

24-1 COMPLAINTS REGARDING VIOLATIONS.

Whenever the Zoning Inspector receives a written, signed complaint alleging a violation of this Resolution, the Zoning Inspector or the Administrative Official shall investigate the complaint within ten (10) working days and take whatever action is warranted, and inform the complainant in writing as to what actions have been or will be taken.

24-2 PERSONS LIABLE.

The owner, tenant, or occupant of any building or land or part thereof and any architect, builder, contractor, agent, or other person who participates in, assists, directs, creates, or maintains any situation that is contrary to the requirements of this Resolution may be held responsible for the violation and suffer the penalties and be subject to the remedies herein provided.

24-3 PROCEDURES UPON DISCOVERY OF VIOLATIONS.

24-3.1 Initial Written Notice

If the Zoning Inspector finds that any provision of this Resolution is being violated, a written notice shall be sent to the person responsible for such violation, indicating the nature of the violation and ordering the action necessary to correct it and the time period allowed for corrections. Additional written notices may be sent at the Zoning Inspector's discretion.

24-3.2 Final Written Notice

A written final notice (the initial written notice may be the final notice) may be sent by first class mail. It shall state what action the Zoning Inspector intends to take if the violation is not corrected and shall advise that the Zoning Inspector's decision or order may be appealed to the Board of Zoning Appeals in accordance with the provisions of Chapter 22.

24-3.3 Citation

If no action is taken within the time period allowed for correction, cessation, or appeal to the Board of Zoning Appeals, a citation shall be issued. The violator shall within twenty-(20) days pay the citation to the Clerk of Courts or the matter will be scheduled for court hearing. If no action is taken within these twenty (20) days, additional citations may be issued each day the violation remains in noncompliance. Each day the violation occurs after the citation is issued is a separate offense. Subsequent violations of a similar nature occurring at the same address within a twelve (12) month period, shall be deemed the same violation, and subject to citation pursuant to Table 24-6.

24-3.4 Emergency Enforcement

Notwithstanding the foregoing, in cases where delay would pose a danger to the public health, safety, or welfare, the Zoning Inspector may seek enforcement without prior written notice by invoking any of the penalties or remedies authorized in Section 24-4.

24-4 PENALTIES AND REMEDIES FOR VIOLATIONS.

24-4.1 Civil Penalty and Appeals

Any act constituting a violation of the provisions of this Resolution or a failure to comply with any of its requirements, including violations of any conditions and safeguards established in connection with the grants of variances or Conditional Use Zoning Certificates or Zoning Compliance Plan approval, shall subject the offender to a civil penalty in accordance with Table 24-6 found at the end of this Chapter. A civil penalty may not be appealed to the Board of Zoning Appeals if the offender was sent a final notice of violation in accordance with Section 24-3 and did not appeal to the Board of Zoning Appeals within the prescribed time.

24-4.2 Other Enforcement Actions

This Resolution may also be enforced by any appropriate equitable action.

24-4.3 Multiple Citations

Each day that any violation continues (for each citation) after notification by the Zoning Inspector that such violation exists shall be considered a separate offense for purposes of the penalties and remedies specified in this Chapter.

24-4.4 Multiple Remedies.

Any one, all, or any combination of the foregoing penalties and remedies may be used to enforce this Resolution.

24-5 ZONING CERTIFICATE REVOCATION.

24-5.1 Grounds for Revocation.

A Zoning Certificate may be revoked by the Zoning Administrator or Inspector in accordance with the provisions of this section if the recipient of the certificate fails to develop or maintain the property in accordance with the plans submitted, the requirements of this Chapter, or any additional requirements lawfully imposed in connection with the issuance of the Zoning Certificate.

24-5.2 Procedure.

Before a Zoning Certificate may be revoked, all of the notice, hearing and other requirements shall be complied with. The notice shall inform the certificate holder of the alleged grounds for the revocation.

- a. The burden of presenting evidence sufficient to authorize the Zoning Inspector to conclude that a certificate should be revoked for any of the reasons set forth in Section 24-5.1 shall be upon the party advocating that position.
- b. The action to revoke a Zoning Certificate shall include a statement of the specific reasons or findings of fact that support the decision.

24-5.3 Notice.

Before a Zoning Certificate may be revoked, the Zoning Inspector shall give the recipient of the certificate ten (10) days notice of intent to revoke the certificate and shall inform the recipient of the alleged reasons for the revocation and of his right to obtain an informal hearing on the allegations. If the certificate is revoked, the Zoning Inspector shall provide to the holder of the Zoning Certificate a written statement of the decision and the reasons therefor.

24-5.4 Effect of Revocation.

No person may continue to make use of land or buildings in the manner authorized by any Zoning Certificate after such certificate has been revoked in accordance with this section.

24-5.6 Revocation by Closure or Discontinuance of Commercial Uses

Any Zoning Certificate shall be considered revoked upon closure of a business or discontinuation of a use, for more than 90 days, regardless of ownership or management. To continue or resume occupancy after a 90 day suspension of business shall require the issuance of a new Compliance Certificate.

24-6 Penalties

Whoever violates any provision of this zoning resolution shall be fined not more than \$500 for each offense, pursuant to Section 519.99, or any other applicable section of the Ohio Revised Code.

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