



CITY OF SPRINGFIELD
 DEPARTMENT OF ENGINEERING & PLANNING
 CODE ENFORCEMENT DIVISION



NOTICE OF VIOLATION AND ORDERS TO
 REPAIR OR DEMOLISH



October 10, 2006

KATHRYN L LEWIS
 PO BOX 485

SPRINGFIELD, OH45501

RE: 137 E SOUTHERN AVE

PROPERTY ID. #: 340-7-34-420-8
 CASE NO: - 06-00005746

Pursuant to authority granted by the Property Maintenance Code, Chapter 1305 of the City's Codified Ordinances, an inspection was performed at the above referenced property. The inspection revealed violations of the Property Maintenance Code. This structure is hereby declared to be unfit for human occupancy.(PM-108.1.3). The violations found to exist and the remedial action required to correct such violations are identified on the attached pages.

You are hereby ordered to cause the correction of the violations listed on the attachments hereto so that the structure is brought into compliance with the Property Maintenance Code, Chapter 1305 of the City's Codified Ordinances. You are hereby ordered to cause the corrections to be made within **THIRTY (30) DAYS AFTER RECEIPT OF THIS ORDER.**

NOTICE

FAILURE TO COMPLY WITH THESE ORDERS MAY BE CAUSE FOR BOARDING AND SECURING OR DEMOLITION OF THE PUBLIC NUISANCE STRUCTURE(S) BY THE CITY AND THE COST ASSESSED TO THE LAND ON WHICH THE STRUCTURE(S) EXISTED (Chapter 1305, Section PM-110.3) OR FORWARDED TO THE CITY'S REVENUE COLLECTIONS DIVISION. YOU ALSO MAY BE SUBJECT TO CRIMINAL PROSECUTION OR CIVIL FINES PURSUANT TO THE PROVISIONS OF CHAPTER 1324 OF THE CODIFIED ORDINANCES OF THE CITY OF SPRINGFIELD, OHIO.

OCCUPANCY OF ANY STRUCTURE UNDER THESE ORDERS IS NOT PERMISSIBLE UNTIL THESE ORDERS HAVE BEEN COMPLIED WITH.

You are advised that any person affected by this order may request and shall be granted a hearing before the Board of Building Appeals. However, such person shall file with the Board of Building Appeals, c/o Inspection Services Division, a written petition within ten (10) days after receipt of this order. (Chapter 1305, Section PM-111.1) Filing fee for such appeal is \$200.00.

76 E High St. Springfield, Ohio 45502
 Phone # (937) 324-7385 Fax # (937) 328-3558
 E-mail dweber@ci.springfield.oh.us



Page 2

KATHRYN L LEWIS

October 10, 2006

COPY

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 to another until the provisions of the compliance order or notice of violation have 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 violations. (Chapter 1305, Section PM-107.5)

Permits must be obtained from the Inspection Services Division prior to starting any repairs, demolition, building alterations, electrical, plumbing or heating work of such a nature as to require City of Springfield permits.

This inspection and subsequent report do not insure or guarantee that there are no additional violations of the Codified Ordinances of the City of Springfield, or of the Statutes and Regulations of the State of Ohio.

Pursuant to section 1322.03, after January 1, 2004 any owner who receives an order to raze a premises or has a structure actually razed by the City shall be subject to mandatory inspections of all premises with dwelling units belonging to, but not occupied by, that owner. Such inspections shall be made on a semi-annual basis for a minimum of four (4) years. The fee for such inspections shall be due and collectable from the owner in advance:

- 1) \$125 for a premises with one dwelling unit
- 2) \$175 for a premises with two dwelling units
- 3) \$225 for a premises with three dwelling units
- 4) \$250 for a premises with four dwelling units
- 5) \$265 for the first dwelling unit in a premises with five or more dwelling units, plus \$15 for each additional dwelling unit on the premises
- 6) Should one or more re-inspections prove necessary, a fee of \$50 will be imposed for each such re-inspection

This notice is given pursuant to Chapter 1305, Section PM-107.1 of the Property Maintenance Code. If there are any questions regarding this notice or if we can be of any assistance in this matter, please contact Code Enforcement Officer BARRY RITTER at 324-7385.

Daryl Weber, Manager
Code Enforcement Division

76 E High St. Springfield, Ohio 45502
Phone # (937) 324-7385 Fax # (937) 328-3558
E-mail dweber@ci.springfield.oh.us

PM 104.4 Right of Entry

Incomplete inspection: Prior to making applications for required repair permits, remove all accumulations from within the structure and from the exterior of the property and provide access to all areas with sufficient light to allow for a complete inspection. Contact this office immediately to schedule this inspection.

A red rectangular stamp with the word "COPY" in a bold, serif font, oriented vertically.

GENERAL (PM-301)PM-301.3 Vacant Structures and Land

Structure has not been occupied since April 7, 2003.

Structure is not secure. Secure structure.

EXTERIOR PROPERTY AREAS (PM-302)PM-302.7 Accessory Structures

Detached fence is not structurally sound/in good repair/ plumb.
Repair or replace.

PM-302.9 Defacement of Property

House has graffiti. Remove or properly cover all graffiti.

EXTERIOR STRUCTURE (PM-304)PM-304.2 Protective Treatment

Wood/ metal surfaces are deteriorated/rusted due to exposure to weather. Properly prepare surfaces and paint or otherwise cover exposed exterior surfaces.

PM-304.5 Foundation walls

Foundation walls are not structurally safe, plumb, sound or in good repair. Repair cracks/breaks or replace.

PM-304.6 Exterior walls

Exterior members (walls, trim, fascia, soffit) have holes/cracks/breaks/loose or missing areas. Repair or replace all defective members.

PM-304.7 Roofs and drainage

Guttering and downspouts are deteriorated and/or missing. Repair, replace, or install guttering and downspouts so as to prevent water from discharging in such a manner as to accumulate within/along structure or onto adjacent properties, or otherwise cause a nuisance.

PM-304.13 Windows, skylight and door frames

Windows and/or frames are not weather-tight or in good repair. Repair or replace windows/frames.

Doors and/or frames are not weather-tight or in good repair. Repair or replace.

PM-304.13.1 Glazing

Glass in windows/doors cracked/missing. Replace or install glass.

Skylight glazing material is cracked/ broken or missing. Replace or install glazing material.

PM-304.15 Doors

Door hardware (locks, knobs, hinges) broken/missing/does not tightly secure door. Replace door hardware.

COPY

INTERIOR STRUCTURE (PM-305)**PM-305.3 Interior surfaces**

Interior surfaces (walls, ceilings, floors, trim, windows, doors, counters, cabinets) have holes, cracks, missing surfaces, cracked or peeling paint and/or have not been maintained in good, clean and sanitary condition. Repair or replace damaged surface materials so as to provide cleanable/sanitary surfaces..

Floor surfaces not constructed and/or maintained so as to permit floors to be maintained in a clean and sanitary condition. Repair or replace so as to provide cleanable/sanitary floor surfaces.

REQUIRED PLUMBING FACILITIES (PM-502)**PM-502.1 Dwelling units**

Water closet is broken/inoperable/missing/unsanitary/not secured to floor. Repair, replace, secure or install water closet.

Lavatory sink is broken/inoperable/missing/unsanitary/ not secured to floor.
Repair, replace, secure or install lavatory sink supplied with hot and cold running water.

Bathtub or shower is broken/inoperable/missing/ unsanitary, not sealed to the walls.
Repair, replace, seal or install bathtub or shower supplied with hot and cold running water.

Kitchen sink is broken/inoperable/missing/unsanitary. Repair, replace or install kitchen sink supplied with hot and cold running water.

WATER SYSTEM (PM-505)**PM-505.1 General**

No hot and cold running water to fixtures. Provide hot and cold water to all fixtures.

PM-505.4 Water heating facilities

Water heater defective/missing. Repair, replace or install to code the water heater.

HEATING FACILITIES (PM-602)**PM-602.2 Residential buildings**

Heating facilities defective, inoperable, missing. Repair, replace or install heating facilities.

ELECTRICAL FACILITIES (PM-604)**PM- 604.1 Facilities required**

No electric service. Provide electrical service to meet the requirements of the National Electric Code.

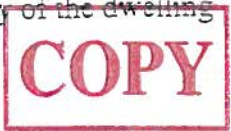
PM-604.3 Electrical system hazards

Unsafe wiring/receptacle/light fixture/switch/unsafe electrical component. Repair or replace wiring/receptacle/light fixture/switch/unsafe electrical component.

FIRE PROTECTION SYSTEMS (PM-704)

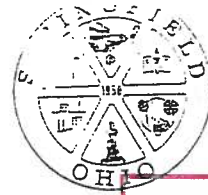
PM-704.1 Smoke detectors

Smoke detector(s) missing. Install at least one smoke detector in each story of the dwelling unit, including the basement and in each room used for sleeping.





CITY OF SPRINGFIELD
 DEPARTMENT OF ENGINEERING & PLANNING
 CODE ENFORCEMENT DIVISION



COPY

NOTICE OF VIOLATION AND ORDERS TO
 REPAIR OR DEMOLISH

October 10, 2006

RONALD L COLLIER
 2490 WESTVIEW TERRACE

MENDOTA HEIGHTS, MN55120

RE: 137 E SOUTHERN AVE

PROPERTY ID. #: 340-7-34-420-8
 CASE NO: - 06-00005746

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FIRE PROTECTION SYSTEMS (PM-704)PM-704.1 Smoke detectors

Smoke detector(s) missing. Install at least one smoke detector in each story of the dwelling unit, including the basement and in each room used for sleeping.

COPY

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LEWIS, KATHRYN L
 PO BOX 485
 SPRINGFIELD, OH 45501
 BJR 137 E SOUTHERN RD 61010

2. Article Number
 (Transfer from service label)

7000 0522 9798 8055

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-N

COMPLETE THIS SECTION ON DELIVERY

- A. Signature
 X *Kathryn Lewis* Agent Address
- B. Received by (Printed Name) C. Date of Delivery
 10-14-01
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

COPY

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.
4. Restricted Delivery? (Extra Fee) Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

COLLIER, DONALD F
 2246 ONTARIO AVE
 SPRINGFIELD, OH 45505
 BJR 137 E SOUTHERN RD 61010

2. Article Number
 (Transfer from service label)

7000 0522 2798 8024

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M

COMPLETE THIS SECTION ON DELIVERY

- A. Signature
 X *Donald Collier* Agent Address
- B. Received by (Printed Name) C. Date of Delivery
 10-14-01
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.
4. Restricted Delivery? (Extra Fee) Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

COLLIER, RONALD L
 2490 WESTVIEW TERRACE
 MENDOTA HEIGHTS, MN 55120
 BJR 137 E SOUTHERN RD 61010

2. Article Number
 (Transfer from service label)

798 3048

PS Form 3811, August 2001

COMPLETE THIS SECTION ON DELIVERY

- A. Signature
 X *Ronald Collier* Agent Address
- B. Received by (Printed Name) C. Date of Delivery
 10-14-01
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.
4. Restricted Delivery? (Extra Fee) Yes

121

CODE ENFORCEMENT DIVISION
DEPARTMENT OF PLANNING & DEVELOPMENT
76 E. HIGH STREET, SPRINGFIELD, OHIO 45502

COPY

CITY OF SPRINGFIELD, OHIO
CODE ENFORCEMENT DIVISION
DEPARTMENT OF PLANNING & DEVELOPMENT
76 E. HIGH STREET, SPRINGFIELD, OHIO 45502



7000 0520 0012 9798 8017



RETURN RECEIPT REQUESTED
RETURN AFTER 5 DAYS

1st POSTAGE
PAID BY
RECIPIENT

10/14/08

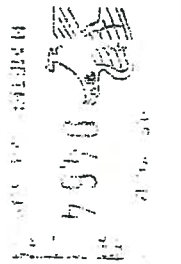
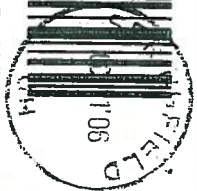
PC4500



CERTIFIED MAIL



7000 0520 0012 9798 7836

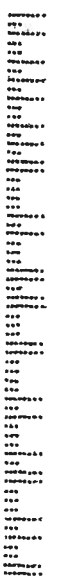


RETURN RECEIPT REQUESTED
RETURN AFTER 5 DAYS



SALESMAN
10-12

4550243005-27 0023



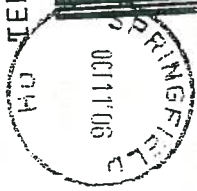
COPY

CITY OF SPRINGFIELD, OHIO
CODE ENFORCEMENT DIVISION
DEPARTMENT OF PLANNING & DEVELOPMENT
76 E. HIGH STREET, SPRINGFIELD, OHIO 45502

CERTIFIED MAIL



7000 0520 0012 9798 8031



RETURN RECEIPT REQUESTED
RETURN AFTER 5 DAYS

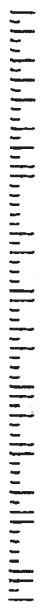
Handwritten signature

NIXIE 430 1 05 11/08/08

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 48502121475 *0915-01731-11-44

4302011017



SCHMENK, SPENCER & HASSELBACH
 ATTORNEYS AT LAW
 SHAWNEE PLACE
 20 NORTH LIMESTONE STREET
 SPRINGFIELD, OHIO 45502

COPY

Gerald E Schmenk
 Richard A Spencer
 Kurt S Hasselbach

Telephone (937) 323-9739

FAX (937)- 323-9388

September 25, 2006

City of Springfield
 Attn: Barry Ritter
 City Hall - 76 East High Street
 Springfield, Ohio 45502

Re: LEWIS, Kathryn Y. (7/12 ths), et al
 137 E. Southern

Tax Mailing Address:
 P. O. Box 485
 Springfield, Ohio 45501

CERTIFICATE OF TITLE

Dear Mr. Ritter:

Pursuant to your request, I have caused an examination to be made of the title to the property described below:

See Exhibit "A" attached

The undersigned hereby certifies that he has made, or caused to be made a thorough examination of the records of Clark County, Ohio as disclosed by the public indices, relating to the premises above described.

The undersigned further certifies that in his opinion, based upon said records, an undivided 7/12th fee simple title to said premises is vested in the name of **KATHRYN Y. LEWIS**, by virtue of a Warranty Deed dated April 18, 1969, and filed for record on April 21, 1969, in Clark County, Ohio, Deed Records Book 617, Page 327, and by virtue of a Certificate of Transfer dated August 16, 2002, and filed for record on September 6, 2002, in Clark County, Ohio, Official Records Book 1552, Page 1657. Each of the following are vested in an undivided 1/12th fee simple title to said premises by virtue of the Certificate of Transfer dated August 16, 2002, and filed for record on September 6, 2002, in Clark County, Ohio, Official Records Book 1552, Page 1657, to-wit: **DONALD F. COLLIER**, 2246 Ontario St., Springfield, Ohio, 45505; **RONALD L. COLLIER**, 2490 Westview Terrace, Mendota Heights, Minnesota, 55120; **MARTHA A. STAPLES**, 4362 Trindel Way, Columbus, Ohio, 43231; **GERRI R. COLLIER**, 1227 Clifton Ave., Springfield, Ohio, 45505; and **CASSANDRA COLLIER-WILLIAMS**, 13832 Lakeshore Dr., Bratenahl, Ohio, 44110. It

appears from said county records, the title is marketable and free from encumbrances except and subject to the matters set forth below:

COPY

AUDITOR'S VALUATION:

LAND	\$	2,530.00	PPN 340-07-00034-420-008
BUILDING	\$	10,080.00	
TOTAL	\$	12,610.00	

TAXES:

First Half 2005	\$ 273.29	Paid
Second Half 2005	\$ 273.29	Paid

Taxes for the calendar year 2006 are a lien on the land but are not yet due.

MORTGAGES:

None of Record

LEASES:

None of Record.

EASEMENTS:

None of Record.

RESTRICTIVE COVENANTS:

None of Record.

MISCELLANEOUS:

Nothing of Record

This certificate does not purport to cover matters not of record in said County, including rights of persons in possession, questions which a correct survey or inspection would disclose, rights to file mechanics liens, special taxes and assessments not shown by the County Treasurer's records, or zoning or other governmental regulations, or liens asserted by the United States or

State of Ohio, their agencies and officers under the Ohio Solid Hazardous Waste Disposal Act, Federal Super Fund Amendments, and under the Racketeering influence Corrupt Organization Acts and Receivership Liens, unless the lien is filed in the public records of the County in which the property is located.

COPY

This Certificate was completed September 21, 2006, at 8:00 a.m.

Respectfully submitted,
SCHMENK, SPENCER, & HASSELBACH



Gerald E. Schmenk

GES/ksh

Exhibit "A"

COPY

Situated in the State of Ohio, County of Clark and City of Springfield and bounded and described as follows:

Being Lot Number Three Thousand Seven Hundred and Thirty Nine (3739) as the same is numbered and designated on the Plat of Lots laid out by the heirs of Arthur Cole, deceased, in Addition to said City, which plat is recorded in Volume 2, Page 31, Clark County, Ohio, Plat Records.

COPY

DETERMINATION OF HISTORICAL ELIGIBILITY

Date of Request: 09/13/06

Dept./Div.: Planning/Code Enf.

Address: 137 East Southern Avenue

Program: Rehabilitation

Demolition X

Activity Start Date:

Proposed Activities Exempt ? Yes No X

Attachments:

Photographs (6) X Research OHI NA? Maps X
Specifications Year Built 1935

Disposition:

Prepared By: BR/MR

Date Received:9/15/06

National Register Status: Listed Eligible Not Eligible x

Contributing/Historic District Name: Not in any District

Site Inspection? Yes No x

Comments

The subject property is a two-story cross gable-roofed house with a replacement wraparound porch. The house retains its weatherboard and fishscale siding but its doors and windows are boarded. According to city officials, the house sustained substantial interior damage due to a fire. The house has also been vacant since April 2003. This house is not eligible individually due to alterations and the surrounding area has been compromised by several recent demolitions and houses with alterations including secondary siding, replacement windows and porches, and additions. Demolition is approved.

Disposition:

Determined By: Harrison Stamm Gowdy

Date: 9/17/06

Case number : 04 00000523
Property address, ID : 137 E SOUTHERN AVE
Parcel Number : 340-07-034-420-008

6461

Location/Customer Selection Prompt



Location ID: 6461 Addr: 137 E SOUTHERN AVE

Type options, press Enter.
1=Select

Opt	Customer	Name	Init Dte	Term Dte	Sts
-	533490	LEWIS-CAMPBELL, KATHRYN Y	8/19/02	4/07/03	F
-	31900	COLLIER, GUSSIE E	1/01/82	8/19/02	F

Bottom :

F12=Cancel

F3=Exit F4=Prompt F5=Zip code maint F6=Add name F7=Inspector area assignmnt
F8=Related cases F9=Land inq F12=Cancel F13=Retrieve UT customer

Camé Asmt Admin Tax Admin Record Query Special W w Help

GoTo AAA 11

PARCEL ID 340-07-00034-420-008

SUBDIVISION

NEHD 7492

ALTERNATE ID

BOOK/PAGE 340 5730

TAX YEAR 2006 LUC 510

ALT NAME LEWIS KATHRYN Y 1/2 INT

Dwn2 ET AL 1/12 INT EA

OWN # CLASS IR

ALT LOCATION 137

E SOUTHERN

AVE

SPRINGFIELD

DR

45505

TYPE IR



Index Owner Multi Owners Legal Values Taxes Special Custom

Parcel ID/ Alternate ID	Owner Name/ Tax Year/Owner Group:	Property Location City/State/Zip
340-07-00034-420-008	LEWIS KATHRYN Y 1/2 INT	137 E SOUTHERN AVE
	2006	SPRINGFIELD DR 45505

LEWIS KATHRYN Y 1/2 INT
 137 E SOUTHERN AVE
 SPRINGFIELD DR 45505