

SCHNAYDER OKSANA C
5280 FREEDOM RIDGE DR
COLUMBUS, OH 43230-1532

COLUMBUS CITY CODE VIOLATION NOTICE

Re: 5280 FREEDOM RIDGE DR

An inspection has been made at the above address on May 04, 2023.

As provided by the Columbus City Code you are hereby given notice to correct the alleged violations listed below within **30** calendar days of the service of this notice unless otherwise noted in this notice, or an approval to a written request for extension is granted by this office.

FAILURE TO COMPLY WITH THIS NOTICE WILL REQUIRE YOU TO REGISTER IN THE REGISTRY OF NEGLECTED PROPERTIES, AND MAY CAUSE THE INDICATED CONDITIONS TO BE CORRECTED BY CITY PERSONNEL OR PRIVATE CONTRACTOR AND THE CHARGES FOR THE CORRECTION PLACED AS A LIEN PLACED UPON THE BUILDING, PREMISE, OR LAND, AND MAY MAKE YOU SUBJECT TO CIVIL AND CRIMINAL PROSECUTION PUNISHABLE BY UP TO A \$1000 FINE AND ONE HUNDRED AND EIGHTY (180) DAYS IMPRISONMENT AND A FORFEITURE OF \$100 PER EACH DAY THE VIOLATION IS NOT COMPLIED.

Please be advised that another violation of this code(s) may result in criminal or civil court action being initiated against you without another written notice being issued to you by the Code Enforcement Division.

To exercise your right of appeal a written petition must be filed in this office stating the specific factual reasons for such an appeal within fifteen (15) calendar days after service of this notice as per Columbus City Code Sections 4701.13, 4509.03, and 701.15. Remit the written appeal petition to the City of Columbus, Department of Building and Zoning Services/Code Enforcement, 111 North Front St, Columbus, Ohio 43215.

For further information on this notice contact the Code Enforcement Officer.

SEE LIST OF VIOLATIONS ON THE ATTACHED PAGE(S)

Jose Shipe
Code Enforcement Officer
Phone: 614-645-7293
JAShipe@columbus.gov
111 North Front St.
Columbus Ohio 43215

This building is in violation of the Columbus City Code sections 4707.01 and 4707.03. These sections read as follows:

GENERAL PROVISION 4707.01

The owner of any vacant building shall secure and register the building in accordance with the requirements of this Chapter and Chapter 4711.

STANDARDS FOR SECURING AND MAINTAINING VACANT BUILDINGS 4707.03

A vacant building shall be secured in accordance with all of the following requirements:

- A) All windows, doors, openings or holes in the structure shall be covered with minimum one half inch weather protected CDX plywood tightly fitted to the exterior of the opening; and
- B) The CDX plywood shall be attached with appropriate length galvanized bolts or two (2) inch galvanized screws; and shall be painted to be compatible with the exterior of the structure; and
- C) The roof and flashing shall be sound, tight and not have defects that admit water. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. The use of sheets of plastic or tarpaulins or similar materials does not satisfy the requirements of this paragraph; and
- D) All graffiti shall be removed within a time period as specified by the director.
- E) The vacant building and premise shall be maintained in compliance with
 - 1-Title 700 - the Health Safety and Sanitation Code as it relates to interior and exterior sanitation, infestation, and high grass and weed requirements C.C.C. 705.03, C.C.C. 707.03, C.C.C. 709.03 and C.C.C. 713.03; and,
 - 2-Title 45 - the Columbus Housing Code C.C.C. 4521.04, C.C.C. 4525.01, C.C.C. 4525.03, C.C.C. 4525.08, C.C.C. 4525.09, C.C.C. 4525.11, C.C.C. 4525.13 and C.C.C. 4525.14; and
 - 3-Title 9 - the Streets, Parks and Public Properties Code as it relates to the maintenance of the public sidewalks adjacent to the premise and house number requirements, C.C.C. 905.06 and C.C.C. 907.01

ITEM#	CODE SECTION COMMENTS
1	<p data-bbox="228 489 1130 518">4707.03 Standards for securing and maintaining vacant buildings</p> <p data-bbox="228 533 1425 562">(CC4525.13) Fence and components thereof are damaged, missing sections and/or in disrepair.</p> <p data-bbox="228 598 1403 659">Fence is in disrepair. Large section of fence has fallen over. Many loose or ill fitted boards and missing boards.</p> <p data-bbox="228 695 1487 756">(CC907.01) House numbers are missing, not viewable from the right of way and/or do not meet code requirements.</p> <p data-bbox="228 791 862 821">Address has missing numbers posted on structure.</p> <p data-bbox="228 856 1463 917">(CC4525.08) Rain carriers and components thereof are in disrepair, missing sections, and/or full of debris.</p> <p data-bbox="228 953 818 1014">>Gutters in rear detached from structure. >Downspout in rear is detached from structure.</p> <p data-bbox="228 1050 893 1079">(CC707.03) Trash, debris and/or solid waste present.</p> <p data-bbox="228 1115 1479 1176">Solid waste observed in front and rear yards including, but not limited to: Furniture items, household items, buckets, bags, boxes, propane tank, fuel tank, litter, salvage, junk.</p>