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Date: October 18, 2013

To: Council Planning and Zoning Committee

From: Building Commissioner

Subject: Maintenance of overgrowth in the Right-of-Way of vacant land.

Ladies and Gentlemen;

It has become an issue this summer that growth of grasses and other vegetation on vacant undeveloped land becomes a nuisance to neighboring property, (IE. Property next to dental offices on Eddy, a property on Chardon Road adjacent to a neighboring driveway.) In order to send letters to compel compliance we require a specific ordinance or rule which governs our request. Our maintenance code 1337.15 (j) for vacant land is non-specific and ambiguous. There should be specific standards to sight to request such maintenance.

I would suggest an addendum to **1337.15 (j) Vacant Structures and Land**, which can read:

...or adversely affect the public health or safety.

(1) All land which is undeveloped and/or vacant shall be maintained in the right-of-way area with no fence, structure or planting between 2.5 feet and eight (8) feet above the natural grade to the edge of street pavement.

The measurement listed above is referenced in **1157.11 Visibility at intersections**. We should use this as the standard for consistency.

I would suggest a reference also in **1337.15 (i) Overgrowth**. After:

...plant growth in excess of nine (9) inches. [See maintenance in the Right-of way on vacant land 1337.15 (j)]

The service department does maintain the right-of-way on State Routes and other areas of the city. With our manpower stretched thin we need to have a vehicle in which we can request land owners to share in the burden.