notice

ross m delia

22 Leonard Avenue

Northfield, Ohio 44067-1914

February 16, 2026

scott b. peters

Northfield Center Township

44067

Rebuttal, 2nd Formal Complaint & Advisory

Greetings 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 in response to the letter dated February 10, 2026, delivered by USPS certified mail to 22 Leonard Ave Northfield Center, Ohio 44067. If there is any disagreement to the facts in this notice, kindly rebut same in writing within 30 days of the date listed above.

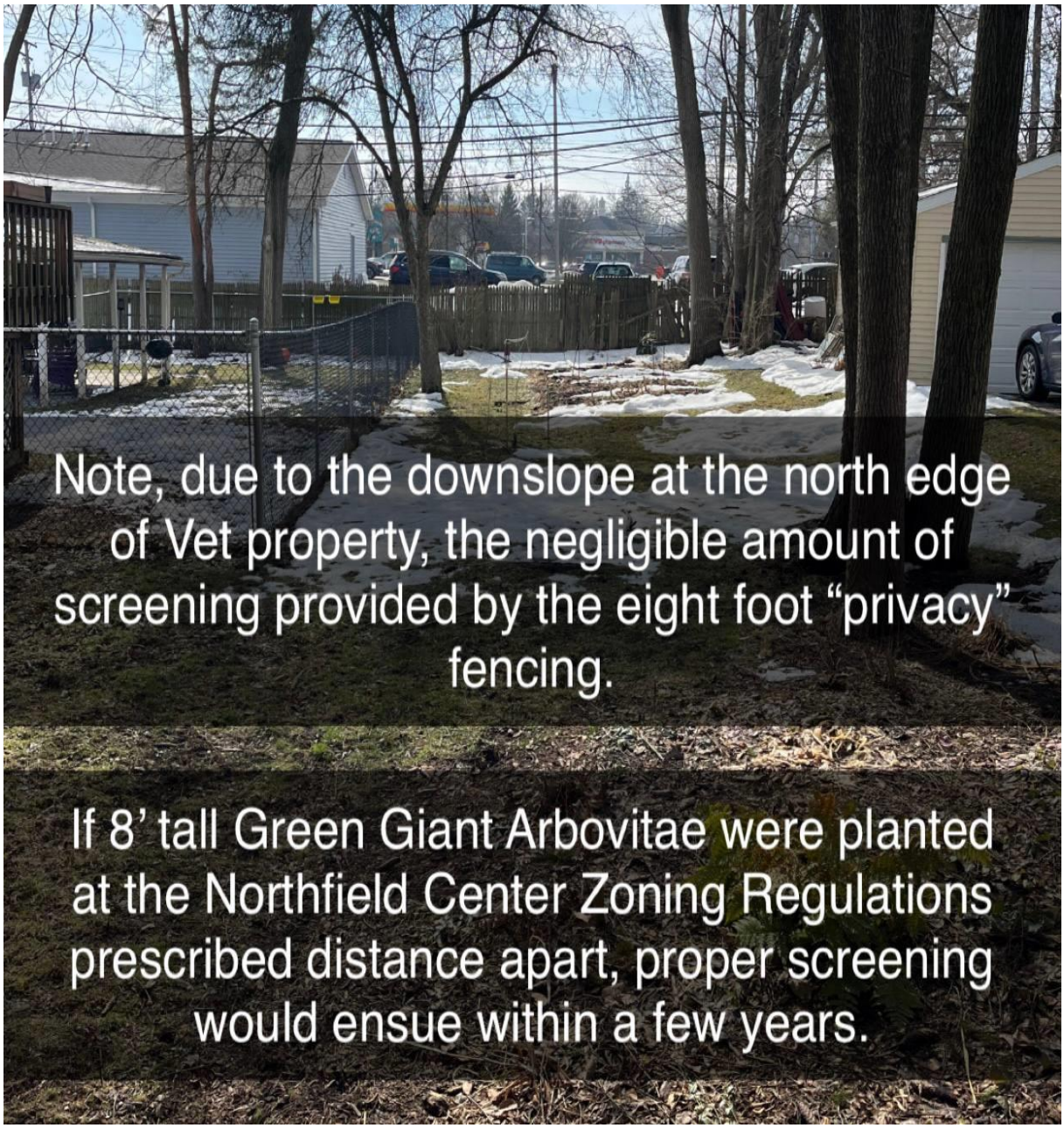
The topic of your letter was the cold frame that you did a walk-thru evaluation of on January 22, 2026. To guarantee my due process as outlined in the US Constitution, Scott, I ask again to confirm your dated receipt of the formal complaint citing my cold-frame by a resident of Northfield Center Township by presenting said same document in writing to i. You have been made aware, several times verbally and in my January 26 letter, that the cold frame is yet unfinished and will be painted and beautified as soon as weather allows. You verified by observation that new wood with 4x4 corner posts was used to assemble the cold frame, granting a greater resistance to twisting and warping

as opposed to 2x4 wood, or any 'old or recycled' materials. You also observed the four tetrahedron sides, including calculated diagonal bracing on the four inside corners, of the cold frame, which creates an inherently more rigid result which is resistant to deformation. Once painted, the cold frame will present an artistic mosaic of sturdy repurposed windows. There are small strategic ventilation spaces near the roofline, currently covered with mylar and rigid insulation foam, until warmer weather permits the completion of this aspect of the cold frame.

As previously stated, the temporary cold-frame **is** an enclosed cold-season-potted plant-protection and seed/seedling growth zone which **has no floor, is not attached to the ground in any way, has no external power, plumbing, nor heat source**, therefore is not , by ANY legal definition, a "building" so is not subject to zoning.

Upon your visit to 22 Leonard Ave on January 22, you unequivocally 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 Northfield Center Zoning regulations. (See photos, attached).

Note NO DUMPSTER ENCLOSURE WHATSOEVER.



Because of your specific demand, I did provide a formal complaint, with photographic evidence, in the notice mailed to you on January 26, 2026, and yet there was no indication of any intent to respond to that complaint in your February 10, 2026 response.

In closing, Scott, one critical aspect of the controversy, which you and your service director seem determined to continue, is that the cold frame being discussed