



**Board of Property Maintenance Appeals
Board Meeting**

Agenda

5:30 PM

Febru

CALL TO ORDER

MINUTES APPROVAL

- Board of Property Maintenance Appeals - Board Meeting - Feb 11, 2021 5:30 PM

0 WEST GAMBIER STREET/PARCEL #66-00320.001

02/08/2023 CONSIDERATION OF CONDEMNATION

- 02/02/2023 Documentation for 0 West Gambier Street



Communication: 02/02/2023 Documentation for 0 West Gambier Street (02/08/2023 CONSIDERATION OF CONDEMNATION)



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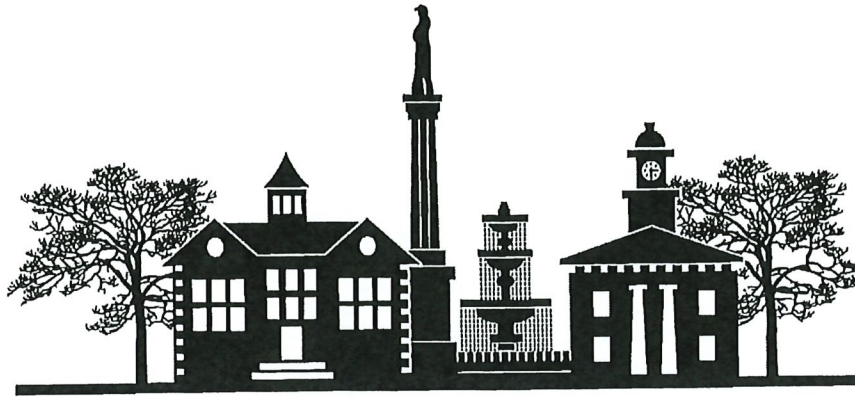
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Mount Vernon

To: Board of Property Maintenance Appeals

Recommendation to Condemn

0 W. Gambier Street

Parcel #66-00320.001

Communication: 02/02/2023 Documentation for 0 West Gambier Street (02/08/2023 CONSIDERATION OF CONDEMNATION)

City of Mount Vernon

Property Maintenance Enforcement
 40 Public Square, Mount Vernon, OH 43050
 Phone: 740-393-9400 Fax: 740-397-6595
 E-mail: codeofficer@mountvernonohio.org



www.mountvernonohio.org

Notice of Code Violation

October 16, 2020

Joseph C. Adrian
 308 Coshocton Ave.
 Mount Vernon, OH 43050

Re: Property Maintenance Code Violation / Unsafe Structure @ 0 W. Gambier St.
Parcel #66-00320.000

The City of Mount Vernon requests your assistance with concerns that we have regarding your property known as **0 W. Gambier St./Parcel #66-00320.000**. Pursuant to an exterior inspection of the building on **October 12, 2020**, it is in violation of the following sections of the City of Mount Vernon of Codified Ordinances;

- 1302.01 DEFINITIONS./ (36) "Unsafe structure" / See Attached**
- 1305.09 EXTERIOR SURFACES. / See Attached**
- 1305.11 STRUCTURAL MEMBERS. / See Attached**
- 1305.08 VACANT STRUCTURES AND LAND. / See Attached**

Corrective Action Required

Option 1 - Complete rehabilitation of the building to bring it into compliance with Property Maintenance Codes.

Option 2 – Demolition (Recommended) The building is so deteriorated or dilapidated or so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy, and that it is unreasonable to repair.

This letter directs you to remedy the above conditions or remove the structure as soon as possible. Please call my office so we can discuss a reasonable timeline for the repairs/rehab or demolition of the structure.

Your cooperation is appreciated. If you have any questions, please call 393-9400.

Sincerely,

Greg Bemiller
 Property Maintenance Enforcement Officer

Copied to: City Law Director
 Safety/ Service Director
 Attachments: Ordinance Sections 1302.01, 1305.09, 1305.08, 1305.11
 Picture
 Right of Appeal

Communication: 02/02/2023 Documentation for 0 West Gambier Street (02/08/2023 CONSIDERATION OF CONDEMNATION)



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January 4, 2023

Re: Property Maintenance Inspection Report Notes
 0 W. Gambier St./Parcel #66-00320.001

***Roofs, Grading, & Drainage**

- No Gutters
- Northwest corner section of building-roofing material missing/exposed deteriorated structural member

***Exterior Surfaces**

- Rear/south wall collapsing and partially missing sections.
- Opening/hole in front wall.
- Exposed, unprotected fascia boards deteriorating.
- Areas of existing siding missing & exposing unprotected wood framing to weather.

***Structural members**

- East wall is severely bowed and upper section is leaning showing apparent signs of structural deterioration.
- In my opinion the possibility of at least partial collapse of the structure exists.
- Rear/south wall collapsing.

***Comments:**

The railroad runs closely adjacent to this property. The Ohio Central Railroad has contacted the City with their concerns for the condition of the building and concerns with possible collapse of the building onto their equipment which is just a few feet east of the building.

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January 4, 2023

Board of Property Maintenance Appeals

Recommendation for Condemnation

Re: Building at 0 West Gambier St. (400 block)
 Parcel #66-00320.001
 Property Owner: Joseph C. Adrian
 Condemnation Hearing - February 8, 2023, 5:30pm
 Location: City Hall Council Chambers, 40 Public Square

***Unsafe Structure 1302.01(38) & Structure Unfit for Human Occupancy 1303.02(a)**

The building at the property referenced above is in an increasingly deteriorated condition. In my opinion it is a dangerous blighted property in our community. As seen in the pictures there is a large portion of the rear wall missing, a section of the roof on the front of the building is missing, and the upper portion of the building is severely leaning which could result in partial collapse.

It is in my opinion that this building is unsafe and recommend it be condemned and ordered to be demolished or rehabilitated to make it safe and bring it into compliance with the City's Property Maintenance Ordinances.

The decision of Recommendation for Condemnation is based on the following sections of the codified ordinances:

***Unsafe Structure 1302.01(38) Definitions**

"Unsafe structure" means one that is dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

Structure Unfit for Human Occupancy 1303.12(a)

Structure Unfit for Human Occupancy. A structure is unfit for human occupancy whenever the Property Maintenance Enforcement Officer finds that it is an unsafe structure as defined in

Section 1302.01, it is unsanitary, vermin or rat infested, contains filth or contamination, or lacks ventilation, illumination, sanitary or heating facilities, or contains unsafe equipment.



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Greg Bemiller
Property Maintenance Enforcement Officer

Attached: Property Maintenance Inspection Report
Pictures

Communication: 02/02/2023 Documentation for 0 West Gambier Street (02/08/2023 CONSIDERATION OF CONDEMNATION)

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NOTICE of RECOMMENDATION for CONDEMNATION

2/1/2023

Joseph C. Adrian
308 Coshocton Ave.
Mount Vernon, OH 43050

Re: Property Maintenance Code Violations @ 0 W. Gambier St./Parcel #66-00320.001

You are hereby notified that pursuant to exterior inspections by the City of Mount Vernon Property Maintenance Enforcement, it has been determined that due to the overall condition of the structure on your property referenced above, it is an unsafe structure and is being recommended for condemnation to the City of Mount Vernon Board of Property Maintenance Appeals.

The decision of Recommendation for Condemnation is based on the following:

Upon exterior inspections by the City of Mount Vernon Property Maintenance Enforcement, we find the structure to be an "Unsafe Structure" as defined in section 1302.01(38) and "Unfit for Human Occupancy" or use as defined in section 1303.12(a) of the City of Mount Vernon Codified Ordinances.

1302.01(38) Definitions

"Unsafe structure" means one that is dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

1303.12 CONDEMNATION.

(a) Structure Unfit for Human Occupancy. A structure is unfit for human occupancy whenever the Property Maintenance Enforcement Officer finds that it is an unsafe structure as defined in Section 1302.01, it is unsanitary, vermin or rat infested, contains filth or contamination, or lacks ventilation, illumination, sanitary or heating facilities, or contains unsafe equipment.

Please consider this letter a notice to **Recommend for Condemnation** the structure at, 0 W. Gambier St./Parcel #66-00320.001, to the Board of Property Maintenance Appeals. A Condemnation hearing is scheduled for February 8, 2023 at 5:30pm at City Hall council chambers, 40 Public Square.

Your cooperation is appreciated. If you have any questions, please call 740-393-9577.

Sincerely,

Greg Bemiller
Property Maintenance Enforcement Officer

Attachments: Pictures
Appeal Rights
Inspection Report

Communication: 02/02/2023 Documentation for 0 West Gambier Street (02/08/2023 CONSIDERATION OF CONDEMNATION)

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FINAL Notice of Code Violation

April 4, 2022

Joseph C. Adrian
308 Coshocton Ave.
Mount Vernon, OH 43050

**Re: Property Maintenance Code Violation / Unsafe Structure @ 0 W. Gambier St.
Parcel #66-00320.000**

You are hereby notified that pursuant to an inspection on March 31, 2022 by the City of Mount Vernon Property Maintenance Enforcement your property known as 0 W. Gambier St./Parcel #66-00320.000 is still in violation of the following sections of the City of Mount Vernon of Codified Ordinances;

- 1302.01 DEFINITIONS./ (38) "Unsafe structure" / See Attached**
- 1305.09 EXTERIOR SURFACES. / See Attached**
- 1305.11 STRUCTURAL MEMBERS. / See Attached**
- 1305.08 VACANT STRUCTURES AND LAND. / See Attached**

Corrective Action Required

Option 1 - Complete rehabilitation of the building to bring it into compliance with Property Maintenance Codes.

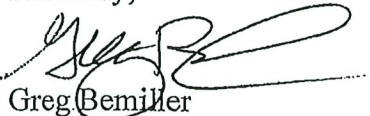
Option 2 – Demolition- The building is so deteriorated or dilapidated or so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy, and that it is unreasonable to repair.

Corrective Action Required:

This letter directs you to remedy the above conditions concerning the structure as soon as possible. In order to give you a reasonable amount of time to perform the repairs needed, we are setting a timeline of , July 5, 2022 for the structure to be brought into compliance. Please be advised that your failure to bring your structure into compliance by the date stated shall result in further action/penalties. (See attached Ordinance 1303.06(d).

Your cooperation is appreciated. If you have any questions, please call 393-9577.

Sincerely,



Greg Bemiller
Property Maintenance Enforcement Officer

Attachments: Ordinance Sections 1302.01, 1305.09, 1305.08, 1305.11
Picture
Right of Appeal
Penalties

Communication: 02/02/2023 Documentation for 0 West Gambier Street (02/08/2023 CONSIDERATION OF CONDEMNATION)



Greg Bemiller <codeofficer@mountvernonohio.org>

404 W. Gambier Street

1 message

Timothy Slusser <tslusser@gwrr.com>

Mon, Oct 19, 2020 at 9:35 AM

To: "codeofficer@mountvernonohio.org" <codeofficer@mountvernonohio.org>, "engineer@mountvernonohio.org" <engineer@mountvernonohio.org>

Cc: Jeremy Hammond <jeremy.hammond@gwrr.com>, Gene Hensley <ghensley@gwrr.com>

Dear Mr. Bemiller,

My name is Tim Slusser and I am the General Manager of Ohio Central Railroad (OHCR) based in Coshocton Ohio. OHCR's rail line runs through Mt. Vernon, Ohio and I am writing to you today to express my concern with the dilapidated condition of a building adjacent to the rail line at 404 W. Gambier Street, Mt. Vernon Ohio.

This rail line is active with 4-6 trains traversing it each week. As you can see from the attached photos, the building is in extremely poor condition and is leaning towards the tracks. My concern is that if the building should fall, it will very likely take out the power pole for our crossing gates, the signal shack, the gate mechanism and possibly end up on the tracks. Significant railroad property damage would occur and there would be risk to the health and safety of OHCR's employees.

My understanding is that the City of Mt. Vernon is investigating this matter and is considering its options regarding the property. We fully support this effort by the City and would be very appreciative if the City were able to remove this potential hazard.

Please contact me with any questions by phone or email. Thank you.

Sincerely,

Tim Slusser

General Manager

Ohio Central Railroad

A Genesee & Wyoming Company

Cell (740)-202-0843

tslusser@gwrr.com

3 attachments

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