35:35 AM

317
Aug 23, 2019 at 11:35:16 AM

317
Aug 23, 2019 at 11:36:10 AM

Aug 23, 2019 at 11:35:53 AM

PROTECTED BY
BRINKS
Aug 23, 2019 at 11:36:26 AM

City of
PIQUA
Aug 23, 2019 at 11:36:50 AM

RESOLUTION No. BZA 4-25

WHEREAS, the owner of 1044 Caldwell Street on Parcel N44-015800 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 affirms 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 _____ in support of the motioned action.

	AYE	NAY	ABSTAIN	ABSENT
Mr. Wayne Davey	☐	☐	☐	☐
Mr. Adam Seas	☐	☐	☐	☐
Ms. Eva Silvers	☐	☐	☐	☐
Ms. Debbie Stein	☐	☐	☐	☐
Mr. William Walker	☐	☐	☐	☐

Adopted this ____ day of _____, 2025.

Chairman, Board of Zoning Appeals **Clerk, Board of Zoning Appeals**

_____ _____

Wayne Davey **Emily McCulla**

City of PIQUA

Community Services

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

DEMOLITION NOTICE

Date Sent:	Name:	Mailing Address:	Property Address:
2/21/25	Paul Browner	2714 Catalpa Dr. Dayton, OH 45406	1044 Caldwell St. Piqua, OH 45356
2/21/25	The Miami Conservancy District	38 E. Monument Ave. Dayton, OH 45402	1044 Caldwell St. Piqua, OH 45356
2/21/25	The Miami Conservancy Capital	38 E. Monument Ave. Dayton, OH 45402	1044 Caldwell St. Piqua, OH 45356
2/21/25	City of Piqua Piqua Weed & Mowing	201 W. Water St. Piqua, OH 45356	1044 Caldwell St. Piqua, OH 45356
2/21/25	Miami County Treasurer	201 W. Main St. Troy, OH 45373	1044 Caldwell St. Piqua, OH 45356
2/21/25	Eunice North nka: Eunice Wilkinson	448 Young St. Piqua, OH 45356	218 Cleveland St. Piqua, OH 45356
2/21/25	Kevin Curl	448 Young St. Piqua, OH 45356	218 Cleveland St. Piqua, OH 45356
2/21/25	Toyneice Curl	5297 Silver Creek Columbus, OH 43228-9059	218 Cleveland St. Piqua, OH 45356
2/21/25	Thomas Wilkinson	361 Ridge St. Piqua, OH 45356	218 Cleveland St. Piqua, OH 45356
2/21/25	The Miami Conservancy District	38 E. Monument Ave. Dayton, OH 45402	218 Cleveland St Piqua, OH 45356
2/21/25	The Miami Conservancy Capital	38 E. Monument Ave. Dayton, OH 45402	218 Cleveland St Piqua, OH 45356
2/21/25	City of Piqua Piqua Weed & Mowing	201 W. Water St. Piqua, OH 45356	218 Cleveland St. Piqua, OH 45356
2/21/25	Miami County Treasurer	201 W. Main St. Troy, OH 45373	218 Cleveland St. Piqua, OH 45356
2/21/25	Charles & Roxana Herring	420 S. Downing St. Piqua, OH 45356	420 S. Downing St. Piqua, OH 45356
2/21/25	Wachovia Bank of Delaware	100 West 10th Street Wilmington, DE 19801	420 S. Downing St. Piqua, OH 45356
2/21/25	City of Piqua Piqua Weed & Mowing	201 W. Water St. Piqua, OH 45356	420 S. Downing St. Piqua, OH 4535

2/21/25	Miami County Treasurer	201 W. Main St. Troy, OH 45373	420 S. Downing St. Piqua, OH 45356
2/21/25	Dale Tiderington	135 Hampton Troy, OH 45373	815 Vine St. Piqua, OH 45356
2/21/25	Option One Mortgage Corporation	3 Ada Irvine, CA 92618	815 Vine St. Piqua, OH 45356
2/21/25	City of Piqua Piqua Weed & Mowing	201 W. Water St. Piqua, OH 45356	815 Vine St. Piqua, OH 45356
2/21/25	Miami County Treasurer	201 W. Main St. Troy, OH 45373	815 Vine St. Piqua, OH 45356
2/21/25	Nicole Payne Aka: Nicole Williams	317 Virginia St. Piqua, OH 45356	317 Virginia St. Piqua, OH 45356
2/21/25	Robert & Nicole Williams	8679 Deer Bend Dr. Dayton, OH 45424-7089	317 Virginia St. Piqua, OH 45356
2/21/25	LaSalle Bank FSB	135 South La Salle Street Chicago, IL 60603	317 Virginia St. Piqua, OH 45356
2/21/25	Superior Bank FSB	1 Ramland Rd. Orangeburg, NY 10962	317 Virginia St. Piqua, OH 45356
2/21/25	Household Realty Corporation	4400 Eaton Commons Way - Suite 125 Columbus, OH 43219	317 Virginia St. Piqua, OH 45356
2/21/25	State of Ohio Department of Taxation	4485 Northland Ridge Blvd. Columbus, OH 43229	317 Virginia St. Piqua, OH 45356
2/21/25	City of Piqua Piqua Weed & Mowing	201 W. Water St. Piqua, OH 45356	317 Virginia St. Piqua, OH 45356
2/21/25	Miami County Treasurer	201 W. Main St. Troy, OH 45373	317 Virginia St. Piqua, OH 45356

Total # of Letter Sent:

29

Total # of Letters Received:

29

Signed By:

2.21.25

Received By:

City of PIQUA

Community Services Department

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

DEMOLITION NOTICE

February 21, 2025

PRIORITY DELIVERY - CERTIFIED MAIL

Paul Browner
2714 Catalpa Dr.
Dayton, OH 45406

Parcel No: N44-015800 Case Number: CVN 16449231255
Property Address: 1044 Caldwell St. – Piqua, OH 45356

Dear Paul Browner,

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 Community Services 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 Development Code Section 7.2.5. 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 Development Code Section 7.2.9 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 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.

Any person failing to comply with a notice of violation or order served in accordance with the City of Piqua Ordinances Title XV, and the Property Maintenance Code adopted by reference within, 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,

Aaron Morrison
Code Compliance Coordinator

Cc: All Lien Holders

City of PIQUA

Community Services Department

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

DEMOLITION NOTICE

February 21, 2025

PRIORITY DELIVERY - CERTIFIED MAIL

The Miami Conservancy District
38 E. Monument Ave.
Dayton, OH 45402

Parcel No: N44-015800 Case Number: CVN 16449231255
Property Address: 1044 Caldwell St. – Piqua, OH 45356

Dear The Miami Conservancy District,

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 Community Services 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 Development Code Section 7.2.5. 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 Development Code Section 7.2.9 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 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.

Any person failing to comply with a notice of violation or order served in accordance with the City of Piqua Ordinances Title XV, and the Property Maintenance Code adopted by reference within, 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,

Aaron Morrison
Code Compliance Coordinator

Cc: All Lien Holders

City of PIQUA

Community Services Department

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

DEMOLITION NOTICE

February 21, 2025

PRIORITY DELIVERY - CERTIFIED MAIL

The Miami Conservancy District
Attn: Roxanne Farrier / Miami Conservancy Capital
38 E. Monument Ave.
Dayton, OH 45402

Parcel No: N44-015800 Case Number: CVN 16449231255
Property Address: 1044 Caldwell St. – Piqua, OH 45356

Dear Roxanne Farrier / Miami Conservancy Capital,

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 Community Services 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 Development Code Section 7.2.5. 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 Development Code Section 7.2.9 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 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.

Any person failing to comply with a notice of violation or order served in accordance with the City of Piqua Ordinances Title XV, and the Property Maintenance Code adopted by reference within, 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,

Aaron Morrison
Code Compliance Coordinator

Cc: All Lien Holders

City of PIQUA

Community Services Department

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

DEMOLITION NOTICE

February 21, 2025

PRIORITY DELIVERY - CERTIFIED MAIL

City of Piqua
Attn: Piqua Weed & Mowing
201 W. Water St.
Piqua, OH 45356

Parcel No: N44-015800 Case Number: CVN 16449231255
Property Address: 1044 Caldwell St. – Piqua, OH 45356

Dear City of Piqua (Piqua Weed & Mowing),

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 Community Services 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 Development Code Section 7.2.5. 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 Development Code Section 7.2.9 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 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.

Any person failing to comply with a notice of violation or order served in accordance with the City of Piqua Ordinances Title XV, and the Property Maintenance Code adopted by reference within, 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,

Aaron Morrison
Code Compliance Coordinator

Cc: All Lien Holders

City of PIQUA

Community Services Department

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

DEMOLITION NOTICE

February 21, 2025

PRIORITY DELIVERY - CERTIFIED MAIL

Miami County Treasurer
Attn: Jim Stubbs, Jill Brown
201 W. Main St.
Troy, OH 45373

Parcel No: N44-015800 Case Number: CVN 16449231255
Property Address: 1044 Caldwell St. – Piqua, OH 45356

Dear Miami County Treasurer,

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 Community Services 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 Development Code Section 7.2.5. 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 Development Code Section 7.2.9 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 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.

Any person failing to comply with a notice of violation or order served in accordance with the City of Piqua Ordinances Title XV, and the Property Maintenance Code adopted by reference within, 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,

Aaron Morrison
Code Compliance Coordinator

Cc: All Lien Holders

PRESS FIRMLY TO SEAL

PRESS FIRMLY TO SEAL

quadient
PRIORITY MAIL
IMI
$009.85
08/05/2024 ZIP 45
043M31230141

UNITED STATES POSTAL SERVICE®

PRIORITY® MAIL

FROM:

- Expected delivery date specified for domestic use.
- Domestic shipments include $100 of insurance (restrictions apply).*
- USPS Tracking® service included for domestic and many international destinations.
- Limited international insurance.**
- When used internationally, a customs declaration form is required.

*Insurance does not cover certain items. For details regarding claims exclusions see the Domestic Mail Manual at *http://pe.usps.com*.

** See International Mail Manual at *http://pe.usps.com* for availability and limitations of coverage.

City of PIQUA

DEVELOPMENT DEPARTMENT

201 West Water Street · Piqua, Ohio 45356

NOTICE

Paul Browner
2714 Catalpa Dr.
Dayton, OH 45406

FLAT RATE ENVELOPE

ONE RATE ■ ANY WEIGHT

TRACKED ■ INSURED

PS00001000014

EP14F July 2022
OD: 12 1/2 x 9 1/2

To schedule free Package Pickup, scan the QR code.

USPS.COM/PICKUP

1044
DP-iphone
Aug 1, 2024 at 2:17:10 PM

DP-iphone
Aug 1, 2024 at 2:17:38 PM

DP-iphone
Aug 1, 2024 at 2:17:50 PM

DP-iphone
Aug 1, 2024 at 2:18:07 PM

DP-iphone
Aug 1, 2024 at 2:18:31 PM

DP-iphone
Aug 1, 2024 at 2:18:45 PM

DP-iphone
Aug 1, 2024 at 2:19:17 PM

DP-iphone
Aug 1, 2024 at 2:19:52 PM

DP-iphone
Aug 1, 2024 at 2:21:10 PM

CONDEMNED

DANGEROUS and UNSAFE

Parcel No: N44-015800 **Date: August 1, 2024**

Case Number: 16449231255

Property Address: 1044 Caldwell St.-Piqua, OH 45356

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, Chapter 150, Section 7.5.4.E –, 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,

Derrick Pearson, Code Compliance Officer
(937) 778-2813

City of
PIQUA

ORDER TO VACATE

August 1, 2024

PRIORITY DELIVERY - CERTIFIED MAIL

Paul Browner
2714 Catalpa Dr.
Dayton, OH 45406

Parcel No: N44-015800 Case Number: CVN 16449231255
Property Address: 1044 Caldwell Dr.-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, under City of Piqua Ordinances sections 91.20, and Property Maintenance Code 111.1, 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,

Derrick Pearson, Code Compliance Officer

City of PIQUA

NOTICE OF CONDEMNATION

August 1, 2024

PRIORITY DELIVERY - CERTIFIED MAIL

Paul Browner
2714 Catalpa Dr.
Dayton, OH 45406

Parcel No: N44-015800 Case Number: CVN 16449231255
Property Address: 1044 Caldwell 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 is 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 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.

City of PIQUA

NOTICE OF CONDEMNATION

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,

Derrick Pearson, Code Compliance Officer

NOTICE OF CONDEMNATION

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

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

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

Area of Concern: Protective Treatment
Code Section: Property Maintenance Code: 304.2
Standard: Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking, and chipped paint shall be eliminated, and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors, and skylights, shall be maintained weather-resistant and watertight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.
Permit(s) Required: None

Area of Concern: Exterior Walls
Code Section: Property Maintenance Code: 304.6
Standard: Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
Permit(s) Required: None

Area of Concern: Roofs and Drainage
Code Section: Property Maintenance Code: 304.7
Standard: The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters, and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
Permit(s) Required: Building

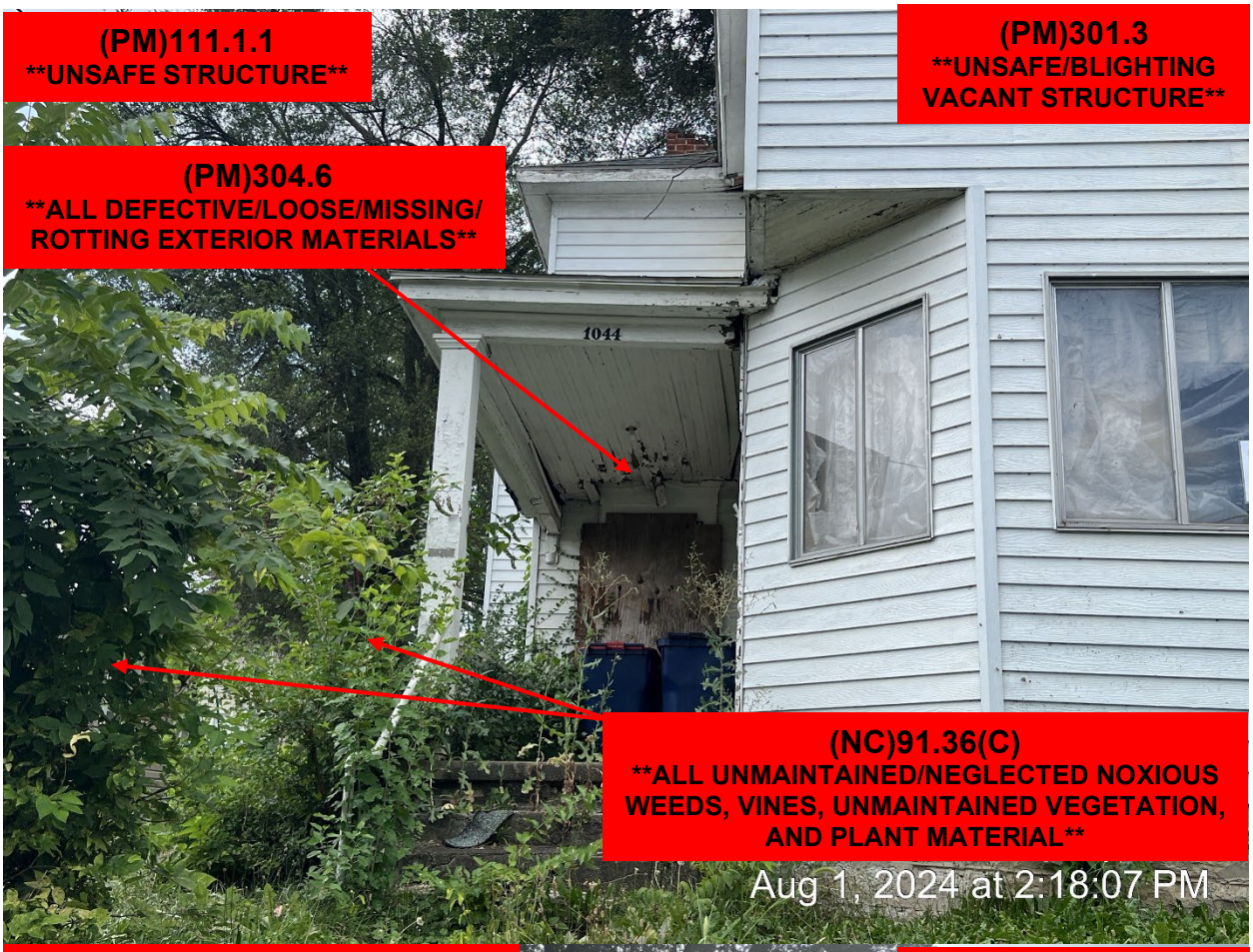
NOTICE OF CONDEMNATION

Area of Concern: Vegetation, Flowers and Plant Material
Code Section: Nuisance Code: 91.36(C)
Standard: The owner of any vacant lot, common or other unoccupied or occupied property within the corporate limits of the city is hereby required to cause such lot or land to be kept free from noxious weeds by cutting them and removing them. All grass, vegetation, flowers, and other plant material shall be properly maintained and not evidence signs of neglect or contribute to a blighting influence on the neighborhood.
Permit(s) Required: None

NOTICE OF CONDEMNATION

City of PIQUA

NOTICE OF CONDEMNATION

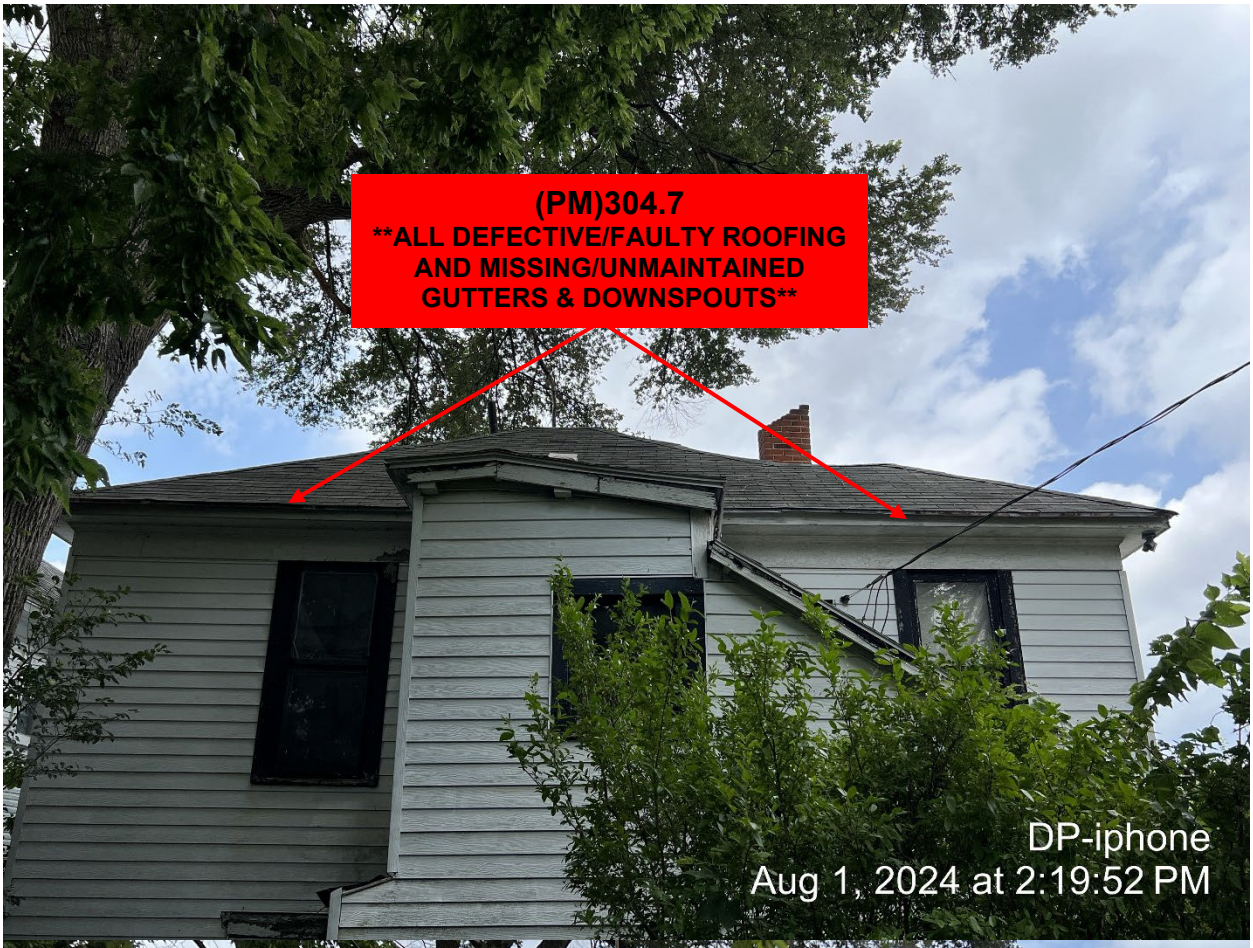


City of PIQUA

NOTICE OF CONDEMNATION

City of PIQUA

NOTICE OF CONDEMNATION



City of PIQUA

RESOLUTION No. BZA 5-25

WHEREAS, the owner of 420 S. Downing Street on Parcel N44-007710 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 affirms 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 _____ in support of the motioned action.

	AYE	NAY	ABSTAIN	ABSENT
Mr. Wayne Davey	☐	☐	☐	☐
Mr. Adam Seas	☐	☐	☐	☐
Ms. Eva Silvers	☐	☐	☐	☐
Ms. Debbie Stein	☐	☐	☐	☐
Mr. William Walker	☐	☐	☐	☐

Adopted this ____ day of _____, 2025.

Chairman, Board of Zoning Appeals

_____
Wayne Davey

Clerk, Board of Zoning Appeals

_____
Emily McCulla

City of PIQUA

Community Services

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

DEMOLITION NOTICE

Date Sent:	Name:	Mailing Address:	Property Address:
2/21/25	Paul Browner	2714 Catalpa Dr. Dayton, OH 45406	1044 Caldwell St. Piqua, OH 45356
2/21/25	The Miami Conservancy District	38 E. Monument Ave. Dayton, OH 45402	1044 Caldwell St. Piqua, OH 45356
2/21/25	The Miami Conservancy Capital	38 E. Monument Ave. Dayton, OH 45402	1044 Caldwell St. Piqua, OH 45356
2/21/25	City of Piqua Piqua Weed & Mowing	201 W. Water St. Piqua, OH 45356	1044 Caldwell St. Piqua, OH 45356
2/21/25	Miami County Treasurer	201 W. Main St. Troy, OH 45373	1044 Caldwell St. Piqua, OH 45356
2/21/25	Eunice North nka: Eunice Wilkinson	448 Young St. Piqua, OH 45356	218 Cleveland St. Piqua, OH 45356
2/21/25	Kevin Curl	448 Young St. Piqua, OH 45356	218 Cleveland St. Piqua, OH 45356
2/21/25	Toyneice Curl	5297 Silver Creek Columbus, OH 43228-9059	218 Cleveland St. Piqua, OH 45356
2/21/25	Thomas Wilkinson	361 Ridge St. Piqua, OH 45356	218 Cleveland St. Piqua, OH 45356
2/21/25	The Miami Conservancy District	38 E. Monument Ave. Dayton, OH 45402	218 Cleveland St Piqua, OH 45356
2/21/25	The Miami Conservancy Capital	38 E. Monument Ave. Dayton, OH 45402	218 Cleveland St Piqua, OH 45356
2/21/25	City of Piqua Piqua Weed & Mowing	201 W. Water St. Piqua, OH 45356	218 Cleveland St. Piqua, OH 45356
2/21/25	Miami County Treasurer	201 W. Main St. Troy, OH 45373	218 Cleveland St. Piqua, OH 45356
2/21/25	Charles & Roxana Herring	420 S. Downing St. Piqua, OH 45356	420 S. Downing St. Piqua, OH 45356
2/21/25	Wachovia Bank of Delaware	100 West 10th Street Wilmington, DE 19801	420 S. Downing St. Piqua, OH 45356
2/21/25	City of Piqua Piqua Weed & Mowing	201 W. Water St. Piqua, OH 45356	420 S. Downing St. Piqua, OH 4535

2/21/25	Miami County Treasurer	201 W. Main St. Troy, OH 45373	420 S. Downing St. Piqua, OH 45356
2/21/25	Dale Tiderington	135 Hampton Troy, OH 45373	815 Vine St. Piqua, OH 45356
2/21/25	Option One Mortgage Corporation	3 Ada Irvine, CA 92618	815 Vine St. Piqua, OH 45356
2/21/25	City of Piqua Piqua Weed & Mowing	201 W. Water St. Piqua, OH 45356	815 Vine St. Piqua, OH 45356
2/21/25	Miami County Treasurer	201 W. Main St. Troy, OH 45373	815 Vine St. Piqua, OH 45356
2/21/25	Nicole Payne Aka: Nicole Williams	317 Virginia St. Piqua, OH 45356	317 Virginia St. Piqua, OH 45356
2/21/25	Robert & Nicole Williams	8679 Deer Bend Dr. Dayton, OH 45424-7089	317 Virginia St. Piqua, OH 45356
2/21/25	LaSalle Bank FSB	135 South La Salle Street Chicago, IL 60603	317 Virginia St. Piqua, OH 45356
2/21/25	Superior Bank FSB	1 Ramland Rd. Orangeburg, NY 10962	317 Virginia St. Piqua, OH 45356
2/21/25	Household Realty Corporation	4400 Eaton Commons Way - Suite 125 Columbus, OH 43219	317 Virginia St. Piqua, OH 45356
2/21/25	State of Ohio Department of Taxation	4485 Northland Ridge Blvd. Columbus, OH 43229	317 Virginia St. Piqua, OH 45356
2/21/25	City of Piqua Piqua Weed & Mowing	201 W. Water St. Piqua, OH 45356	317 Virginia St. Piqua, OH 45356
2/21/25	Miami County Treasurer	201 W. Main St. Troy, OH 45373	317 Virginia St. Piqua, OH 45356

Total # of Letter Sent:

29

Total # of Letters Received:

29

Signed By:

2.21.25

Received By:

City of PIQUA

Community Services Department

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

DEMOLITION NOTICE

February 21, 2025

PRIORITY DELIVERY - CERTIFIED MAIL

Charles & Roxana Herring
420 S. Downing St.
Piqua, OH 45356

Parcel No: N44-007710 Case Number: CVN 12559951031
Property Address: 420 S. Downing St. – Piqua, OH 45356

Dear Charles & Roxana Herring,

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 Community Services 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 Development Code Section 7.2.5. 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 Development Code Section 7.2.9 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 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.

Any person failing to comply with a notice of violation or order served in accordance with the City of Piqua Ordinances Title XV, and the Property Maintenance Code adopted by reference within, 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,

Aaron Morrison
Code Compliance Coordinator

Cc: All Lien Holders

City of PIQUA

Community Services Department

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

DEMOLITION NOTICE

February 21, 2025

PRIORITY DELIVERY - CERTIFIED MAIL

Wachovia Bank of Delaware
100 West 10th Street
Wilmington, DE 19801

Parcel No: N44-007710 Case Number: CVN 12559951031
Property Address: 420 S. Downing St. – Piqua, OH 45356

Dear Wachovia Bank of Delaware,

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 Community Services 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 Development Code Section 7.2.5. 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 Development Code Section 7.2.9 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 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.

Any person failing to comply with a notice of violation or order served in accordance with the City of Piqua Ordinances Title XV, and the Property Maintenance Code adopted by reference within, 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,

Aaron Morrison
Code Compliance Coordinator

Cc: All Lien Holders

City of PIQUA

Community Services Department

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

DEMOLITION NOTICE

February 21, 2025

PRIORITY DELIVERY - CERTIFIED MAIL

City of Piqua
Attn: Piqua Weed & Mowing
201 W. Water St.
Piqua, OH 45356

Parcel No: N44-007710 Case Number: CVN 12559951031
Property Address: 420 S. Downing St. – Piqua, OH 45356

Dear City of Piqua (Piqua Weed & Mowing),

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 Community Services 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 Development Code Section 7.2.5. 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 Development Code Section 7.2.9 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 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.

Any person failing to comply with a notice of violation or order served in accordance with the City of Piqua Ordinances Title XV, and the Property Maintenance Code adopted by reference within, 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,

Aaron Morrison

Code Compliance Coordinator

Cc: All Lien Holders

City of PIQUA

Community Services Department

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

DEMOLITION NOTICE

February 21, 2025

PRIORITY DELIVERY - CERTIFIED MAIL

Miami County Treasurer
Attn: Jim Stubbs, Jill Brown
201 W. Main St.
Troy, OH 45373

Parcel No: N44-007710 Case Number: CVN 12559951031
Property Address: 420 S. Downing St. – Piqua, OH 45356

Dear Miami County Treasurer,

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 Community Services 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 Development Code Section 7.2.5. 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 Development Code Section 7.2.9 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 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.

Any person failing to comply with a notice of violation or order served in accordance with the City of Piqua Ordinances Title XV, and the Property Maintenance Code adopted by reference within, 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,

Aaron Morrison

Code Compliance Coordinator

Cc: All Lien Holders

PRESS FIRMLY TO SEAL

PRESS FIRMLY TO SEAL

U.S. POSTAGE PITNEY BOWES
ZIP 45356 $ 007.95⁰
02 4W
0000351076 APR 01 2021

UNITED STATES POSTAL SERVICE®

PRIORITY® MAIL

- Date of delivery specified*
- USPS TRACKING™ included to many major international destinations.
- Limited international insurance.
- Pick up available.*
- Order supplies online.*
- When used internationally, a customs declaration label may be required.

UNITED STATES POSTAL SERVICE®

USPS TRACKING #

9114 9999 4431 3694 5945 48

Label 400, Jan. 2013
7690-16-000-7948

Oct 2018
2 1/2 x 9 1/2

To schedule free Package Pickup, scan the QR code.

USPS.COM/PICKUP

PRIORITY® ★ MAIL ★

UNITED STATES POSTAL SERVICE®

VISIT US AT USPS.COM®
ORDER FREE SUPPLIES ONLINE

FROM:

PIQUA Ohio
DEVELOPMENT DEPARTMENT
201 WEST WATER STREET · PIQUA, OHIO 45356

TO:

Charles Herring
420 S Downing St
Piqua, OH 45356

Label 228, March 2016

FOR DOMESTIC AND INTERNATIONAL USE

This envelope is made from post-consumer waste. Please recycle - again.

This packaging is the property of the U.S. Postal Service® and is provided solely for use in sending Priority Mail® shipments. Misuse may be a violation of federal law. This packaging is not for resale. EP14F © U.S. Postal Service; October 2018; All rights reserved.

* Domestic only. ✕ For Domestic shipments, the maximum weight is 70 lbs. For International shipments, the maximum weight is 4 lbs.

420
TAKE AND
BAKE PIZZA
Mar 31, 2021 at 3:57:40 PM

420
CONDEMNED
DANGEROUS and UNSAFE
ORDER TO VACATE
Mar 31, 2021 at 3:58:01 PM

420
TAKE AND BAKE PIZZA
Mar 30, 2021 at 3:21:11 PM

Mar 30, 2021 at 3:21:29 PM

TAKE AND BAKE PIZZA
Mar 30, 2021 at 3:21:54 PM

PIQUA
Mar 30, 2021 at 3:23:11 PM

Mar 30, 2021 at 3:23:23 PM

CONDEMNED

DANGEROUS and UNSAFE

Parcel No: N44-007710 **Date: April 1, 2021**

Case Number: CVN 12559951031

Property Address: 420 S. Downing St. – Piqua, OH 45356

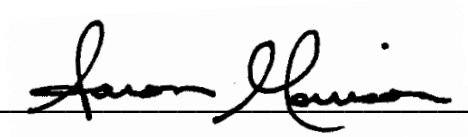
Posted by the City of Piqua under the authority of the City of Piqua Code of Ordinances, Chapter 150, section 150.106 - PM 108.1

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 by the enforcing official. Any person who willfully violates, or destroys, defaces, or removes this notice shall be subject to City of Piqua Code of Ordinances, Chapter 150, section 150.999 – Penalty, which states:

Whoever violates any provision of §150.106, or fails to comply with any lawful order issued pursuant thereto, is guilty of a misdemeanor of the first degree.

Respectfully,



Aaron Morrison, Code Compliance Coordinator
(937) 778-2049

City of PIQUA

ORDER TO VACATE

April 1, 2021

PRIORITY DELIVERY - CERTIFIED MAIL

Charles Herring
420 S. Downing St.
Piqua, OH 45356

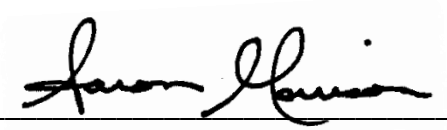
Parcel No: N44-007710 Case Number: CVN 12559951031
Property Address: 420 S. Downing St. – Piqua, OH 45356

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, 150.105 (PM 108.1-108.5), and 150.999 the structure/premises is hereby declared a public nuisance and deemed unfit/unsafe for human occupancy; and, **you are hereby 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 location on the structure/premises to serve as warning to the public that structure/premises is unfit/unsafe for human occupancy. If the structure/premises are currently occupied, the occupants must be vacated within forty-eight (48) 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 properly 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 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 the structure/premise has been vacated and properly secured. The property owner is responsible for keeping the property secured 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) 778-2049 within five (5) 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

City of PIQUA

NOTICE OF CONDEMNATION

April 1, 2021

PRIORITY DELIVERY - CERTIFIED MAIL

Charles Herring
420 S. Downing St.
Piqua, OH 45356

Parcel No: N44-007710 Case Number: CVN 12559951031
Property Address: 420 S. Downing 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, 150.105 (PM 107-111) and 150.999 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.

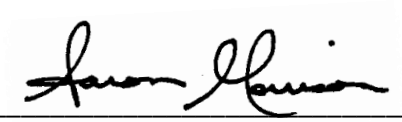
The enforcing official has posted an order to vacate and a condemnation placard in one or more locations on the structure/premises to serve, as warning to the public that structure/premises is unfit/unsafe for human occupancy. If the structure/premises are currently occupied, the occupant(s) must immediately 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 the structure/premise has been vacated and properly secured.

If it is your intent not to raze or remove the structure but to make it safe by repair, please schedule a meeting with the Development Department to present an outline of the work to be performed, the contractor who will be performing the work, and the date the work is to commence and the date the work is to be complete. 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 150.105 (PM 110.3).

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 five (5) calendar days from the date of this notice.

Please contact this office at (937) 778-2049 so that we may discuss the actions necessary to remedy this matter.

Respectfully,



Aaron Morrison, Code Compliance Coordinator

City of PIQUA

NOTICE OF CONDEMNATION

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 Piqua Building Code and the Piqua Zoning Code.
Permit(s) Required: As Required

Area of Concern: Unsafe Structure
Code Section: Property Maintenance Code: 108.1.1
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 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: 108.1.2
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 which is 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: 108.1.3
Standard: A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of 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

Area of Concern: Visual Blight
Code Section: Nuisance Code: 91.20(A)
Standard: The keeping, storage, depositing or accumulation on the premises of any refuse, litter, debris, or personal property which is within the view of persons on adjacent or nearby real property or the public right-of-way when such personal property constitutes visual blight, reduces the aesthetic appearance of the neighbourhood, is offensive to the senses, or is detrimental to nearby property or property values. Personal property includes, but is not limited to, junk, automotive parts and equipment, appliances, interior furniture, containers, packing materials, scrap metal, wood, or any material not stored in a manner to preserve its value.
Permit(s) Required: None

Area of Concern: Vegetation, Flowers and Plant Material
Code Section: Nuisance Code: 91.36(C)
Standard: The owner of any vacant lot, common or other unoccupied or occupied property within the corporate limits of the city is hereby required to cause such lot or land to be kept free from noxious weeds by cutting them and removing them. All grass, vegetation, flowers, and other plant material shall be properly maintained and not evidence signs of neglect or contribute to a blighting influence on the neighbourhood.
Permit(s) Required: None

NOTICE OF CONDEMNATION

CONDEMNED

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

(PM)108.1.1
****UNSAFE STRUCTURE****

(PM)108.1.2
****UNSAFE EQUIPMENT****

(PM)108.1.3
****STRUCTURE UNFIT FOR OCCUPANCY****

(PM)108.1.1
****UNSAFE STRUCTURE****

(PM)108.1.2
****UNSAFE EQUIPMENT****

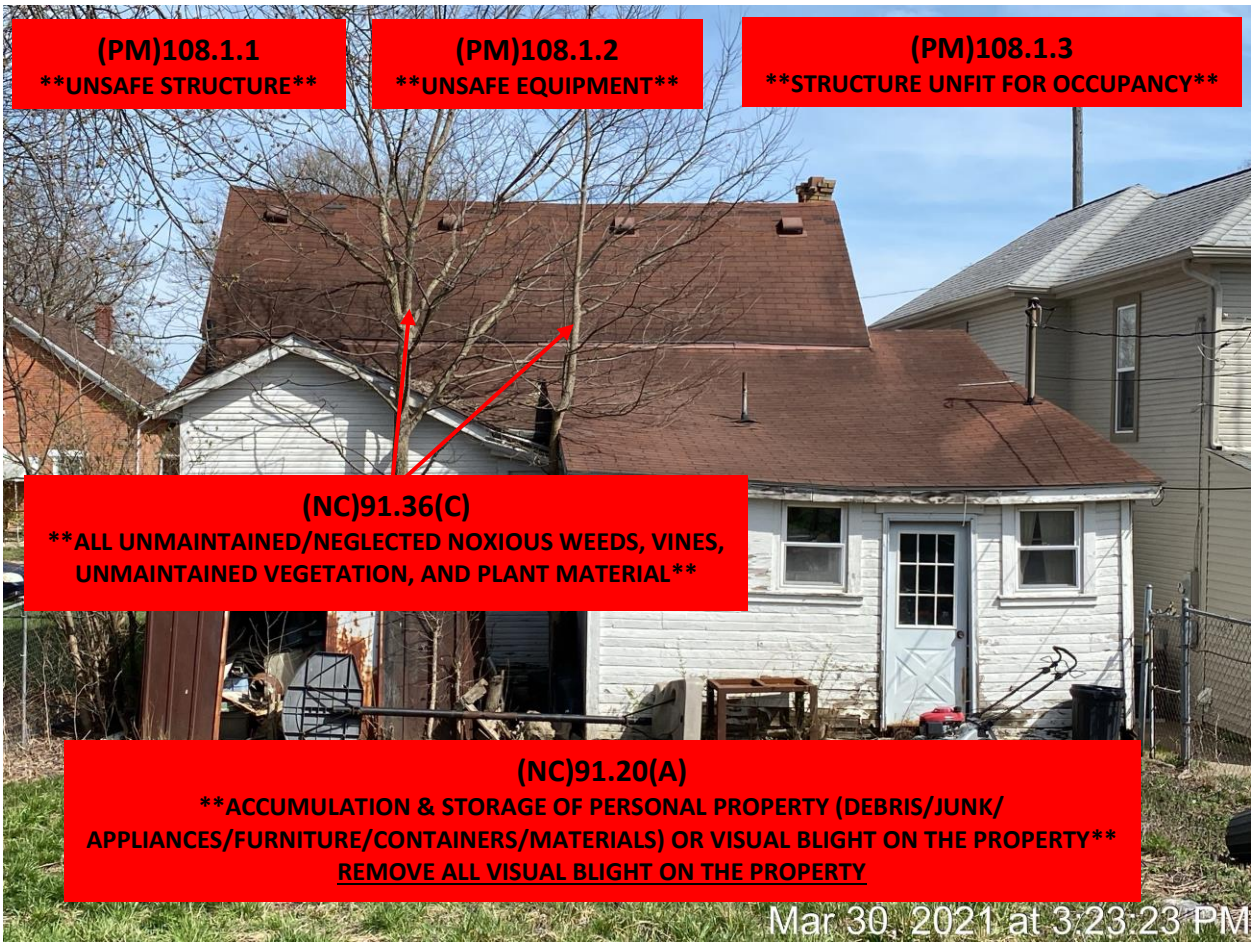
(PM)108.1.3
****STRUCTURE UNFIT FOR OCCUPANCY****

City of PIQUA

NOTICE OF CONDEMNATION

City of PIQUA

NOTICE OF CONDEMNATION



City of PIQUA

City of PIQUA

LAW DEPARTMENT

Frank Patrizio – Law Director & Prosecutor
201 West Water Street * Piqua, Ohio 45356
(937) 778-2042 - FAX (937) 778-2043
E-Mail: fpatrizio@piquaoh.org

February 24, 2021

Charles Herring
420 S. Downing St.
Piqua, OH 45356

Parcel No: N44-007710 Case Number: CVN 12559951031
Property Address: 420 S. Downing St. – Piqua, OH 45356

As you are aware, the City of Piqua Law Department has been notified by the Code Compliance Coordinator that you have either not responded to the Notice of Code Violation and Final Notice, and/or you have not abated all the code violation(s) in a timely manner. The Code Compliance Coordinator has made effort to work with you on the originally stated timeframe(s); however, the original notice was sent on *October 22, 2019.*

This is our last and final attempt to abate all code violations before we send the open case to court. A criminal complaint concerning the code violations on your property will be filed with Miami County Municipal Court, unless you contact Aaron Morrison, Code Compliance Coordinator at (937) 778-2049 upon receipt of this letter, return the attached Statement of Intent, and abate all the violations by the given due date on the attached Statement of Intent. Pursuant to the City Code, code violations are a misdemeanor of the first degree. It is the goal of the City of Piqua to ensure all properties are maintained in compliance with the code. We hope that you will work with the Code Compliance Coordinator to resolve the outstanding issue(s).

Very truly yours,

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. N44-007710, located at 420 S. Downing St, 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 Code Violation CVN 12559951031 dated October 22, 2019.
2. I, or a contractor I employ, will correct/abate the conditions identified by the above referenced Notice of Code Violation at the earliest date possible, and by no later than **June 3, 2021.**
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 Code Violation in a workmanlike 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 to be completed and returned to the attention of Code Compliance Coordinator, City of Piqua, Development Department, 201 W. Water Street, Piqua, Ohio 45356 within five (5) calendar days from the date of the Final Notice.

City of PIQUA

LAW DEPARTMENT

Frank Patrizio – Law Director & Prosecutor
201 West Water Street * Piqua, Ohio 45356
(937) 778-2042 - FAX (937) 778-2043
E-Mail: fpatrizio@piquaoh.org

August 4, 2020

Charles Herring
420 S. Downing St.
Piqua, OH 45356

Parcel No: N44-007710 Case Number: CVN 12559951031
Property Address: 420 S. Downing St. – Piqua, OH 45356

As you are aware, the City of Piqua Law Department has been notified by the Code Compliance Coordinator that you have either not responded to the Notice of Code Violation and Final Notice, and/or you have not abated code violation(s) in a timely manner. The Code Compliance Coordinator has made effort to work with you on the originally stated timeframe(s); however, the original notice was sent on *October 22, 2019.*

This is our last attempt to work with you to abate the code violations. A criminal complaint concerning the code violations on your property will be filed with Miami County Municipal Court, unless you contact Aaron Morrison, Code Compliance Coordinator at (937) 778-2049 upon receipt of this letter, return the attached Statement of Intent, and abate all the violations by the given due date on the attached Statement of Intent. Pursuant to the City Code, code violations are a misdemeanor of the first degree. It is the goal of the City of Piqua to ensure properties are maintained in compliance with code and we hope that you will work with the Code Compliance Coordinator to resolve the outstanding issue(s).

Very truly yours,

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. N44-007710, located at 420 S. Downing St, 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 Code Violation CVN 12559951031 dated October 22, 2019.
2. I, or a contractor I employ, will correct/abate the conditions identified by the above referenced Notice of Code Violation at the earliest date possible, and by no later than **October 28, 2020.**
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 Code Violation in a workmanlike 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 to be completed and returned to the attention of Code Compliance Coordinator, City of Piqua, Development Department, 201 W. Water Street, Piqua, Ohio 45356 within five (5) calendar days from the date of the Final Notice.

City of PIQUA

LAW DEPARTMENT

Frank Patrizio – Law Director & Prosecutor
201 West Water Street * Piqua, Ohio 45356
(937) 778-2042 - FAX (937) 778-2043
E-Mail: fpatrizio@piquaoh.org

December 16, 2019

Charles Herring
420 S. Downing St.
Piqua, OH 45356

Parcel No: N44-007710 Case Number: CVN 12559951031
Property Address: 420 S. Downing St. – Piqua, OH 45356

The Law Department has been notified by the Code Compliance Coordinator that you either have not responded to the Notice of Code Violation and Final Notice or you have not abated the code violations in a timely manner. Your original notice was sent on October 22, 2019.

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) 778-2049 within five (5) business days of receipt of this letter. Pursuant to the City Code, code violations are a misdemeanor of the first degree. It is the goal of the City of Piqua to ensure properties are maintained in compliance with code and we hope that you will work with the Code Compliance Coordinator to resolve the outstanding issues.

Very truly yours,

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. N44-007710, located at 420 S. Downing St, 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 Code Violation CVN 12559951031 dated October 22, 2019.
2. I, or a contractor I employ, will correct/abate the conditions identified by the above referenced Notice of Code Violation at the earliest date possible, and by no later than **April 29, 2020.**
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 Code Violation in a workmanlike 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 to be completed and returned to the attention of Code Compliance Coordinator, City of Piqua, Development Department, 201 W. Water Street, Piqua, Ohio 45356 within five (5) calendar days from the date of the Final Notice.

City of PIQUA

LAW DEPARTMENT

Frank Patrizio – Prosecutor
201 West Water Street * Piqua, Ohio 45356
(937) 778-2042 - FAX (937) 778-2043
E-Mail: fpatrizio@piquaoh.org

March 15, 2019

Charles Herring
420 S. Downing St.
Piqua, OH 45356

Parcel No: N44-007710 Case Number: CVN 12559951031
Property Address: 420 S. Downing St. – Piqua, OH 45356

The Law Department has been notified by the Code Compliance Coordinator that you either have not responded to the Notice of Code Violation and Final Notice or you have not abated the code violations in a timely manner. Your original notice was sent on October 22, 2018.

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) 778-2049 within five (5) business days of receipt of this letter. Pursuant to the City Code, code violations are a misdemeanor of the first degree. It is the goal of the City of Piqua to ensure properties are maintained in compliance with code and we hope that you will work with the Code Compliance Coordinator to resolve the outstanding issues.

Very truly yours,

Frank J. Patrizio

Frank Patrizio

c: Aaron Morrison, Code Compliance Coordinator

STATEMENT OF INTENT

to Correct/Abate Conditions Declared a Public Nuisance

STATE OF OHIO

COUNTY OF MIAMI

I, _____having ownership interest in the subject property known as, Parcel No. N44-007710, located at 420 S. Downing 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 Code Violation CVN 12559951031 dated October 22, 2018.
2. I, or a contractor I employ, will correct/abate the conditions identified by the above referenced Notice of Code Violation at the earliest date possible, and by no later than **June 28, 2019.**
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 Code Violation in a workmanlike 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 to be completed and returned to the attention of Code Compliance Coordinator, City of Piqua, Development Department, 201 W. Water Street, Piqua, Ohio 45356 within five (5) calendar days from the date of the Final Notice.

PIQUA Ohio

FINAL NOTICE

Name	Mail Address	Property Address	Date Sent
James Seigle	912 W. Ash Street	912 W. Ash Street	12-13-2018
Kenneth Baker	705 Blaine Avenue	705 Blaine Avenue	12-13-2018
Gregory Gilmore	711 Cottage Avenue	711 Cottage Avenue	12-13-2018
Ronald Rohr	715 Cottage Avenue	715 Cottage Avenue	12-13-2018
Joseph Thobe	328 N. Downing Street	328 N. Downing Street	12-13-2018
Charles Herring	420 N. Downing Street	420 N. Downing Street	12-13-2018
Mark Ege	728 W. Greene Street	728 W. Greene Street	12-13-2018
Tyler Fugate	418 W. High Street	418 W. High Street	12-13-2018
Edwin Liette	9300 Country Club Rd.	414 Kitt Street	12-13-2018
Victor Grabeman	1424 Madison Avenue	1424 Madison Avenue	12-13-2018
Finkes Property, LLC	1025 Geiserman Rd.	118-120- N. Main Street	12-13-2018
Edwin Liette	9300 Country Club Road	328 McKinley Avenue	12-13-2018
]American Land Investments	10480 Lochard Rd. Sidney, Ohio 45365	1706 Nicklin Avenue	12-13-2018
Peltier Enterprises LLC	2705 O Avenue Galveston, TX 775500	828-830 W. North Street	12-13-2018
Evan Brumbaugh	585 S. Main Street West Milton, Ohio 45383	828-830 W. North Street	12-13-2018
Robert Bim-Merle,III	8655 Fairview Road	1028 Park Avenue	12-13-2018
Ronald Anthony	117 Riverside Drive	117 Riverside Drive	12-13-2018
Piqua Muffler Shop Attn: Cleo North	1404 South Street	1404 South Street	12-13-2018
Darrell Lambert	821 W. Water Street	821 W. Water Street	12-13-2018
Lillian Carey	523 N. Wayne Street	523 N. Wayne Street	12-13-2018
Edwin Liette	9300 Country Club Road	710 S. Wayne Street	12-13-2018
Kevin Jenkins	619 N. Downing Street	521-523 Wood Street	12-13-2018
Mary Lockhart	303 N. Miami Avenue Bradford, Ohio 45308-1051	318 Young Street	12-13-2018

Total # Letters Sent

~~22~~ 23

Total # Letters Received

23

Signed By: Aaron Monin

Received By: AZ

U.S. POSTAGE PITNEY BOWES
ZIP 45356 $ 008.80⁰
02 4W
0000351076 DEC 13 2018

PIQUA OHIO 45356
DEC 13 2018
USPS

FINAL NOTICE

December 13, 2018

Charles Herring
420 S. Downing St.
Piqua, OH 45356

Parcel No: N44-007710 Case Number: CVN 12559951031
Property Address: 420 S. Downing St. – Piqua, OH 45356

An inspection of the above referenced property has confirmed the continued existence of conditions previously declared a public nuisance and ordered corrected/abated by the Notice of Code Violation document enclosed herein. The correct/abate by period originally established by the aforementioned document has lapsed and the items of concern continue to exist. Therefore, **a formal complaint will be filed with the city prosecutor unless, the nuisance conditions are abated/corrected immediately; or, the enclosed statement of intent to correct/abate the items of concern is provided to this office within five (5) calendar days from the date of this notice.**

The enclosed prepared Statement of Intent will grant an extension to the original correct/abate by period to the date indicated, if you so choose to execute the document. To be granted the extension and provided with additional time to correct/abate the referenced items of concern, the Statement of Intent must be signed and returned to this office within five (5) calendar days from the date of this notice.

Failure to respond to this notice in the manner described will result in the enforcing official instituting legal proceedings and or directing summary action to abate the nuisance at the owner's expense without further notice.

Also, be advised, City of Piqua Ordinances section 150.099 states that whoever violates the code sections referenced in the Code Violation Notice included herewith or fails to comply with any lawful order issued pursuant thereto, is guilty of a misdemeanor of the first degree; and, each day during which noncompliance or a violation continues shall constitute a separate offense.

Please contact this office at (937) 778-2049 within five (5) 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

City of PIQUA

STATEMENT OF INTENT

to Correct/Abate Conditions Declared a Public Nuisance

STATE OF OHIO

COUNTY OF MIAMI

I, _____ having ownership interest in the subject property known as, Parcel No. N44-007710, located at 420 S. Downing 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:

print name here

1. I acknowledge receipt of Notice of Code Violation CVN 12559951031 dated October 22, 2018, included herewith.
2. I, or a contractor I employ, will correct/abate the conditions identified by the above referenced Notice of Code Violation at the earliest date possible, and by no later than **March 1, 2019**.
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 Code Violation in a workmanlike 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 to be completed and returned to the attention of Code Compliance Coordinator, City of Piqua, Development Department, 201 W. Water Street, Piqua, Ohio 45356 within five (5) calendar days from the date of the Final Notice.

NOTICE OF CODE VIOLATION

October 22, 2018

Charles Herring
420 S. Downing St.
Piqua, OH 45356

Parcel No: N44-007710 Case Number: CVN 12559951031
Property Address: 420 S. Downing St. – Piqua, OH 45356

An inspection of the above referenced property has confirmed the existence of conditions that fail to conform to minimum acceptable standards for the maintenance of existing buildings, structures, premises, and facilities to protect the health, safety, and general welfare of the occupant or general public. Therefore, pursuant to City of Piqua Ordinances sections 91.20 and 105.999 the subject conditions are hereby declared a public nuisance and **you are hereby ordered to correct/abate the areas of concern identified herein in accordance with the code section, standard, permit, and correct/abate by date indicated for each item.**

As the owner of record of the referenced property you are responsible for ensuring the conditions identified by this notice are corrected/abated in accordance with this notice. Failure to correct/abate the violation conditions within the time specified may result in the enforcing official instituting legal proceedings and or directing summary action to abate the nuisance at the owner's expense without further notice.

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 five (5) calendar days from the date of this notice.

Please contact this office at (937) 778-2049 within five (5) 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

City of PIQUA

NOTICE OF CODE VIOLATION

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 Piqua Building Code and the Piqua Zoning Code.
Permit(s) Required: As Required

Area of Concern: Accessory Structure
Code Section: Property Maintenance Code: 302.7
Standard: All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.
Permit(s) Required: Zoning
Correct/Abate By Date: 30 calendar days from the date of this notice

Area of Concern: Protective Treatment
Code Section: Property Maintenance Code: 304.2
Standard: Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.
Permit(s) Required: None
Correct/Abate By Date: 30 calendar days from the date of this notice

NOTICE OF CODE VIOLATION

Area of Concern: Roofs and Drainage
Code Section: Property Maintenance Code: 304.7
Standard: The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
Permit(s) Required: Building
Correct/Abate By Date: 30 calendar days from the date of this notice

Area of Concern: Handrails and Guards
Code Section: Property Maintenance Code: 304.12
Standard: Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
Permit(s) Required: None
Correct/Abate By Date: 30 calendar days from the date of this notice

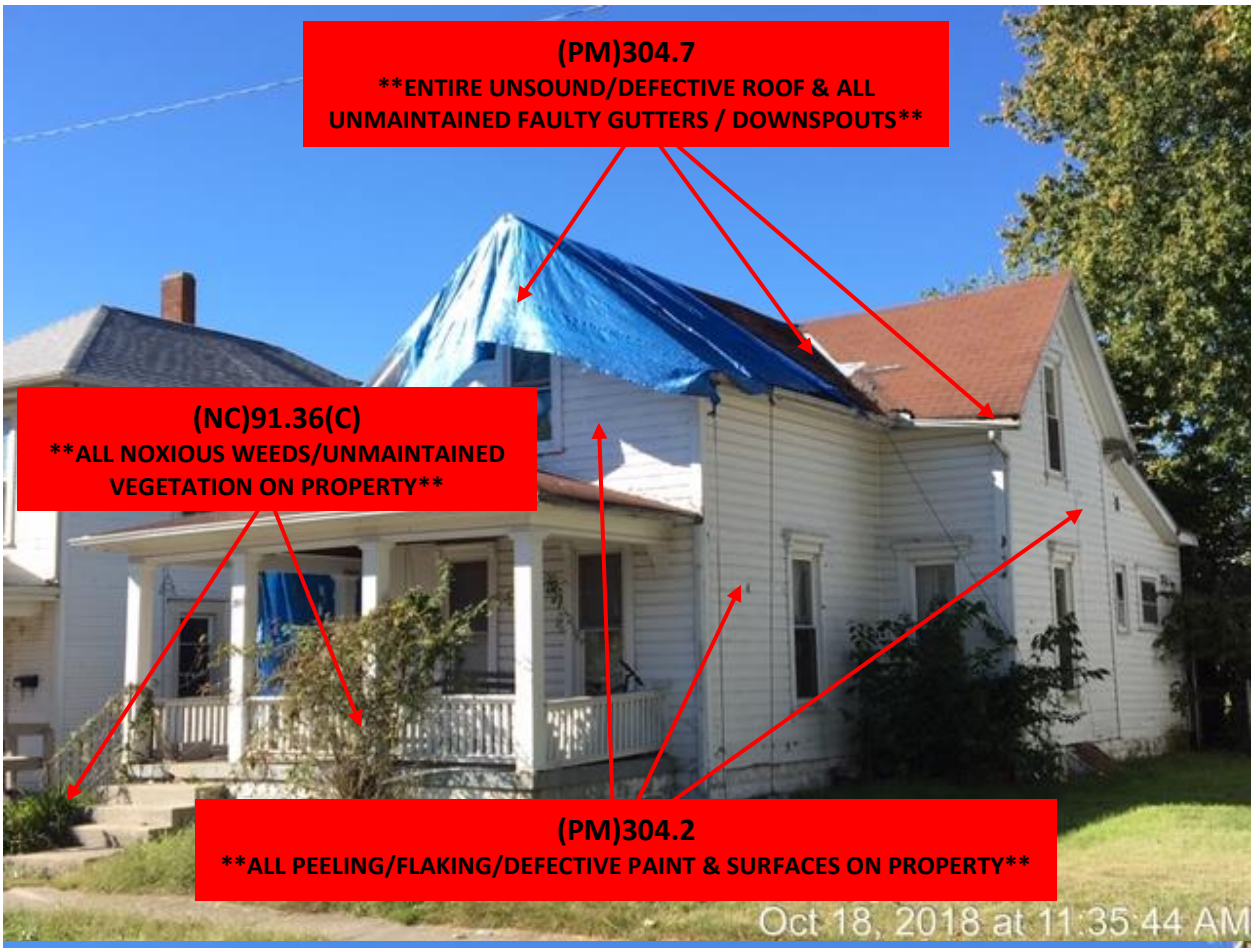
Area of Concern: Visual Blight
Code Section: Nuisance Code: 91.20(A)
Standard: The keeping, storage, depositing or accumulation on the premises of any refuse, litter, debris, or personal property which is within the view of persons on adjacent or nearby real property or the public right-of-way when such personal property constitutes visual blight, reduces the aesthetic appearance of the neighbourhood, is offensive to the senses, or is detrimental to nearby property or property values. Personal property includes, but is not limited to, junk, automotive parts and equipment, appliances, interior furniture, containers, packing materials, scrap metal, wood, or any material not stored in a manner to preserve its value.
Permit(s) Required: None
Correct/Abate By Date: 5 calendar days from the date of this notice

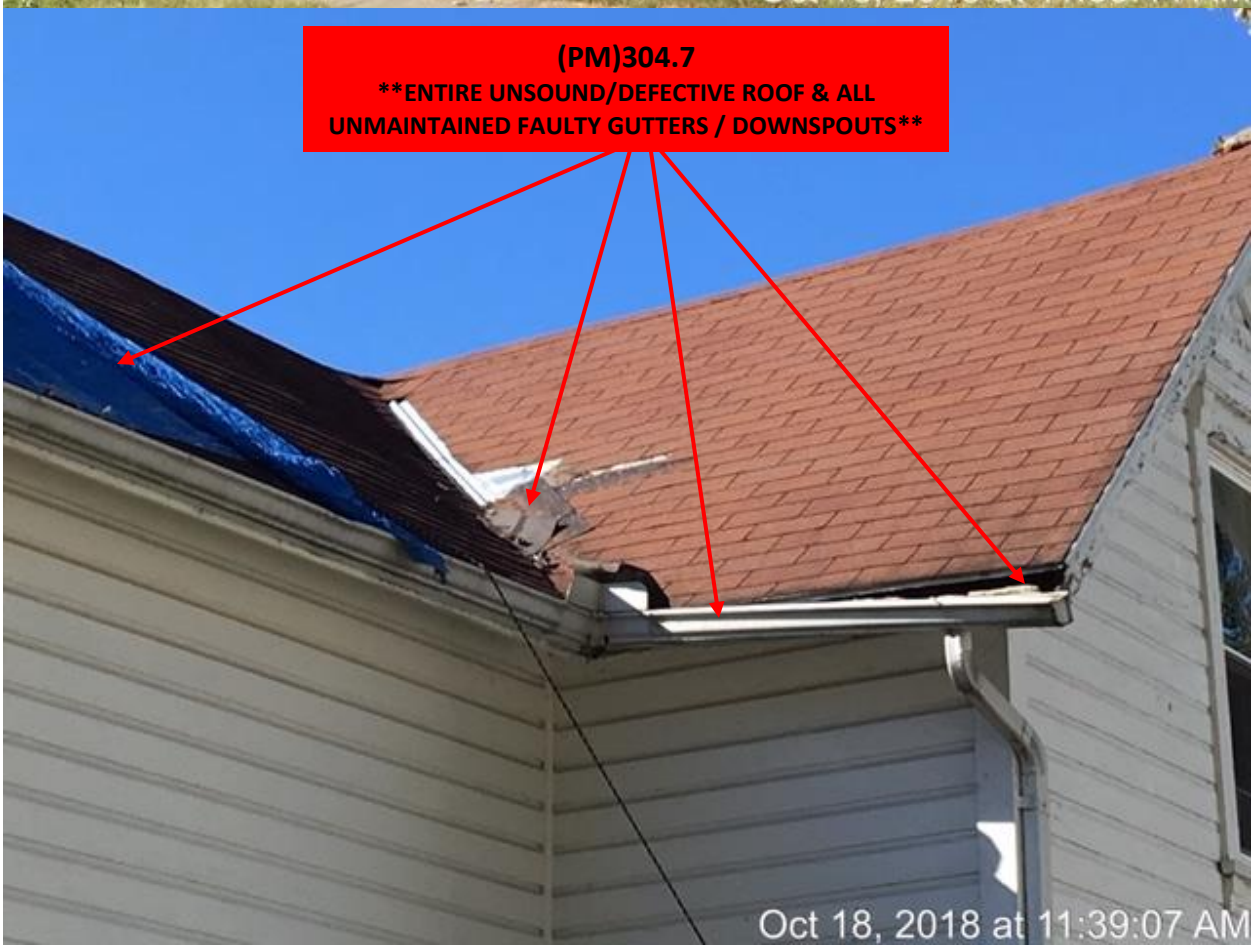
Area of Concern: Vegetation, Flowers and Plant Material
Code Section: Nuisance Code: 91.36(C)
Standard: The owner of any vacant lot, common or other unoccupied or occupied property within the corporate limits of the city is hereby required to cause such lot or land to be kept free from noxious weeds by cutting them and removing them. All grass, vegetation, flowers, and other plant material shall be properly maintained and not evidence signs of neglect or contribute to a blighting influence on the neighbourhood.
Permit(s) Required: None
Correct/Abate By Date: 5 calendar days from the date of this notice

NOTICE OF CODE VIOLATION

City of PIQUA

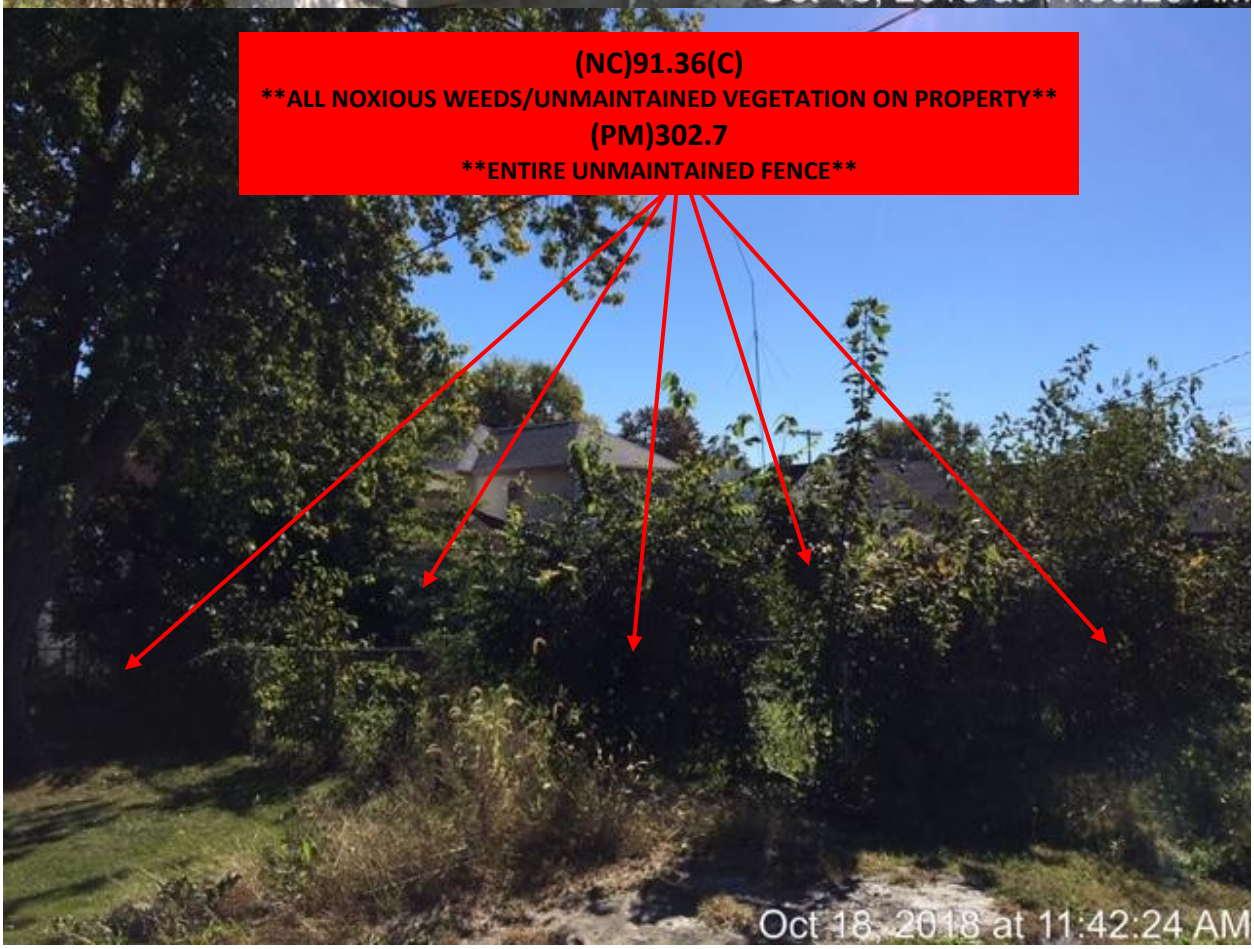
NOTICE OF CODE VIOLATION





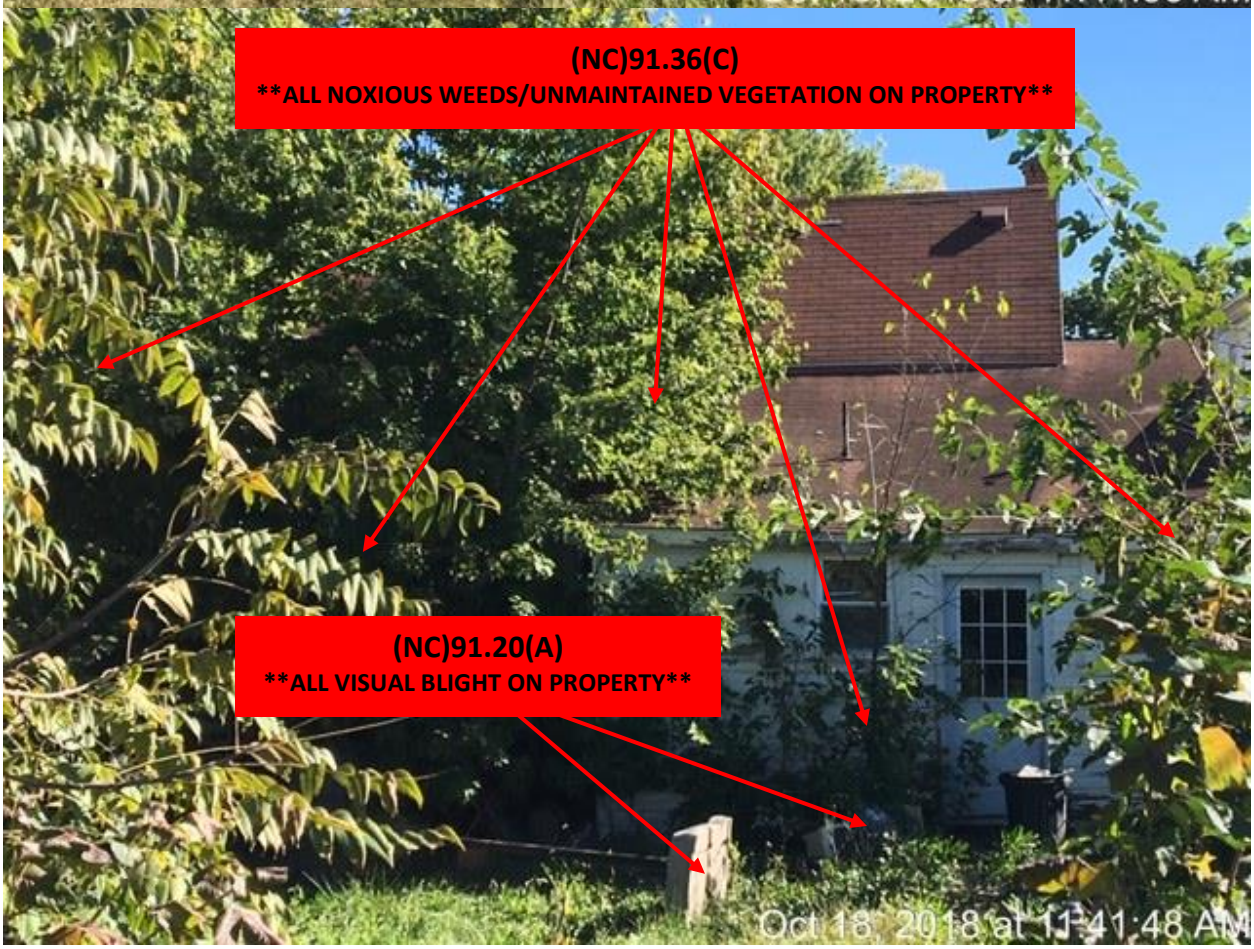
City of PIQUA

NOTICE OF CODE VIOLATION



City of PIQUA

NOTICE OF CODE VIOLATION



City of PIQUA

Oct 18, 2018 at 11:36:24 AM

Oct 18, 2018 at 11:36:39 AM

Oct 18, 2018 at 11:35:44 AM

Oct 18, 2018 at 11:39:26 AM

Oct 18, 2018 at 11:39:07 AM

Oct 18, 2018 at 11:41:48 AM

Oct 18, 2018 at 11:41:36 AM

Oct 18, 2018 at 11:42:24 AM

RESOLUTION No. BZA 6-25

WHEREAS, the owner of 218 Cleveland Street on Parcel N44-042790 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 affirms 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 _____ in support of the motioned action.

	AYE	NAY	ABSTAIN	ABSENT
Mr. Wayne Davey	☐	☐	☐	☐
Mr. Adam Seas	☐	☐	☐	☐
Ms. Eva Silvers	☐	☐	☐	☐
Ms. Debbie Stein	☐	☐	☐	☐
Mr. William Walker	☐	☐	☐	☐

Adopted this ____ day of _____, 2025.

Chairman, Board of Zoning Appeals **Clerk, Board of Zoning Appeals**

_____ _____

Wayne Davey **Emily McCulla**

City of PIQUA

Community Services

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

DEMOLITION NOTICE

Date Sent:	Name:	Mailing Address:	Property Address:
2/21/25	Paul Browner	2714 Catalpa Dr. Dayton, OH 45406	1044 Caldwell St. Piqua, OH 45356
2/21/25	The Miami Conservancy District	38 E. Monument Ave. Dayton, OH 45402	1044 Caldwell St. Piqua, OH 45356
2/21/25	The Miami Conservancy Capital	38 E. Monument Ave. Dayton, OH 45402	1044 Caldwell St. Piqua, OH 45356
2/21/25	City of Piqua Piqua Weed & Mowing	201 W. Water St. Piqua, OH 45356	1044 Caldwell St. Piqua, OH 45356
2/21/25	Miami County Treasurer	201 W. Main St. Troy, OH 45373	1044 Caldwell St. Piqua, OH 45356
2/21/25	Eunice North nka: Eunice Wilkinson	448 Young St. Piqua, OH 45356	218 Cleveland St. Piqua, OH 45356
2/21/25	Kevin Curl	448 Young St. Piqua, OH 45356	218 Cleveland St. Piqua, OH 45356
2/21/25	Toyneice Curl	5297 Silver Creek Columbus, OH 43228-9059	218 Cleveland St. Piqua, OH 45356
2/21/25	Thomas Wilkinson	361 Ridge St. Piqua, OH 45356	218 Cleveland St. Piqua, OH 45356
2/21/25	The Miami Conservancy District	38 E. Monument Ave. Dayton, OH 45402	218 Cleveland St Piqua, OH 45356
2/21/25	The Miami Conservancy Capital	38 E. Monument Ave. Dayton, OH 45402	218 Cleveland St Piqua, OH 45356
2/21/25	City of Piqua Piqua Weed & Mowing	201 W. Water St. Piqua, OH 45356	218 Cleveland St. Piqua, OH 45356
2/21/25	Miami County Treasurer	201 W. Main St. Troy, OH 45373	218 Cleveland St. Piqua, OH 45356
2/21/25	Charles & Roxana Herring	420 S. Downing St. Piqua, OH 45356	420 S. Downing St. Piqua, OH 45356
2/21/25	Wachovia Bank of Delaware	100 West 10th Street Wilmington, DE 19801	420 S. Downing St. Piqua, OH 45356
2/21/25	City of Piqua Piqua Weed & Mowing	201 W. Water St. Piqua, OH 45356	420 S. Downing St. Piqua, OH 4535

2/21/25	Miami County Treasurer	201 W. Main St. Troy, OH 45373	420 S. Downing St. Piqua, OH 45356
2/21/25	Dale Tiderington	135 Hampton Troy, OH 45373	815 Vine St. Piqua, OH 45356
2/21/25	Option One Mortgage Corporation	3 Ada Irvine, CA 92618	815 Vine St. Piqua, OH 45356
2/21/25	City of Piqua Piqua Weed & Mowing	201 W. Water St. Piqua, OH 45356	815 Vine St. Piqua, OH 45356
2/21/25	Miami County Treasurer	201 W. Main St. Troy, OH 45373	815 Vine St. Piqua, OH 45356
2/21/25	Nicole Payne Aka: Nicole Williams	317 Virginia St. Piqua, OH 45356	317 Virginia St. Piqua, OH 45356
2/21/25	Robert & Nicole Williams	8679 Deer Bend Dr. Dayton, OH 45424-7089	317 Virginia St. Piqua, OH 45356
2/21/25	LaSalle Bank FSB	135 South La Salle Street Chicago, IL 60603	317 Virginia St. Piqua, OH 45356
2/21/25	Superior Bank FSB	1 Ramland Rd. Orangeburg, NY 10962	317 Virginia St. Piqua, OH 45356
2/21/25	Household Realty Corporation	4400 Eaton Commons Way - Suite 125 Columbus, OH 43219	317 Virginia St. Piqua, OH 45356
2/21/25	State of Ohio Department of Taxation	4485 Northland Ridge Blvd. Columbus, OH 43229	317 Virginia St. Piqua, OH 45356
2/21/25	City of Piqua Piqua Weed & Mowing	201 W. Water St. Piqua, OH 45356	317 Virginia St. Piqua, OH 45356
2/21/25	Miami County Treasurer	201 W. Main St. Troy, OH 45373	317 Virginia St. Piqua, OH 45356

Total # of Letter Sent:

29

Total # of Letters Received:

29

Signed By:

2.21.25

Received By:

City of PIQUA

Community Services Department

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

DEMOLITION NOTICE

February 21, 2025

PRIORITY DELIVERY - CERTIFIED MAIL

Eunice North (nka Eunice Wilkinson)
c/o: Kevin Curl
448 Young St.
Piqua, OH 45356

Parcel No: N44-042790 Case Number: CVN 11005281015
Property Address: 218 Cleveland St. – Piqua, OH 45356

Dear Eunice North,

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 Community Services 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 Development Code Section 7.2.5. 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 Development Code Section 7.2.9 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 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.

Any person failing to comply with a notice of violation or order served in accordance with the City of Piqua Ordinances Title XV, and the Property Maintenance Code adopted by reference within, 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,

Aaron Morrison
Code Compliance Coordinator

Cc: All Lien Holders

City of PIQUA

Community Services Department

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

DEMOLITION NOTICE

February 21, 2025

PRIORITY DELIVERY - CERTIFIED MAIL

Kevin Curl
448 Young St.
Piqua, OH 45356

Parcel No: N44-042790 Case Number: CVN 11005281015
Property Address: 218 Cleveland St. – Piqua, OH 45356

Dear Kevin Curl,

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 Community Services 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 Development Code Section 7.2.5. 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 Development Code Section 7.2.9 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 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.

Any person failing to comply with a notice of violation or order served in accordance with the City of Piqua Ordinances Title XV, and the Property Maintenance Code adopted by reference within, 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,

Aaron Morrison
Code Compliance Coordinator

Cc: All Lien Holders

City of PIQUA

Community Services Department

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

DEMOLITION NOTICE

February 21, 2025

PRIORITY DELIVERY - CERTIFIED MAIL

Toyneice Curl
5297 Silver Creek
Columbus, OH 43228-9059

Parcel No: N44-042790 Case Number: CVN 11005281015
Property Address: 218 Cleveland St. – Piqua, OH 45356

Dear Toyneice Curl,

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 Community Services 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 Development Code Section 7.2.5. 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 Development Code Section 7.2.9 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 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.

Any person failing to comply with a notice of violation or order served in accordance with the City of Piqua Ordinances Title XV, and the Property Maintenance Code adopted by reference within, 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,

Aaron Morrison
Code Compliance Coordinator

Cc: All Lien Holders

City of PIQUA

Community Services Department

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

DEMOLITION NOTICE

February 21, 2025

PRIORITY DELIVERY - CERTIFIED MAIL

Citi Financial, Inc.
P.O. Box 6500
Sioux Falls, SD 57117

Parcel No: N44-042790 Case Number: CVN 11005281015
Property Address: 218 Cleveland St. – Piqua, OH 45356

Dear Citi Financial, Inc.,

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 Community Services 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 Development Code Section 7.2.5. 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 Development Code Section 7.2.9 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 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.

Any person failing to comply with a notice of violation or order served in accordance with the City of Piqua Ordinances Title XV, and the Property Maintenance Code adopted by reference within, 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,

Aaron Morrison
Code Compliance Coordinator

Cc: All Lien Holders

City of PIQUA

Community Services Department

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

DEMOLITION NOTICE

February 21, 2025

PRIORITY DELIVERY - CERTIFIED MAIL

Thomas Wilkinson
361 Ridge St.
Piqua, OH 45356

Parcel No: N44-042790 Case Number: CVN 11005281015
Property Address: 218 Cleveland St. – Piqua, OH 45356

Dear Thomas Wilkinson,

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 Community Services 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 Development Code Section 7.2.5. 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 Development Code Section 7.2.9 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 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.

Any person failing to comply with a notice of violation or order served in accordance with the City of Piqua Ordinances Title XV, and the Property Maintenance Code adopted by reference within, 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,

Aaron Morrison
Code Compliance Coordinator

Cc: All Lien Holders

City of PIQUA

Community Services Department

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

DEMOLITION NOTICE

February 21, 2025

PRIORITY DELIVERY - CERTIFIED MAIL

The Miami Conservancy District
38 E. Monument Ave.
Dayton, OH 45402

Parcel No: N44-042790 Case Number: CVN 11005281015
Property Address: 218 Cleveland St. – Piqua, OH 45356

Dear The Miami Conservancy District,

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 Community Services 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 Development Code Section 7.2.5. 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 Development Code Section 7.2.9 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 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.

Any person failing to comply with a notice of violation or order served in accordance with the City of Piqua Ordinances Title XV, and the Property Maintenance Code adopted by reference within, 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,

Aaron Morrison
Code Compliance Coordinator

Cc: All Lien Holders

City of PIQUA

Community Services Department

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

DEMOLITION NOTICE

February 21, 2025

PRIORITY DELIVERY - CERTIFIED MAIL

The Miami Conservancy District
Attn: Roxanne Farrier / Miami Conservancy Capital
38 E. Monument Ave.
Dayton, OH 45402

Parcel No: N44-042790 Case Number: CVN 11005281015
Property Address: 218 Cleveland St. – Piqua, OH 45356

Dear Roxanne Farrier / Miami Conservancy Capital,

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 Community Services 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 Development Code Section 7.2.5. 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 Development Code Section 7.2.9 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 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.

Any person failing to comply with a notice of violation or order served in accordance with the City of Piqua Ordinances Title XV, and the Property Maintenance Code adopted by reference within, 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,

Aaron Morrison
Code Compliance Coordinator

Cc: All Lien Holders

City of PIQUA

Community Services Department

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

DEMOLITION NOTICE

February 21, 2025

PRIORITY DELIVERY - CERTIFIED MAIL

City of Piqua
Attn: Piqua Weed & Mowing
201 W. Water St.
Piqua, OH 45356

Parcel No: N44-042790 Case Number: CVN 11005281015
Property Address: 218 Cleveland St. – Piqua, OH 45356

Dear City of Piqua (Piqua Weed & Mowing),

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 Community Services 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 Development Code Section 7.2.5. 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 Development Code Section 7.2.9 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 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.

Any person failing to comply with a notice of violation or order served in accordance with the City of Piqua Ordinances Title XV, and the Property Maintenance Code adopted by reference within, 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,

Aaron Morrison
Code Compliance Coordinator

Cc: All Lien Holders

City of PIQUA

Community Services Department

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

DEMOLITION NOTICE

February 21, 2025

PRIORITY DELIVERY - CERTIFIED MAIL

Miami County Treasurer
Attn: Jim Stubbs, Jill Brown
201 W. Main St.
Troy, OH 45373

Parcel No: N44-042790 Case Number: CVN 11005281015
Property Address: 218 Cleveland St. – Piqua, OH 45356

Dear Miami County Treasurer,

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 Community Services 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 Development Code Section 7.2.5. 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 Development Code Section 7.2.9 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 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.

Any person failing to comply with a notice of violation or order served in accordance with the City of Piqua Ordinances Title XV, and the Property Maintenance Code adopted by reference within, 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,

Aaron Morrison
Code Compliance Coordinator

Cc: All Lien Holders

May 18, 2022 at 3:00:51 PM

May 18, 2022 at 3:01:08 PM

May 18, 2022 at 3:01:26 PM

May 18, 2022 at 3:01:58 PM

May 18, 2022 at 3:02:28 PM

May 18, 2022 at 3:02:44 PM

May 18, 2022 at 3:03:31 PM

PIQUA
DEVELOPMENT DEPARTMENT Ohio

CODE COMPLIANCE

Aaron Morrison • Code Compliance Coordinator
201 West Water Street • Piqua, Ohio 45356
(937) 778-0809 • FAX (937) 778-2049
amorrison@piquaoh.org

April 29, 2021

PRIORITY DELIVERY - CERTIFIED MAIL

Eunice North
218 Cleveland St.
Piqua, OH 45356

DEMOLITION NOTICE

Parcel No: N44-042790 Case Number: CVN 11005281015
Property Address: 218 Cleveland St. – Piqua, OH 45356

Dear Eunice North,

The thirty (30) day comply by period stated in the above referenced Condemnation Notice/Order 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. As a result of this inaction 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.

Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within 20 days after the day the decision, notice or order was served. In accordance with City of Piqua Ordinances section 150.105 (PM 111.1) an application for appeal shall be based on a claim that the true intent of this code or 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.

Pursuant with 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) 778-2049 if you have any questions concerning the content of this letter.

Respectfully,

Aaron Morrison
Code Compliance Coordinator

Cc: All Lien Holders

PIQUA
DEVELOPMENT DEPARTMENT Ohio

CODE COMPLIANCE

Aaron Morrison • Code Compliance Coordinator
201 West Water Street • Piqua, Ohio 45356
(937) 778-0809 • FAX (937) 778-2049
amorrison@piquaoh.org

April 29, 2021

PRIORITY DELIVERY - CERTIFIED MAIL

Eunice Wilkinson
500 S. Roosevelt Ave. – Apt.113
Piqua, OH 45356

DEMOLITION NOTICE

Parcel No: N44-042790 Case Number: CVN 11005281015
Property Address: 218 Cleveland St. – Piqua, OH 45356

Dear Eunice Wilkinson,

The thirty (30) day comply by period stated in the above referenced Condemnation Notice/Order 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. As a result of this inaction 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.

Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within 20 days after the day the decision, notice or order was served. In accordance with City of Piqua Ordinances section 150.105 (PM 111.1) an application for appeal shall be based on a claim that the true intent of this code or 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.

Pursuant with 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) 778-2049 if you have any questions concerning the content of this letter.

Respectfully,

Aaron Morrison
Code Compliance Coordinator

Cc: All Lien Holders

PIQUA
DEVELOPMENT DEPARTMENT Ohio

CODE COMPLIANCE
Aaron Morrison • Code Compliance Coordinator
201 West Water Street • Piqua, Ohio 45356
(937) 778-0809 • FAX (937) 778-2049
amorrison@piquaoh.org

April 29, 2021

PRIORITY DELIVERY - CERTIFIED MAIL

CitiFinancial, Inc.
1860 W. Main St.
Troy, OH 45373

DEMOLITION NOTICE

Parcel No: N44-042790 Case Number: CVN 11005281015
Property Address: 218 Cleveland St. – Piqua, OH 45356

Dear CitiFinancial, Inc.,

The thirty (30) day comply by period stated in the above referenced Condemnation Notice/Order 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. As a result of this inaction 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.

Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within 20 days after the day the decision, notice or order was served. In accordance with City of Piqua Ordinances section 150.105 (PM 111.1) an application for appeal shall be based on a claim that the true intent of this code or 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.

Pursuant with 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) 778-2049 if you have any questions concerning the content of this letter.

Respectfully,

Aaron Morrison
Code Compliance Coordinator

Cc: All Lien Holders

PIQUA
DEVELOPMENT DEPARTMENT Ohio

CODE COMPLIANCE

Aaron Morrison • Code Compliance Coordinator
201 West Water Street • Piqua, Ohio 45356
(937) 778-0809 • FAX (937) 778-2049
amorrison@piquaoh.org

April 29, 2021

PRIORITY DELIVERY - CERTIFIED MAIL

Kevin Curl
448 Young St.
Piqua, OH 45356

DEMOLITION NOTICE

Parcel No: N44-042790 Case Number: CVN 11005281015
Property Address: 218 Cleveland St. – Piqua, OH 45356

Dear Kevin Curl,

The thirty (30) day comply by period stated in the above referenced Condemnation Notice/Order 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. As a result of this inaction 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.

Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within 20 days after the day the decision, notice or order was served. In accordance with City of Piqua Ordinances section 150.105 (PM 111.1) an application for appeal shall be based on a claim that the true intent of this code or 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.

Pursuant with 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) 778-2049 if you have any questions concerning the content of this letter.

Respectfully,

Aaron Morrison
Code Compliance Coordinator

Cc: All Lien Holders

PIQUA
DEVELOPMENT DEPARTMENT Ohio

CODE COMPLIANCE

Aaron Morrison • Code Compliance Coordinator
201 West Water Street • Piqua, Ohio 45356
(937) 778-0809 • FAX (937) 778-2049
amorrison@piquaoh.org

April 29, 2021

PRIORITY DELIVERY - CERTIFIED MAIL

Toyneice Curl
5646 Springfield Urbana Pike – Lot 74
Urbana, OH 43078

DEMOLITION NOTICE

Parcel No: N44-042790 Case Number: CVN 11005281015
Property Address: 218 Cleveland St. – Piqua, OH 45356

Dear Toyneice Curl,

The thirty (30) day comply by period stated in the above referenced Condemnation Notice/Order 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. As a result of this inaction 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.

Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within 20 days after the day the decision, notice or order was served. In accordance with City of Piqua Ordinances section 150.105 (PM 111.1) an application for appeal shall be based on a claim that the true intent of this code or 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.

Pursuant with 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) 778-2049 if you have any questions concerning the content of this letter.

Respectfully,

Aaron Morrison
Code Compliance Coordinator

Cc: All Lien Holders

PIQUA Ohio

DEVELOPMENT DEPARTMENT
201 West Water Street
Piqua, Ohio 45356
(937) 778-2049

ORDER TO RAZE OR REPAIR NOTICE

Name	Mail Address	Property Address	Date Sent
Premium Petroleum Inc	1225 Woodlawn Ave – Ste 107 Cambridge, OH	5580 N Co 25A Rd	4.29.21
Premium Petroleum Inc	2485 Potts Pl - Hilliard	5580 N Co 25A Rd	4.29.21
JK Exploration & Production Inc.	317 Metro Ct - Fullerton, CA	5580 N Co 25A Rd	4.29.21
Frank LaRose Ohio Secretary of State	22 N 4th St – Columbus	5580 N Co 25A Rd	4.29.21
Nawal K Pandey	19326 Lunn Rd – Strongsville	5580 N Co 25A Rd	4.29.21
Warnkey Property Management	239 Dream Catcher Dr Kewaskum, WI	218 N College St	4.29.21
Sheryl A Kern, Trustee	812 29th St – Ocean Marathon, FL	218 N College St	4.29.21
Fifth Third Bank of Western Ohio	110 N Main St – Dayton	218 N College St	4.29.21
Kenneth Huber, Jr	500 McKinley Ave – Piqua	500 McKinley Ave	4.29.21
Kenneth Huber, Jr	319 Moody Ave – Piqua	500 McKinley Ave	4.29.21
Kevin Curl	448 Young St – Piqua	218 Cleveland St	4.29.21
Toyneice Curl	5646 Springfield Urbana Pike Lot 74 – Urbana	218 Cleveland St	4.29.21
CitiFinancial, Inc	1860 W Main St – Troy	218 Cleveland St	4.29.21
Eunice North	218 Cleveland St – Piqua	218 Cleveland St	4.29.21
Eunice Wilkinson	500 S Roosevelt Ave – Apt 113	218 Cleveland St	4.29.21
Lehman Brothers Bank	230 Park Ave Florham Park, NJ	429-431 Young St	4.29.21
Coastal Financial, LLC	1055 Parsippany Blvd Parsippany, NJ 07054	429-431 Young St	4.29.21
Jaime Carine	604 E Main St – Bradford	429-431 Young St	4.29.21

PIQUA Ohio

DEVELOPMENT DEPARTMENT
201 West Water Street
Piqua, Ohio 45356
(937) 778-2049

Name	Mail Address	Property Address	Date Sent
Jason Wackler	422 N Main St – Covington	429-431 Young St	4.29.21
Hope Chapel	624 Broadway St	624 Broadway St	4.29.21
Shane M Smith, P.A c/o: David F Disston, Esq	3845 W Eau Gallie Blvd Ste 104 Melbourne, FL	624 Broadway St	4.29.21
Third World Missions, Inc	885 E Hall Rd - Merritt Island, FL	624 Broadway St	4.29.21

Total # Letters Sent

22

Signed By: Jason Mauson

Total # Letters Received

22

Received By: [signature]

ORDER TO RAZE OR REPAIR

March 25, 2021

PRIORITY DELIVERY - CERTIFIED MAIL

Eunice North
218 Cleveland St.
Piqua, OH 45356

Parcel No: N44-042790 Case Number: CVN 11005281015
Property Address: 218 Cleveland St. – Piqua, OH 45356

An inspection of the structure identified at the above referenced property has confirmed the continued existence of public nuisance conditions previously ordered corrected/abated by the above referenced code violation notice. Further, there has been no action or plan presented by the owner demonstrating intent to correct/abate the public nuisance conditions. Therefore, pursuant to City of Piqua Ordinances sections 91.20, 150.105 (PM 110.1-110.4), and 150.999 you are **hereby ordered to demolish** 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 warning to the public that structure/premises is 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 the structure/premise has been vacated and properly secured.

If it is your intent not to raze or remove the structure but to make it safe by repair, please schedule a meeting with the Development Department to present an outline of the work to be performed, the contractor who will be performing the work, and the date the work is to commence and the date the work is to be complete. 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 150.105 (PM 110.3).

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 five (5) calendar days from the date of receipt of this notice.

Please contact this office at (937) 778-2049 immediately upon receipt of this order so that we may discuss the actions necessary to remedy this matter.

Respectfully,

Aaron Morrison, Code Compliance Coordinator

C: Miami County Auditor, Miami County Treasurer, and all Lien Holders

City of PIQUA

PIQUA
DEVELOPMENT DEPARTMENT Ohio

CODE COMPLIANCE

Aaron Morrison • Code Compliance Coordinator
201 West Water Street • Piqua, Ohio 45356
(937) 778-0809 • FAX (937) 778-2049
amorrison@piquaoh.org

March 25, 2021

PRIORITY DELIVERY - CERTIFIED MAIL

Eunice Wilkinson
500 S. Roosevelt Ave. – Apt.113
Piqua, OH 45356

Parcel No: N44-042790 Case Number: CVN 11005281015
Property Address: 218 Cleveland St. – Piqua, OH 45356

Dear Eunice Wilkinson,

Please be advised of the order(s) described in the notice included herewith. A certificate of title ordered by this office concerning the above referenced property has prompted this notification.

Pursuant with 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) 778-2049 if you have any questions concerning the content of this letter.

Respectfully,

Aaron Morrison
Code Compliance Coordinator

PIQUA
DEVELOPMENT DEPARTMENT Ohio

CODE COMPLIANCE

Aaron Morrison • Code Compliance Coordinator
201 West Water Street • Piqua, Ohio 45356
(937) 778-0809 • FAX (937) 778-2049
amorrison@piquaoh.org

March 25, 2021

PRIORITY DELIVERY - CERTIFIED MAIL

CitiFinancial, Inc.
1860 W. Main St.
Troy, OH 45373

Parcel No: N44-042790 Case Number: CVN 11005281015
Property Address: 218 Cleveland St. – Piqua, OH 45356

Dear CitiFinancial, Inc.,

Please be advised of the order(s) described in the notice included herewith. A certificate of title ordered by this office concerning the above referenced property has prompted this notification.

Pursuant with 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) 778-2049 if you have any questions concerning the content of this letter.

Respectfully,

Aaron Morrison
Code Compliance Coordinator

PIQUA
DEVELOPMENT DEPARTMENT Ohio

CODE COMPLIANCE

Aaron Morrison • Code Compliance Coordinator
201 West Water Street • Piqua, Ohio 45356
(937) 778-0809 • FAX (937) 778-2049
amorrison@piquaoh.org

March 25, 2021

PRIORITY DELIVERY - CERTIFIED MAIL

Kevin Curl
448 Young St.
Piqua, OH 45356

Parcel No: N44-042790 Case Number: CVN 11005281015
Property Address: 218 Cleveland St. – Piqua, OH 45356

Dear Kevin Curl,

Please be advised of the order(s) described in the notice included herewith. A certificate of title ordered by this office concerning the above referenced property has prompted this notification.

Pursuant with 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) 778-2049 if you have any questions concerning the content of this letter.

Respectfully,

Aaron Morrison
Code Compliance Coordinator

PIQUA
DEVELOPMENT DEPARTMENT Ohio

CODE COMPLIANCE

Aaron Morrison • Code Compliance Coordinator
201 West Water Street • Piqua, Ohio 45356
(937) 778-0809 • FAX (937) 778-2049
amorrison@piquaoh.org

March 25, 2021

PRIORITY DELIVERY - CERTIFIED MAIL

Toyneice Curl
5646 Springfield Urbana Pike – Lot 74
Urbana, OH 43078

Parcel No: N44-042790
Property Address: 218 Cleveland St. – Piqua, OH 45356

Case Number: CVN 11005281015

Dear Toyneice Curl,

Please be advised of the order(s) described in the notice included herewith. A certificate of title ordered by this office concerning the above referenced property has prompted this notification.

Pursuant with 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) 778-2049 if you have any questions concerning the content of this letter.

Respectfully,

Aaron Morrison
Code Compliance Coordinator

PIQUA
DEVELOPMENT DEPARTMENT Ohio

CODE COMPLIANCE

Aaron Morrison • Code Compliance Coordinator
201 West Water Street • Piqua, Ohio 45356
(937) 778-0809 • FAX (937) 778-2049
amorrison@piquaoh.org

March 25, 2021

PRIORITY DELIVERY - CERTIFIED MAIL

Matthew W. Gearhardt
Miami County Auditor
201 W. Main St.
Troy, OH 45373

Parcel No: N44-042790
Property Address: 218 Cleveland St. – Piqua, OH 45356

Case Number: CVN 11005281015

Dear Matthew W. Gearhardt,

Please be advised of the order(s) described in the notice included herewith. A certificate of title ordered by this office concerning the above referenced property has prompted this notification.

Pursuant with 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) 778-2049 if you have any questions concerning the content of this letter.

Respectfully,

Aaron Morrison
Code Compliance Coordinator

PIQUA
DEVELOPMENT DEPARTMENT Ohio

CODE COMPLIANCE

Aaron Morrison • Code Compliance Coordinator
201 West Water Street • Piqua, Ohio 45356
(937) 778-0809 • FAX (937) 778-2049
amorrison@piquaoh.org

March 25, 2021

PRIORITY DELIVERY - CERTIFIED MAIL

Jim Stubbs
Miami County Treasurer
201 W. Main St.
Troy, OH 45373

Parcel No: N44-042790 Case Number: CVN 11005281015
Property Address: 218 Cleveland St. – Piqua, OH 45356

Dear Jim Stubbs,

Please be advised of the order(s) described in the notice included herewith. A certificate of title ordered by this office concerning the above referenced property has prompted this notification.

Pursuant with 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) 778-2049 if you have any questions concerning the content of this letter.

Respectfully,

Aaron Morrison
Code Compliance Coordinator

PIQUA Ohio

DEVELOPMENT DEPARTMENT
201 West Water Street
Piqua, Ohio 45356
(937) 778-2049

ORDER TO RAZE OR REPAIR NOTICE

Name	Mail Address	Property Address	Date Sent
Premium Petroleum Inc	1225 Woodlawn Ave – Ste 107 Cambridge, OH	5580 N Co 25A Rd	3.25.21
Premium Petroleum Inc	2485 Potts Pl - Hilliard	5580 N Co 25A Rd	3.25.21
JK Exploration & Production Inc.	317 Metro Ct - Fullerton, Ct	5580 N Co 25A Rd	3.25.21
Matthew W. Gearhardt Miami County Auditor	201 W Main St - Troy	5580 N Co 25A Rd	3.25.21
Jim Stubbs Miami County Treasurer	201 W Main St - Troy	5580 N Co 25A Rd	3.25.21
Frank LaRose Ohio Secretary of State	22 N 4th St – Columbus	5580 N Co 25A Rd	3.25.21
Nawal K Pandey	19326 Lunn Rd – Strongsville	5580 N Co 25A Rd	3.25.21
Warnkey Property Management	239 Dream Catcher Dr Kewaskum, WI	218 N College St	3.25.21
Sheryl A Kern, Trustee	812 29th St – Ocean Marathon, FL	218 N College St	3.25.21
Fifth Third Bank of Western Ohio	110 N Main St – Dayton	218 N College St	3.25.21
Matthew W. Gearhardt Miami County Auditor	201 W Main St - Troy	218 N College St	3.25.21
Jim Stubbs Miami County Treasurer	201 W Main St - Troy	218 N College St	3.25.21
Ulbrichs Inc	P.O. Box 1494 – Piqua	405/407 S Main St	3.25.21
Matthew W. Gearhardt Miami County Auditor	201 W Main St - Troy	405/407 S Main St	3.25.21
Jim Stubbs	201 W Main St - Troy	405/407 S Main St	3.25.21
Kenneth Huber, Jr	500 McKinley Ave – Piqua	500 McKinley Ave	3.25.21
Kenneth Huber, Jr	319 Moody Ave – Piqua	500 McKinley Ave	3.25.21

PIQUA Ohio

DEVELOPMENT DEPARTMENT
201 West Water Street
Piqua, Ohio 45356
(937) 778-2049

Name	Mail Address	Property Address	Date Sent
Matthew W. Gearhardt Miami County Auditor	201 W Main St - Troy	500 McKinley Ave	3.25.21
Jim Stubbs Miami County Treasurer	201 W Main St - Troy	500 McKinley Ave	3.25.21
Kevin Curl	448 Young St – Piqua	218 Cleveland St	3.25.21
Toyneice Curl	5646 Springfield Urbana Pike Lot 74 – Urbana	218 Cleveland St	3.25.21
CitiFinancial, Inc	1860 W Main St – Troy	218 Cleveland St	3.25.21
Eunice North	218 Cleveland St – Piqua	218 Cleveland St	3.25.21
Eunice Wilkinson	500 S Roosevelt Ave – Apt 113	218 Cleveland St	3.25.21
Matthew W. Gearhardt Miami County Auditor	201 W Main St - Troy	218 Cleveland St	3.25.21
Jim Stubbs Miami County Treasurer	201 W Main St - Troy	218 Cleveland St	3.25.21
Irvin Baltes	226 W Green St- Piqua	220 Wood St	3.25.21
Matthew W. Gearhardt Miami County Auditor	201 W Main St - Troy	220 Wood St	3.25.21
Jim Stubbs Miami County Treasurer	201 W Main St - Troy	220 Wood St	3.25.21
Michael Shoemaker	517 Ann St - Piqua	321 S Roosevelt	3.25.21
Matthew W. Gearhardt Miami County Auditor	201 W Main St - Troy	321 S Roosevelt	3.25.21
Jim Stubbs Miami County Treasurer	201 W Main St - Troy	321 S Roosevelt	3.25.21
Lehman Brothers Bank	230 Park Ave Florham Park, NJ	429-431 Young St	3.25.21
Coastal Financial, LLC	1055 Parsippany Blvd Parsippany, NJ 07054	429-431 Young St	3.25.21

PIQUA Ohio

DEVELOPMENT DEPARTMENT
201 West Water Street
Piqua, Ohio 45356
(937) 778-2049

Name	Mail Address	Property Address	Date Sent
Jaime Carine	604 E Main St – Bradford	429-431 Young St	3.25.21
Jason Wackler	422 N Main St – Convington	429-431 Young St	3.25.21
Matthew W. Gearhardt Miami County Auditor	201 W Main St - Troy	429-431 Young St	3.25.21
Jim Stubbs Miami County Treasurer	201 W Main St - Troy	429-431 Young St	3.25.21
Hope Chapel	624 Broadway St	624 Broadway St	3.25.21
Shane M Smith, P.A c/o: David F Disston, Esq	3845 W Eau Gallie Blvd Ste 104 Melbourne, FL	624 Broadway St	3.25.21
Third World Missions, Inc	885 E Hall Rd - Merritt Island, FL	624 Broadway St	3.25.21
Matthew W. Gearhardt Miami County Auditor	201 W Main St - Troy	624 Broadway St	3.25.21
Jim Stubbs Miami County Treasurer	201 W Main St - Troy	624 Broadway St	3.25.21

Total # Letters Sent: 27

Signed By:

Total # Letters Received: 27

Received By: Lisa Crabtree

NOTICE OF CODE VIOLATION

May 12, 2017

Eunice North
218 Cleveland St.
Piqua, OH 45356

Parcel No: N44-042790 Case Number: CVN 11005281015
Property Address: 218 Cleveland St. – Piqua, OH 45356

An inspection of the above referenced property has confirmed the existence of conditions that fail to conform to minimum acceptable standards for the maintenance of existing buildings, structures, premises, and facilities to protect the health, safety, and general welfare of the occupant or general public. Therefore, pursuant to City of Piqua Ordinances sections 91.20 and 105.999 the subject conditions are hereby declared a public nuisance and **you are hereby ordered to correct/abate the areas of concern identified herein in accordance with the code section, standard, permit, and correct/abate by date indicated for each item.**

As the owner of record of the referenced property you are responsible for ensuring the conditions identified by this notice are corrected/abated in accordance with this notice. Failure to correct/abate the violation conditions within the time specified may result in the enforcing official instituting legal proceedings and or directing summary action to abate the nuisance at the owner's expense without further notice.

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 five (5) calendar days from the date of this notice.

If you have questions regarding this notice you may contact me at (937) 778-2049.

Respectfully,

Aaron Morrison, Code Compliance Coordinator

City of PIQUA

NOTICE OF CODE VIOLATION

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 Piqua Building Code and the Piqua Zoning Code.
Permit(s) Required: As Required

Area of Concern: Accessory Structure
Code Section: Property Maintenance Code: 302.7
Standard: All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.
Permit(s) Required: Zoning
Correct/Abate By Date: 30 calendar days from the date of this notice

Area of Concern: Protective Treatment
Code Section: Property Maintenance Code: 304.2
Standard: Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.
Permit(s) Required: None
Correct/Abate By Date: 30 calendar days from the date of this notice

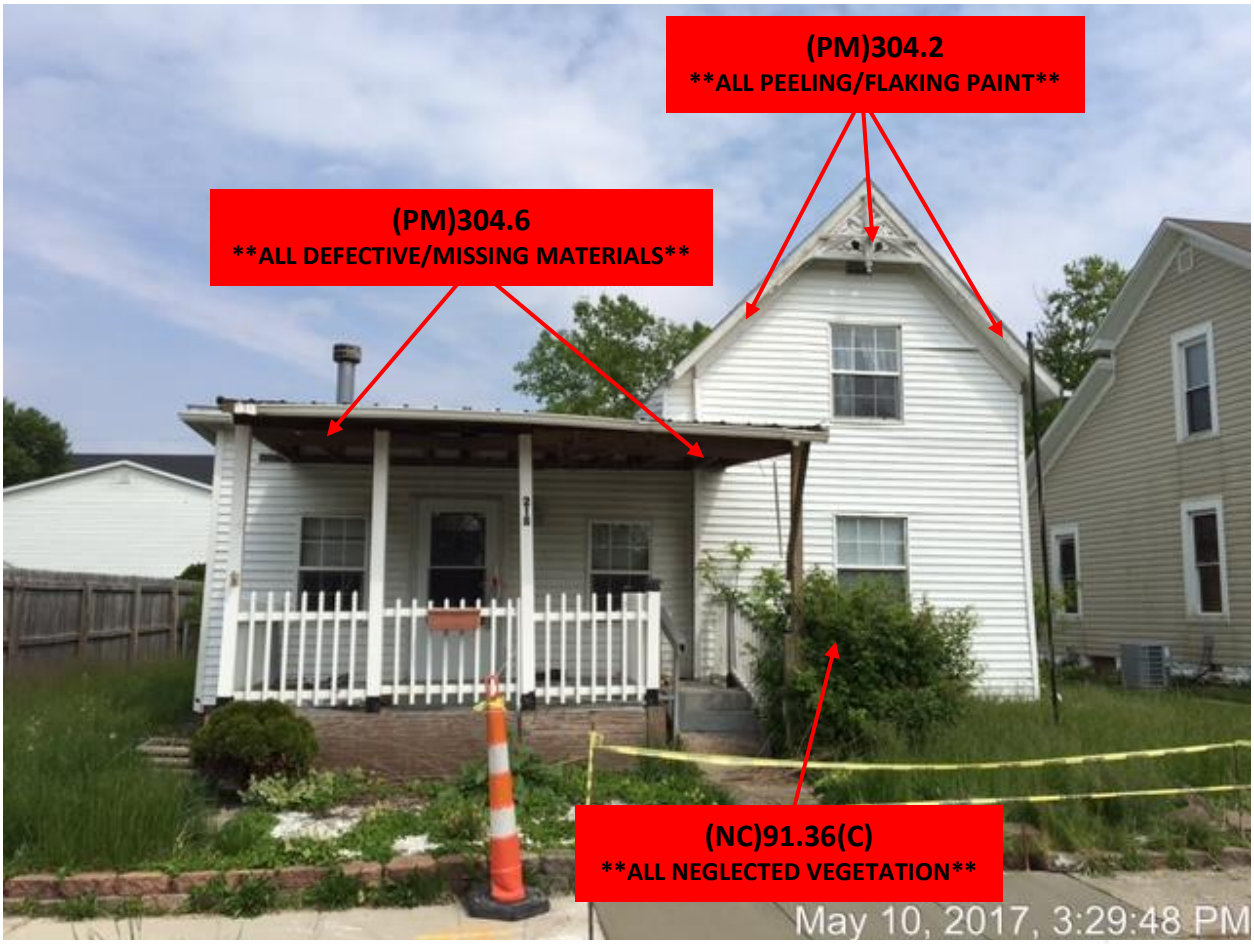
Area of Concern: Exterior Walls
Code Section: Property Maintenance Code: 304.6
Standard: All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
Permit(s) Required: None
Correct/Abate By Date: 30 calendar days from the date of this notice

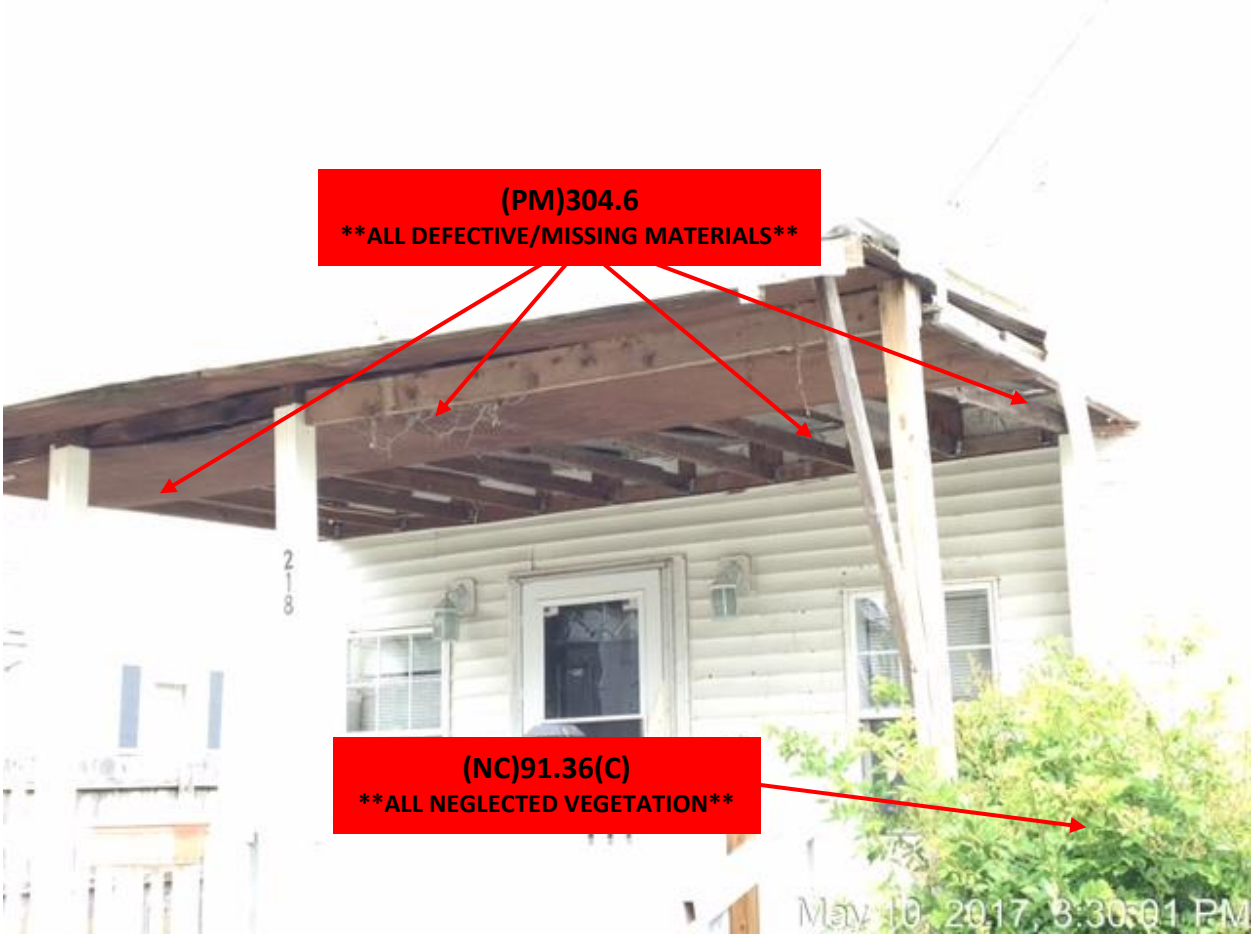
NOTICE OF CODE VIOLATION

Area of Concern: Dead, Decayed or Broken Tree, Plant, or Shrubbery
Code Section: Nuisance Code: 91.35(B)
Standard: The owner shall trim or remove, as the case may require, every dead, decayed or broken tree, plant, or shrubbery, or part thereof, so that the same shall not fall to the street or sidewalk, or harbour insects or disease which constitutes a potential threat to other trees or vegetation within the city.
Permit(s) Required: None
Correct/Abate By Date: 30 calendar days from the date of this notice

Area of Concern: Vegetation, Flowers and Plant Material
Code Section: Nuisance Code: 91.36(C)
Standard: The owner of any vacant lot, common or other unoccupied or occupied property within the corporate limits of the city is hereby required to cause such lot or land to be kept free from noxious weeds by cutting them and removing them. All grass, vegetation, flowers, and other plant material shall be properly maintained and not evidence signs of neglect or contribute to a blighting influence on the neighbourhood.
Permit(s) Required: None
Correct/Abate By Date: 5 calendar days from the date of this notice

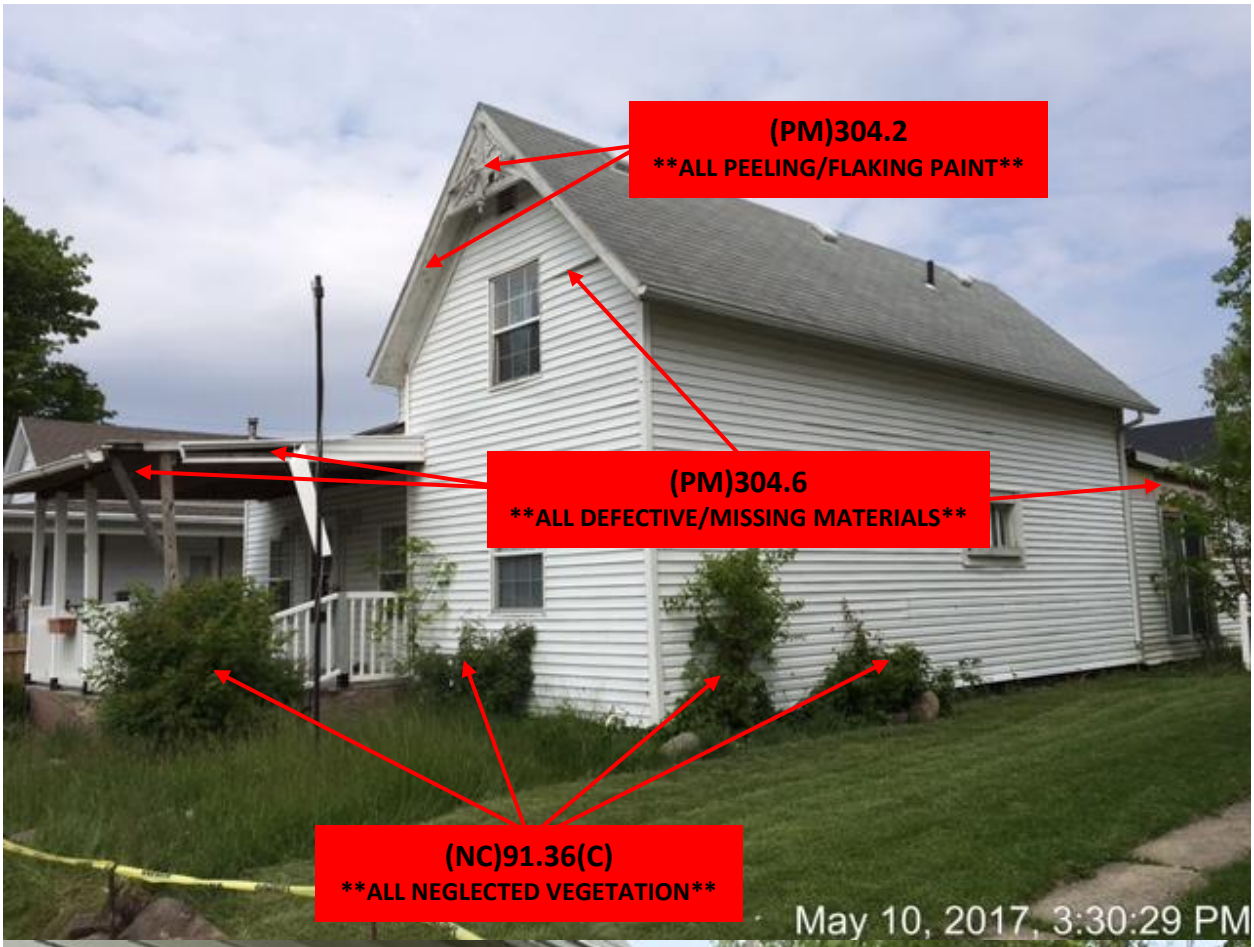
NOTICE OF CODE VIOLATION

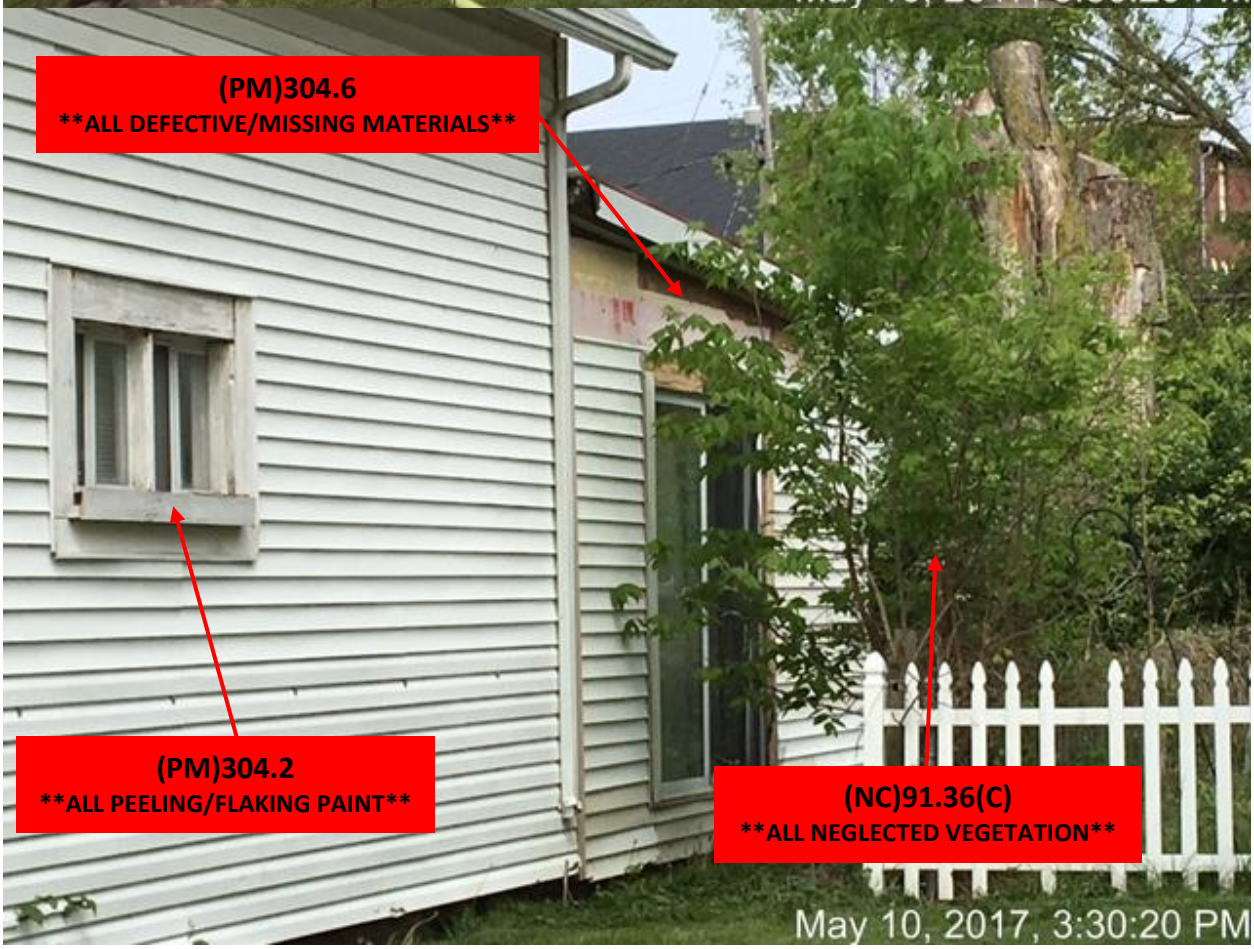




City of PIQUA

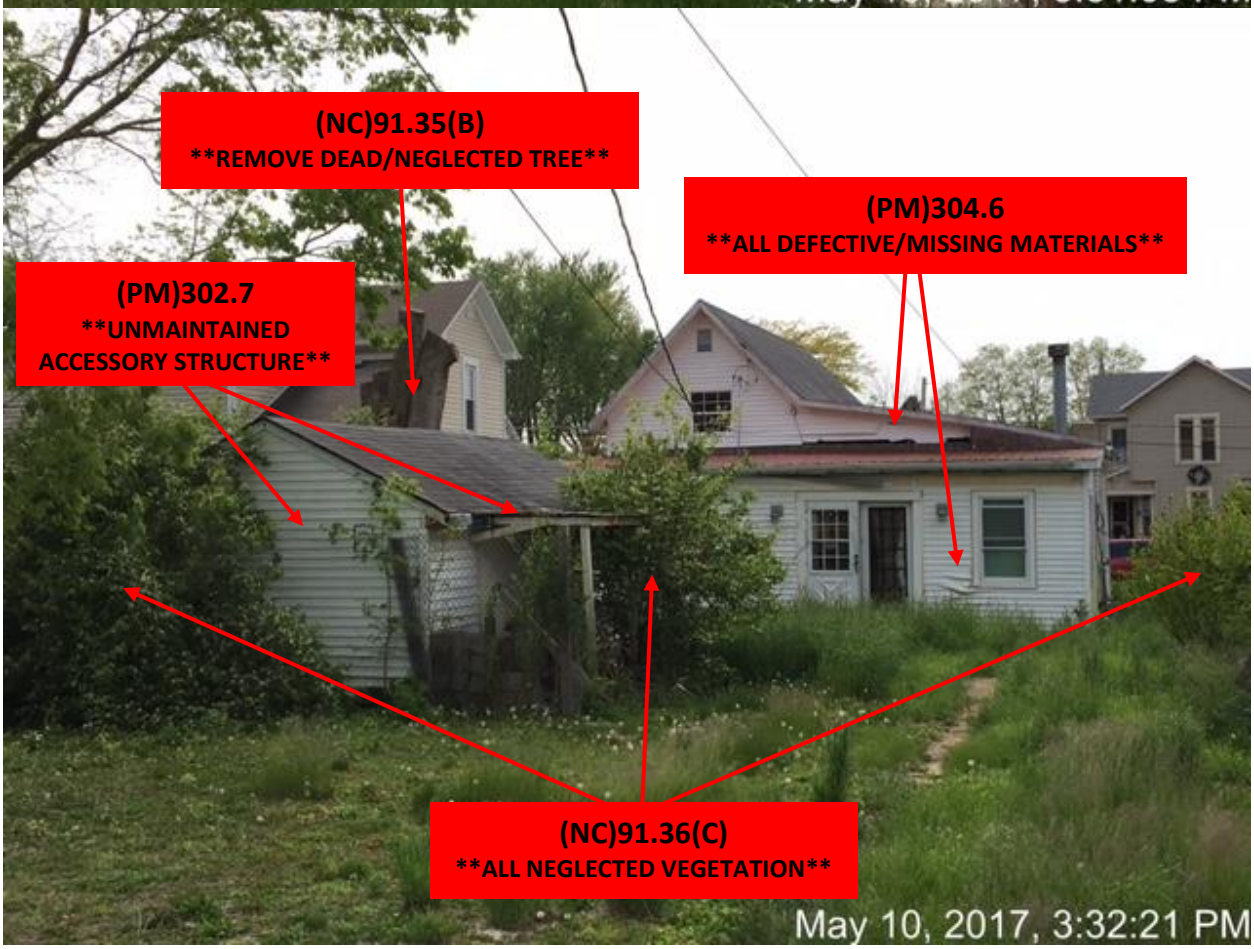
NOTICE OF CODE VIOLATION





City of PIQUA

NOTICE OF CODE VIOLATION



City of PIQUA

May 10, 2017, 3:29:48 PM

218
May 10, 2017, 3:30:01 PM

May 10, 2017, 3:30:20 PM

May 10, 2017, 3:30:29 PM

May 10, 2017, 3:31:05 PM

May 10, 2017, 3:32:21 PM

May 10, 2017, 3:32:39 PM

RESOLUTION No. BZA 7-25

WHEREAS, the owner of 815 Vine Street on Parcel N44-027230 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 affirms 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 _____ in support of the motioned action.

	AYE	NAY	ABSTAIN	ABSENT
Mr. Wayne Davey	☐	☐	☐	☐
Mr. Adam Seas	☐	☐	☐	☐
Ms. Eva Silvers	☐	☐	☐	☐
Ms. Debbie Stein	☐	☐	☐	☐
Mr. William Walker	☐	☐	☐	☐

Adopted this ____ day of _____, 2025.

Chairman, Board of Zoning Appeals

_____
Wayne Davey

Clerk, Board of Zoning Appeals

_____
Emily McCulla

City of PIQUA

Community Services

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

DEMOLITION NOTICE

Date Sent:	Name:	Mailing Address:	Property Address:
2/21/25	Paul Browner	2714 Catalpa Dr. Dayton, OH 45406	1044 Caldwell St. Piqua, OH 45356
2/21/25	The Miami Conservancy District	38 E. Monument Ave. Dayton, OH 45402	1044 Caldwell St. Piqua, OH 45356
2/21/25	The Miami Conservancy Capital	38 E. Monument Ave. Dayton, OH 45402	1044 Caldwell St. Piqua, OH 45356
2/21/25	City of Piqua Piqua Weed & Mowing	201 W. Water St. Piqua, OH 45356	1044 Caldwell St. Piqua, OH 45356
2/21/25	Miami County Treasurer	201 W. Main St. Troy, OH 45373	1044 Caldwell St. Piqua, OH 45356
2/21/25	Eunice North nka: Eunice Wilkinson	448 Young St. Piqua, OH 45356	218 Cleveland St. Piqua, OH 45356
2/21/25	Kevin Curl	448 Young St. Piqua, OH 45356	218 Cleveland St. Piqua, OH 45356
2/21/25	Toyneice Curl	5297 Silver Creek Columbus, OH 43228-9059	218 Cleveland St. Piqua, OH 45356
2/21/25	Thomas Wilkinson	361 Ridge St. Piqua, OH 45356	218 Cleveland St. Piqua, OH 45356
2/21/25	The Miami Conservancy District	38 E. Monument Ave. Dayton, OH 45402	218 Cleveland St Piqua, OH 45356
2/21/25	The Miami Conservancy Capital	38 E. Monument Ave. Dayton, OH 45402	218 Cleveland St Piqua, OH 45356
2/21/25	City of Piqua Piqua Weed & Mowing	201 W. Water St. Piqua, OH 45356	218 Cleveland St. Piqua, OH 45356
2/21/25	Miami County Treasurer	201 W. Main St. Troy, OH 45373	218 Cleveland St. Piqua, OH 45356
2/21/25	Charles & Roxana Herring	420 S. Downing St. Piqua, OH 45356	420 S. Downing St. Piqua, OH 45356
2/21/25	Wachovia Bank of Delaware	100 West 10th Street Wilmington, DE 19801	420 S. Downing St. Piqua, OH 45356
2/21/25	City of Piqua Piqua Weed & Mowing	201 W. Water St. Piqua, OH 45356	420 S. Downing St. Piqua, OH 4535

2/21/25	Miami County Treasurer	201 W. Main St. Troy, OH 45373	420 S. Downing St. Piqua, OH 45356
2/21/25	Dale Tiderington	135 Hampton Troy, OH 45373	815 Vine St. Piqua, OH 45356
2/21/25	Option One Mortgage Corporation	3 Ada Irvine, CA 92618	815 Vine St. Piqua, OH 45356
2/21/25	City of Piqua Piqua Weed & Mowing	201 W. Water St. Piqua, OH 45356	815 Vine St. Piqua, OH 45356
2/21/25	Miami County Treasurer	201 W. Main St. Troy, OH 45373	815 Vine St. Piqua, OH 45356
2/21/25	Nicole Payne Aka: Nicole Williams	317 Virginia St. Piqua, OH 45356	317 Virginia St. Piqua, OH 45356
2/21/25	Robert & Nicole Williams	8679 Deer Bend Dr. Dayton, OH 45424-7089	317 Virginia St. Piqua, OH 45356
2/21/25	LaSalle Bank FSB	135 South La Salle Street Chicago, IL 60603	317 Virginia St. Piqua, OH 45356
2/21/25	Superior Bank FSB	1 Ramland Rd. Orangeburg, NY 10962	317 Virginia St. Piqua, OH 45356
2/21/25	Household Realty Corporation	4400 Eaton Commons Way - Suite 125 Columbus, OH 43219	317 Virginia St. Piqua, OH 45356
2/21/25	State of Ohio Department of Taxation	4485 Northland Ridge Blvd. Columbus, OH 43229	317 Virginia St. Piqua, OH 45356
2/21/25	City of Piqua Piqua Weed & Mowing	201 W. Water St. Piqua, OH 45356	317 Virginia St. Piqua, OH 45356
2/21/25	Miami County Treasurer	201 W. Main St. Troy, OH 45373	317 Virginia St. Piqua, OH 45356

Total # of Letter Sent:

29

Total # of Letters Received:

29

Signed By:

2.21.25

Received By:

City of PIQUA

Community Services Department

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

DEMOLITION NOTICE

February 21, 2025

PRIORITY DELIVERY - CERTIFIED MAIL

Dale Tiderington
135 Hampton
Troy, OH 45373

Parcel No: N44-027230 Case Number: CVN 11814011238
Property Address: 815 Vine St. – Piqua, OH 45356

Dear Dale Tiderington,

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 Community Services 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 Development Code Section 7.2.5. 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 Development Code Section 7.2.9 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 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.

Any person failing to comply with a notice of violation or order served in accordance with the City of Piqua Ordinances Title XV, and the Property Maintenance Code adopted by reference within, 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,

Aaron Morrison
Code Compliance Coordinator

Cc: All Lien Holders

City of PIQUA

Community Services Department

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

DEMOLITION NOTICE

February 21, 2025

PRIORITY DELIVERY - CERTIFIED MAIL

Option One Mortgage Corporation
3 Ada
Irvine, CA 92618

Parcel No: N44-027230 Case Number: CVN 11814011238
Property Address: 815 Vine St. – Piqua, OH 45356

Dear Option One Mortgage Corporation,

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 Community Services 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 Development Code Section 7.2.5. 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 Development Code Section 7.2.9 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 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.

Any person failing to comply with a notice of violation or order served in accordance with the City of Piqua Ordinances Title XV, and the Property Maintenance Code adopted by reference within, 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,

Aaron Morrison
Code Compliance Coordinator

Cc: All Lien Holders

City of PIQUA

Community Services Department

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

DEMOLITION NOTICE

February 21, 2025

PRIORITY DELIVERY - CERTIFIED MAIL

City of Piqua
Attn: Piqua Weed & Mowing
201 W. Water St.
Piqua, OH 45356

Parcel No: N44-027230 Case Number: CVN 11814011238
Property Address: 815 Vine St. – Piqua, OH 45356

Dear City of Piqua (Piqua Weed & Mowing),

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 Community Services 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 Development Code Section 7.2.5. 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 Development Code Section 7.2.9 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 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.

Any person failing to comply with a notice of violation or order served in accordance with the City of Piqua Ordinances Title XV, and the Property Maintenance Code adopted by reference within, 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,

Aaron Morrison

Code Compliance Coordinator

Cc: All Lien Holders

City of PIQUA

Community Services Department

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

DEMOLITION NOTICE

February 21, 2025

PRIORITY DELIVERY - CERTIFIED MAIL

Miami County Treasurer
Attn: Jim Stubbs, Jill Brown
201 W. Main St.
Troy, OH 45373

Parcel No: N44-027230 Case Number: CVN 11814011238
Property Address: 815 Vine St. – Piqua, OH 45356

Dear Miami County Treasurer,

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 Community Services 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 Development Code Section 7.2.5. 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 Development Code Section 7.2.9 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 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.

Any person failing to comply with a notice of violation or order served in accordance with the City of Piqua Ordinances Title XV, and the Property Maintenance Code adopted by reference within, 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,

Aaron Morrison

Code Compliance Coordinator

Cc: All Lien Holders

SS FIRMLY TO SEAL

PRESS FIRMLY TO SEAL

PRIORITY MAIL
1-Day
$009.85
09/06/2024 ZIP 45356
043M1230441

UNITED STATES POSTAL SERVICE®

PRIORITY® MAIL

ted delivery date specified for domestic use.

stic shipments include $100 of insurance (restrictions apply).*

Tracking® service included for domestic and many international destinations.

d international insurance.**

used internationally, a customs declaration form is required.

does not cover certain items. For details regarding claims exclusions see the Mail Manual at *http://pe.usps.com*.

rnational Mail Manual at *http://pe.usps.com* for availability and limitations of coverage.

City of PIQUA

DEVELOPMENT DEPARTMENT

201 West Water Street · Piqua, Ohio 45356

NOTICE

Dale Tiderington
2714 Fairmont Ct. – Apt. D
Troy, OH 45373

T RATE ENVELOPE

ATE ■ ANY WEIGHT

UNITED STATES POSTAL SERVICE®

ED

USPS TRACKING #

9023 0722 4425 4592 63

Label 400 Jan. 2013
7690-16-000-7946

4F July 2022
12 1/2 x 9 1/2

To schedule free Package Pickup, scan the QR code.

USPS.COM/PICKUP

This packaging is the property of the U.S. Postal Service® and is provided solely for use in sending Priority Mail® and Priority Mail International® shipments. Misuses may be a violation of federal law. This package is not for resale. EP14F © U.S. Postal Service; July 2022; All rights reserved.

UNITED STATES POSTAL SERVICE.

PIQUA
220 N WAYNE ST
PIQUA, OH 45356-9998
(800)275-8777

08/06/2024 02:56 PM

Product	Qty	Unit Price	Price
Priority Mail® Flat Rate Env	1		$9.85
Troy, OH 45373			
Flat Rate			
Expected Delivery Date Wed 08/07/2024			
Tracking #: 9505 5143 8957 4219 7700 10			
Insurance			$0.00
Up to $100.00 included			
Affixed Postage			-$9.85
Affixed Amount: $9.85			
Total			$0.00
Grand Total:			$0.00

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit www.usps.com USPS Tracking or call 1-800-222-1811.

Save this receipt as evidence of insurance. For information on filing an insurance claim go to https://www.usps.com/help/claims.htm or call 1-800-222-1811

Preview your Mail
Track your Packages
Sign up for FREE @
https://informeddelivery.usps.com

All sales final on stamps and postage.
Refunds for guaranteed services only.
Thank you for your business.

Tell us about your experience.
Go to: https://postalexperience.com/Pos
or scan this code with your mobile device,

or call 1-800-410-7420.

UFN: 386657-0356
Receipt #: 840-54500232-2-6195367-2
Clerk: 05

CONDEMNED

DANGEROUS and UNSAFE

Parcel No: N44-027230 **Date: August 6, 2024**

Case Number: CVN 11814011238

Property Address: 815 Vine St. – Piqua, OH 45356

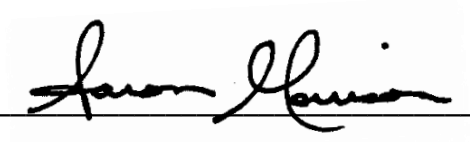
Posted by the City of Piqua under the authority of the City of Piqua Code of Ordinances, Title XV – Property Maintenance Code 111.1

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

August 6, 2024

PRIORITY DELIVERY - CERTIFIED MAIL

Dale Tiderington
2714 Fairmont Ct. – Apt. D
Troy, OH 45373

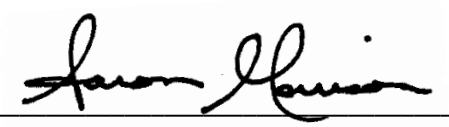
Parcel No: N44-027230 Case Number: CVN 11814011238
Property Address: 815 Vine St. – Piqua, OH 45356

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, 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

City of PIQUA

NOTICE OF CONDEMNATION

August 6, 2024

PRIORITY DELIVERY - CERTIFIED MAIL

Dale Tiderington
2714 Fairmont Ct. - Apt. D
Troy, OH 45373

Parcel No: N44-027230 Case Number: CVN 11814011238
Property Address: 815 Vine 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.

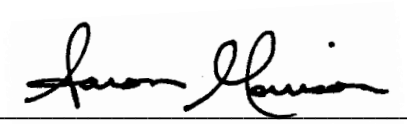
City of PIQUA

NOTICE OF CONDEMNATION

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,



Aaron Morrison, Code Compliance Coordinator

NOTICE OF CONDEMNATION

Area of Concern: Application of Codes
Code Section: Property Maintenance Code: 102.5
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

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

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

Area of Concern: Sanitation
Code Section: Property Maintenance Code: 302.1
Standard: Exterior property and premises shall be maintained in a clean, safe, and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.
Permit(s) Required: None

Area of Concern: Accessory Structure
Code Section: Property Maintenance Code: 302.7
Standard: Accessory structures, including detached garages, fences, and walls, shall be maintained structurally sound and in good repair.
Permit(s) Required: Zoning

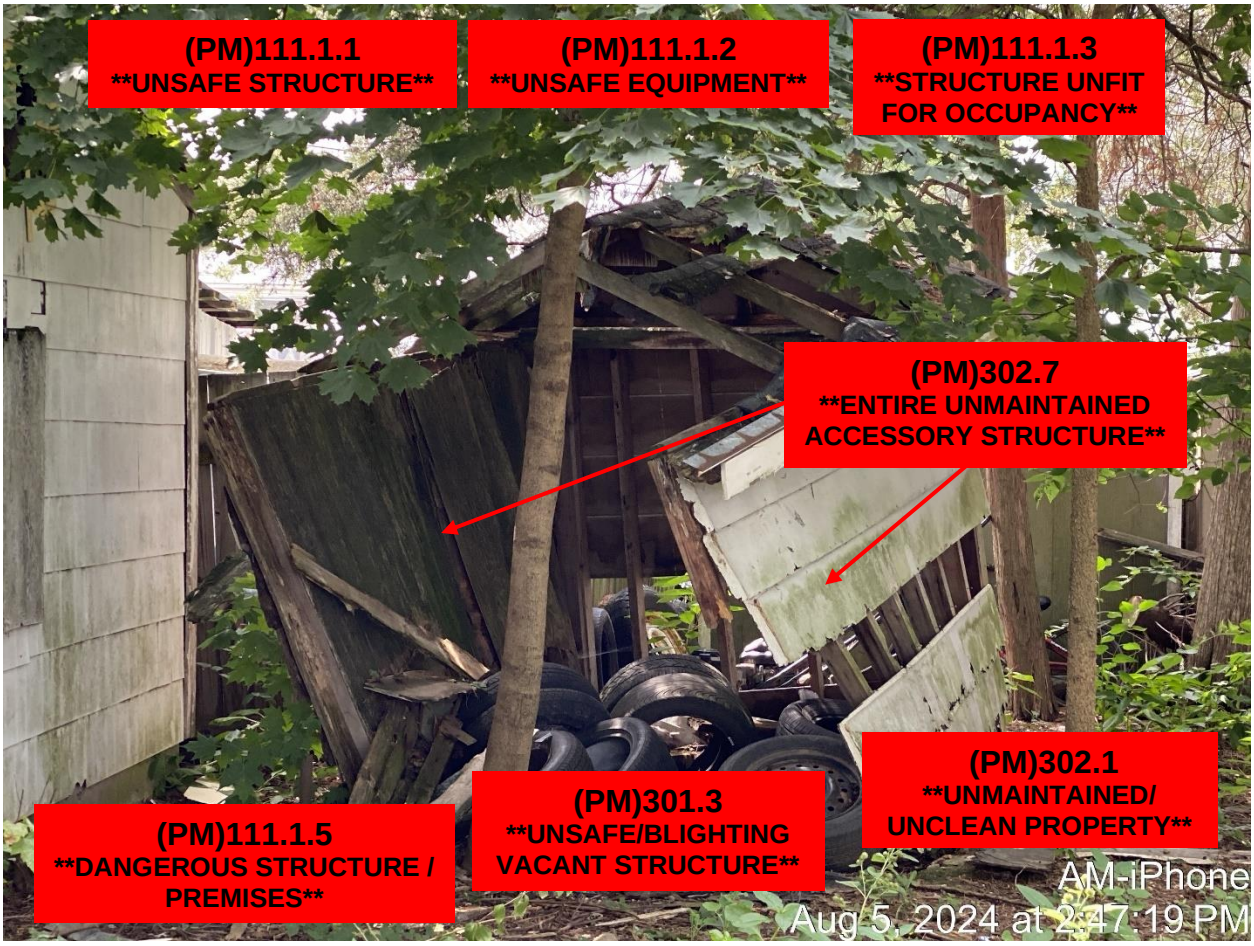
NOTICE OF CONDEMNATION

City of PIQUA

NOTICE OF CONDEMNATION

City of PIQUA

NOTICE OF CONDEMNATION



City of PIQUA

AM-iPhone
Aug 5, 2024 at 2:45:48 PM

AM-iPhone
Aug 5, 2024 at 2:46:16 PM

STOP
AM-iPhone
Aug 5, 2024 at 2:46:52 PM

AM-iPhone
Aug 5, 2024 at 2:47:29 PM

AM-iPhone
Aug 5, 2024 at 2:47:19 PM

City of PIQUA Ohio

CITY OF PIQUA, OHIO
201 West Water Street • Piqua, Ohio 45356
www.piquaoh.org

FINAL NOTICE

Name	Mail Address	Property Address	Date Sent
Valerie Smith	904 Camp Street	904 Camp Street	8-8-2018
Judy Watson	7326 Union Shelby Rd.	649 W. North Street	8-8-2018
Dale Tiderington	2714 Fairmont Ct. Apt. D, Troy, Oh	815 Vine St.	8-8-2018
Edwin Liette	9300 Country Club Rd.	511 Boal Ave.	8-8-2018
Occupant	511 Boal Ave.	511 Boal Ave.	8-8-2018
Edwin Liette	9300 Country Club Rd.	907 Brice Ave.	8-8-2018
Occupant	907 Brice Ave.	907 Brice Ave.	8-8-2018
William Reiser	5590 S. St. Rt. 202 Tipp City, OH	434 S. College	8-8-2018
Ricky Seipel	341 Ellerman	438 S. College	8-8-2018
James Perin	360 Ellerman	360 Ellerman	8-8-2018
Leonor Roncal	611 W. High St.	623 Gordon Street	8-8-2018
Florence Maxon	409 Kitt St.	409 Kitt Street	8-8-2018
Doncin Invst. LLC	4259 Piqua-Troy Rd	417 Kitt Street	8-8-2018
Ram Rentals	948 Loy Rd. Ft. Loramie, Oh 45845	501 Kitt Street	8-8-2018
Occupant	501 Kitt St.	501 Kitt Street	8-8-2018
Mark Douglas	5865 W. US. 36	511 Kitt Street	8-8-2018
Kevin Cavender	730 N. Miami, Sidney, Oh	517 Kitt Sreet	8-8-2018
Jeremy Blair	17579 Kirkwood Rd. Sidney, Oh	134 Linden Ave.	8-8-2018
* Rachel Jimenez	1956 Melanson Rd. Wolfville, Nova Scotia B4PZR1	916 Marlboro	8-8-2018
Frederick Hall	940 N. Sunset Dr.	1024 South Street	8-8-2018
Lester Mowery	1304 South Street	1304 South Street	8-8-2018
Papa John's	20377 SW Acacia St. Suite 200 Newport Beach, CA 92660-1780	500 N. Main Street	8-8-2018
Frank Lange	509 N. Wayne St.	500 N. Main Street	8-8-2018

PIQUA OHIO 45356
AUG 7 2018
USPS

Total # Letters Sent: 23

Signed By:

Total # Letters Received: 22

Received By:

U.S. POSTAGE PITNEY BOWES
ZIP 45356 $ 009.20⁰
02 4W
0000351076 AUG. 07. 2018

*-MAILED NEXT DAY (8/8/18) CAUSE POSTAGE COST.

FINAL NOTICE

August 8, 2018

Dale Tiderington
2714 Fairmont Ct. - Apt. D
Troy, OH 45373

Parcel No: N44-027230 Case Number: CVN 11814011238
Property Address: 815 Vine St. – Piqua, OH 45356

An inspection of the above referenced property has confirmed the continued existence of conditions previously declared a public nuisance and ordered corrected/abated by the Notice of Code Violation document enclosed herein. The correct/abate by period originally established by the aforementioned document has lapsed and the items of concern continue to exist. Therefore, **a formal complaint will be filed with the city prosecutor unless, the nuisance conditions are abated/corrected immediately; or, the enclosed statement of intent to correct/abate the items of concern is provided to this office within five (5) calendar days from the date of this notice.**

The enclosed prepared Statement of Intent will grant an extension to the original correct/abate by period to the date indicated, if you so choose to execute the document. To be granted the extension and provided with additional time to correct/abate the referenced items of concern, the Statement of Intent must be signed and returned to this office within five (5) calendar days from the date of this notice.

Failure to respond to this notice in the manner described will result in the enforcing official instituting legal proceedings and or directing summary action to abate the nuisance at the owner's expense without further notice.

Also, be advised, City of Piqua Ordinances section 150.099 states that whoever violates the code sections referenced in the Code Violation Notice included herewith or fails to comply with any lawful order issued pursuant thereto, is guilty of a misdemeanor of the first degree; and, each day during which noncompliance or a violation continues shall constitute a separate offense.

Please contact this office at (937) 778-2049 within five (5) 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

City of PIQUA

STATEMENT OF INTENT

to Correct/Abate Conditions Declared a Public Nuisance

STATE OF OHIO

COUNTY OF MIAMI

I, _____ having ownership interest in the subject property known as, Parcel No. N44-027230, located at 815 Vine 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:

print name here

1. I acknowledge receipt of Notice of Code Violation CVN 11814011238 dated March 16, 2018, included herewith.
2. I, or a contractor I employ, will correct/abate the conditions identified by the above referenced Notice of Code Violation at the earliest date possible, and by no later than **October 12, 2018**.
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 Code Violation in a workmanlike 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 to be completed and returned to the attention of Code Compliance Coordinator, City of Piqua, Development Department, 201 W. Water Street, Piqua, Ohio 45356 within five (5) calendar days from the date of the Final Notice.

NOTICE OF CODE VIOLATION

March 16, 2018

Dale Tiderington
2714 Fairmont Ct. - Apt. D
Troy, OH 45373

Parcel No: N44-027230 Case Number: CVN 11814011238
Property Address: 815 Vine St. – Piqua, OH 45356

An inspection of the above referenced property has confirmed the existence of conditions that fail to conform to minimum acceptable standards for the maintenance of existing buildings, structures, premises, and facilities to protect the health, safety, and general welfare of the occupant or general public. Therefore, pursuant to City of Piqua Ordinances sections 91.20 and 105.999 the subject conditions are hereby declared a public nuisance and **you are hereby ordered to correct/abate the areas of concern identified herein in accordance with the code section, standard, permit, and correct/abate by date indicated for each item.**

As the owner of record of the referenced property you are responsible for ensuring the conditions identified by this notice are corrected/abated in accordance with this notice. Failure to correct/abate the violation conditions within the time specified may result in the enforcing official instituting legal proceedings and or directing summary action to abate the nuisance at the owner's expense without further notice.

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 five (5) calendar days from the date of this notice.

Please contact this office at (937) 778-2049 within five (5) 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

City of PIQUA

NOTICE OF CODE VIOLATION

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 Piqua Building Code and the Piqua Zoning Code.
Permit(s) Required: As Required

Area of Concern: Vacant Structure and Land
Code Section: Property Maintenance Code: 301.3
Standard: All 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
Correct/Abate By Date: 30 calendar days from the date of this notice

Area of Concern: Sidewalks and Driveways
Code Section: Property Maintenance Code: 302.3
Standard: Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
Permit(s) Required: Zoning
Correct/Abate By Date: 30 calendar days from the date of this notice

Area of Concern: Accessory Structure
Code Section: Property Maintenance Code: 302.7
Standard: All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.
Permit(s) Required: Zoning
Correct/Abate By Date: 30 calendar days from the date of this notice

NOTICE OF CODE VIOLATION

Area of Concern: Protective Treatment
Code Section: Property Maintenance Code: 304.2
Standard: Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.
Permit(s) Required: None
Correct/Abate By Date: 30 calendar days from the date of this notice

Area of Concern: Roofs and Drainage
Code Section: Property Maintenance Code: 304.7
Standard: The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
Permit(s) Required: Building
Correct/Abate By Date: 30 calendar days from the date of this notice

Area of Concern: Handrails and Guards
Code Section: Property Maintenance Code: 304.12
Standard: Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
Permit(s) Required: None
Correct/Abate By Date: 30 calendar days from the date of this notice

NOTICE OF CODE VIOLATION

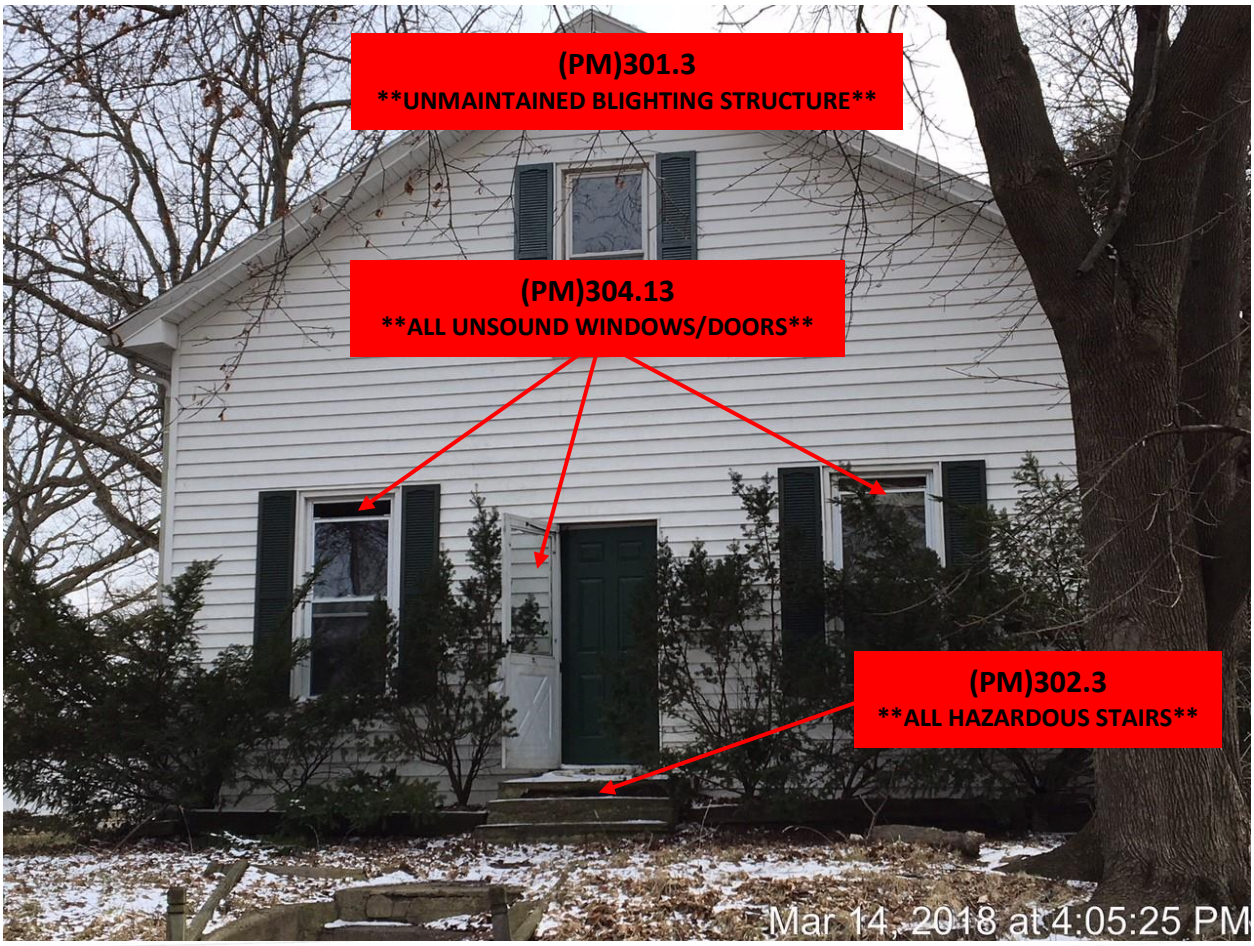
Area of Concern: Window, Skylight, and Door Frames
Code Section: Property Maintenance Code: 304.13
Standard: Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
Permit(s) Required: None
Correct/Abate By Date: 30 calendar days from the date of this notice

Code Section: Zoning Code: 154.143(B)
Standard: No building or other structure shall be erected, moved, added to, enlarged, extended, converted, reconstructed, demolished, or structurally altered without the permits incidental and necessary to the enforcement of this chapter having been issued by the enforcing officer, the issuance of which may be held subject to compliance with any other requirement described within the city Code of Ordinances that is deemed applicable to the subject project by the enforcing official. No permit shall be issued except in conformity with the provisions of this chapter. The enforcing official may issue a comprehensive or consolidated permit approving one or more element of work subject to the requirements of this chapter.
Permit(s) Required: Zoning
Correct/Abate By Date: 5 calendar days from the date of this notice

Area of Concern: Tree, Plant or Shrubbery Obstructing View of Traffic
Code Section: Nuisance Code: 91.35(C)
Standard: The owner shall cut down and remove any tree, plant or shrubbery, or any part thereof, as may be necessary to provide a clear and unobstructed view of traffic from all directions at any street or alley intersection, or to abate any nuisance necessary to protect life, limb or property of persons, drivers or any vehicles, or pedestrians using the street, alley or sidewalk.
Permit(s) Required: None
Correct/Abate By Date: 5 calendar days from the date of this notice

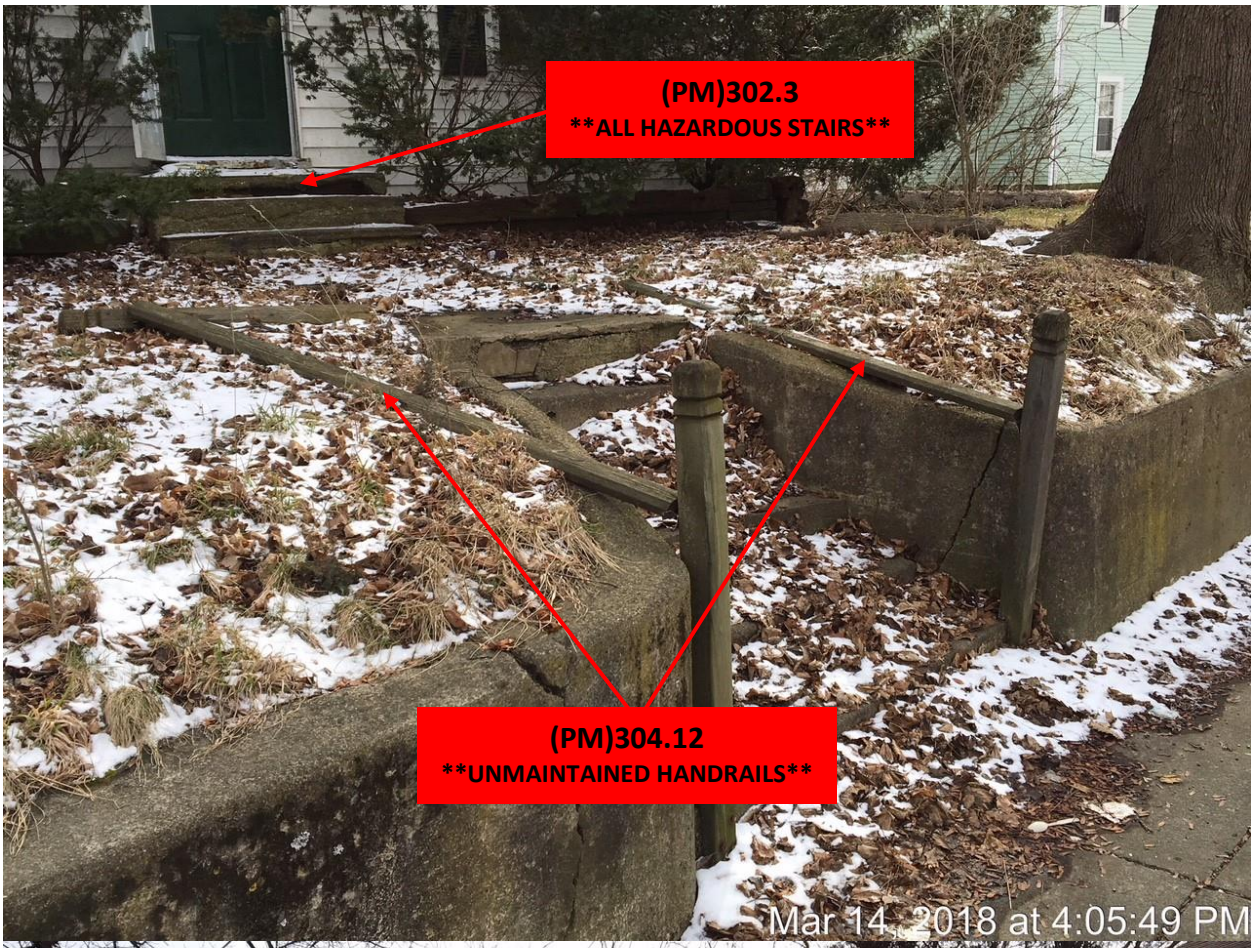
Area of Concern: Vegetation, Flowers and Plant Material
Code Section: Nuisance Code: 91.36(C)
Standard: The owner of any vacant lot, common or other unoccupied or occupied property within the corporate limits of the city is hereby required to cause such lot or land to be kept free from noxious weeds by cutting them and removing them. All grass, vegetation, flowers, and other plant material shall be properly maintained and not evidence signs of neglect or contribute to a blighting influence on the neighbourhood.
Permit(s) Required: None
Correct/Abate By Date: 5 calendar days from the date of this notice

NOTICE OF CODE VIOLATION



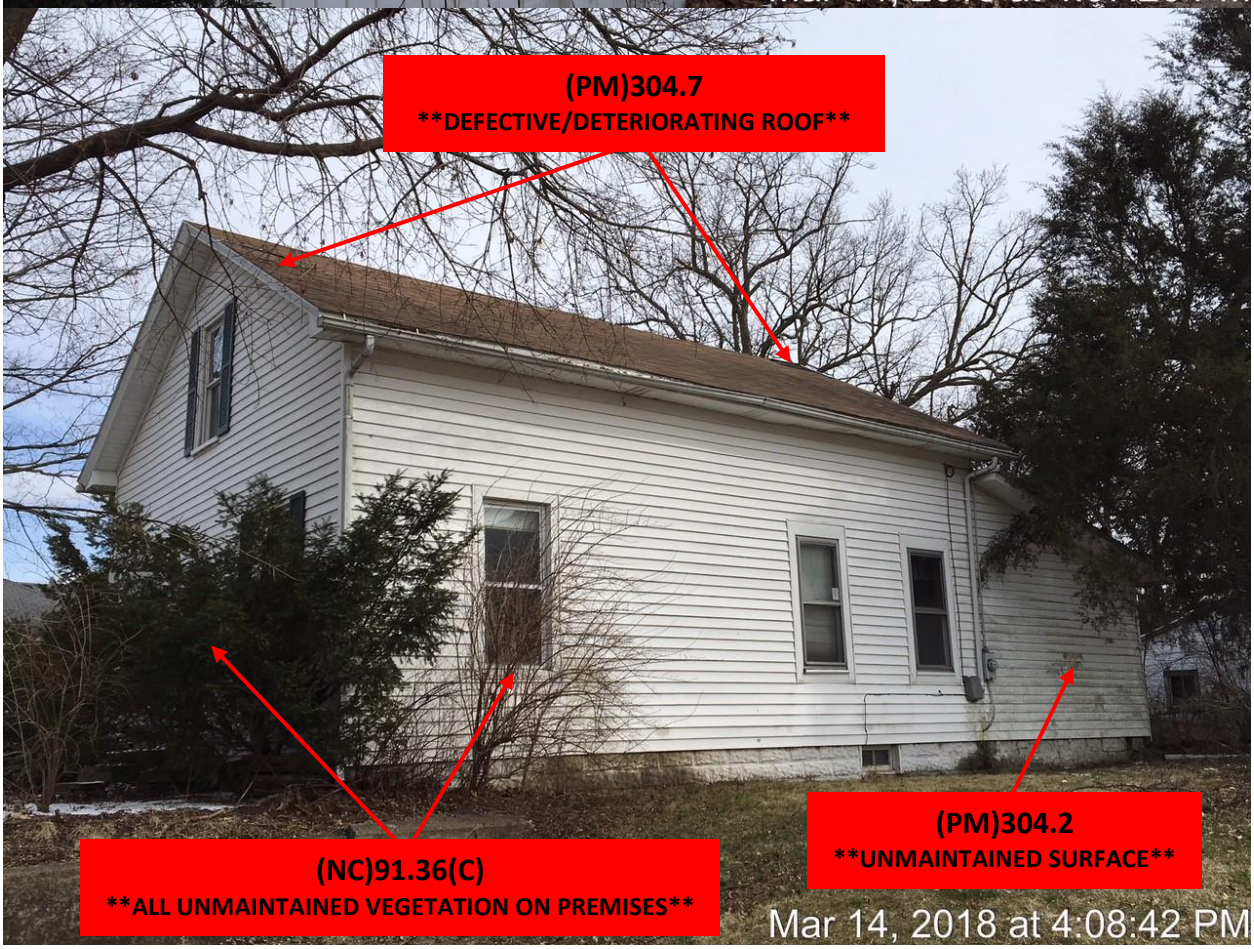
City of PIQUA

NOTICE OF CODE VIOLATION



City of PIQUA

NOTICE OF CODE VIOLATION

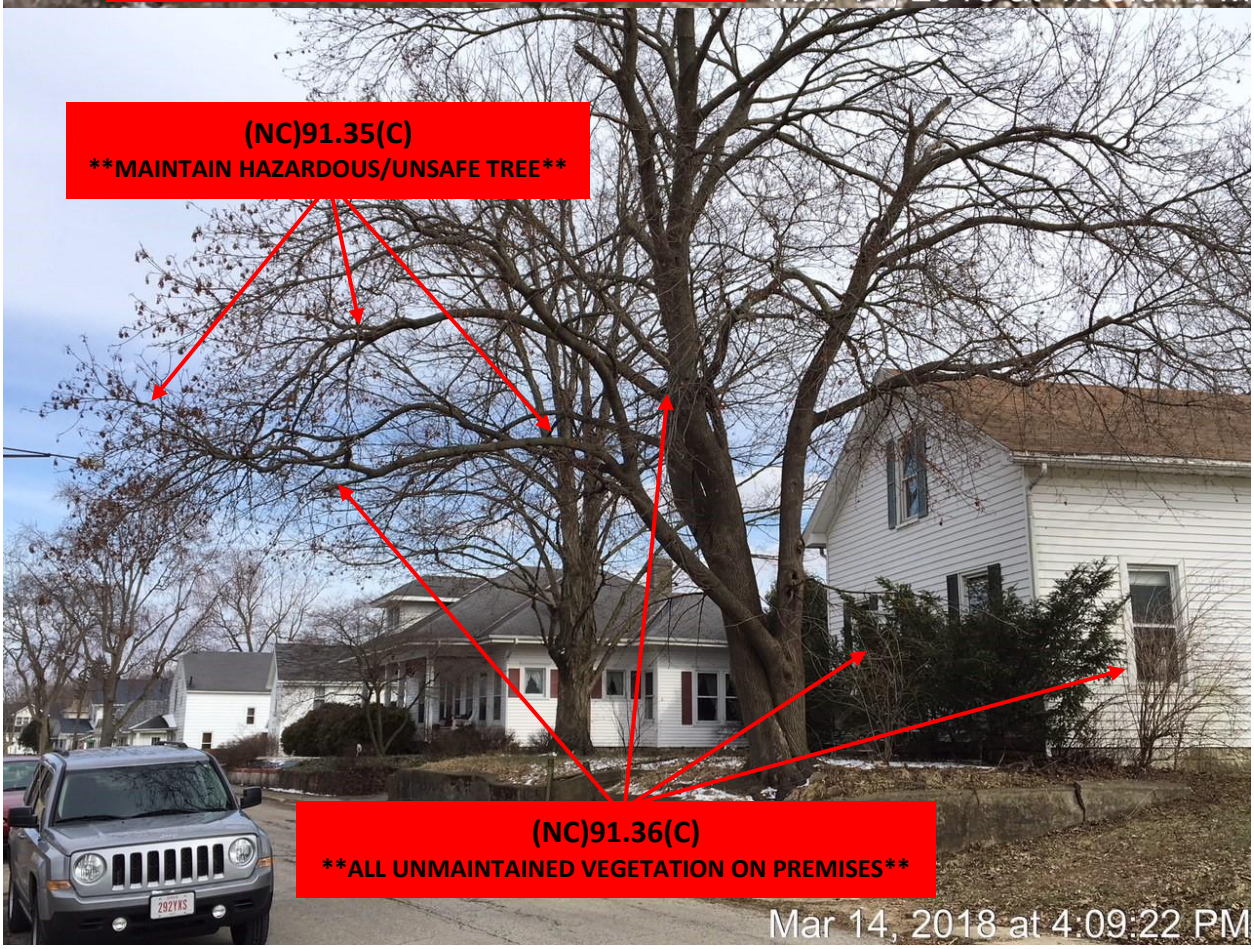


City of PIQUA

NOTICE OF CODE VIOLATION

City of PIQUA

NOTICE OF CODE VIOLATION



City of PIQUA

Mar 14, 2018 at 4:05:25 PM

Mar 14, 2018 at 4:05:38 PM

Mar 14, 2018 at 4:05:49 PM

Mar 14, 2018 at 4:06:21 PM

Mar 14, 2018 at 4:06:32 PM

Mar 14, 2018 at 4:07:26 PM

Mar 14, 2018 at 4:08:42 PM

Mar 14, 2018 at 4:11:59 PM

Mar 14, 2018 at 4:11:52 PM

Mar 14, 2018 at 4:08:54 PM

292YXS
Mar 14, 2018 at 4:09:22 PM

City of PIQUA

Community Services

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

March 12, 2025

***** MEETING NOTICE *****

Please be advised that the City of Piqua Board of Zoning Appeals meeting will be conducted on **Tuesday, March 25, 2025 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 Emily McCulla at emcculla@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.org/1614/Agendas-Minutes

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

Chad Henry
City Planner

Enc.

BZA 01-25	N44-068020	KORNERSTONE HOLDINGS LLC	PO BOX 164	PIQUA	OH	45356
BZA 01-25	N44-068110	DITMARS DANE	1601 NEW HAVEN RD	PIQUA	OH	45356
BZA 01-25	N44-092612	TRIITY WORSHIP CENTER INC	1601 SOUTH ST	PIQUA	OH	45356
BZA 01-25	N44-068070	SOLIDAY MICHAEL R & VENUS R	1606 NEW HAVEN RD	PIQUA	OH	45356
BZA 01-25	N44-068060	HARTLEY ROGER P & DORIS M	1608 NEW HAVEN RD	PIQUA	OH	45356
BZA 01-25	N44-068120	STAUGLER BENJAMIN C & ROZELLA J	1609 NEW HAVEN RD	PIQUA	OH	45356
BZA 01-25	N44-068050	GIESSEMAN ALAN K & DEBRA S	1610 NEW HAVEN RD	PIQUA	OH	45356
BZA 01-25	N44-068130	WAGONER EARL L & LINDA L	1611 NEW HAVEN RD	PIQUA	OH	45356
BZA 01-25	N44-092680	COOPER DAVID J	1611 SOUTH ST	PIQUA	OH	45356
BZA 01-25	N44-068040	SHINALL WILLIAM JR & CAROL	1612 NEW HAVEN RD	PIQUA	OH	45356
BZA 01-25	N44-068140	ANGSTEAD LEANN & ROBIN L BURGO	1613 NEW HAVEN RD	PIQUA	OH	45356
BZA 01-25	N44-068030	HOMES OF PIQUA LLC	1614 NEW HAVEN RD	PIQUA	OH	45356
BZA 01-25	N44-068150	KINDELL LINDA S	1615 NEW HAVEN RD	PIQUA	OH	45356
BZA 01-25	N44-068020	KORNERSTONE HOLDINGS LLC	1616 NEW HAVEN RD	PIQUA	OH	45356
BZA 01-25	N44-068010	WEAVER CHARLOTTE J	1618 NEW HAVEN RD	PIQUA	OH	45356
BZA 01-25	N44-068000	ARNETT HAROLD E III	1620 NEW HAVEN RD	PIQUA	OH	45356
BZA 01-25	N44-068920	ORDWAY BRUCE & CHARITY	4595 FENNER RD	TROY	OH	45373
BZA 01-25	N44-068030	HOMES OF PIQUA LLC	5730 N GREENVILLE FALLS CLAYTON RD	COVINGTON	OH	45318
BZA 01-25	N44-070650	SMITH ALYSSA	902 FALMOUTH AVE	PIQUA	OH	45356
BZA 01-25	N44-070860	WALTER MAREENA	903 FALMOUTH AVE	PIQUA	OH	45356
BZA 01-25	N44-068920	ORDWAY BRUCE & CHARITY	907 CANDLEWOOD BV	PIQUA	OH	45356
BZA 01-25	N44-068910	HUFFMAN THEODORE N SR & VERONICA S	909 CANDLEWOOD BV	PIQUA	OH	45356
BZA 02-25	N44-025370	LEWISBURG PETROLEUM LLC	PARK AVE	PIQUA	OH	45356
BZA 02-25	N44-051550	1027 PARK AVE PROPERTIES LLC	1027 PARK AVE	PIQUA	OH	45356
BZA 02-25	N44-040490	BIM-MERLE ROBERT W III & ANGELA M	1028 PARK AVE	PIQUA	OH	45356
BZA 02-25	N44-040500	WHEAT GLENN & KATHLEEN	1032 PARK AVE	PIQUA	OH	45356
BZA 02-25	N44-040270	CRIST DARLA	1037 CAMP ST	PIQUA	OH	45356
BZA 02-25	N44-040510	SEPEDA LESLIE	1038 PARK AVE	PIQUA	OH	45356
BZA 02-25	N44-051560	MOORE JULIE KAY	1043 PARK AVE	PIQUA	OH	45356
BZA 02-25	N44-051570	BELT DONALD J JR	1045 PARK AVE	PIQUA	OH	45356
BZA 02-25	N44-051580	TAYLOR KENDALL JAMAL JULIO	1049 PARK AVE	PIQUA	OH	45356
BZA 02-25	N44-040540	SCOTT KOBE RYAN & MERISSA COBURN	1100 PARK AVE	PIQUA	OH	45356
BZA 02-25	N44-025450	DANKWORTH JEFFREY R	1101 CAMP ST	PIQUA	OH	45356

BZA 02-25	N44-051590	BELT JENNIFER	1101 PARK AVE	PIQUA	OH	45356
BZA 02-25	N44-025310	GREGORY JOSEPH L & JO LYNN	1104 PARK AVE	PIQUA	OH	45356
BZA 02-25	N44-025440	THOMA LOUIS ALBERT	1105 CAMP ST	PIQUA	OH	45356
BZA 02-25	N44-025170	SMITH RICHARD J & TRACY E	1105 PARK AVE	PIQUA	OH	45356
BZA 02-25	N44-025180	GRAVES CASEY	1107 PARK AVE	PIQUA	OH	45356
BZA 02-25	N44-025320	WINTROW REX H	1108 PARK AVE	PIQUA	OH	45356
BZA 02-25	N44-025190	JENKINS KEVEN A	1111 PARK AVE	PIQUA	OH	45356
BZA 02-25	N44-025430	BIM-MERLE ROBERT W IV	1111 CAMP ST	PIQUA	OH	45356
BZA 02-25	N44-025330	STICKLEY DONNA J	1112 PARK AVE	PIQUA	OH	45356
BZA 02-25	N44-025420	HALE MICHAEL J	1113 CAMP ST	PIQUA	OH	45356
BZA 02-25	N44-025210	MORROW CHRISTINA D & JOEL A	1115 PARK AVE	PIQUA	OH	45356
BZA 02-25	N44-025410	HANEY BROOK LEIGH & ANDREW MICHAEL	1115 CAMP ST	PIQUA	OH	45356
BZA 02-25	N44-025340	HALL KELLEY R	1116 PARK AVE	PIQUA	OH	45356
BZA 02-25	N44-025210	MORROW CHRISTINA D & JOEL A	1117 PARK AVE	PIQUA	OH	45356
BZA 02-25	N44-025230	BROWN KELLY C & CHERYL A	1127 PARK AVE	PIQUA	OH	45356
BZA 02-25	N44-025350	LEWISBURG PETROLEUM LLC	1130 PARK AVE	PIQUA	OH	45356
BZA 02-25	N44-025170	SMITH RICHARD J & TRACY E	1244 BROADWAY ST	PIQUA	OH	45356
BZA 02-25	N44-051590	BELT JENNIFER & LAI C	201 SUNSET DR	PIQUA	OH	45356
BZA 02-25	N44-025230	BROWN KELLY C & CHERYL A	203 MARYVILLE LN	PIQUA	OH	45356
BZA 02-25	N44-025400	SIMMONS PAUL K	215 MCKINLEY AVE	PIQUA	OH	45356
BZA 02-25	N44-040260	EVANS DESSIE M	309 LAMBERT DR	PIQUA	OH	45356
BZA 02-25	N44-025350	LEWISBURG PETROLEUM LLC	4365 LISA DR	TIPP CITY	OH	45371
BZA 02-25	N44-040530	WD HOWARD PROPERTIES LLC	5055 W US 36	PIQUA	OH	45356
BZA 02-25	N44-040510	SEPEDA LESLIE	541 SOUTH ST	PIQUA	OH	45356
BZA 02-25	N44-025190	JENKINS KEVEN A	619 N DOWNING ST	PIQUA	OH	45356
BZA 02-25	N44-051550	1027 PARK AVE PROPERTIES LLC	766 S JOHNSON RD	LUDLOW FALLS	OH	45339
BZA 02-25	N44-040520	HAINES MICHAEL D & JILLY MAE R	811 MADISON AVE	PIQUA	OH	45356
BZA 02-25	N44-040530	WD HOWARD PROPERTIES LLC	813 MADISON AVE	PIQUA	OH	45356
BZA 02-25	N44-025360	KLOECKER GARY	813 WASHINGTON AVE	PIQUA	OH	45356
BZA 02-25	N44-040260	EVANS DESSIE M	815 MADISON	PIQUA	OH	45356
BZA 02-25	N44-025400	SIMMONS PAUL K	815 WASHINGTON AVE	PIQUA	OH	45356
BZA 02-25	N44-025390	STEPHAN DONNA	817 WASHINGTON AVE	PIQUA	OH	45356
BZA 02-25	N44-025380	SLOAN MICHAEL W	819 WASHINGTON AVE	PIQUA	OH	45356

BZA 02-25	N44-040520	HAINES MICHAEL D & JILLY MAE R	9391 N LOONEY RD	PIQUA	OH	45356
BZA 02-25	N44-025380	SLOAN MICHAEL W	9525 MECKSTROTH RD	PIQUA	OH	45356
BZA 03-25	N44-019290	DONALDSON CONSTRUCTION & STORAGE	ASH ST	PIQUA	OH	45356
BZA 03-25	N44-019140	SMITH ALEXANDER L & KELSEY AG	1307 GARBRY RD	PIQUA	OH	45356
BZA 03-25	N44-019350	THORPE KIM A & SHIRLEY A	1490 W PETERSON RD	PIQUA	OH	45356
BZA 03-25	N44-019153	WILLIAMS IRITA & JORDAN KING	315 VIRGINIA ST	PIQUA	OH	45356
BZA 03-25	N44-019157	PAYNE NICOLE R	317 VIRGINIA ST	PIQUA	OH	45356
BZA 03-25	N44-019160	BAYS NOAH B	318 VIRGINIA ST	PIQUA	OH	45356
BZA 03-25	N44-019340	EMERICK WALTER MICHAEL	319 VIRGINIA ST	PIQUA	OH	45356
BZA 03-25	N44-019300	DONALDSON CONSTRUCTION & STORAGE	320 VIRGINIA ST	PIQUA	OH	45356
BZA 03-25	N44-019400	ZAENGER ERIKA L & JON B SWABB JR	320 WALKER ST	PIQUA	OH	45356
BZA 03-25	N44-019180	WD HOWARD PROPERTIES LLC	5505 W US 36	PIQUA	OH	45356
BZA 03-25	N44-019210	MONNIN JASON M	720 VINE ST	PIQUA	OH	45356
BZA 03-25	N44-019110	DAVIS BENJAMIN D & KIMBERLY A	806 W HIGH ST	PIQUA	OH	45356
BZA 03-25	N44-019390	CEDAR LAKE MANAGEMENT LLC	807 809 W ASH ST	PIQUA	OH	45356
BZA 03-25	N44-019120	HOUSER WILLIAM N JR	810 W HIGH ST	PIQUA	OH	45356
BZA 03-25	N44-019380	SHARP SUSAN JANE	811 W ASH ST	PIQUA	OH	45356
BZA 03-25	N44-019120	HOUSER WILLIAM N JR	812 W HIGH ST	PIQUA	OH	45356
BZA 03-25	N44-019370	MOORE KAREN L	815 W ASH ST	PIQUA	OH	45356
BZA 03-25	N44-020530	SOUTH THOMAS PAUL TRUSTEE & PATRICIA	815 W HIGH ST	PIQUA	OH	45356
BZA 03-25	N44-019130	LYNCH RONALD E	816 W HIGH ST	PIQUA	OH	45356
BZA 03-25	N44-019360	JENKINS DEONN K	819 W ASH ST	PIQUA	OH	45356
BZA 03-25	N44-020540	KERENTSEW KEITH A & KERRI D	821 W HIGH ST	PIQUA	OH	45356
BZA 03-25	N44-019140	SMITH ALEXANDER L & KELSEY AG	822 22. W HIGH	PIQUA	OH	45356
BZA 03-25	N44-019350	THORPE KIM A & SHIRLEY A	823 825 W ASH ST	PIQUA	OH	45356
BZA 03-25	N44-019150	KING JORDAN	826 W HIGH ST	PIQUA	OH	45356
BZA 03-25	N44-020550	POHL MICHAEL JR & MICHELLE	827 W HIGH ST	PIQUA	OH	45356
BZA 03-25	N44-019330	FRILLING WESLEY LUCAS & KAYLA MARIE S	829 W ASH ST	PIQUA	OH	45356
BZA 03-25	N44-020570	ROBINAUGH ROBERT J & JULIE M	829 W HIGH ST	PIQUA	OH	45356
BZA 03-25	N44-019190	BIM-MERLE ROBERT W III & ANGELA M	8655 FAIRVIEW RD	PIQUA	OH	45356
BZA 03-25	N44-019320	WITHROW JERRY S	901 W ASH ST	PIQUA	OH	45356
BZA 03-25	N44-020560	COOPER ROBYN K	901 W HIGH ST	PIQUA	OH	45356
BZA 03-25	N44-019170	PENROD SUE ANN TRUSTEE OF SUE ANN PI	902 W HIGH ST	PIQUA	OH	45356

BZA 03-25	N44-020580	BRYANT DUSTIN & ASHLEY	903 W HIGH ST	PIQUA	OH	45356
BZA 03-25	N44-019180	WD HOWARD PROPERTIES LLC	904 W HIGH ST	PIQUA	OH	45356
BZA 03-25	N44-019390	CEDAR LAKE MANAGEMENT LLC	906 BARBERRY RD	YORKTOWN HEI	NY	10598
BZA 03-25	N44-019190	BIM-MERLE ROBERT W III & ANGELA M	906 W HIGH ST	PIQUA	OH	45356
BZA 03-25	N44-019310	DEATON SHERMAN L & SARAH E	911 W ASH ST	PIQUA	OH	45356
BZA 03-25	N44-019210	MONNIN JASON M	912 W HIGH ST	PIQUA	OH	45356
BZA 03-25	N44-020570	ROBINAUGH ROBERT J & JULIE M	9125 CLYO ROAD	DAYTON	OH	45458
BZA 03-25	N44-019280	SULLENBERGER WILLIAM L & SALLY J	917 W ASH ST	PIQUA	OH	45356
BZA 03-25	N44-019300	DONALDSON CONSTRUCTION & STORAGE	9580 CASSTOWN FLETCHER RD	PIQUA	OH	45356
BZA 04-25	N44-053300	CHRISTY RON M & KATHRYN M	CALDWELL ST	PIQUA	OH	45356
BZA 04-25	N44-046320	VAN HOOK CHRISTIAN & CHRISTINA	1016 CALDWELL ST	PIQUA	OH	45356
BZA 04-25	N44-046310	LIETTE EDWIN L (TRUSTEE)	1018 CALDWELL ST	PIQUA	OH	45356
BZA 04-25	N44-046300	FAUL NICCOLE & TYLER	1020 CALDWELL ST	PIQUA	OH	45356
BZA 04-25	N44-046290	SOWERS DANIELLE LEANN	1022 CALDWELL ST	PIQUA	OH	45356
BZA 04-25	N44-046270	DEBROSSE DONALD A & SHERYL K	1023 BROADWAY	PIQUA	OH	45356
BZA 04-25	N44-046260	TAYLOR KATHY A	1027 BROADWAY	PIQUA	OH	45356
BZA 04-25	N44-046250	ALDSTADT JESSE C	1037 BROADWAY	PIQUA	OH	45356
BZA 04-25	N44-046240	NISWONGER TODD B & AUTUMN G	1039 BROADWAY	PIQUA	OH	45356
BZA 04-25	N44-046230	LIU JING CHEN & XIAO LING LIN	1043 BROADWAY	PIQUA	OH	45356
BZA 04-25	N44-015800	BROWNER PAUL	1044 CALDWELL ST	PIQUA	OH	45356
BZA 04-25	N44-046280	SULLENBERGER PROPERTIES LLC	1045 BROADWAY ST	PIQUA	OH	45356
BZA 04-25	N44-015830	SULLENBERGER RENTALS LLC	1045 BROADWAY	PIQUA	OH	45356
BZA 04-25	N44-015810	HOLTHAUS ANDREW	1046 CALDWELL ST	PIQUA	OH	45356
BZA 04-25	N44-015840	STORER RICK A	1047 BROADWAY	PIQUA	OH	45356
BZA 04-25	N44-015850	HERRON DEWEY	1048 CALDWELL ST	PIQUA	OH	45356
BZA 04-25	N44-015880	PIERCE STEFANI N & KENNETH FRANZ JR	1052 CALDWELL ST	PIQUA	OH	45356
BZA 04-25	N44-015870	SPARKLIN BENANZER LLC	1055 BROADWAY	PIQUA	OH	45356
BZA 04-25	N44-015860	FLETCHER CHELSEA W & DAKOTA O	1059 BROADWAY	PIQUA	OH	45356
BZA 04-25	N44-015900	BROCK BARBARA A	1061 BROADWAY	PIQUA	OH	45356
BZA 04-25	N44-015910	BERTKE JOHN F	1067 BROADWAY	PIQUA	OH	45356
BZA 04-25	N44-250388	TRI COUNTY BOARD OF RECOVERY & MENT	1280 N CO RD 25A	TROY	OH	45373
BZA 04-25	N44-015810	HOLTHAUS ANDREW	17322 ST RT 47 E	SIDNEY	OH	45365
BZA 04-25	N44-015950	HICKS MATTHEW A	1811 CAROL DR	PIQUA	OH	45356

BZA 04-25	N44-018230	BENJAMINI MENACHEM	258 PEARL ST	LAWRENCE	NY	11559
BZA 04-25	N44-015800	BROWNER PAUL	2714 CATALPA DR	DAYTON	OH	45406
BZA 04-25	N44-015930	LANGE JOHN R JR & LINDA K	400 GILL ST	PIQUA	OH	45356
BZA 04-25	N44-053300	CHRISTY RON M & KATHRYN M	427 RIVERSIDE DR	PIQUA	OH	45356
BZA 04-25	N44-053270	CHRISTY RON M & KATHRYN M	427 RIVERSIDE DR	PIQUA	OH	45356
BZA 04-25	N44-018220	JONES KENNETH E & CHELSEA	431 RIVERSIDE DR	PIQUA	OH	45356
BZA 04-25	N44-018230	BENJAMINI MENACHEM	435 RIVERSIDE DR	PIQUA	OH	45356
BZA 04-25	N44-018250	KINDELL DAWN	441 RIVERSIDE DR	PIQUA	OH	45356
BZA 04-25	N44-018240	COBLE GARY C	442 RIVERSIDE DR	PIQUA	OH	45356
BZA 04-25	N44-250388	TRI COUNTY BOARD OF RECOVERY & MENT	443 RIVERSIDE DR	PIQUA	OH	45356
BZA 04-25	N44-018270	WRIGHT JULIE A	447 RIVERSIDE	PIQUA	OH	45356
BZA 04-25	N44-018280	SMITH LUTHER E	451 RIVERSIDE DR	PIQUA	OH	45356
BZA 04-25	N44-015940	SULLIVAN HEATHER LEEANN	453 RIVERSIDE DR	PIQUA	OH	45356
BZA 04-25	N44-015950	HICKS MATTHEW A	461 RIVERSIDE DR	PIQUA	OH	45356
BZA 04-25	N44-046240	NISWONGER TODD B & AUTUMN G	5225 DAVID DR	TIPP CITY	OH	45371
BZA 04-25	N44-015870	SPARKLIN BENANZER LLC	6 HARVEST FIELDS WAY	ARCANUM	OH	45304
BZA 04-25	N44-015830	SULLENBERGER RENTALS LLC	9283 KNOUFF RD	PIQUA	OH	45356
BZA 04-25	N44-046310	LIETTE EDWIN L (TRUSTEE)	9300 COUNTRY CLUB RD	PIQUA	OH	45356
BZA 04-25	N44-018250	KINDELL DAWN	9685 W GREENVILLE FALLS RD	COVINGTON	OH	45318
BZA 05-25	N44-007780	WILLCOX MARY	P O BOX 79001	PHOENIX	AZ	85061
BZA 05-25	N44-007730	WMAM HOLDINGS LLC	PO BOX 104	FORT LORAMIE	OH	45845
BZA 05-25	N44-015770	B FIRST PROPERTIES LTD	PO BOX 154	PIQUA	OH	45356
BZA 05-25	N44-007680	CHAPPIES INVESTMENTS LLC	1725 PARKER DR	PIQUA	OH	45356
BZA 05-25	N44-017640	GRUNKEMEYER TRENTON	1907 CARLYLE DR	PIQUA	OH	45356
BZA 05-25	N44-007590	HOSTETLER SCOTT J	215 WEST ST	JACKSON CENT	OH	45334
BZA 05-25	N44-007570	TURNKEY CASHFLOW LLC	251 W CENTRAL AVE #255	SPRINGBORO	OH	45066
BZA 05-25	N44-007760	KISER RITA A	312 GRANT ST	PIQUA	OH	45356
BZA 05-25	N44-007770	BARHORST WILLIAM J & MAMIE R	313 W GRANT ST	PIQUA	OH	45356
BZA 05-25	N44-007870	TRIUM PROPERTIES LLC	315 YOUNG	PIQUA	OH	45356
BZA 05-25	N44-007860	TRIUM PROPERTIES LLC	317 319 YOUNG ST	PIQUA	OH	45356
BZA 05-25	N44-007880	ONEILL KAYLA MARIE & PAIGE ROPER	323 YOUNG ST	PIQUA	OH	45356
BZA 05-25	N44-007620	DOTTIE B LLC	3260 MILLCREEK RD	SIDNEY	OH	45365
BZA 05-25	N44-007860	TRIUM PROPERTIES LLC	37 ROBIN HOOD LN	TROY	OH	45373

BZA 05-25	N44-007650	LEVAN ROY D & DANA K MERICA	403 S DOWNING ST	PIQUA	OH	45356
BZA 05-25	N44-007670	ZIEGLER BETHANEY	404 S DOWNING ST	PIQUA	OH	45356
BZA 05-25	N44-007640	SLIFE RICK E & MARY L	405 S DOWNING	PIQUA	OH	45356
BZA 05-25	N44-007680	CHAPPIES INVESTMENTS LLC	408 S DOWNING ST	PIQUA	OH	45356
BZA 05-25	N44-007630	DONNELLY ROBERT	411 S DOWNING ST	PIQUA	OH	45356
BZA 05-25	N44-017700	QUINN JOSEPH J	412 ADAMS ST	PIQUA	OH	45356
BZA 05-25	N44-017640	GRUNKEMEYER TRENTON	413 ADAMS ST	PIQUA	OH	45356
BZA 05-25	N44-007690	LMJ RENTALS LLC	416 S DOWNING ST	PIQUA	OH	45356
BZA 05-25	N44-017650	GRUNKEMEYER TRENTON	417 ADAMS ST	PIQUA	OH	45356
BZA 05-25	N44-007620	DOTTIE B LLC	417 S DOWNING ST	PIQUA	OH	45356
BZA 05-25	N44-017690	TRIUM PROPERTIES LLC	418 ADAMS ST	PIQUA	OH	45356
BZA 05-25	N44-007700	OSBORNE KAREN E	418 S DOWNING ST	PIQUA	OH	45356
BZA 05-25	N44-017680	FRANZ KENNETH A & STEFANI N PIERCE	420 ADAMS ST	PIQUA	OH	45356
BZA 05-25	N44-007710	HERRING CHARLES A & ROXANA	420 DOWNING	PIQUA	OH	45356
BZA 05-25	N44-007610	HICKORY FALLS PROPERTY GROUP LLC	421 S DOWNING ST	PIQUA	OH	45356
BZA 05-25	N44-007720	GIBSON CURTIS LEE & MEGAN	422 S DOWNING ST	PIQUA	OH	45356
BZA 05-25	N44-007600	SIMPSON KATHY	423 S DOWNING ST	PIQUA	OH	45356
BZA 05-25	N44-007730	WMAM HOLDINGS LLC	424 426 S DOWNING ST	PIQUA	OH	45356
BZA 05-25	N44-017660	JONES ROBERT A	425 ADAMS ST	PIQUA	OH	45356
BZA 05-25	N44-007580	SMITH SHELBA JEAN	425 S DOWNING	PIQUA	OH	45356
BZA 05-25	N44-017670	TEETER DAVID A & ADELLE M	426 ADAMS ST	PIQUA	OH	45356
BZA 05-25	N44-015750	WALE LARRY R & MUFFET J	427 ADAMS ST	PIQUA	OH	45356
BZA 05-25	N44-007590	HOSTETLER SCOTT J	427 S DOWNING	PIQUA	OH	45356
BZA 05-25	N44-015740	TRIUM PROPERTIES LLC	428 ADAMS ST	PIQUA	OH	45356
BZA 05-25	N44-015760	CLEVELAND MARK S	429 ADAMS ST	PIQUA	OH	45356
BZA 05-25	N44-007570	TURNKEY CASHFLOW LLC	431 S DOWNING ST	PIQUA	OH	45356
BZA 05-25	N44-015730	BARTON KARA M	432 ADAMS ST	PIQUA	OH	45356
BZA 05-25	N44-007740	S & H INVESTMENTS LLC	434 S DOWNING ST	PIQUA	OH	45356
BZA 05-25	N44-007750	COE FORREST L & CHRISTINE	438 S DOWNING ST	PIQUA	OH	45356
BZA 05-25	N44-015770	B FIRST PROPERTIES LTD	439 ADAMS ST	PIQUA	OH	45356
BZA 05-25	N44-007560	LIETTE EDWIN L (TRUSTEE)	439 S DOWNING ST	PIQUA	OH	45356
BZA 05-25	N44-007780	WILLCOX MARY	500 S DOWNING ST	PIQUA	OH	45356
BZA 05-25	N44-007610	HICKORY FALLS PROPERTY GROUP LLC	620 WOODCREEK	TROY	OH	45373

BZA 05-25	N44-007760	KISER RITA A	6720 N SPIKER RD	PIQUA	OH	45356
BZA 05-25	N44-007740	S & H INVESTMENTS LLC	739 S WAYNE ST	PIQUA	OH	45356
BZA 05-25	N44-017660	JONES ROBERT A	80 WARNER DR	TIPP CITY	OH	45371
BZA 05-25	N44-007580	SMITH SHELBA JEAN	8545 N DIXIE DR	PIQUA	OH	45356
BZA 05-25	N44-007690	LMJ RENTALS LLC	P O BOX 1525	PIQUA	OH	45356
BZA 06-25	N44-042760	SHEEHY TIMOTHY & JUDY RANSBURGH SHE	1ST ST	PIQUA	OH	45356
BZA 06-25	N44-099265	SHEEHY TIMOTHY & JUDY RANSBURGH SH	SECOND ST PIQUA OH 45356	PIQUA	OH	45356
BZA 06-25	N44-043410	MILLER DAVID L & SHELIA P	104 2ND ST	PIQUA	OH	45356
BZA 06-25	N44-042740	BUTTS WILLIAM E II & CHRISTEN A	1201 PARK AVE	PIQUA	OH	45356
BZA 06-25	N44-099260	SCARBROUGH JOHN D III	1304 TAMARACK AVE	BOULDER	CO	80304
BZA 06-25	N44-043650	WEBSTER PAUL	132 1ST ST	PIQUA	OH	45356
BZA 06-25	N44-043660	BOWMAN JANET R	138 1ST ST	PIQUA	OH	45356
BZA 06-25	N44-043440	SEIPEL WILLIAM G	2 ND STREET	PIQUA	OH	45356
BZA 06-25	N44-042690	TC BODEY PROPERTIES LLC	202 FIRST ST	PIQUA	OH	45356
BZA 06-25	N44-042710	CHAPPIE PHILLIP J & KATHRYN M	206 FIRST ST	PIQUA	OH	45356
BZA 06-25	N44-042700	BRUCE DENISE RAE & JOHNNY MICHAEL	206 CLEVELAND ST	PIQUA	OH	45356
BZA 06-25	N44-042720	COOK BEVERLY	210 FIRST ST	PIQUA	OH	45356
BZA 06-25	N44-042770	ROBBINS LOIS G	210 CLEVELAND ST	PIQUA	OH	45356
BZA 06-25	N44-043400	GRAHAM RAMONA A	211 CLEVELAND ST	PIQUA	OH	45356
BZA 06-25	N44-042730	STROHMENGER PROPERTIES LLC	214 1ST ST	PIQUA	OH	45356
BZA 06-25	N44-099260	SCARBROUGH JOHN D III	214 2ND ST	PIQUA	OH	45356
BZA 06-25	N44-042780	MARTIN BRYANT L	214 CLEVELAND ST	PIQUA	OH	45356
BZA 06-25	N44-043390	ROSE BOBBY D	215 CLEVELAND ST	PIQUA	OH	45356
BZA 06-25	N44-043380	THOMPSON MARK D & HEATHER C	217 CLEVELAND ST	PIQUA	OH	45356
BZA 06-25	N44-042740	BUTTS WILLIAM E II & CHRISTEN A	218 1ST ST	PIQUA	OH	45356
BZA 06-25	N44-042790	NORTH EUNICE M & KEVIN V CURL	218 CLEVELAND ST	PIQUA	OH	45356
BZA 06-25	N44-042750	WOLFE DENISE	222 FIRST ST	PIQUA	OH	45356
BZA 06-25	N44-042800	DE DSK PIQUA 18 MAIN LLC	222 CLEVELAND ST	PIQUA	OH	45356
BZA 06-25	N44-043660	BOWMAN JANET R	2240 SKIP WAY	WAUCHULA	FL	33873
BZA 06-25	N44-043470	SEIPEL BILL	225 CLEVELAND ST	PIQUA	OH	45356
BZA 06-25	N44-042810	HANEY RICHARD A	226 CLEVELAND ST	PIQUA	OH	45356
BZA 06-25	N44-042820	HOOPS CHARLOTTE J	228 CLEVELAND ST	PIQUA	OH	45356
BZA 06-25	N44-043450	TAMPLIN KAY O	229 CLEVELAND ST	PIQUA	OH	45356

BZA 06-25	N44-042830	MCNAME BROOKE E	300 CLEVELAND ST	PIQUA	OH	45356
BZA 06-25	N44-099265	SHEEHY TIMOTHY & JUDY RANSBURGH SHE	3200 VALLEVIEW DR	COLUMBUS	OH	43204
BZA 06-25	N44-043650	WEBSTER PAUL	405 1ST ST	PIQUA	OH	45356
BZA 06-25	N44-042790	NORTH EUNICE M & KEVIN V CURL	448 YOUNG ST	PIQUA	OH	45356
BZA 06-25	N44-042730	STROHMENGER PROPERTIES LLC	4646 W US 36	PIQUA	OH	45356
BZA 06-25	N44-043440	SEIPEL WILLIAM G	4800 ORBISON RD	TROY	OH	45373
BZA 06-25	N44-042800	DE DSK PIQUA 18 MAIN LLC	650 N MAIN ST	PIQUA	OH	45356
BZA 06-25	N44-043410	MILLER DAVID L (TOD) & SHELIA P	9156 N HETZLER RD	PIQUA	OH	45356
BZA 06-25	N44-042820	HOOPS CHARLOTTE J	PO BOX 85	LAKEVIEW	OH	43331
BZA 07-25	N44-056930	MILLER MICHAEL L JR	LINCOLN ST	PIQUA	OH	45356
BZA 07-25	N44-027260	TTB REAL ESTATE LLC	MADISON AVE	PIQUA	OH	45356
BZA 07-25	N44-027270	COOPER SYLVANA KAY	1053 BOONE ST	PIQUA	OH	45356
BZA 07-25	N44-027240	TTB REAL ESTATE LLC	13010 MCCARTYVILLE RD	ANNA	OH	45302
BZA 07-25	N44-027260	TTB REAL ESTATE LLC	13010 MCCARTYVILLE RD	ANNA	OH	45302
BZA 07-25	N44-027170	JOHNSON THOMAS S & ANGELA K	1305 MADISON AVE	PIQUA	OH	45356
BZA 07-25	N44-027180	KELLER RAYMOND H & PAULINE L	1307 MADISON AVE	PIQUA	OH	45356
BZA 07-25	N44-027130	PUTHOFF RYLEE KAY ELAINE	1308 MADISON AVE	PIQUA	OH	45356
BZA 07-25	N44-027120	WELHENER LOGAN C	1312 MADISON AVE	PIQUA	OH	45356
BZA 07-25	N44-027200	MANIACI BETH ANN	1315 MADISON AVE	PIQUA	OH	45356
BZA 07-25	N44-027110	LIVISAY LIMITED LLC	1316 MADISON AVE	PIQUA	OH	45356
BZA 07-25	N44-027210	TILTON GENE W & DIANA C	1321 MADISON AVE	PIQUA	OH	45356
BZA 07-25	N44-027100	BODENMILLER RICHARD W & TINA LOVE	1322 MADISON AVE	PIQUA	OH	45356
BZA 07-25	N44-027220	JACKSON ROBERT J	1323 MADISON AVE	PIQUA	OH	45356
BZA 07-25	N44-027080	DOUGLAS CHARLES A & D LOUISE	1324 MADISON AVE	PIQUA	OH	45356
BZA 07-25	N44-027230	TIDERINGTON DALE ROBERT	135 HAMPTON PL	TROY	OH	45373
BZA 07-25	N44-027380	MCCAWLEY BRETT A & DIANE K	1400 MADISON AVE	PIQUA	OH	45356
BZA 07-25	N44-027240	TTB REAL ESTATE LLC	1403 MADISON AVE	PIQUA	OH	45356
BZA 07-25	N44-027370	O'REILLY MARTIN P	1404 MADISON AVE	PIQUA	OH	45356
BZA 07-25	N44-027360	PENROD THOMAS E TR	1410 MADISON AVE	PIQUA	OH	45356
BZA 07-25	N44-027270	COOPER SYLVANA KAY	1417 MADISON AVE	PIQUA	OH	45356
BZA 07-25	N44-027280	SORRELL JOSEPH M & KARI R	1419 MADISON AVE	PIQUA	OH	45356
BZA 07-25	N44-027380	MCCAWLEY BRETT A & DIANE K	1425 STOCKHAM DR	PIQUA	OH	45356
BZA 07-25	N44-095320	BREWER G SCOT & AMANDA L	610 POLECAT RD	TROY	OH	45373

BZA 07-25	N44-050120	ANDERSON BRIAN & ANNA	633 CHERRY ST	PIQUA	OH	45356
BZA 07-25	N44-076050	FOSTER SHAWN B & DEBORAH S SHANKS	720 W ASH ST	PIQUA	OH	45356
BZA 07-25	N44-027110	LIVISAY LIMITED LLC	7361 WYANDOT LANE	MIDDLETOWN	OH	45044
BZA 07-25	N44-050190	VON ASCHEN GAIL	740 VINE ST	PIQUA	OH	45356
BZA 07-25	N44-050200	VERNON DONALD LOUIS & REBECCA LYNN	742 VINE ST	PIQUA	OH	45356
BZA 07-25	N44-050210	FAEHL CARL J & CYNTHIA L	744 VINE ST	PIQUA	OH	45356
BZA 07-25	N44-050230	LAVY JORDAN LM	748 VINE ST	PIQUA	OH	45356
BZA 07-25	N44-050200	VERNON DONALD LOUIS & REBECCA LYNN	779 ST RT 502	GREENVILLE	OH	45331
BZA 07-25	N44-027080	DOUGLAS CHARLES A & D LOUISE	7938 N FAIRVIEW RD	PIQUA	OH	45356
BZA 07-25	N44-076090	GOVER BENJAMIN P	800 LINDSEY ST	PIQUA	OH	45356
BZA 07-25	N44-056930	MILLER MICHAEL L JR	801 VINE ST	PIQUA	OH	45356
BZA 07-25	N44-027220	JACKSON ROBERT J	8021 HOUSTON RD	HOUSTON	OH	45333
BZA 07-25	N44-076080	CAIN HAROLD E JR & CAROLYN S	804 LINDSEY ST	PIQUA	OH	45356
BZA 07-25	N44-095320	BREWER G SCOT & AMANDA L	805 VINE ST	PIQUA	OH	45356
BZA 07-25	N44-076060	HISER ERIC C II & TIFFANY M	806 LINDSEY ST	PIQUA	OH	45356
BZA 07-25	N44-076050	FOSTER SHAWN B & DEBORAH S SHANKS	810 LINDSEY ST	PIQUA	OH	45356
BZA 07-25	N44-095340	BELL WAUNETA L	811 VINE ST	PIQUA	OH	45356
BZA 07-25	N44-027230	TIDERINGTON DALE ROBERT	815 VINE ST	PIQUA	OH	45356
BZA 07-25	N44-027250	GRISE TANNER G	818 VINE ST	PIQUA	OH	45356
BZA 07-25	N44-027360	PENROD THOMAS E TR	890 SNYDER RD	PIQUA	OH	45356

https://www.miamicountyohioauditor.gov/Map

Matthew W. Gearhardt

County Auditor | Miami County, Ohio

SEARCH MAP INFO FORMS TOOLS

Auditor Map

1612 NEW HAVEN RD

Show search results for 1612 N...

Public Notification

Select or search for a feature in the map

N44-068040

N44-068040

Apply a search distance

200 Feet

Addressee Layer

Notification Fields

Format

Comma-separated values (CSV)

20 addressees found; do you want to continue?

Review Download

N44-092680 N44-092612 N44-067950 N44-067960 N44-067970 N44-067980 N44-067990 N44-068000 N44-068010 N44-068020 N44-068030 N44-068040 N44-068050 N44-068060 N44-068070 N44-068080 N44-068090 N44-068100 N44-068120 N44-068130 N44-068140 N44-068150 N44-068160 N44-068170 N44-068180 N44-068190 N44-068210 N44-068220 N44-068230 N44-068920 N44-068930 N44-069020 N44-069030 N44-070660 N44-070850 N44-070860

CANDLEWOOD BLVD NEW HAVEN RD FALMOUTH AVE

-84.267 40.133 Degrees

https://www.miamicountyohioauditor.gov/Map

Matthew W. Gearhardt

County Auditor | Miami County, Ohio

SEARCH MAP INFO FORMS TOOLS

Auditor Map

1104 PARK

Show search results for 1104 P...

Public Notification

Select or search for a feature in the map

N44-025310

Apply a search distance

200 Feet

Addressee Layer

Notification Fields

Format

Comma-separated values (CSV)

35 addressees found; do you want to continue?

Review Download

CAMP ST

PARK AVE

WASHINGTON AVE

MADISON AVE

FISHER DR

-84.256 40.155 Degrees

https://www.miamicountyohioauditor.gov/Map

Matthew W. Gearhardt

County Auditor | Miami County, Ohio

SEARCH MAP INFO FORMS TOOLS

Auditor Map

317 VIRGINIA ST

Show search results for 317 VIR...

Public Notification

Select or search for a feature in the map

N44-019157

Apply a search distance

200 Feet

Addressee Layer

Notification Fields

Format

Comma-separated values (CSV)

32 addressees found; do you want to continue?

Review Download

-84.251 40.149 Degrees

https://www.miamicountyohioauditor.gov/Map

Matthew W. Gearhardt

County Auditor | Miami County, Ohio

SEARCH MAP INFO FORMS TOOLS

Auditor Map

1044 CALDWELL ST

Show search results for 1044 C...

Public Notification

Select or search for a feature in the map

N44-015800

Apply a search distance

200 Feet

Addressee Layer

Notification Fields

Format

Comma-separated values (CSV)

36 addressees found; do you want to continue?

Review Download

-84.245 40.157 Degrees

https://www.miamicountyohioauditor.gov/Map

Matthew W. Gearhardt

County Auditor | Miami County, Ohio

SEARCH MAP INFO FORMS TOOLS

Auditor Map

420 DOWNING

Show search results for 420 D...

Public Notification

Select or search for a feature in the map

N44-007710

Apply a search distance

200 Feet

Addressee Layer

Notification Fields

Format

Comma-separated values (CSV)

38 addressees found; do you want to continue?

Review Download

-84.242 40.143 Degrees

https://www.miamicountyohioauditor.gov/Map

Matthew W. Gearhardt

County Auditor | Miami County, Ohio

SEARCH MAP INFO FORMS TOOLS

Auditor Map

218 CLEVELAND ST

Show search results for 218 CL...

Public Notification

Select or search for a feature in the map

N44-042790

N44-042790

Apply a search distance

200 Feet

Addressee Layer

Notification Fields

Format

Comma-separated values (CSV)

29 addressees found; do you want to continue?

Review Download

-84.234 40.144 Degrees

https://www.miamicountyohioauditor.gov/Map

Matthew W. Gearhardt

County Auditor | Miami County, Ohio

SEARCH MAP INFO FORMS TOOLS

Auditor Map

815 VINE ST

Show search results for 815 VI...

Public Notification

Select or search for a feature in the map

N44-027230

Apply a search distance

200 Feet

Addressee Layer

Notification Fields

Format

Comma-separated values (CSV)

37 addressees found; do you want to continue?

Review Download

-84.255 40.160 Degrees