

**Minutes**  
**Board of Building Appeals**  
**January 16, 2020**

**Members Present:**

Richard Morrissey  
Levi Collins  
Linda Chartrand  
Kim Parks  
Janis Sunderhaus

**Others Present:**

Lisa Bradley, Law Department  
Richard Cotrell, Building Inspector  
Joe Gorman, Building Inspector  
Doug Ditto, Assistant Building Administrator  
Anthony DiPietro, Law Department  
Joseph Jeffers, Appellant  
Erica Preston, Appellant's Attorney

The meeting was called to order by Richard Morrissey at approximately 3:30 p.m. A quorum was present.

The board reviewed the meeting Minutes of November 21, 2019. *Janis Sunderhaus made a motion to approve the Minutes of November 21, 2019 as printed. Motion was seconded by Linda Chartrand. Motion carried unanimously.*

**APPEAL NUMBER 2-19, 949 South Main Street, Lima, Ohio 45804**  
**Appeal of Demolition Order #2019000856 dated February 28, 2019**  
**Appellant: Lewis, Mark, Cheryl, and Todd Erb**

Those sworn to provide testimony were Erica Preston, Richard Cotrell, and Doug Ditto.

Doug Ditto submitted into evidence his Staff Report. *Linda Chartrand made a motion to accept the staff report. Motion was seconded by Levi Collins. Motion carried unanimously.*

Doug Ditto reviewed his Staff Report. Mr. Ditto stated \$1,081.92 has been paid on the property taxes to date with \$4,824.39 still due.

An exterior inspection of the structure was performed by Richard Cotrell on January 8, 2020. Mr. Cotrell wrote a report and provided photos of evidence of his findings (**Exhibits B1-B7**). Mr. Cotrell noted the following: block removed, several areas not sealed or secured, holes in existing building open to the elements, sprinkler riser exposed, roof at demolition exposed.

Mr. Ditto stated the appellant has not submitted revised plans since they original plans were denied on October 1, 2019. Mr. Ditto explained the outstanding items on the correction letter that was sent to the appellant.

Mr. Ditto stated based on the lack of progress of the owners and the information presented, it is the staff's recommendation to uphold the demolition order for the property located at 949 South Main Street.

Erica Preston stated the property is being sold and there is a closing date set for February 12<sup>th</sup>. Ms. Preston stated the bank has settled on the property and the foreclosure has been dismissed. Ms. Preston stated the work had stopped on the structure due to the new owner waiting on the liens to be released. Ms. Preston stated the taxes will be paid and it is her hope to end up with a viable building in the end. Doug Ditto stated there are still some issues on the remaining building, but they are fixable. It was noted the purchase agreement says it is subject to any demolition order and the purchaser is aware of the demolition order. Levi Collins stated he was worried about a few items on the exterior of the building and children getting hurt. Ms. Preston stated she would address this with the owner.

***Kim Parks made a motion to stay the demolition order until February 20, 2020 to allow for closure by the new owners. Motion was seconded by Linda Chartrand. Motion carried with 4 yeas; 1 opposed.***

**APPEAL NUMBER 6-19, 832 Richie Avenue, Lima, Ohio 45805**

**Appeal of Demolition Order 2019004211 dated July 10, 2019**

**Property Owner/Appellant: Joseph Jeffers**

Those sworn to provide testimony were Doug Ditto, Richard Cotrell, Joe Gorman, and Joseph Jeffers.

Doug Ditto submitted into evidence his Staff Report for 832 Richie Avenue. ***Levi Collins made a motion to accept the staff report. Motion was seconded by Linda Chartrand. Motion carried unanimously.***

Doug Ditto reviewed his staff report. Mr. Ditto stated the taxes due on the property are \$2,156.90.

An interior inspection of the structure was performed by Joe Gorman on November 26, 2019. Mr. Gorman noted the insulation was approved and Ok'd for the outside walls to be dry walled.

A demolition inspection of the structure was performed by Richard Cotrell on January 9, 2020. Mr. Cotrell noted the following: interior framing complete, insulation complete, rough in electrical complete, drywall in process, windows replaced, siding repaired, porch not ready.

It was noted by the building department staff the appellant has been very cooperative in this process.

Mr. Ditto stated it is the staff's recommendation to stay the demolition order for the property located at 832 Richie to allow the appellant additional time to work on the structure.

Joseph Jeffers stated they still need to have the water turned on and finish the drywall. Mr. Jeffers stated after this is complete, he should be able to move back in.

*Levi Collins made a motion to stay the demolition order for the property known as 832 Richie Avenue until April 16, 2020 to allow the appellant additional time to work on the structure. Motion was seconded by Janis Sunderhaus. Motion carried unanimously.*

*Having no further business, Levi Collins made a motion to adjourn. Motion was seconded by Janis Sunderhaus. Motion carried unanimously.*

---

**Richard Morrissey, Chairman**