



Diane Sheridan  
Development Director

Fred R. Guerra  
Planning Director

**City of Cuyahoga Falls**

10/09/2015

Case No: CE-15-02239

LEYLAND INVESTMENT CO LLC  
530 PORTAGE LAKES DR  
AKRON, OH 44319

RE: 2311 19TH ST CUYAHOGA FALLS, OH, Parcel No: 0211938

Dear LEYLAND INVESTMENT CO LLC:

Recently this office received and verified a complaint at the above captioned property regarding the accumulation of the following:

Tree trimmings, motorcycle frame, scrap metal, golf bag, full trash carts, auto tire, plastic jugs, broken table and miscellaneous debris at southwest corner of dwelling, next to the detached garage and in the driveway and rear yard.

Pursuant to Sections 557.18 and 557.19 of the Codified Ordinances of the City of Cuyahoga Falls, you are hereby notified that the above premises, which you own, constitutes a nuisance due to litter, rubbish and/or refuse accumulated thereon. According to law, you now have seven (7) days in which to rid the premises of such nuisance. Upon noncompliance, after the expiration of seven (7) days after receipt of the notice, the City may undertake to rid the premises of such nuisance using its facilities. The labor and equipment, thus expended in ridding the accumulation will hereon be billed to you, which billing shall be paid within a period of thirty (30) days from receipt thereof. If not paid, the charge shall be certified by the Finance Director to the County Auditor and shall constitute a lien on your property.

Failure to rid the property of the accumulated litter, rubbish and/or refuse may also result in further code enforcement procedures under: C.O. 557.18 (Penalty upon conviction: fine not more than \$500.00 and/or imprisonment of not more than sixty days - 3<sup>rd</sup> degree misdemeanor) or C.O. 1365.02 (Penalty upon conviction: fine of \$1,000 and/or six months in jail per violation - 1<sup>st</sup> degree misdemeanor); each day's failure to comply constitutes a separate violation).

Sincerely,

Steve Owen  
Housing Division Manager  
330-971-8144



**City of Cuyahoga Falls**

Diane Sheridan  
Development Director

Fred R. Guerra  
Planning Director

10/14/2015

Case No: CE-15-02257

LEYLAND INVESTMENT CO LLC  
530 PORTAGE LAKES DR  
AKRON, OH 44319

RE: 2311 19TH ST CUYAHOGA FALLS, OH, Parcel No: 0211938

Dear LEYLAND INVESTMENT CO LLC:

A recent inspection conducted at the above premises revealed conditions we suggest be corrected to comply with the Housing/Property Maintenance Code. Since it is our desire to obtain voluntary compliance whenever possible, we wish to call these existing conditions to your attention.

The enclosed Housing/Property Maintenance Code compliance form will advise you of these conditions and what corrective measures should be taken.

Although this inspection is visual in nature, it represents a sincere effort to evaluate the structure and its basic equipment. This evaluation should not be construed however, as a guarantee that no faults exist or will not develop in the future. The City of Cuyahoga Falls does not assume any responsibility for the condition of the property.

Should you desire any assistance, please feel free to contact this office.

Sincerely,

Steve Owen  
Housing Division Manager  
330 971-8144

Enclosures

Sent Regular & Certified Mail: 7013 1090 0000 5072 5697

PROPERTY CODE ENFORCEMENT  
 CITY OF CUYAHOGA FALLS  
 DEVELOPMENT DEPARTMENT  
 2310 SECOND STREET  
 330 971-8135

NAME (AGENT/OWNER)	ADDRESS
LEYLAND INVESTMENT CO LLC 530 PORTAGE LAKES DR AKRON, OH44319	2311 19TH ST CUYAHOGA FALLS, OH

Violation Detail

FM-303.7 EXTERIOR PROPERTY AREAS - ACCESSORY STRUCTURES

All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

Violation Detail

FM-304.1 EXTERIOR STRUCTURE - GENERAL

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

Violation Detail

FM-304.7 EXTERIOR STRUCTURE - ROOFS/DRAINAGE

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.

VIOLATION CORRECTIVE ACTION

In order to comply, it will be necessary for you to:

- 1) Repair the damaged/deteriorated soffit on the south side of the detached garage using approved methods and materials so as to meet code.
- 2) Repair or replace as necessary the damaged or missing sections of the rain gutters and downspouts on the dwelling and detached garage so the rain gutter system is in good repair, free from leaks/defects/obstructions and functions as designed.

PLEASE NOTE - There is a dead tree on the south side of the front yard that has been declared hazardous and must be removed per City Ordinance. A letter describing the tree, the hazardous condition and the cost to the property owner should the City have to perform the removal will be mailed to you once estimates from local tree service companies have been obtained.

1371.02 COMPLIANCE

No owner or any other person shall knowingly maintain any building, structure or premises to which the Code is applicable in violation of or without complying with the Code and this Chapter, or fail to comply with any lawful order issued pursuant thereto. (Ord. 55-1999. Passed 3-8-99.)

1371.99 PENALTY

Any person who violates any provision of this Code shall be guilty of a misdemeanor of the first degree. Each day's failure to comply with any such provision shall constitute a separate violation. (Ord. 55-1999. Passed 3-8-99.)

As a reasonable amount of time, as stated in the code, a period of **thirty (30) days** will be allotted to allow you to comply.

Extensions of time will be granted as long as a willingness to comply is expressed, and continuing progress is made towards effecting compliance.

PROCEDURE FOR APPEALS MAY BE FOUND ENCLOSED

Date: October 22, 2015

Case No. CE-15-02257

Steve Owen

1355.05 RIGHT TO APPEAL; HEARINGS.

(a) Any person affected by any notice and order which has been issued in connection with the enforcement of any provision of this Housing Code may request and shall be granted a hearing on the matter before the Housing Appeals Board, provided that such person shall file in the office of the Housing Inspector a written petition requesting such hearing and setting forth the name, address and phone number of the petitioner and a brief statement of the grounds for such hearing and appeal from any order of the Housing Inspector. Petitions shall be filed within ten (10) days after the day the notice and order is served, and shall be accompanied by a deposit of twenty-five dollars (\$25.00), which deposit shall be returned to the petitioner if the appeal is granted in substance. Upon receipt of such petition, the Housing Inspector shall set a time and place for a hearing before the Board and shall give the petitioner written notice thereof. The hearing shall be commenced within a reasonable time after a petition has been filed. At such hearing the petitioner shall be given an opportunity to be heard and to show cause why such notice and order should be modified or withdrawn. The failure of the petitioner or his representative to appear and state his cause at such hearing shall be grounds for dismissal of such petition.

(b) Upon hearing, the Housing Appeals Board may affirm, amend, modify, or withdraw such notice and order, and the petitioner and the Housing Inspector shall be notified in writing of such findings.

(c) The proceedings at such hearings, including the findings and decision of the Board and reasons therefore, shall be summarized and reduced to writing and entered as a matter of public record in the office of the Housing Inspector. Such record shall also include a copy of every notice and order issued in connection with the matter. Any person aggrieved by the decision of the Board may seek relief therefrom in any court of competent jurisdiction as provided by the laws of the State. (Ord. 82-1973. Passed 4-23-73.)

OBTAINING PERMITS

All repairs, alterations, additions, etc., must be done in accordance with the Summit County Division of Building Standards. Necessary permits must be secured before work begins. Information regarding permits and requirements may be obtained from the Summit County Building Standards Office, 1030 E. Tallmadge Avenue, Akron, OH 44310, 330 630-7280.



**City of Cuyahoga Falls**

Diane Sheridan  
Development Director

Fred R. Guerra  
Planning Director

10/21/2015

Case No: CE-15-02239

LEYLAND INVESTMENT CO LLC  
530 PORTAGE LAKES DR  
AKRON, OH 44319

RE: 2311 19TH ST CUYAHOGA FALLS, OH, Parcel No: 0211938

Dear LEYLAND INVESTMENT CO LLC:

I am hereby notifying you that the seven (7) days allotted for compliance stated in my letter of 10/09/2015 have expired. If the tree trimmings, motorcycle frame, scrap metal, golf bag, full trash carts, auto tire, plastic jugs, broken table and miscellaneous debris at southwest corner of dwelling, next to the detached garage and in the driveway and rear yard at the above captioned property is not removed by 10/30/2015, the City will undertake to rid the premises of such violations using its facilities and bill you accordingly.

Sincerely,

Steve Owen  
Housing Division Manager  
330-971-8144