

MINUTES OF THE VILLAGE OF GOLF MANOR PUBLIC HEARING

RE: 2290 Losantiville Avenue

JANUARY 14, 2013

Mr. Richard Strole, owner of property was in attendance.

Mr. Rob Butler of the Solicitor's Office led the meeting as required by ORC Section 715.26.

Ms. Rosback, mortgage holder, was notified but was not in attendance.

Mr. Creager reported the structure has:

1. Roof damage
2. NIC has inspected
3. Structure deemed dangerous

(Chief Ballman added that it is a risk to firefighters when a roof is unable to support the weight it was built to.)

4. This has been an issue for about 2 years and has gotten worse
5. No steps have been taken by owner to correct problems
6. Needs to be raised in his opinion and that of NIC

Mr. Strole asked if it is a danger to birds or people?

Mr. Creager stated it probably has structural problems.

Chief Ballman stated that his department has observed the building from an aerial ladder and can see damage.

Mr. Strole added that the roof was bad when he purchased building and may have gotten a little worse, "but not to the extent that you are saying".

- Purchased the building 2 years ago
- Has tried to sell, but has not attempted to repair
- Needs 6 months to complete repairs
- He is not a structural engineer
- Has no fire-fighting experience

In response to questions of Councilman Doering, Mr. Strole stated that no, he has not painted the building as he wanted to open an auto repair business but was not permitted by the Village of Golf Manor. He does not have money to spend on it now, but does have people interested in it. Chief Ballman stated that the building is a lethal hazard to fire fighters under current conditions. Mr. Creager noted that Mr. Strole knew prior to his purchase that an auto repair garage was not permissible use on that property without planning commission approval of zoning change.

Mr. Butler stated that due to the question of Mr. Strole's receipt of notification of this hearing, he would suggest item be tabled until January 28, 2013.

Mayor Zaffiro added that the Cincinnati Hebrew Day School had made Mr. Strole a cash offer for the property which was not accepted. Mr. Stole retorted that he was told the Cincinnati Hebrew Day School wanted it as a donation.

Chief Ballman suggested an inspection of the structure by all parties involved (Golf Manor Fire Dept., Building Dept., Mr. Stole, and NIC) January 22, 2013 at noon O.K.'d by all.

Motion to adjourn made by Mr. Doering, seconded by Mrs. Dubose, all members approved.

MAYOR, ALAN ZAFFIRO

CLERK-TREAS., GREG DOERING

