



CERTIFIED MAIL #: 7007 3020 0000 5474 8733

ORDER OF THE BOARD OF HEALTH AND REFERRAL FOR PROSECUTION

July 9, 2024

Khaled Abouseoda, Statutory Agent
K & Z Property Investment LLC
9236 Echo Hill Court
Columbus, Ohio 43240

RE: 6976-6978 Rings Road; Dublin, Ohio 43016
Washington Township
Tax District #272 Parcel #000072

Dear Khaled Abouseoda:

Franklin County Public Health has inspected the property located at the above-referenced property. The tax and property records on file with the Franklin County Auditor's and/or Recorder's office identify K & Z Property Investment LLC as the owner of the above-referenced property. The Ohio Secretary of State's Office indicates you are the Statutory Agent of said property. The Sewage Treatment System at this property is an NPDES Aeration Treatment Unit (ATU) and was installed to discharge to the MS4 of Franklin County.

An inspection of the property indicated that the aforementioned property continues to be in violation of (Sewage Treatment System Rules) OAC Chapter 3701-29-06 (E)(1) which state, in part: "**A Sewage Treatment System shall be maintained in proper working condition**" and ORC 3718.011. Effluent from this Sewage Treatment System is being discharged to the surface of the ground, and on to the adjoining property. On July 9, 2024, the Board of Health adopted Resolution 24-, attached hereto and incorporated herein, ORDERING you to:

- 1) Repair the existing Sewage Treatment System (NPDES Aeration Treatment Unit) and maintain it in proper working condition.

This order applies to you, your heirs, successors and assigns (including any subsequent owner of the property). You shall comply with this Order by August 9, 2024. A re-inspection will be performed to verify compliance on or thereafter. IF THESE VIOLATIONS ARE NOT CORRECTED, and this Order of the Board is neglected or disregarded, the Board

has authorized me to issue a citation pursuant to Ohio Revised Code section 3707.02 and afford you an opportunity to appear before the Board and show cause why the Board should not abate the nuisance conditions (assessing the costs of any abatement as liens against the property). In addition, IF THESE VIOLATIONS ARE NOT CORRECTED, the Board has authorized me to refer this matter to the Franklin County Prosecuting Attorney which may result in the filing of criminal charges or a request for injunctive relief in a civil lawsuit being filed in the Franklin County Municipal Court, Environmental Division. This Order may be appealed to the Board of Health by any person claiming to be aggrieved or adversely affected by the Order by requesting a hearing within seven (7) days of receipt of the Order. The request for a hearing shall be delivered to the Board of Health in writing and addressed to the attention of the Health Commissioner.

Sincerely,

Joe Mazzola, MPA
Health Commissioner
Franklin County Public Health

JM:nar

c: Washington Township Trustees
Nathan A. Ralph, REHS