



Mount Vernon

**Board of Property Maintenance Appeals  
Board Meeting**

**Agenda**

**5:30 PM**

**Marc**

---

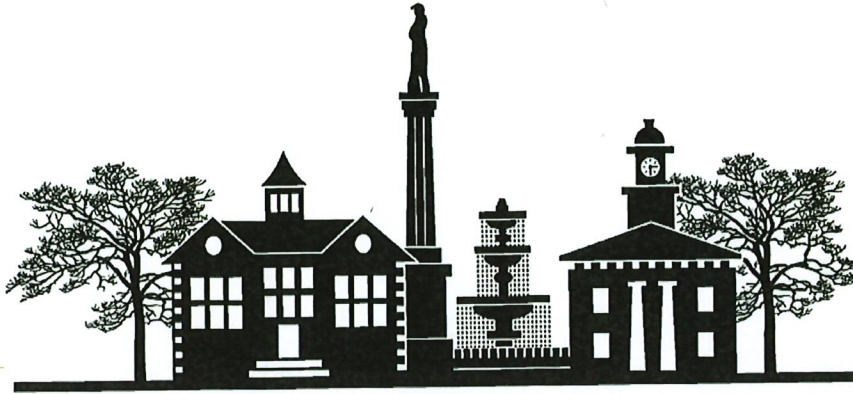
**CALL TO ORDER**

**COMMUNICATIONS**

*Reports*

- 306 North Norton Street
- 621 North Sandusky Street
- 621 North Sandusky Street

**PUBLIC PORTION**



# Mount Vernon

**To: Board of Property Maintenance Appeals**

**Recommendation to Condemn**

**306 North Norton St.**

**Parcel #66-006121.000**



Communication: 306 North Norton Street (Reports)



Communication: 306 North Norton Street (Reports)



Communication: 306 North Norton Street (Reports)



Communication: 306 North Norton Street (Reports)



Communication: 306 North Norton Street (Reports)



Communication: 306 North Norton Street (Reports)



# Mount Vernon

## Property Maintenance Inspection

Property Address 306 N. NORTON ST. Date of Inspection 2-21-2023

Name of Inspector GREG DEMILWA Date of Re-Inspection \_\_\_\_\_

Recommended for Condemnation and ~~Demolition~~

Items checked below indicate a code violation and/or a deficiency.

### EXTERIOR MAINTENANCE

The exterior of a structure shall be maintained in a clean, safe, secure and sanitary condition so as not to pose a nuisance problem, or to adversely affect the neighborhood.

ROOFS, GRADING AND DRAINAGE COVERED IN MOLD, MILDEW, & MOSS

The roof and flashing of any structure shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the interior portion of the structure. Roof drains, gutters, and downspouts shall be maintained in good repair and free from obstructions. Roof water shall be discharged away from the foundation in a manner that does not create a public nuisance or adversely affect adjacent properties.

### SIDEWALKS AND DRIVEWAYS

All sidewalks, walkways, stairs, driveways, parking spaces, and similar areas shall be kept in a proper state of repair.

### GRASS AND WEEDS

All premises and exterior property shall be maintained free from high grass and weeds in excess of eight (8) inches high.

### TREES

Property owners shall maintain and trim trees, plants and shrubs on their exterior property so that:

- (1) A height of eight feet is maintained between the lowest branches and the surface of a street, sidewalk or public way.
- (2) Dead trees and dead or decaying tree branches do not fall on the street or sidewalk.
- (3) A clear and unobstructed view is maintained in all directions at any street intersection, or to abate any nuisance necessary to protect life, limb or property of persons, drivers of any vehicles, or pedestrians using the street or sidewalk.

(1)

Communication: 306 North Norton Street (Reports)

EXHAUST VENTS

Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property.

ACCESSORY STRUCTURES GARAGE IN NEED OF SOME EAVE REPAIR

All accessory structures, including fences and walls shall be maintained, structurally sound and in good repair.

VACANT STRUCTURES AND LAND

All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure, and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

EXTERIOR SURFACES SIDING HAS SOME HOLES / COVERED W. MOLD & MILDEW

All exterior walls shall be free from holes, breaks and loose or rotting materials. Exterior walls shall be maintained to be weather proof and shall be properly surface coated where required to prevent deterioration. All siding and masonry joints, including those between the building envelope and the perimeter of windows, doors, and skylights, shall be maintained to be weather resistant and watertight.

PREMISES IDENTIFICATION

Buildings that have been assigned a street address by the City of Mount Vernon shall have the approved address numbers placed in a position to be legible and visible from the street or road fronting on the property. These numbers shall contrast with their background. Address numbers shall be in Arabic numerals or alphabetic letters. Numbers or letters shall be a minimum of 4 inches in height with minimum stroke width of 0.5 inch.

STRUCTURAL MEMBERS

All structural members shall be maintained free from deterioration.

FOUNDATION WALLS

Foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of water, rodents or other pests.

DECORATIVE FEATURES

All cornices, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair and properly anchored to the structure.

STAIRWAYS, DECKS, PORCHES AND BALCONIES FRONT PORCH HAS NO FLOOR BOARDS

Every exterior stairway, deck, porch, and balcony and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

Communication: 306 North Norton Street (Reports)

CHIMNEYS AND TOWERS

(a) All chimneys, cooling towers, smokestacks and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust.

(b) Chimneys for exterior wood burning furnaces shall extend to the height of the roofline of the structure they are used to heat.

HANDRAILS AND GUARDS

Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

OVERHANG EXTENSIONS

All overhang extensions including, but not limited to canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust.

WINDOW, SKYLIGHT AND DOOR FRAMES

Every window, skylight, door and door frame shall be kept in sound condition, good repair and weather tight.

DOORS

All exterior doors, locks, door assemblies and hardware shall be maintained in good condition.

BASEMENT HATCHWAYS AND WINDOWS

Every basement hatchway shall be maintained to prevent the entrance of rodents, rain and surface drainage water. Every basement window which can be opened shall be secured or supplied with protection against the entry of rodents.

✓ UNSECURED DOORS AND WINDOWS *SEVERAL BROKEN WINDOWS*

Doors and windows in vacant buildings shall be secured.

*N/A* LEAK-PROOF GARBAGE CONTAINERS

The owner of every occupied premises shall supply, for each dwelling unit therein, leak proof containers with secure covers. Containers shall not be set out for pick up more than 24 hours in advance of the scheduled pick up and must be removed from the curb or alley no later than the evening of the pick-up day.

*N/A* DUMPSTERS

The owner of a multifamily residential or commercial property may elect to place a leak proof dumpster equipped with a lid on the exterior property; however, any such dumpster shall be enclosed on all four sides by a fence or wall that is at least five (5) feet tall, with an access door. Refuse shall not exceed the capacity of the dumpster.

*N/A* ACCUMULATIONS OF REFUSE PROHIBITED

All property and premises shall be free from any accumulation of rubbish, solid waste and garbage; except in leak proof containers with secure covers. Brush, limbs, dead shrubs and yard waste may not be permitted to accumulate on any property.

N/A HOUSEHOLD FURNITURE

Sofas, recliners, mattresses and other household furniture that have become damaged may be moved outside the dwelling unit, but must be removed from the exterior property within five (5) days of notification to the property owner and occupant.

N/A APPLIANCES

Refrigerators and other household appliances shall not be discarded, abandoned or stored outside the dwelling unit without first removing the doors. Such appliances must be removed from the exterior property within five (5) days of notification to the property owner and occupant.

TRANSFER OF OWNERSHIP

It shall be unlawful for the owner of a property, dwelling or structure, to sell, transfer, mortgage, lease or otherwise dispose of such to another until the provisions of the notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee, or lessee a copy of any notice of violation issued by the Property Maintenance Enforcement Officer.

WORKMANSHIP

Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of the Maintenance Ordinances shall be executed and installed in a workmanlike manner.

VIOLATIONS

No person shall occupy or let to another for occupancy any building or structure which does not comply with the requirements of this chapter.

AFFIRMATIVE DEFENSE

A property owner may raise as an affirmative defense to a violation that the responsibility for compliance has been delegated to the occupant or tenant by operation of a written lease agreement.

Notes

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Property Maintenance Enforcement Officer  
City of Mount Vernon  
40 Public Square, Mount Vernon, OH 43050  
740-393-9400**

Chapter 1305 of the Codified Ordinances of Mount Vernon, Ohio (Ord. 2014-02. Passed 3-24-14.)

Form Revised 4/15/15



Mount Vernon

# City of Mount Vernon

Property Maintenance Enforcement  
40 Public Square, Mount Vernon, OH 43050  
Phone: 740-393-9577 Fax: 740-397-6595  
E-mail: [codeofficer@mountvernonohio.org](mailto:codeofficer@mountvernonohio.org)

[www.mountvernonohio.org](http://www.mountvernonohio.org)

February 21, 2023

Re: Property Maintenance Inspection Report Notes  
306 N. Norton St./Parcel #66-006121.000

## **\*Roofs, Grading, & Drainage**

- No Holes but roof is covered in mold, mildew, and moss.
- Some gutters are missing.

## **\*Exterior Surfaces**

- Some holes in tile siding and pieces missing.
- Tile siding covered in mold and mildew.
- Small room on back has no siding, has unprotected OSB board.
- All trim around windows and doors are in deteriorating condition.

## **\*Windows**

- Several broken windows.

## **\*Porch**

- Front porch has no floor boards.

## **\*Comments;**

- Structurally the building appears sound. It appears it could be rehabilitated.



# City of Mount Vernon

Property Maintenance Enforcement  
40 Public Square, Mount Vernon, OH 43050  
Phone: 740-393-9577 Fax: 740-397-6595  
E-mail: [codeofficer@mountvernonohio.org](mailto:codeofficer@mountvernonohio.org)  
[www.mountvernonohio.org](http://www.mountvernonohio.org)

February 21, 2023

Re: Property Maintenance Inspection Report Notes  
306 N. Norton St./Parcel #66-006121.000

## **\*Roofs, Grading, & Drainage**

- No Holes but roof is covered in mold, mildew, and moss.
- Some gutters are missing.

## **\*Exterior Surfaces**

- Some holes in tile siding and pieces missing.
- Tile siding covered in mold and mildew.
- Small room on back has no siding, has unprotected OSB board.
- All trim around windows and doors are in deteriorating condition.

## **\*Windows**

- Several broken windows.

## **\*Porch**

- Front porch has no floor boards.

## **\*Comments:**

- Structurally the building appears sound. It appears it could be rehabilitated.

# City of Mount Vernon

Property Maintenance Enforcement  
40 Public Square, Mount Vernon, OH 43050  
Phone: 740-393-9577 Fax: 740-397-6595  
E-mail: [codeofficer@mountvernonohio.org](mailto:codeofficer@mountvernonohio.org)



[www.mountvernonohio.org](http://www.mountvernonohio.org)

February 24, 2023

Board of Property Maintenance Appeals

### Recommendation for Condemnation

Re: 306 N. Norton St.  
Parcel #66-06121.000  
Property Owner: Rodney C. Spray  
Condemnation Hearing – Tuesday March 14, 2023, 5:30pm  
Location: City Hall Council Chambers, 40 Public Square

#### \* Structure Unfit for Human Occupancy 1303.02(a)

The structure at the property referenced above is in an increasingly deteriorated condition. In my opinion it is a seriously blighted property in our community. As seen in the pictures the siding and roof are in extremely poor condition. The siding is covered in mold and mildew with some holes. The roof is also covered with mold, moss, and mildew which causes increased deterioration. There are several broken windows. Although the owner has claimed he intends to rehab the house, nothing has been started to date. It is in my opinion that this structure is unsafe and unfit for human occupancy and recommend it be condemned and ordered to be 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:

#### 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(38), it is unsanitary, vermin or rat infested, contains filth or contamination, or lacks ventilation, illumination, sanitary or heating facilities, or contains unsafe equipment.

1302.01(38) "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

Communication: 306 North Norton Street (Reports)

# City of Mount Vernon

Property Maintenance Enforcement  
40 Public Square, Mount Vernon, OH 43050  
Phone: 740-393-9577 Fax: 740-397-6595  
E-mail: [codeofficer@mountvernonohio.org](mailto:codeofficer@mountvernonohio.org)



[www.mountvernonohio.org](http://www.mountvernonohio.org)

construction or unstable foundation, that partial or complete collapse is possible.

Greg Bemiller  
Property Maintenance Enforcement Officer

Attached: Property Maintenance Inspection Report  
Pictures

Communication: 306 North Norton Street (Reports)

# City of Mount Vernon

40 Public Square, Mount Vernon, OH 43050  
Phone: 740-393-9577 Fax: 740-397-6595

E-mail: [codeofficer@mountvernonohio.org](mailto:codeofficer@mountvernonohio.org)



Mount Vernon

[www.mountvernonohio.org](http://www.mountvernonohio.org)

## NOTICE of RECOMMENDATION for CONDEMNATION

3/9/2023

Rodney A. Spray  
19759 Sycamore Rd.  
Mount Vernon, OH 43050

### **Re: Property Maintenance Code Violations @ 306 N. Norton St./Parcel #66-06121.000**

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 unfit for human occupancy 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, 306 N. Norton St./Parcel #66-06121.000, to the Board of Property Maintenance Appeals. A Condemnation hearing is scheduled for Tuesday March 14, 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

Communication: 306 North Norton Street (Reports)

# City of Mount Vernon

40 Public Square, Mount Vernon, OH 43050  
 Phone: 740-393-9577 Fax: 740-397-6595  
 E-mail: [codeofficer@mountvernonohio.org](mailto:codeofficer@mountvernonohio.org)



[www.mountvernonohio.org](http://www.mountvernonohio.org)

## NOTICE of RECOMMENDATION for CONDEMNATION

3/9/2023

Rodney A. Spray  
 19759 Sycamore Rd.  
 Mount Vernon, OH 43050

### **Re: Property Maintenance Code Violations @ 306 N. Norton St./Parcel #66-06121.000**

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 unfit for human occupancy 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, 306 N. Norton St./Parcel #66-06121.000, to the Board of Property Maintenance Appeals. A Condemnation hearing is scheduled for Tuesday March 14, 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

Communication: 306 North Norton Street (Reports)



# City of Mount Vernon

Property Maintenance Enforcement  
 40 Public Square, Mount Vernon, OH 43050  
 Phone: 740-393-9577 Fax: 740-397-6595  
 E-mail: codeofficer@mountvernonohio

www.mountvernonohio.org

## Notice of Code Violation

March 16, 2022

Rodney A. Spray  
 19759 Sycamore Rd.  
 Mount Vernon, Ohio 43050

### Re: Code Violation – Chapter 1305 Property Maintenance @ 306 N. Norton St.

The City of Mount Vernon is committed to maintaining quality neighborhoods and an excellent community environment. Our citizens expect us to do everything we can in this regard. We know this can only be achieved through cooperation of everyone involved.

Therefore pursuant to an inspection on March 15, 2022 by the City of Mount Vernon Property Maintenance Enforcement, your property at 306 N. Norton St. is in violation of the following sections of the City of Mount Vernon Codified Ordinances;

### CHAPTER 1305 – PROPERTY MAINTENANCE REQUIREMENTS

**1305.08 VACANT STRUCTURES AND LAND / SEE ATTACHED**

**1305.09 EXTERIOR SURFACES./ House-Siding, Fascia, all Wood Surfaces / SEE ATTACHED**

**1305.02 ROOFS, GRADING AND DRAINAGE. / SEE ATTACHED**

**1305.14 STAIRWAYS, DECKS, PORCHES AND BALCONIES. / SEE ATTACHED**

#### Corrective Action Required:

This letter directs you to remedy the above conditions concerning the house 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 October 30, 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 could result in further action/penalties.

Your cooperation is appreciated. If you have any questions concerning this notice or need further information please call my office at 740-393-9577.

Sincerely,

Greg Bemiller  
 Property Maintenance Enforcement Officer

Attached: Pictures  
 Right to Appeal

Communication: 306 North Norton Street (Reports)



Communication: 621 North Sandusky Street (Reports)



Communication: 621 North Sandusky Street (Reports)



Communication: 621 North Sandusky Street (Reports)



Communication: 621 North Sandusky Street (Reports)



Communication: 621 North Sandusky Street (Reports)



Communication: 621 North Sandusky Street (Reports)



Communication: 621 North Sandusky Street (Reports)



Communication: 621 North Sandusky Street (Reports)



Communication: 621 North Sandusky Street (Reports)



# City of Mount Vernon

Property Maintenance Enforcement  
40 Public Square, Mount Vernon, OH 43050  
Phone: 740-393-9577 Fax: 740-397-6595  
E-mail: [codeofficer@mountvernonohio.org](mailto:codeofficer@mountvernonohio.org)

[www.mountvernonohio.org](http://www.mountvernonohio.org)

February 21, 2023

Re: Property Maintenance Inspection Report Notes  
621 N. Sandusky St./Parcel #66-002082.000

## **\*Roofs, Grading, & Drainage**

- Large section of roof seriously deteriorated and starting to collapse on rear section of house.
- Roof over small bay area on south side completely deteriorated.
- Sections of eaves and gutters heavily deteriorated.

## **\*Exterior Surfaces**

- Most siding in tact but covered in mildew.
- Tile siding covered in mold and mildew.

## **\*Deck**

- Rear deck is completely collapsed.

## **\*Windows and Doors**

- 3-4 missing/broken windows
- Rear door closes but won't latch and lock.

## **\*Comments:**

- This house is in extremely deteriorated condition.
- Demolition recommended.



# Mount Vernon

## Property Maintenance Inspection

Property Address 621 N. SANDUSKY ST. Date of Inspection 2-21-2023

Name of Inspector GREG BEMILLEN Date of Re-Inspection \_\_\_\_\_

Recommended for Condemnation and Demolition

*Items checked below indicate a code violation and/or a deficiency.*

### EXTERIOR MAINTENANCE

The exterior of a structure shall be maintained in a clean, safe, secure and sanitary condition so as not to pose a nuisance problem, or to adversely affect the neighborhood.

ROOFS, GRADING AND DRAINAGE LARGE SECTIONS OF ROOF COLLAPSED

The roof and flashing of any structure shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the interior portion of the structure. Roof drains, gutters, and downspouts shall be maintained in good repair and free from obstructions. Roof water shall be discharged away from the foundation in a manner that does not create a public nuisance or adversely affect adjacent properties.

N/A SIDEWALKS AND DRIVEWAYS

All sidewalks, walkways, stairs, driveways, parking spaces, and similar areas shall be kept in a proper state of repair.

N/A GRASS AND WEEDS

All premises and exterior property shall be maintained free from high grass and weeds in excess of eight (8) inches high.

N/A TREES

Property owners shall maintain and trim trees, plants and shrubs on their exterior property so that:

- (1) A height of eight feet is maintained between the lowest branches and the surface of a street, sidewalk or public way.
- (2) Dead trees and dead or decaying tree branches do not fall on the street or sidewalk.
- (3) A clear and unobstructed view is maintained in all directions at any street intersection, or to abate any nuisance necessary to protect life, limb or property of persons, drivers of any vehicles, or pedestrians using the street or sidewalk.

(1)

Communication: 621 North Sandusky Street (Reports)

N/A EXHAUST VENTS

Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property.

N/A ACCESSORY STRUCTURES

All accessory structures, including fences and walls shall be maintained, structurally sound and in good repair.

✓ VACANT STRUCTURES AND LAND

All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure, and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

✓ EXTERIOR SURFACES *SOME PIECES OF SIDING MISSING / MOST COULDN'T MEASURE*

All exterior walls shall be free from holes, breaks and loose or rotting materials. Exterior walls shall be maintained to be weather proof and shall be properly surface coated where required to prevent deterioration. All siding and masonry joints, including those between the building envelope and the perimeter of windows, doors, and skylights, shall be maintained to be weather resistant and watertight.

N/A PREMISES IDENTIFICATION

Buildings that have been assigned a street address by the City of Mount Vernon shall have the approved address numbers placed in a position to be legible and visible from the street or road fronting on the property. These numbers shall contrast with their background. Address numbers shall be in Arabic numerals or alphabetic letters. Numbers or letters shall be a minimum of 4 inches in height with minimum stroke width of 0.5 inch.

STRUCTURAL MEMBERS

All structural members shall be maintained free from deterioration.

FOUNDATION WALLS

Foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of water, rodents or other pests.

DECORATIVE FEATURES

All cornices, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair and properly anchored to the structure.

✓ STAIRWAYS, DECKS, PORCHES AND BALCONIES *REAR DECK COMPLETELY COLLAPSED*

Every exterior stairway, deck, porch, and balcony and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

Communication: 621 North Sandusky Street (Reports)

CHIMNEYS AND TOWERS

(a) All chimneys, cooling towers, smokestacks and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust.

(b) Chimneys for exterior wood burning furnaces shall extend to the height of the roofline of the structure they are used to heat.

HANDRAILS AND GUARDS

Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

OVERHANG EXTENSIONS *EAVE PANELS FALLING*

All overhang extensions including, but not limited to canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust.

WINDOW, SKYLIGHT AND DOOR FRAMES

Every window, skylight, door and door frame shall be kept in sound condition, good repair and weather tight.

DOORS *REAR DOOR WON'T COMPLETELY CLOSE + LOCK*

All exterior doors, locks, door assemblies and hardware shall be maintained in good condition.

BASEMENT HATCHWAYS AND WINDOWS *BASEMENT WINDOW CRT.*

Every basement hatchway shall be maintained to prevent the entrance of rodents, rain and surface drainage water. Every basement window which can be opened shall be secured or supplied with protection against the entry of rodents.

UNSECURED DOORS AND WINDOWS *WINDOWS BROKEN OUT.*

Doors and windows in vacant buildings shall be secured.

*N/A.* LEAK-PROOF GARBAGE CONTAINERS

The owner of every occupied premises shall supply, for each dwelling unit therein, leak proof containers with secure covers. Containers shall not be set out for pick up more than 24 hours in advance of the scheduled pick up and must be removed from the curb or alley no later than the evening of the pick-up day.

*N/A.* DUMPSTERS

The owner of a multifamily residential or commercial property may elect to place a leak proof dumpster equipped with a lid on the exterior property; however, any such dumpster shall be enclosed on all four sides by a fence or wall that is at least five (5) feet tall, with an access door. Refuse shall not exceed the capacity of the dumpster.

*N/A.* ACCUMULATIONS OF REFUSE PROHIBITED

All property and premises shall be free from any accumulation of rubbish, solid waste and garbage; except in leak proof containers with secure covers. Brush, limbs, dead shrubs and yard waste may not be permitted to accumulate on any property.

N/A **HOUSEHOLD FURNITURE**

Sofas, recliners, mattresses and other household furniture that have become damaged may be moved outside the dwelling unit, but must be removed from the exterior property within five (5) days of notification to the property owner and occupant.

N/A **APPLIANCES**

Refrigerators and other household appliances shall not be discarded, abandoned or stored outside the dwelling unit without first removing the doors. Such appliances must be removed from the exterior property within five (5) days of notification to the property owner and occupant.

**TRANSFER OF OWNERSHIP**

It shall be unlawful for the owner of a property, dwelling or structure, to sell, transfer, mortgage, lease or otherwise dispose of such to another until the provisions of the notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee, or lessee a copy of any notice of violation issued by the Property Maintenance Enforcement Officer.

**WORKMANSHIP**

Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of the Maintenance Ordinances shall be executed and installed in a workmanlike manner.

**VIOLATIONS**

No person shall occupy or let to another for occupancy any building or structure which does not comply with the requirements of this chapter.

**AFFIRMATIVE DEFENSE**

A property owner may raise as an affirmative defense to a violation that the responsibility for compliance has been delegated to the occupant or tenant by operation of a written lease agreement.

Notes

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Property Maintenance Enforcement Officer  
City of Mount Vernon  
40 Public Square, Mount Vernon, OH 43050  
740-393-9400**

Chapter 1305 of the Codified Ordinances of Mount Vernon, Ohio (Ord. 2014-02. Passed 3-24-14.)

Form Revised 4/15/15

# City of Mount Vernon

Property Maintenance Enforcement  
40 Public Square, Mount Vernon, OH 43050  
Phone: 740-393-9577 Fax: 740-397-6595  
E-mail: [codeofficer@mountvernonohio.org](mailto:codeofficer@mountvernonohio.org)



[www.mountvernonohio.org](http://www.mountvernonohio.org)

February 24, 2023

Board of Property Maintenance Appeals

## Recommendation for Condemnation

Re: 621 N. Sandusky St.  
Parcel #66-02082.000  
Property Owner: Lawrence W. Fawcett(DECEASED)  
Condemnation Hearing – Tuesday March 14, 2023, 5:30pm  
Location: City Hall Council Chambers, 40 Public Square

### \* Structure Unfit for Human Occupancy 1303.02(a)

The structure at the property referenced above is in an increasingly deteriorated condition. In my opinion it is a seriously blighted property in our community. The owner of this property passed away in June of 2019 and there is no family involved with ownership of the property. The roof is deteriorated and collapsing on the south side and the west/rear of the structure. The deck on the back is completely collapsed. There are several broken windows. The inside is completely unlivable It is in my opinion that this structure is unsafe and unfit for human occupancy and recommend it be condemned.

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

### 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(38), it is unsanitary, vermin or rat infested, contains filth or contamination, or lacks ventilation, illumination, sanitary or heating facilities, or contains unsafe equipment.

1302.01(38) "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.

Communication: 621 North Sandusky Street (Reports)

# City of Mount Vernon

Property Maintenance Enforcement  
40 Public Square, Mount Vernon, OH 43050  
Phone: 740-393-9577 Fax: 740-397-6595  
E-mail: [codeofficer@mountvernonohio.org](mailto:codeofficer@mountvernonohio.org)

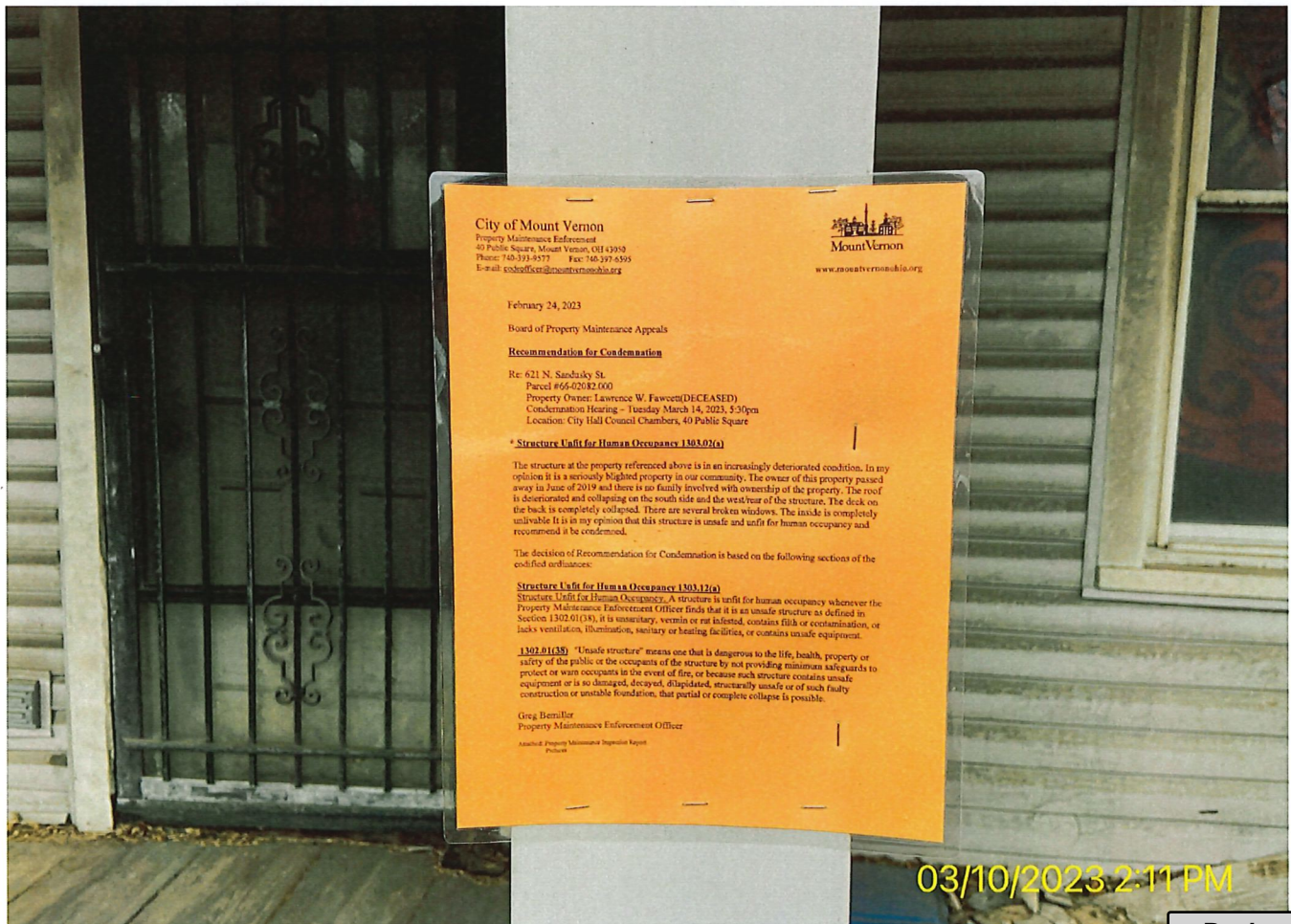


[www.mountvernonohio.org](http://www.mountvernonohio.org)

Greg Bemiller  
Property Maintenance Enforcement Officer

Attached: Property Maintenance Inspection Report  
Pictures

Communication: 621 North Sandusky Street (Reports)



Communication: 621 North Sandusky Street (Reports)

City of Mount Vernon  
 Property Maintenance Enforcement  
 40 Public Square, Mount Vernon, OH 43950  
 Phone: 740.393.8977 Fax: 740.397.6595  
 E-mail: codeofficer@mountvernonohio.org



February 24, 2023

Board of Property Maintenance Appeals

**Recommendation for Condemnation**

Re: 621 N. Sandusky St.  
 Parcel #66-0202-000  
 Property Owner: Lawrence W. Fawcett (DECEASED)  
 Condemnation Hearing – Tuesday March 14, 2023, 5:30pm  
 Location: City Hall Council Chambers, 40 Public Square

**\* Structure Unsafe for Human Occupancy 1302.01(a)**

The structure at the property referenced above is in an increasingly deteriorated condition. In my opinion it is a seriously blighted property in our community. The owner of this property passed away in June of 2019 and there is no family involved with ownership of the property. The roof is deteriorated and collapsing on the south side and the west rear of the structure. The deck on the back is completely collapsed. There are several broken windows. The inside is completely uninhabitable. It is in my opinion that this structure is unsafe and unfit for human occupancy and recommend it be condemned.

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

**Structure Unsafe for Human Occupancy 1302.12(a)**

**Structure Unsafe 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(3)(b), it is unsanitary, vermin or rat infested, contains flammable or combustible material, or lacks ventilation, illumination, sanitary or heating facilities, or contains unsafe equipment.

**1302.01(3)(b)** "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.

Greg Bernier  
 Property Maintenance Enforcement Officer  
 Attached: Property Maintenance Inspection Report  
 P-0000

03/10/2023 2:11 PM