

notice & affirmation

ross m delia

22 Leonard Avenue

Northfield, Ohio 44067-1914

January 30, 2026

scott b. peters

Northfield Center Township

44067

Recap of 01/13/2026 and 01/22/2026 conversations

To the man, scott b peters, who do sometimes act as zoning inspector for northfield center township, ohio;

This is a peaceful attempt to return mankind to honor through recap and clarify the discussion in your office at 8484 Olde Eight Road Northfield Center, Ohio 44067. If it is your belief that my recall herein is inaccurate, rebut same in writing within 30 days to this affirmation.

As discussed, I provide this document as confirmation of the several conversations had regarding my property located at the commonly understood street address of 22 Leonard Avenue, Northfield, Ohio 44067.

Our initial conversation was just before the Township Trustee's meeting on January 13, 2026, in immediate reply to a texted photograph issued to Jim Honsberger, the man with whom I am joined in land contract for the referenced residential property. I inquired who had issued complaint against me, and your response was that "someone" snapped a photo of the back yard at 22 Leonard Ave while pumping gas. I offered that the object seen in the image is (by legal definition) a cold frame, since it is movable, has no floor nor attachment to the

ground, has a clear roof and no additional heat source. I then requested that you provide exact reference to which zoning code your service director believes the cold frame seed starting object in my yard violates. You responded that you didn't know off the top of your head but would look into it after that evening's meeting, which was a few minutes from beginning.

Please provide the specific rule and any applicable subsection that you are citing in support of sanctions against my property.

On January 22, 2026 with less than two hours notice, just before noon, you visited the property and made it clear that the square footage of our temporary cold-frame "structure" exceeded allowable measurements for 'outbuildings'. Again, the enclosed seed starting space has no floor, is not attached to anything and has no heat source, therefore is not a "building". At this same time, you stated that a specific and formal written 'complaint' against the two neighboring commercial properties was required before you could begin enforcement of the zoning codes related to dumpster screening and parking lot privacy screening. Both "Smiles by White" located at 9365 Olde 8 Road and The Summit Animal Hospital located at 13 Aurora Road are in longstanding violation of both these sections of your Zoning regulations. When this was pointed out, that neither adjacent commercial property has the required screening between their parking lot(s) and my residential property, and that the vet office has NO enclosure concealing their trash from full view in my yard, further that the dumpster enclosure on the Dental office property is a dilapidated eyesore, you immediately agreed.

I enclose here, for reference, the views from my dining table and my living room as reminder to the obnoxious eyesores that make up the parking lot views in my home. I also remind you that we had requested quite some time ago of both of these businesses that they install "Green Giant Arbovitae" evergreen shrubs for privacy screening. Reasoning being it is the only solution that will (eventually) provide privacy from the dentist office 2nd floor patients looking directly into our bedroom windows, and, in the case of the vet, will eventually screen the view from my back

yard into their parking lot, since even an 8 foot fence only blocks 1 foot of the actual visibility due to the steep downward slope at the north edge of the vet clinic, down about 7 feet from the level of their asphalt parking lot as their green space meets my southeast corner. The request to the vet was made after many observations of their lawn care professionals spraying TRIAD broad spectrum herbicide and the overspray and run off killing a 20 foot tall, 50 year old lilac bush, 100 sf of newly planted turf grass, and stunting the growth of vegetables on the southernmost edge of my garden beds all during August, 2025. (Photos available upon request.) Note, it is *not* my goal nor desire to *'go after'* anyone to replace those plants that were killed by careless application of poisons, merely to ensure prevention of a repeat performance in the future.

Your remarks, and the Zoning Regulations make it abundantly clear that it is at your sole discretion which type of privacy screening these commercial properties will be held to; my plea, on behalf of whoever might reside in this home in the extended future, is that the screening is the tallest evergreen option, since that will also provide maximum effective noise buffering from the Thursday pre-dawn 20 minute dumpster clanging and banging from both properties that echoes through my home now.

I thank you in advance for applying the most fair and unbiased representative decision-making to the benefit of mankind as the man who acts as zoning inspector, according to the Constitution, within the geographic boundaries commonly known as Northfield Center Township.

It is my firm hope that we might all work together to coexist in peace.

Respectfully,

/s/.....

ross m delia

Attachments : 3 photos

**Dr White broken
unclosable trash
“enclosure”**



Dining room view



Living room view



Dining room view