


**City of
Riverside**
Pride • Progress • Possibilities
STAFF REPORT

PMAB 24-0001

APPLICANT/PROPERTY OWNER:

Alan Fletcher, 5200 Huberville Avenue, Riverside, OH 45431

July 12, 2024

PROPERTY ADDRESS/LOCATION:

5200 Huberville Avenue (Parcel ID# I39 00103 0035)

CASE SUMMARY:

- Staff inspected the property on September 20, 2022. A notice and order to abate a public nuisance property by condition was mailed and posted to the property on October 7th and November 3rd.
- A follow-up inspection was conducted on November 21st and the condition of the property had not improved. A public nuisance determination notice was mailed and posted to the property.
- The property was inspected on May 03, 2023. No change. The initial citation was issued.
- Owner called city staff and agreed to draft a maintenance plan on May 12, 2023. They requested a two year extension to give them enough time to apply for a historical designation.
- Extension was granted on May 19, 2023. The first year of the maintenance plan included:
 1. Repair or replace exterior surfaces (west/south porches, roof, railings, sidings)
 2. Repaint the structure
 3. Landscaping
- Staff continued to monitor the progress and took periodic pictures over the next year.
- A letter was sent to the owner dated May 15, 2024 reminding them of the first year deadline. The letter also included the fines that had been accruing but not issued.
- Owner emailed staff to report his progress and stated he was on track with the maintenance plan.
- A reinspection was conducted on June 05, 2024. Staff compared the photos from that inspection form the 2022 images and concluded there was no change in Items #1 and #2.
- Owner was notified of staff's determination on June 12, 2024.



MAP SOURCE
Montgomery County Auditor

ATTACHMENTS (HIGHLIGHT)

SITE PLANS

ZONING MAP

APPEAL GROUNDS

PROJECT DESCRIPTION

PUBLIC COMMENTS

CASE HISTORY

PHOTOS

ELEVATIONS/RENDERING

OTHER
(DESCRIBE)

Emails, Public Nuisance Notice, and City Letters to Property Owner

Grounds for Appeal Form:

Please answer all of the following questions. Use additional sheets if needed. A response of yes, no, or N/A is not acceptable.

1. Cite specific provision of the code that are alleged to have been interpreted in error or the specific action being appealed and the grounds on which the appeal is being made.

1301.04 Building Regulations
Appeal notice of fine \$54,100.00 for
nuisance 1343.07

2. A statement as to why the appellant has standing as an aggrieved party to pursue the appeal.

Two year abatement plan agreed with City.
Disagreement over completion of 1st year
projects.
- not enough communication by city to
know exactly what they think is not
completed

3. Provide any other relevant information to your appeal.

All information attached



Case #: 2201069

Case Date: 10/07/22

Case Type:

Complainant Name: Self Initiated

Complainant Address:

Complainant Phone:

Description: PROPERTY MAINTENANCE

Status: FINAL NUISANCE NOTICE

Property Address:

Land Use Type: Residential

Status: PUBLIC NUISANCE

Assigned To: Nia Holt

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
I39 00103 0035	5201 HUBERVILLE AVE	7-2-24	FLETCHER ALAN J AND ELLEN D		R-4

Activities

Date	Activity Type	Description	Employee	Status
11/04/2022	Send Letter	Posted zoning administrator's final determination to front gate of property. Photos attached to main code case. - RDL	Robert Lunsford	Completed
05/18/2023	Inspection	Visual Inspection-Property remains in violation	Lane Frost	Completed
05/24/2023	Inspection	Remains in violation	Lane Frost	Completed
06/06/2023	Inspection	Remains in violation	Lane Frost	Completed
06/16/2023	Inspection	Remains in violation	Lane Frost	Completed
06/21/2023	Inspection	remains in violation	Lane Frost	Completed
06/28/2023	Inspection	Remains in violation	Lane Frost	Completed
07/06/2023	Inspection	Remains to be seen in improvement	Lane Frost	Completed
07/17/2023	Inspection	Remains in violation	Lane Frost	Completed
07/24/2023	Inspection	Remains in violation	Lane Frost	Completed
08/02/2023	Inspection	Remains in violation	Lane Frost	Completed
08/21/2023	Inspection	Visual inspection of property, remains in violation. Photos attached to case.	Robert Lunsford	Completed

Fees

Fee	Description	Notes	Amount
First Offense			\$100.00
2nd Offense			\$250.00
2nd Offense			\$250.00

Notes

Date	Note	Created By:
2024-05-24	Mr. Fletcher called to report that improvements had been made. I requested a written list of the work completed so far to be emailed to me by next week. We would conduct a follow-up inspection to confirm the work and see what violations are still outstanding.	Nia Holt

2024-02-02	no change, property still in disrepair	Dan Upton
2024-02-01	First 7 jpeg uploaded 2/2/24 were taken 2/1/24, property still in disrepair	Dan Upton
2024-01-30	structure still in disrepair, junk and debris scattered throughout property	Dan Upton
2024-01-29	last 5 photos uploaded 2/2/24 were taken 1/29/24	Dan Upton
2023-05-10	Spoke to owner Allen, said he would like to speak with Nia about notices. Says the area around the fire hydrant has been cleared.	Lane Frost

Uploaded Files

Click file name to view photos.

Date	File Name
06/27/2024	21248733-20240627_133644.jpg
06/27/2024	21248734-20240627_133641.jpg
06/27/2024	21248730-20240627_133902.jpg
06/27/2024	21248731-20240627_133859.jpg
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07/21/2023	16251688-IMG_6827[1].JPG
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05/03/2023	15285652-20230503_125948.jpg
11/22/2022	13455359-20221122_103919[1].jpg
11/21/2022	13437450-5201 Huberville Final Determination_11.21.22.docx
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11/04/2022	13324283-5201 Huberville Public Nusiance_10.7.22.pdf
11/04/2022	13324284-5201 Huberville_11.03.22.docx

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11/04/2022

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11/04/2022

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Case Number: 2201069

NOTICE AND ORDER TO ABATE PUBLIC NUISANCE
(Public Nuisance by Condition § 1343.07)

October 07, 2022

TO: Alan J. Fletcher
5201 Huberville Ave
Dayton, OH 45431

RE: 5201 Huberville Avenue

Dear Alan J. Fletcher:

In accordance with §1343.07 of the Codified Ordinances of Riverside, Ohio you are hereby notified that the Zoning Administrator for the City of Riverside, Ohio, has determined that your property located at 5201 HUBERVILLE AVENUE (Parcel ID # I39 00103 0035) constitutes a Public Safety and Health Hazard. On September 20, 2022, the property located at 5201 Huberville Avenue, Riverside, OH was inspected by the Zoning Administrator.

The specific condition(s) of your property which constitute a public nuisance are more particularly described below, with reference to the applicable Code provisions:

Many of the areas of the exterior of the building have paint peeling. There is a broken rear/basement door leaving the premise unsecure. The lack of security of the buildings leaves them vulnerable to the elements. There is overgrown bushes and other landscaping on the property. The roof of the porch and the columns are in a state of decay. There is a broken bird feeder in the yard. Many of structures on site have been found to be in a state of dilapidation, deterioration, and decay.

(See §1301.04 (a), (b), and (c); §1331.12(b)(2),(4), (8), (10) & (12); §1331.12(d)(2), & (4); §1331.12(e); §1331.13(a), Codified Ordinances of Riverside, Ohio)

YOU ARE HEREBY ORDERED TO CORRECT THE ABOVE-DESCRIBED CONDITIONS TO ABATE THE NUISANCE BY REHABILITION, REPAIR, OR BY REMOVAL OF THE BUILDING(S) OR STRUCTURE(S).

In order to abate the above-described nuisance conditions, your property requires the following corrective actions:

- Repair or replace all exterior surfaces including the roof of the porch.
- Replace the damaged door and secure the premise.
- Other exterior property maintenance (maintain landscaping, remove broken bird feeder, etc.) as required to bring the property into full compliance with Ohio Building Code and Riverside Codified Ordinances.



Alternately, structures may be demolished. All work to be completed with appropriate permits and in full compliance with Riverside Unified Development Ordinances.

**YOU HAVE BEEN ORDERED TO ABATE THE PUBLIC NUISANCE ON YOUR PROPERTY.
PLEASE NOTE THAT YOU MUST SECURE NECESSARY PERMITS FOR ALL WORK TO
BE DONE ON YOUR PROPERTY.**

Right to Appeal: You may file an appeal of this decision to the Property Maintenance Appeals Board within fifteen (15) days of the date of this notice by submitting an appeal application and the required fee to the City of Riverside Administrative Offices. Appeal applications can be found on the City of Riverside website or City Offices and delivered to 5200 Springfield Street, Suite 100, Riverside, OH 45431.

YOU ARE HEREBY NOTIFIED that your failure to comply with this Notice and Order **within 15 days after receipt of the notice** may result in the City taking any and all action necessary to abate the public nuisance, at your expense. Depending on the severity of the public nuisance conditions described herein, this may include minor actions such as rehabilitation or repair but may include substantial actions up to and including the complete demolition and removal of buildings(s) and/or structure(s) on your property. (See §1343.07(a), Codified Ordinances of Riverside, Ohio)

The City is authorized to abate the public nuisance at YOUR expense under any on the following circumstances:

- 1. Failure to apply for the necessary permit(s) within fifteen (15) days, or to appeal the Zoning Administrator's determination within fifteen (15) days, calculated from the date you received this Notice and Order.**
- 2. Failure to apply for the necessary permit(s) within fifteen (15) days after the issuance of any decision by the Property Maintenance Appeal Board, if that decision upholds the Zoning Administrator's determination that your property constitutes a public nuisance.**
- 3. Failure to abate the nuisance within the time set forth in any temporary nuisance abatement permit(s) issued before and after an appeal to the Property Maintenance Appeal Board.**

If you have any questions about this Notice or about compliance with the Codified Ordinances of Riverside, Ohio, please contact the Riverside Zoning Department at 937-233-1801 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

Your prompt attention to this matter is appreciated.

Respectfully,

Nia Holt, AICP
Zoning Administrator
City of Riverside, Ohio



Case Number: 2201069

NOTICE OF PUBLIC NUISANCE DETERMINATION
(Public Nuisance by Condition § 1343.07)

November 21, 2022

TO: Alan J. Fletcher
5201 Huberville Ave
Dayton, OH 45431

Alan J. Fletcher
5309 Huberville Ave.
Dayton, OH 45431

RE: 5201 Huberville Avenue

Dear Alan J. Fletcher:

In accordance with §1343.07 of the Codified Ordinances of Riverside, Ohio you are hereby notified that the Zoning Administrator for the City of Riverside, Ohio, has determined that your property located at 5201 HUBERVILLE AVENUE (Parcel ID # I39 00103 0035) constitutes a Public Safety and Health Hazard. A Notice and Order to abate the above property and a description of the needed corrective actions were included in the letter dated November 03, 2022.

The specific condition(s) of your property which constitute a public nuisance are more particularly described below, with reference to the applicable Code provisions:

Many of the areas of the exterior of the building have paint peeling. There is a broken rear/basement door leaving the premise unsecure. The lack of security of the buildings leaves them vulnerable to the elements. There is overgrown bushes and other landscaping on the property. The roof of the porch and the columns are in a state of decay. There is a broken bird feeder in the yard. Many of structures on site have been found to be in a state of dilapidation, deterioration, and decay.

(See §1301.04 (a), (b), and (c); §1331.12(b)(2),(4), (8), (10) & (12); §1331.12(d)(2), & (4); §1331.12(e); §1331.13(a), Codified Ordinances of Riverside, Ohio)

The property located at 5201 Huberville Avenue, Riverside, OH was inspected by the Riverside Staff on November 21, 2022, to determine if the violations cited above had been abated or lessened by you, the property owner.



YOU HAVE FAILED TO CORRECT THE ABOVE-DESCRIBED CONDITIONS TO ABATE THE NUISANCE WITHIN THE REQUIRED FIFTEEN (15) DAYS.

YOU ARE HEREBY NOTIFIED that your failure to comply with this Notice and Order **within 15 days after receipt of the November 03, 2022 notice has made the Zoning Administrator's determination final.** The City will take any and all action necessary to abate the public nuisance, at your expense. Depending on the severity of the public nuisance conditions described herein, this may include minor actions such as rehabilitation or repair, but may include substantial actions up to and including the complete demolition and removal of buildings(s) and/or structure(s) on your property. (See §1343.07(b), *Codified Ordinances of Riverside, Ohio*)

The City is authorized to abate the public nuisance at YOUR expense under any of the following circumstances:

- 1. Failure to apply for the necessary permit(s) within fifteen (15) days, or to appeal the Zoning Administrator's determination within fifteen (15) days, calculated from the date you received this Notice and Order.**
- 2. Failure to apply for the necessary permit(s) within fifteen (15) days after the issuance of any decision by the Property Maintenance Appeal Board, if that decision upholds the Zoning Administrator's determination that your property constitutes a public nuisance.**
- 3. Failure to abate the nuisance within the time set forth in any temporary nuisance abatement permit(s) issued before and after an appeal to the Property Maintenance Appeal Board.**

If you have any questions about this Notice or about compliance with the Codified Ordinances of Riverside, Ohio, please contact the Riverside Zoning Department at 937-233-1801 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

Respectfully,

Nia Holt, AICP
Zoning Administrator
City of Riverside, Ohio



May 3, 2023

TO: Alan J. Fletcher
5201 Huberville Ave
Dayton, OH 45431

Alan J. Fletcher
5309 Huberville Ave.
Dayton, OH 45431

RE: 5201 Huberville Avenue

Dear Alan J. Fletcher:

On May 3, 2023, the City Officials conducted an inspection/investigation of the above property and found the site in violation of the City of Riverside's Unified Development Ordinance ("UDO") and in a condition which constitutes a Public Safety and Health Hazard. The Notice of Public Nuisance Determination dated November 21, 2022, was sent to you, the property owner.

You are hereby notified that pursuant to UDO Section 1103.99 the City of Riverside has imposed an initial fine of **one hundred dollars (\$100.00)** against you for failure to abide by the City of Riverside Property Maintenance Code.

If you fail to comply with the City's Ordinances immediately, each day the violation persists constitutes a separate offense and this subject to an additional fine of up to \$250.00. Your failure to comply with the City's order, after repeated communications, has necessitated the imposition of penalties pursuant to Section 1103.99, of the UDO. The imposition of the above fine does not prevent the institution of other remedies by the City, as provided by 1103.15.C, or as otherwise provided by law.

In the event the property owner or responsible party fails to pay a the fine and/or pay costs incurred by City for clean-up, repair and/or abatement of the premises within 30 days after being notified in writing; said penalty and/or costs may be collected using one or more of the following methods:

- a. Such expenses may be certified by Council to the County Auditor and placed upon the tax duplicate for collection as a special assessment and thereupon shall be collected as other taxes and assessments; or
- b. The City Law Director is authorized to bring suit and take other necessary legal action to collect such expenses.



To avoid further enforcement, you must:

- Repair or replace all exterior surfaces including the roof of the porch.
- Replace the damaged door and secure the premises.
- Other exterior property maintenance (maintain landscaping, remove broken bird feeder, etc.) as required to bring the property into full compliance with Ohio Building Code and Riverside Codified Ordinances.
- Alternately, structures may be demolished. All work to be done with appropriate permits and in full compliance with Riverside Unified Development Ordinances.

Thank you for your cooperation in resolving this issue. If you have any questions or concerns regarding this matter, please do not hesitate to contact City Hall at 233-1801.

Respectfully,

City of Riverside, Ohio



May 19, 2023

Alan J. Fletcher
5201 Huberville Ave
Dayton, OH 45431

RE: 5201 Huberville Avenue

Dear Alan J. Fletcher:

This letter is to follow up on our May 12, 2023 phone conversation. We first want to thank you for reaching out to us and your interest in bringing the property into compliance. Below is a list of what needs to be done to bring the property into compliance.

- **Submit a maintenance and repair timeline for the next two years by June 16, 2023.**
- Repair or replace all exterior surfaces including the roof of the porch.
- Repaint or remove the peeling paint from the exterior of the house.
- Other exterior property maintenance (maintain landscaping, fences, etc.) as required to bring the property into full compliance with Ohio Building Code and Riverside Codified Ordinances.
- Obtain all required approvals and permits for work.

The City of Riverside will suspend issuance of fines so long as you are making progress. We will continue to take weekly photos of the property to document progress. Once the property is in compliance, the City does agree to waive the fines that have not yet been assessed to the property taxes. The City reserves the right to pursue any and all actions necessary to abate the public nuisance should progress on addressing the outstanding property maintenance concerns halt for more than 30 days.

Please contact City Attorney Dalma Grandjean with any questions or concerns about this action at:
Dalma Grandjean
City Attorney
Buckley King
(937) 223-1201
110 North Main Street, Ste. 1200
Dayton, OH 45402

If you have any questions or concerns regarding this matter, please do not hesitate to contact City Hall at 233-1801.

Respectfully,

Nia Holt
Zoning Administrator



May 15, 2024

Alan J. Fletcher
5201 Huberville Ave
Dayton, OH 45431

RE: 5201 Huberville Avenue

Dear Alan J. Fletcher:

This letter is to follow up on the maintenance plan outlined in your June 16, 2023 email and remind you of the conditions contained in the May 19, 2023 extension agreement. Multiple re-inspections have been conducted and the site in violation of the City of Riverside's Codified Ordinance Section(s) **1301.04 Compliance to Building Regulations, 1331.12 Property Maintenance Standards, and 1331.13 High Grass & Noxious Vegetation.**

You are hereby notified that pursuant to UDO Section 1103.99 the City of Riverside has continued to keep track of each \$250.00 fine against you and each day inspected, you have failed to address the outstanding noticed violations. The total amount owed should the violations continue and you neglect to adhere to the maintenance plan and/or extension agreement is **\$54,100.00** as of the date of this letter.

Your failure to comply with the City's order, after repeated communications and a generous extension agreement will necessitate the imposition of penalties pursuant to Section 1331.99 of the City of Riverside Ordinances. The imposition of the above fine does not prevent the institution of other remedies by the City, as provided by City of Riverside Codes and Ordinances, or as otherwise provided by law.

In the event the property owner fails to pay the fine and/or pay costs incurred by City for clean-up, repair and/or abatement of the premises within 30 days after being notified in writing; said penalty and/or costs may be collected using one or more of the following methods:

- a. Such expenses may be certified by Council to the County Auditor and placed upon the tax duplicate for collection as a special assessment and thereupon shall be collected as other taxes and assessments; or
- b. The City Law Director is authorized to bring suit and take other necessary legal action to collect such expenses.

To avoid further enforcement and the imposition of the fines which have accrued since May 19, 2023, you must:

- Remove or repair the two porch roofs on the south and west side of the house by June 16, 2024.
- Bring the landscape into compliance (lawn, flower beds, sidewalks, trees, etc.) by June 16, 2024.
- Repair or replace all remaining exterior surfaces of the house by June 16, 2025.
- Repaint or remove the peeling paint from the exterior of the house by June 16, 2025.
- Other exterior property maintenance as required to bring the property into full compliance with Ohio Building Code and Riverside Codified Ordinances.
- Obtain all required approvals and permits for work.



The City of Riverside will not add additional fines between May 16th and June 16th, 2024 as long as you meet the June 16, 2024 deadline. We will continue to take photos of the property to document progress. Once the property is in compliance, the City does agree to waive the fines that have not yet been assessed to the property taxes. The City reserves the right to pursue any and all actions necessary to abate the public nuisance should progress on addressing the outstanding property maintenance concerns halt for more than 30 days.

Thank you for your cooperation in resolving this issue. If you have any questions or concerns regarding this matter, please do not hesitate to contact City Hall at 233-1801.

Respectfully,

Community Development Director
City of Riverside, Ohio
Zoning@riversideoh.gov

Nia Holt

From: Nia Holt
Sent: Thursday, June 13, 2024 2:35 PM
To: Alan Fletcher
Cc: Lori Minnich; Robert Lunsford; Taryn Smith; Jim Miller
Subject: RE: 5201 Huberville Ave
Attachments: Maintenance Plan_5201 Huberville_6.16.23.pdf; 5201 Huberville Follow-Up Letter_5.15.24.pdf

Good Afternoon Alan,

I hope this email finds you well. I appreciate your patience as our team is extremely busy during the summer months.

Please find the inspection photos from June 5th, 2024 linked here: [5201 Huberville 6.5.24](#)

Additionally, I have attached the email with the full maintenance plan and May 15, 2024 follow-up letter that outlines the tasks agreed upon to be completed within Year One. Please be reminded that you have the right to appeal to the Property Maintenance Appeal Board. The deadline for submitting your appeal application is 4:00 PM on June 17th, 2024.

Best regards,



Nia Holt, AICP
Community Development Director
City of Riverside

Phone: 937.233.1801 x 280
Email: nholt@riversideoh.gov
5200 Springfield Street, Suite 100
Riverside, OH 45431

www.riversideoh.gov



From: Alan Fletcher <fletchaj@earthlink.net>
Sent: Wednesday, June 12, 2024 4:12 PM
To: Nia Holt <NHolt@riversideoh.gov>
Cc: Lori Minnich <LMinnich@riversideoh.gov>; Robert Lunsford <RLunsford@riversideoh.gov>; Taryn Smith <tsmith@riversideoh.gov>; Jim Miller <jmiller@riversideoh.gov>
Subject: Re: 5201 Huberville Ave

Nia,

I think we disagree on what needed to be completed. I tried calling you several times to try to figure out exactly what you think is one complete.

Nia Holt

From: Alan Fletcher <fletchaj@earthlink.net>
Sent: Wednesday, June 12, 2024 4:12 PM
To: Nia Holt
Cc: Lori Minnich; Robert Lunsford; Taryn Smith; Jim Miller
Subject: Re: 5201 Huberville Ave

Follow Up Flag: Follow up
Flag Status: Completed

Nia,

I think we disagree on what needed to be completed. I tried calling you several times to try to figure out exactly what you think is one complete.

Just as a reminder here was the agreed to plan for year one:

The first year (June 2023 - June 2024) we will remove or repair the two front porch roofs on the south and west side of the house. Work will include an assessment of whether to repair or remove the roofs. If repaired, the work will include repair/replace the roofing materials to eliminate leaks, remove or restore the tin railing, repair any damaged siding, and apply a fresh coat of paint where needed.

Also in the first year, we will bring the landscaping to a beautiful condition all around the house. This includes lawn, flower beds, sidewalks, and trees.

We only worked on the roof and upper railing. Both roofs were repaired to stop leaking. One tin railing was removed and the other one was repaired. That is what we agreed on for year one. Most of what you can see , the pillars, decks, facia are all year two work.

Much grace,
Al Fletcher

On Jun 12, 2024, at 8:36 AM, Nia Holt <NHolt@riversideoh.gov> wrote:

Good Morning Alan,

I am following up regarding your May 29th email requesting confirmation/agreement the year one tasks are completed. A site inspection was conducted on June 5, 2024. Community Development staff reviewed current and past photos of your property, and it has been determined that the necessary work outlined in the maintenance plan for year one has not been completed.

Specifically, the below tasks are outstanding:

1. Repair or replace exterior surfaces (west/south porches, roof, railings, sidings)
2. Repaint the structure

<image005.png>

Please be aware that all fines accrued prior to letter dated May 15 2024 will be applied on June 17th if the required work is not completed by this date. A site inspection will be conducted on this date to see if additional work has been completed on the above items. You have the option to [appeal](#) this decision to the Property Maintenance Appeal Board. If you wish to do so, please submit your appeal application and the required fee by 4:00 PM on June 17th. If you have any questions or require further information, do not hesitate to contact our office.

Sincerely,

Nia Holt, AICP

Community Development Director
City of Riverside

Phone: 937.233.1801 x 280

Email: nholt@riversideoh.gov

5200 Springfield Street, Suite 100
Riverside, OH 45431

www.riversideoh.gov

From: Alan Fletcher <fletchaj@earthlink.net>

Sent: Wednesday, May 29, 2024 10:59 PM

To: Nia Holt <NHolt@riversideoh.gov>

Cc: Lori Minnich <LMinnich@riversideoh.gov>; Robert Lunsford <RLunsford@riversideoh.gov>; Taryn Smith <tsmith@riversideoh.gov>

Subject: Re: 5201 Huberville Ave

Nia,

This is to confirm that you agree all year one tasks have been completed. Thank you for your time.

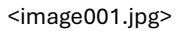
Much grace,
Al Fletcher

On May 29, 2024, at 2:05 PM, Nia Holt <NHolt@riversideoh.gov> wrote:

Hello Alan,

We have received your progress update and will continue to conduct visual inspections.

Thank you,



Nia Holt, AICP
Community Development Director
City of Riverside
Phone: 937.233.1801 x 280
Email: nholt@riversideoh.gov
5200 Springfield Street, Suite 100
Riverside, OH 45431
www.riversideoh.gov
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<image004.png>

From: Alan Fletcher <fletchaj@earthlink.net>

Sent: Tuesday, May 28, 2024 2:09 PM

To: Nia Holt <NHolt@riversideoh.gov>

Cc: Lane Frost <LFrost@riversideoh.gov>; Lori Minnich <LMinnich@riversideoh.gov>;

Robert Lunsford <RLunsford@riversideoh.gov>

Subject: Re: 5201 Huberville Ave

Nia,

We are on track with our 2 year plan. The upper south side porch railing was in too bad a condition to repair, so it was removed. The west side upper porch railing has been repaired and painting will be complete by Friday May 31. The landscaping has been completed including removal of weeds, tree trimming, flowers, etc.

In addition, we have replaced the east side porch stairs, put the bird bath in order, repaired multiple windows and are in the process of replacing the back storm door.

This completes our first year projects and we will start on the painting for the second year soon.

Please advise if there is anything we have overlooked. If you plan on coming to the house, please let me know so that we can look at it together.

Much grace,
Al Fletcher

On Jun 16, 2023, at 5:56 PM, Alan Fletcher <fletchaj@earthlink.net>
wrote:

Dear Nia,

This email is our a draft of our 2 year plan that we promised during our May 12, 2023 conversation. We have kept the plan simple to address the bullets in your letter of May 29, 2023. We are still working details with the Ohio Historical Society and others.

The first year we will address bullets 2 and 4 which are:

Repair or replace all exterior surfaces including the roof of the porch. Other exterior property maintenance (maintain landscaping, fences, etc.).

The first year (June 2023 - June 2024) we will remove or repair the two front porch roofs on the south and west side of the house. Work will include an assessment of whether to repair or remove the roofs. If repaired, the work will include repair/replace the roofing materials to eliminate leaks, remove or restore the tin railing, repair any damaged siding, and apply a fresh coat of paint where needed.

Also in the first year, we will bring the landscaping to a beautiful condition all around the house. This includes lawn, flower beds, sidewalks, and trees.

The second year (June 2024. - June 2025) we will address bullet 3: Repair or remove the peeling paint from the exterior of the house. To address this, we will assess the need and proper procedure to remove the paint from the brick and repaint the 4 large front porch pillars.

We provide this plan with a heart to care for our city and work with you. Please provide any comments and a written acceptance of the plan. We are happy to correspond with you as much as you like. We are happy to meet you should you like to come to the house.

Sincerely, with much grace,
Alan and Ellen Fletcher

[<cid:31F58B20-09C6-44A2-8DE8-E3D6F6FE9DED.pdf>](#)

Much grace,
Al Fletcher

On May 26, 2023, at 8:25 AM, Nia Holt
NHolt@riversideoh.gov wrote:

Good Morning,

I am available next Tuesday or Wednesday afternoon
for a call any time after 1:00PM.

Nia Holt

From: Alan Fletcher <fletchaj@earthlink.net>
Sent: Thursday, May 25, 2023 5:28 PM
To: Nia Holt
Cc: Lane Frost; Lori Minnich; Robert Lunsford
Subject: Re: 5201 Huberville Ave

Follow Up Flag: Follow up
Flag Status: Completed

Thank you very much Nia. Do you have time for a call tomorrow (Friday)?

Much grace,
Al Fletcher

On May 25, 2023, at 3:54 PM, Nia Holt <NHolt@riversideoh.gov> wrote:

Hello Mr. Fletcher,

We discussed preservation and historic grant opportunities that are available once a site or structure has been designated historic. You will need to work with State Historic Preservation Office to complete National Register nomination process:

<https://www.ohiohistory.org/preserving-ohio/national-register-of-historic-places/nomination-submission-process/>.

Once it is listed on the National Register of Historic Places the property will be eligible for grants like the ones below:

<https://ohio.grantwatch.com/cat/27/preservation-grants.html>

<https://www.ohiohistory.org/preserving-ohio/history-preservation-where-you-live/funding-opportunities/>

Best Regards,

Nia Holt, AICP
Zoning Administrator
5200 Springfield Street Suite 100
Riverside, OH 45431
937-233-1801

From: Nia Holt
Sent: Friday, May 19, 2023 8:57 AM
To: Alan Fletcher <fletchaj@earthlink.net>
Cc: Lane Frost <LFrost@riversideoh.gov>; Lori Minnich <LMinnich@riversideoh.gov>; Robert Lunsford <RLunsford@riversideoh.gov>
Subject: RE: 5201 Huberville Ave

Good Morning Alan,

The letter we discussed last week is attached. We will mail a hard copy to you.

Best,

Nía Holt, AICP
Zoning Administrator
5200 Springfield Street Suite 100
Riverside, OH 45431
937-233-1801

From: Alan Fletcher <fletchaj@earthlink.net>
Sent: Tuesday, May 16, 2023 5:01 PM
To: Nia Holt <NHolt@riversideoh.gov>
Cc: Lane Frost <LFrost@riversideoh.gov>; Lori Minnich <LMinnich@riversideoh.gov>; Robert Lunsford <RLunsford@riversideoh.gov>
Subject: Re: 5201 Huberville Ave

Thanks so much.

Much grace,
Al Fletcher

On May 16, 2023, at 8:11 AM, Nia Holt <NHolt@riversideoh.gov> wrote:

Good Morning Alan,

The letter we discussed last Friday is currently under review by the City Attorney. I will send it to you as soon I receive the finalize version from her.

Thank you,

Nía Holt, AICP
Zoning Administrator
5200 Springfield Street Suite 100
Riverside, OH 45431
937-233-1801

From: Nia Holt
Sent: Thursday, May 11, 2023 1:19 PM
To: Alan Fletcher <fletchaj@earthlink.net>
Cc: Lane Frost <LFrost@riversideoh.gov>; Lori Minnich <LMinnich@riversideoh.gov>; Robert Lunsford <RLunsford@riversideoh.gov>
Subject: RE: 5201 Huberville Ave

Please see attached.

Nía Holt, AICP
Zoning Administrator
5200 Springfield Street Suite 100
Riverside, OH 45431
937-233-1801

From: Alan Fletcher <fletchaj@earthlink.net>
Sent: Thursday, May 11, 2023 1:17 PM
To: Nia Holt <NHolt@riversideoh.gov>
Cc: Lane Frost <LFrost@riversideoh.gov>; Lori Minnich <LMinnich@riversideoh.gov>; Robert Lunsford <RLunsford@riversideoh.gov>
Subject: Re: 5201 Huberville Ave

Nis thanks for the photos. Please send written report.

Much grace,
Al Fletcher

On May 11, 2023, at 9:11 AM, Nia Holt <NHolt@riversideoh.gov> wrote:

Good Morning Alan,

The below link will allow you view and download the pictures related to public nuisance case #22-01069:

https://cityofriversideohio-my.sharepoint.com/:f/g/personal/nholt_riversideoh_gov/Erle32QO1JpHhAdLBi32SUBWokbWr3EBJyqlbOLiFiw?e=atDgdY

Please confirm when you have downloaded all the images.

Thank you,

Nía Holt, AICP
Zoning Administrator
5200 Springfield Street Suite 100
Riverside, OH 45431
937-233-
1801

From: Alan Fletcher <fletchaj@earthlink.net>
Sent: Wednesday, May 10, 2023 5:20 PM
To: Nia Holt <NHolt@riversideoh.gov>
Subject: Re: 5201 Huberville Ave

Hi Mia,

I am looking for the written report with photos as required by 1343.07.

Whenever the Zoning Administrator suspects the existence of a public **nuisance** in the City as defined in [Section 1331.03](#) based upon the condition of or conditions found upon a premises, the Zoning Administrator or a designee shall promptly inspect the premises on which the public **nuisance** is suspected to exist. Should the Zoning Administrator find that a public **nuisance** does exist, it shall be the duty of the Zoning Administrator or a designee to cause photographs of such public **nuisance** to be taken and to file such photographs, along with the written report of the inspector's findings, with the City.

Much grace,
Al Fletcher

On May 10, 2023, at 4:30 PM, Nia Holt
<NHolt@riversideoh.gov> wrote:

Hello Alan,

The entire letters were attached to the earlier email.

Nía Holt, AICP
Zoning Administrator
5200 Springfield Street Suite 100
Riverside, OH 45431
937-233-
1801

From: Alan Fletcher <fletchaj@earthlink.net>
Sent: Wednesday, May 10, 2023 2:30 PM
To: Nia Holt <NHolt@riversideoh.gov>
Subject: Re: 5201 Huberville Ave

Thank you Nia,

Please send the full nuisance abatement report so that I can really know what you are talking about.

As I told Lane, I never received these two earlier notices. I was gone quite a bit and did find an empty plastic sleeve on my fence that I did not know what it was.

Talk to you Friday.

Much grace,
Al Fletcher

On May 10, 2023, at 2:18 PM, Nia Holt
<NHolt@riversideoh.gov> wrote:

Hello Mr. Fletcher,

I understand you spoke with our Community Development Technician, Lane Frost, earlier today. He let me know that you would like another copy of the public nuisance notice and determination letter emailed to you. They have been attached along with pictures from when the notices were posted to the property. We can discuss the outstanding violations at 5201 Huberville Ave. during the call this Friday at 11:30AM.

Nía Holt, AICP
Zoning Administrator
5200 Springfield Street Suite 100
Riverside, OH 45431
937-233-
1801

<5201 Huberville Final
Determination_11.21.22.pdf>
<5201 Huberville_11.03.22.pdf>
<13324188-20221104_125707.jpg>
<13455359-20221122_103919[1].jpg>