



**Board of Property Maintenance Appeals
Board Meeting**

Agenda

4:00 PM

July 3

CALL TO ORDER

SWEARING IN OF OFFICIALS

ELECTION OF OFFICERS

MINUTES APPROVAL

- Board of Property Maintenance Appeals - Board Meeting - Mar 14, 2023 5:30 PM

PROPERTY MAINTENANCE APPEAL - PROPOSAL OF CONDEMNATION

- 07-30-25 BPMA Exhibits

APPROVAL OF BYLAWS

OPEN FLOOR

ADJOURNMENT

Summary of Assistant City Inspector, Brian Marvin:

On April 24, 2025 I responded to a call received from Doug Rine of 1 Emmett Dr. regarding 2 Marma Dr. Mr. Rine informed me that he wanted to file a complaint about the condition of 2 Marma Dr. Mr. Rine led me to the rear of his home from which the back of 2 Marma Dr. was visible. I immediately noticed motion coming from the rooftop area. As I watched the home, I saw a buzzard crawl out of an opening in the wall of the home near the attic and fly away. I further observed that the windows on the back side of the home were missing and plywood boards had been placed over the window openings. There is a decaying wooden fence around the back yard that blocked a clear view of the back yard but it was apparent that the vegetation in the back yard was severely overgrown. The home had an uncared-for appearance with evidence of wood rot around the windows, fascia boards, and other exposed areas.

Mr. Rine went on to explain that he had complained about the home many times over the years but nothing was ever done but things were getting worse. He pointed out that the fence around the back yard was falling apart and that the home appeared to be in very bad condition. He stated that rodents have also been coming through the fence onto his property. He then showed me a photo he took on his phone of a dead rat that he said had come through the fence onto his property.

I explained to Mr. Rine that I had just assumed the office of Assistant City Inspector/PMEO and asked that he give a bit of time to work on the issue.

I then returned to my office and began research into property ownership and history. The property address was researched via the City of Mount Vernon's Code Enforcement reporting software iWorQ and only two violations showed. One in 2021 and the other in 2024 both concerning the same decaying camper parked in the front lawn. It appears in these entries that the PMEO at the time, Greg Bemiller, received no response to his mailings in either instance and eventually the city had the camper removed.

The Knox County Auditor's site was searched and it was learned that the property was owned by Donald Armstrong and Jeanne Burkham. It was also noted that the taxes on the property were delinquent for 2024 and that an amount \$5,260.91 was owed at the time of my research. (A portion has since been paid)

A Notice of Violation was drawn up listing the various issues with the home. This notice was sent out on or about April 26, 2025.

The property was monitored over the next few weeks with no signs of activity or occupancy being observed. As I had not received any response to the Notice of Violation I decided to conduct further research into the property and its owners. I discovered via an online search that Donald Armstrong had passed away in 2022 leaving his wife Jeanne the sole owner.

I began to suspect that the house might be abandoned so I decided to conduct further research into the history of the home. I located and accessed digital records left by Mr. Bemiller and found a history of complaints going back to 2011 concerning this property. It would appear as though the cities reporting software came into being around 2021 and the bulk of the complaints were pre-2021. I reviewed these complaints and they consist almost entirely of complaints of vehicles, trash and debris collecting around the house and of maintenance issues with the home and accessory structures.

I also found a digital collection of photos taken of 2 Marma by Mr. Bemiller between the years of 2015 and 2024. The two pictures from 2015 show a cluttered yard but the house appeared to be in reasonable condition with windows intact, and little to no visible structural damage. The remainder of the pictures range from 2017 through

2024 and what they show is a house in slow decay. The backyard is completely engulfed in vegetation by 2018 and signs of wood rot are visible on the house and deck structure. The wooden fencing around the house is rotting and falling apart and vehicles and debris piles are collecting around the home.

I monitored the residence on a nearly daily basis until May 16, 2025 to observe for signs of occupancy/habitation. At no time did I see a person at or around the residence or signs of a visit such as tire tracks, foot prints etc. in the overgrown front yard.

On May 16, 2025 I visited the home at 2 Marma Dr. to attempt to make contact. The yard was severely overgrown with no signs of anyone passing through to access the front door or backyard access gates. The wooden front porch was decayed to the point it looked unsafe to step on so I stood to the side and knocked on the door. I received no answer or other response. The postal box in front of the home was filled with mail and it is apparent it had not been collected in weeks. There was debris strewn all throughout the lawn area and the lawn itself had clearly not been tended since the growing season had started this year.

I noticed the residents of 4 Marma Dr. were in their driveway so after attempting to make contact at 2 Marma Dr. I went over to make contact at 4 Marma Dr. I introduced myself and explained the reason for my visit at 2 Marma Dr. and they introduced themselves as Mr. and Mrs. Talbott, the occupants of 4 Marma Dr. I ask what they might be able to tell me about 2 Marma Dr. and if they knew if anyone was living there any longer. The Talbotts explained that no one has lived there in a while and that the only people they see at the house are the group of kids that show up on Fridays to have a fire in the backyard. The Talbotts went on to explain that they had complained about the home for years but gave up when nothing was ever done. Mr. Talbott went on to tell me of an incident several years back when he stated that the county had come due to reports of unhealthy living conditions for the children. He stated that he watched as the officials carried out filthy mattresses and boxes of dog feces from inside the home. The Talbotts said the home was cleaned up briefly back then and the children were returned but it has been bad for years. Mrs. Talbott invited me to use her back yard to look through the broken fence to see the condition of the home and yard area. I took the opportunity to view and photograph the conditions. The yard was severely overgrown with vegetation with no apparent pathways that would indicate someone had been using or passing through the backyard. There were two abandoned vehicles that were covered with debris indicating that they had sat there undisturbed for years. The deck on the rear of the home is rotted and falling apart. It has what appears to be siding from the home and other rotting wood and vegetation piled on it. Around the deck and in the yard area between the fence and deck I could various debris and car parts strewn about. The windows on the side of the room extension on the back of the home are boarded up and the room structure itself is rotting. The room extension appears to be leaning downward a bit as if the support structure is failing.

After viewing the home from this vantage point, I went to the opposing side (2A Marma Dr) to see if I could see anything else of significance. Through the fence on this side, I saw basically the same situation as on the other side. I could see the support structure for the room extension a bit better and has clear signs of wood rot and appears to be sagging indicating that it is failing. The yard area on this side was also unkept and strewn with debris.

After taking photographs of the condition of the home and yard as I was seeing them on this visit, I inserted a copy of the Notice of Violation into the front storm door to see if anyone would receive it over the weekend. On May 19, 2025 I returned to 2 Marma Dr. and saw that the Notice of Violation was still inserted in the storm door where I had left it indicating no access to the residence over the weekend.

On June 13, 2025 a Notice of Violation was sent to Ms. Burkham notifying her that her lawn was in violation of code and needed attention and also that she had two inoperable vehicles on her property that needed to be

removed. No action was taken by the home owner to correct the grass violation and the certified letter sent to notify her of the vehicle violation was returned "unclaimed".

Due to my observations, the unresponsiveness and lack of cooperation from the property owner and the growing concern for the safety of the neighbors and anyone who might try and enter 2 Marma Dr., it was decided that a search warrant request would be submitted so that the condition and safety of the structure could be determined.

On July 1, 2025 the search warrant was granted and this warrant was executed on July 2, 2025 by the Mount Vernon City Inspector's Office, Mount Vernon Fire, and Knox County Public Health. The following statement contains my conclusions resulting from the findings of this search warrant:

As the result of investigations culminating in a search warrant executed on July 2, 2025 at 2 Marma Dr. the structure has been determined to be infested with rats and other wildlife, have potential mold growths, and to be structurally unsound. Research indicates that the home was abandoned in late 2018 to early 2019 by its occupants who apparently left most of their belongings behind to include food items. The house has sat unoccupied and uncared for since that departure. Over the years, rats and other wildlife have moved in and now occupy the home. The home is permeated with urine and bodily waste from this wildlife. Additionally, the lack of care and repairs to the structure have allowed moisture to enter the interior of the home resulting in water damage to the walls and structural elements. During the search warrant execution entry was made via a back door which opened directly into the kitchen. Upon entry rats could be heard screeching and scurrying as individuals entered the home. The kitchen and surrounding rooms were so packed with debris and trash that it was deemed unsafe for personnel to proceed beyond what appeared to be the dining room. It is my opinion that this structure is unsafe for human occupation and furthermore it is damaged beyond salvageability. It is my strong recommendation that this building be demolished as soon as possible for the health of the surrounding community.

As a result of this warrant Knox County Public Health declared the property unfit for human habitation and issue a letter from Jeanne Burkham itemizing the various issues they found. A copy of their letter is included in this packet.

Additionally, the Mount Vernon Fire Department declared the building unsafe for entry for their personnel due to the conditions of the structure observed during the execution of the search warrant. A copy of this notice is included in this packet.

Based on the aforementioned facts it is my belief that the home is abandoned and not being cared for and has been in such a state for the past few years. It is also my belief, based on my observations, that the home has reached a state where it is unsafe for human habitation and access.

Respectfully submitted,



Brian Marvin
Assistant City Inspector/PMEO
City of Mount Vernon, Ohio

Notices of Violation
And other documents
April - July
2025

City of Mount Vernon

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



www.mountvernonohio.org

Notice of Code Violation

April 25, 2025

Armstrong, Donald and Burkham, Jeanne
 2 Marma Dr.
 Mount Vernon, Ohio 43050

Re: Code Violation – Chapter 1305 Property Maintenance @ 2 Marma Dr.

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 **April 24, 2025** by the City of Mount Vernon Property Maintenance Enforcement, your property at **2 Marma Dr.** is in violation of the following sections of the City of Mount Vernon Codified Ordinances:

CHAPTER 1305 – PROPERTY MAINTENANCE REQUIREMENTS

1305.07 ACCESSORY STRUCTURES. / Fence

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

1305.09 EXTERIOR SURFACES./ House

All exterior surfaces, including but not limited to doors, windows, window frames, cornices, porches, trim, balconies, and decks shall be maintained in good condition. All exterior surfaces shall be free from holes, breaks, and loose or rotting materials. Peeling, flaking, or chipped paint shall be eliminated and surfaces repainted, properly coated and maintained to be weatherproof to prevent deterioration, and maintained in a clean and sanitary condition, free from mold, mildew, filth, and graffiti.
 (Ord. 2019-07. Passed 1-28-19)

1305.18 WINDOW, SKYLIGHT AND DOOR FRAMES.

Every window, skylight, door and door frame shall be kept in sound condition, good repair and weather tight.
 (Ord. 2014-02. Passed 3-24-14.)

1305.24 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.
 (Ord. 2014-02. Passed 3-24-14.)

Corrective Action Required:

This letter directs you to remedy the above conditions concerning the house and surrounding property 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 June 24, 2025 for the property to be brought into compliance. Please be advised that your failure to bring your property 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 please call my office at 740-393-9400 or City Inspector, Scott Zimmerman at 740-393-9577.

Sincerely,

Brian Marvin
 Property Maintenance Enforcement Officer

Attached: Pictures
 Right of Appeal
 Penalties

Communication: 07-30-25 BPMA Exhibits (Property Maintenance Appeal - Proposal 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: bmarvin@mountvernonohio.org



www.mountvernonohio.org

Final Notice of Code Violations

June 13, 2025

Burkham, Jeanne
2 Marma Dr.
Mount Vernon, Ohio 43050

Ms. Burkham (Armstrong),

On April 25, 2025 a Notice of Code Violation letter was sent to you requesting that you address the numerous issues with your property located at 2 Marma Dr. The letter set a deadline of June 24, 2025 for the needed repairs and corrections to be made. As of the date of this letter, June 13, 2025, not a single repair or correction has been made.

I am writing this letter to notify you that of the fact that beginning on June 25, 2025 you will be assessed a \$100 per day fine for EACH violation (3) that has not been corrected in accordance with ordinance 1303.06(d). These fines will be in addition to any other actions taken against you in relation to this property.

I am enclosing a copy of the original notice for you review. I will also list the minimum repairs needed to put you in compliance.

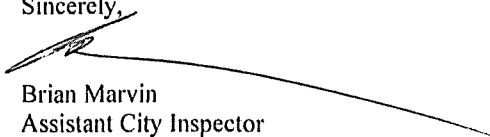
Needed repairs:

Backyard fence repaired, replaced, or removed within Zoning requirements.
All exterior wood on home repaired or replaced as needed and painted all within Zoning requirements.
All windows replaced or repaired within Zoning requirements.
Front door painted or replaced within Zoning requirements.
All exterior surfaces of home repaired and/or painted within Zoning requirements.
All debris, car parts, yard waste, animal waste, and other refuse removed from property
All decks and porches replaced or repaired within Zoning requirements.
All shed and other outbuilding repaired, replaced, or removed within Zoning requirements.

The above listed repairs will require the replacement of rotting wood where applicable before painting or coverings.

Your cooperation is appreciated. If you have any questions concerning this notice or please call my office at 740-393-9400 or City Inspector, Scott Zimmerman at 740-393-9577.

Sincerely,


Brian Marvin
Assistant City Inspector

Attached: Copy of Original Notice of Violation
Right of Appeal
Penalties

Communication: 07-30-25 BPMA Exhibits (Property Maintenance Appeal - Proposal of Condemnation)

City of Mount Vernon

Property Maintenance Enforcement
40 Public Square, Mount Vernon, OH 43050
Phone: 740-462-3361 Fax: 740-397-6595
E-mail: bmarvin@mtvernonoh.gov



www.mtvernonoh.gov

Notice of Code Violation

June 13, 2025

Jeanne Burkham (Armstrong)
2 Marma Dr.
Mount Vernon, Ohio 43050

Re: Code Violation – Chapter 1305 Property Maintenance @ 2 Marma Dr., Mount Vernon, Ohio.

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 **June 12, 2025** by the City of Mount Vernon Property Maintenance Enforcement, your property at **2 Marma Dr.** is in violation of the following sections of the City of Mount Vernon Codified Ordinances;

CHAPTER 1305 – PROPERTY MAINTENANCE REQUIREMENTS

1305.04 GRASS AND WEEDS.

All premises and exterior property shall be maintained free from high grass and weeds in excess of eight (8) inches high. For the purposes of this section, exterior property shall extend to the curb on streets that have curbs, and to the edge of the finished roadway on streets that do not have curbs. All noxious weeds are prohibited. Weeds shall be defined to include all grasses and vegetation other than trees and shrubs; however, this term shall not include cultivated flowers, ornamental grasses, and gardens.

Upon failure of the property owner or occupant to cut and destroy, or cause to be cut and destroyed, weeds after written notice of violation is served pursuant to Section 1303.05, and allowing ten (10) calendar days for compliance, the property owner or occupant shall be subject to prosecution in accordance with Section 1303.04.

Additionally, upon failure to comply with the notices of violation, any duly authorized employee of the City of Mount Vernon or contractor hired by the City of Mount Vernon shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon. The costs of such removal and applicable fees shall be recovered from the property owner as prescribed in Section 1303.07

Corrective Action Required:

***You are hereby directed to have the property mowed within ten (10) days after the date of this letter and maintain the mowing of the grass & weeds throughout the growing season.**

Please Note: If the property is not mowed by the date specified above, the City of Mount Vernon will, without further notice to you, have the property mowed. A bill for the mowing costs will be sent to the property owner. If the bill is not paid, the costs will be incorporated into a lien on this property and collected with the property taxes.

Your cooperation is appreciated. If you have any questions concerning this notice or please call my office at 740-462-3361.

Sincerely,

Brian Marvin
Property Maintenance Enforcement Officer

Attached: Pictures
Right of Appeal
Penalties

Communication: 07-30-25 BPMA Exhibits (Property Maintenance Appeal - Proposal of Condemnation)

City of Mount Vernon

Property Maintenance Enforcement
40 Public Square, Mount Vernon, OH 43050
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Notice of Code Violation

June 13, 2025

Jeanne Burkham-Armstrong
2 Marma Dr.
Mount Vernon, Ohio 43050

Re: Code Violation – Chapter 1309.01 Inoperable Vehicle Storage @ 2 Marma Dr.

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 May 16, 2025 by the City of Mount Vernon Property Maintenance Enforcement, your property at 2 Marma Dr. is in violation of the following sections of the City of Mount Vernon Codified Ordinances:

CHAPTER 1309.01 – STORAGE OF INOPERABLE VEHICLES

1309.01 STORAGE OF INOPERABLE MOTOR VEHICLES. -two abandoned vehicles in back yard

(a) Location or Presence of Inoperable Motor Vehicles within the City Deemed Public Nuisance; Exceptions. The location or presence of any inoperable motor vehicle on any lot, tract, or parcel of land within the City shall be deemed a public nuisance, and no person or persons shall cause or maintain such public nuisance by abandoning or discarding their inoperable motor vehicle or vehicles on the property of another, or suffering, permitting or allowing the same to be placed, located or maintained upon their own real property unless it is in connection with a business enterprise operated in a lawful place and manner and licensed as such, when necessary to the operation of such business enterprise.

You have the following options in regards to the inoperable motor vehicle; you are hereby directed to have the vehicles properly stored, licensed and operable, or removed from the property within **Five (5) days** after the date of this letter or the city will have it towed and impounded.

To wit: Dodge pickup and unknown sedan

Your cooperation is appreciated. If you have any questions concerning this notice or please call my office at 740-462-3361 or City Inspector Scott Zimmerman at 740-393-9577.

Sincerely,

Brian Marvin
Assistant City Inspector

Attached: Pictures
Right of Appeal
Penalties

Communication: 07-30-25 BPMA Exhibits (Property Maintenance Appeal - Proposal of Condemnation)

City of Mount Vernon

40 Public Square, Mount Vernon, OH 43050
 Phone: 740-462-3361 Fax: 740-397-6595
 E-mail: bmarvin@mtvernonoh.gov



www.mtvernonoh.gov

July 3, 2025

Board of Property Maintenance Appeals

Recommendation for Condemnation

Re: 2 Marma Dr.

Parcel #66-03473.000

Property Owner; Donald Armstrong (deceased) and Jeanne Burkham

Structure Unfit for Human Occupancy; 1303.12

As the result of investigations culminating in a search warrant executed on July 2, 2025 at 2 Marma Dr. the structure has been determined to be infested with rats and other wildlife, have potential mold growths, and to be structurally unsound. Research indicates that the home was abandoned in late 2018 to early 2019 by its occupants who apparently left most of their belongings behind to include food items. The house has sat unoccupied and uncared for since that departure. Over the years, rats and other wildlife have moved in and now occupy the home. The home is permeated with urine and bodily waste from this wildlife. Additionally, the lack of care and repairs to the structure have allowed moisture to enter the interior of the home resulting in water damage to the walls and structural elements. During the search warrant execution entry was made via a back door which opened directly into the kitchen. Upon entry rats could be heard screeching and scurrying as individuals entered the home. The kitchen and surrounding rooms were so packed with debris and trash that it was deemed unsafe for personnel to proceed beyond what appeared to be the dining room. It is my opinion that this structure is unsafe for human occupation and furthermore it is damaged beyond salvageability. It is my strong recommendation that this building be demolished as soon as possible for the health of the surrounding community.

The decision of **Recommendation for Condemnation** is based upon the following section of the codified ordinance and the attached Property Maintenance Inspection Report and pictures.

City of Mount Vernon

40 Public Square, Mount Vernon, OH 43050

Phone: 740-462-3361 Fax: 740-397-6595

E-mail: bmarvin@mtvernonoh.gov



www.mtvernonoh.gov

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.

Brian Marvin
Assistant City Inspector

Copied To: City Inspector
City Law Director
Safety-Service Director



www.mtvernonoh.gov

City of Mount Vernon

Property Maintenance Enforcement
40 Public Square, Mount Vernon, OH 43050
Phone: 740-462-3361 Fax: 740-397-6595
E-mail: bmarvin@mtvernonoh.gov

July 8, 2025

Re: Property Maintenance Inspection Report Notes
2 Marma Dr Parcel #66-03472.000

***Exterior Maintenance**

- there has been little to no exterior maintenance performed at the property in nearly a decade
- the home has an unclean and abandoned appearance
- front yard is littered with debris
- rear yard is littered with debris, abandoned vehicles, and has severely overgrown vegetation
- building structure has peeling paint, visible wood rot

***Roofs, Grading, & Drainage**

- Gutters appear clogged with leaves and are hanging low and pulling away from structure
- Several downspouts are disconnected or missing all together
- Roof appears to have been compromised based on observations from inside the structure

***Grass and Weeds**

- while the front yard is currently mowed it has not been for several months and was only mowed due to pressure from my office
- back yard is severely overgrown with vegetation and appears not to have been maintained for several years

***Accessory Structures**

- fence has rotted and has missing and broken boards. Fence is leaning outward towards neighboring properties

***Exterior Surfaces**

- all exterior surfaces are weathered, fading, and damaged.

***Structural members**

- structural members for the house itself could not be inspected due to the condition of the interior of the home but the structural members for the deck and other external structures are rotted and failing

***Stairways, Decks, Porches, and Balconies**

- front porch and back deck are both rotted beyond repair and are structurally failing or have failed

Windows, Skylight, and door frames

- door and window frames have peeling paint with exposed wood
- wood is showing signs of decay and rot

Unsecure Doors and Windows

- rear door into kitchen is missing a lock and is unsecure

City of Mount Vernon

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



www.mountvernonohio.org

NOTICE of RECOMMENDATION for CONDEMNATION

July 11, 2025

Jeanne Burkham
 2 Marma Dr.
 Mount Vernon, OH 43050

Re: Property Maintenance Code Violations @ 2 Marma Dr./Parcel #66-03472.000

You are hereby notified that pursuant to exterior and interior 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, 2 Marma Dr./Parcel #66-03473.000, to the Board of Property Maintenance Appeals. A Condemnation hearing is scheduled for Tuesday July 30, 2025 4:00PM at City Hall council chambers, 40 Public Square.

If you have any questions, please call 740-393-9577.

Sincerely,

Brian Marvin
 Assistant City Inspector

Attachments: Pictures
 Appeal Rights

Communication: 07-30-25 BPMA Exhibits (Property Maintenance Appeal - Proposal of Condemnation)

Mount Vernon
Fire Department
Pre-Plan
Overview Report
For
2 Marma Dr



Pre-Plan Overview Report 2 MARMA DR.

Location Information

2 MARMA DR.
2 MARMA Drive
Mount Vernon, OH 43050

Pre-Plan Description

VACANT DO NOT ENTER PROTECT EXSPOSURES

Special Instructions

GAS ON D-SIDE ALREADY OFF ELECTRIC AS OF 07/02/25 STILL ON D-SIDE NORTH SIDE OF STRUCTURE FACING WEST HAS WOODEN FENCE ON ROLLER METEL GATES

Building Information

Structure Type: Enclosed building
Building Status: Vacant and secured
Mix Use Property: Not mixed use
Property Use: 1 or 2 family dwelling
Stories Above Grade: 1
Stories Below Grade: 1
Total Square Feet: 1300
Length In Feet:
Width In Feet:
Height In Feet:
Key Box: NONE

Fire Alarm Panel: NONE
FDC: NONE
PIV: NONE
Standpipe: NONE
Gas Shut Off: D/A CORNER
Electrical Box: METER D-SIDE
Roof Access:
Sprinkler Riser: NONE
Fire Alarm Annunciator Panel: NONE

Notes: BUILDING HAS BEEN RED FLAGED AS DO NOT ENTER. FIRE FIGHTING OPERATIONS ARE PROTECT EXPOSURES. HOUSE HAS BEEN VACANT FOR A NUMBER OF YEARS. ON SCENE WITH LAW DIRECTOR, CODE ENFORCEMENT, MVPD, CITY INSPECTOR AND KNOX COUNTY HEALTH DEPARTMENT. SERVE SEARCH WARRANT ON VACANT PROPERTY. STRUCTURE WAS OPEN TO ELEMENTS (ATTIC AREA). REAR DOOR TO STRUCTURE SCREEN TORN OPEN. REAR PORCH COLLAPSING (SOUTH) ANIMALS SCURRYING INSIDE. COMPLETE DISARRAY. WATER AND GAS SHUT OFF (GAS LOCKED OFF) ELECTRIC METER IN CLOSED POSITION(ELECTRIC ON IN THE STRUCTURE) VERIFIED THROUGH PUBLIC SERVICE CALL TO AEP. WOODEN SLAT REMOVED AT REAR DOOR HOLDING THE TWO DOORS SHUT. COPY OF SEARCH WARRANT ATTACHED TO THE FRONT DOOR.

Automatic Extinguishing System

Automatic Extinguishing System Presence: None Present

Detector Information

Detector Presence: None present

Detector Power Supply:

Additional Building Information

Category	Type	Location	Description
	VACANT		PROTECT EXSPOSURES DO NOT ENTER.

On-Site Materials

Material	Usage
Autos, trucks, buses, recreational vehicles	None
Discarded material, other	Bulk storage or warehousing
Trees, plants, flowers	None
Furnishings, other	Bulk storage or warehousing
Used merchandise	

HazMat

Communication: 07-30-25 BPMA Exhibits (Property Maintenance Appeal - Proposal of Condemnation)

HazMat ID	UN Number	CAS Number	Chemical Name	Container Type	Additional Details
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No HazMat Information Has Been Added

Sprinklers

Frequency	Last Tested	Last Flowed	Description	Additional Details
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No Sprinkler Information Has Been Added

Location Contacts

Contact Order	Name	Work Phone	Home Phone	Cell Phone	Last Updated
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No Location Contacts Have Been Added

Communication: 07-30-25 BPMA Exhibits (Property Maintenance Appeal - Proposal of Condemnation)

Knox County Public Health Report Post-Search Warrant



Knox
PUBLIC HEALTH
PROTECT • PROMOTE • PREVENT

July 08, 2025

Jeanne Burkham
2 Marma Drive
Mount Vernon, OH 43050

RE: Solid Waste and Housing Nuisance Inspection at 2 Marma Drive Mount Vernon, OH 43050.

Dear Jeanne,

On Wednesday, July 02, 2025, I investigated a housing and solid waste nuisance under Ohio Revised Code (ORC) 3707.01 at 2 Marma Drive Mount Vernon, OH 43050. Members of the Mount Vernon Police Department, Mount Vernon Fire Department, Mount Vernon City Law Directors Office, and Mount Vernon Code Enforcement were there to assist in the investigation.

ORC 3707.01 (B) states: “ The board of health of a city or general health district shall abate and remove all nuisances within its jurisdiction. It may, by order, compel the owners, agents, assignees, occupants, or tenants of any lot, property, building, or structure to abate and remove any nuisance therein, and prosecute such persons for neglect or refusal to obey such orders. Except in cities having a building department, or otherwise exercising the power to regulate the erection of buildings, the board may regulate the location, construction, and repair of water closets, privies, cesspools, sinks, plumbing, and drains. In cities having such departments or exercising such power, the legislative authority, by ordinance, shall prescribe such rules and regulations as are approved by the board and shall provide for their enforcement.

The board may regulate the location, construction, and repair of yards, pens, and stables, and the use, emptying, and cleaning of such yards, pens, and stables and of water closets, privies, cesspools, sinks, plumbing, drains, or other places where offensive or dangerous substances or liquids are or may accumulate.





PUBLIC HEALTH

PROTECT • PROMOTE • PREVENT

When a building, erection, excavation, premises, business, pursuit, matter, or thing, or the sewerage, drainage, plumbing, or ventilation thereof is, in the opinion of the board, in a condition dangerous to life or health, and when a building or structure is occupied or rented for living or business purposes and sanitary plumbing and sewerage are feasible and necessary, but neglected or refused, the board may declare it a public nuisance and order it to be removed, abated, suspended, altered, or otherwise improved or purified by the owner, agent, or other person having control thereof or responsible for such condition, and may prosecute the owner, agent, or other person having control thereof for the refusal or neglect to obey such order. The board may, by its officers and employees, remove, abate, suspend, alter, or otherwise improve or purify such nuisance and certify the costs and expense thereof to the county auditor, to be assessed against the property and thereby made a lien upon it and collected as other taxes.”

During the investigation it was noted that the house at 2 Marma Drive is unfit for human habitation at this time. There is no water in the house, there are open holes in the foundation and sides leading directly into the house, and there is solid waste scattered throughout the house and property. It was also noted that the back porch is structurally unsafe as the main support boards have cracked and are starting to belly. Rats were also noted during the investigation on the inside of the house. The back porch was full of trash and other solid waste debris creating a fire hazard that could impact the lives of everyone around the house.

Outside of the house there were tires noted without rims, bird baths that have been neglected for quite some time and plastic containers holding water. All of these are great places for mosquitoes to lay their eggs and breed. The solid waste shall be cleaned up and hauled away to an approved transfer facility for proper disposal. I have included the photos that I took of the investigation showing the debris in the yard, the open entries for animals and pests, the unsafe structure, and the condition of the back porch.

At this time, you are instructed to board up the house so that nothing has entry into the house, clean up all the trash and debris, and get rid of anything that could harbor mosquitoes. A reinspection will be carried out on August 08, 2025, to ensure that the property has been cleaned up correctly. Receipts need to be turned in to Knox Public Health showing that you are disposing of the waste correctly. Failure to abide by these





Knox
PUBLIC HEALTH
PROTECT • PROMOTE • PREVENT

orders will result in the property being brought in front of the Knox County Board of Health for the declaration of a public health nuisance during the August 2025 Knox County Board of Health meeting. This meeting is being held in the conference room at 11660 Upper Gilchrist Road Mount Vernon, OH 43050 at 6:30 p.m. in the large conference room. Failure to abide by their orders will result in the property being sent to the Knox County Prosecutor's Office for further legal action. If you have any questions, please let me know and do not be afraid to contact me at 740-392-2200 Ext. 2227 or by email at kshackle@knoxhealth.com.

Sincerely,



Kyle Shackle, REHS
Registered Environmental Health Specialist
Knox Public Health

CC: City of Mount Vernon Code Enforcement
Mount Vernon Police Department
Mount Vernon Fire Department
Mount Vernon Law Directors Office





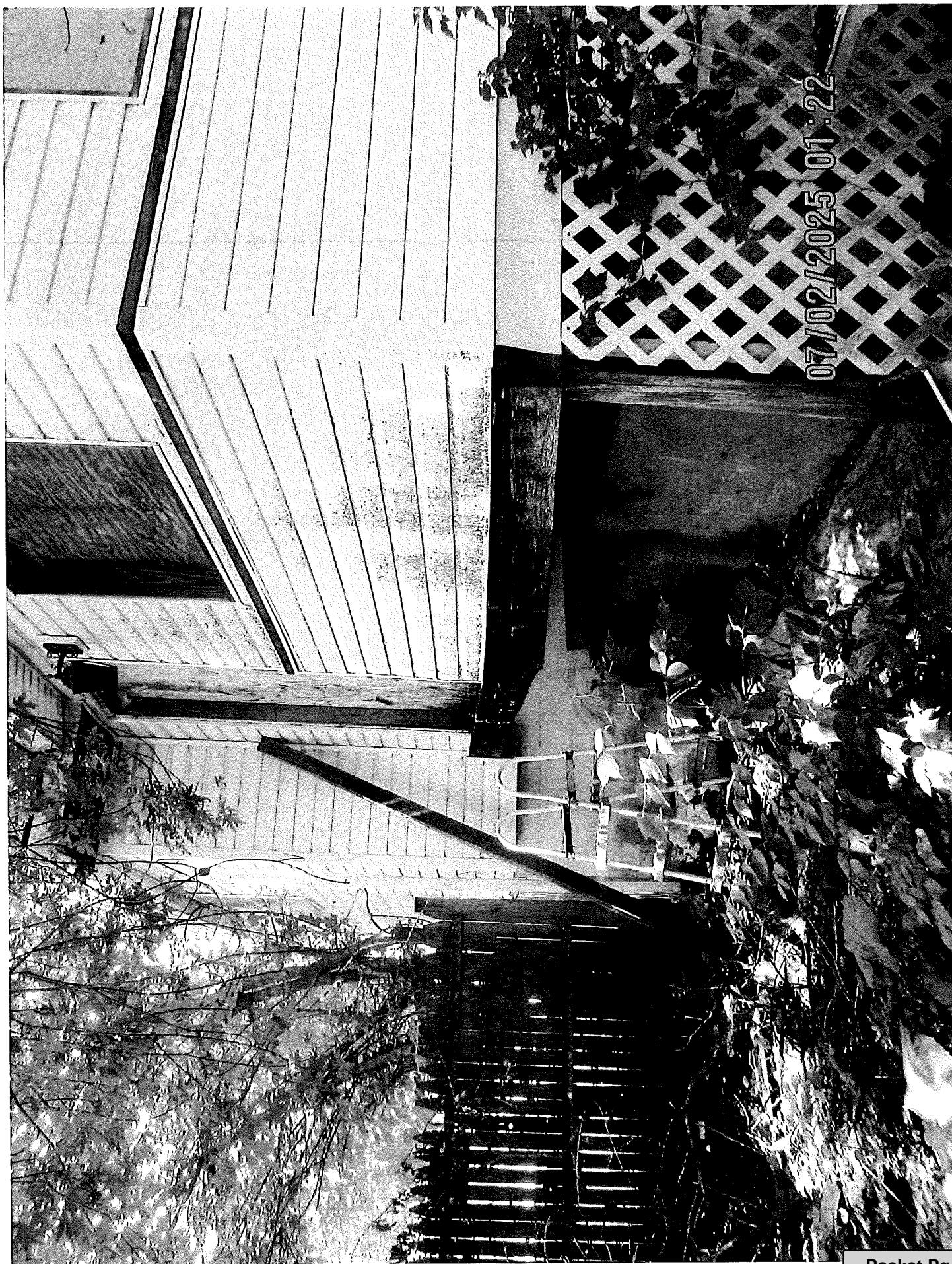
Communication: 07-30-25 BPMA Exhibits (Property Maintenance Appeal - Proposal of Condemnation)



07/02/2025 01:21



Communication: 07-30-25 BPMA Exhibits (Property Maintenance Appeal - Proposal of Condemnation)



Communication: 07-30-25 BPMA Exhibits (Property Maintenance Appeal - Proposal of Condemnation)



07/02/2025 01:22



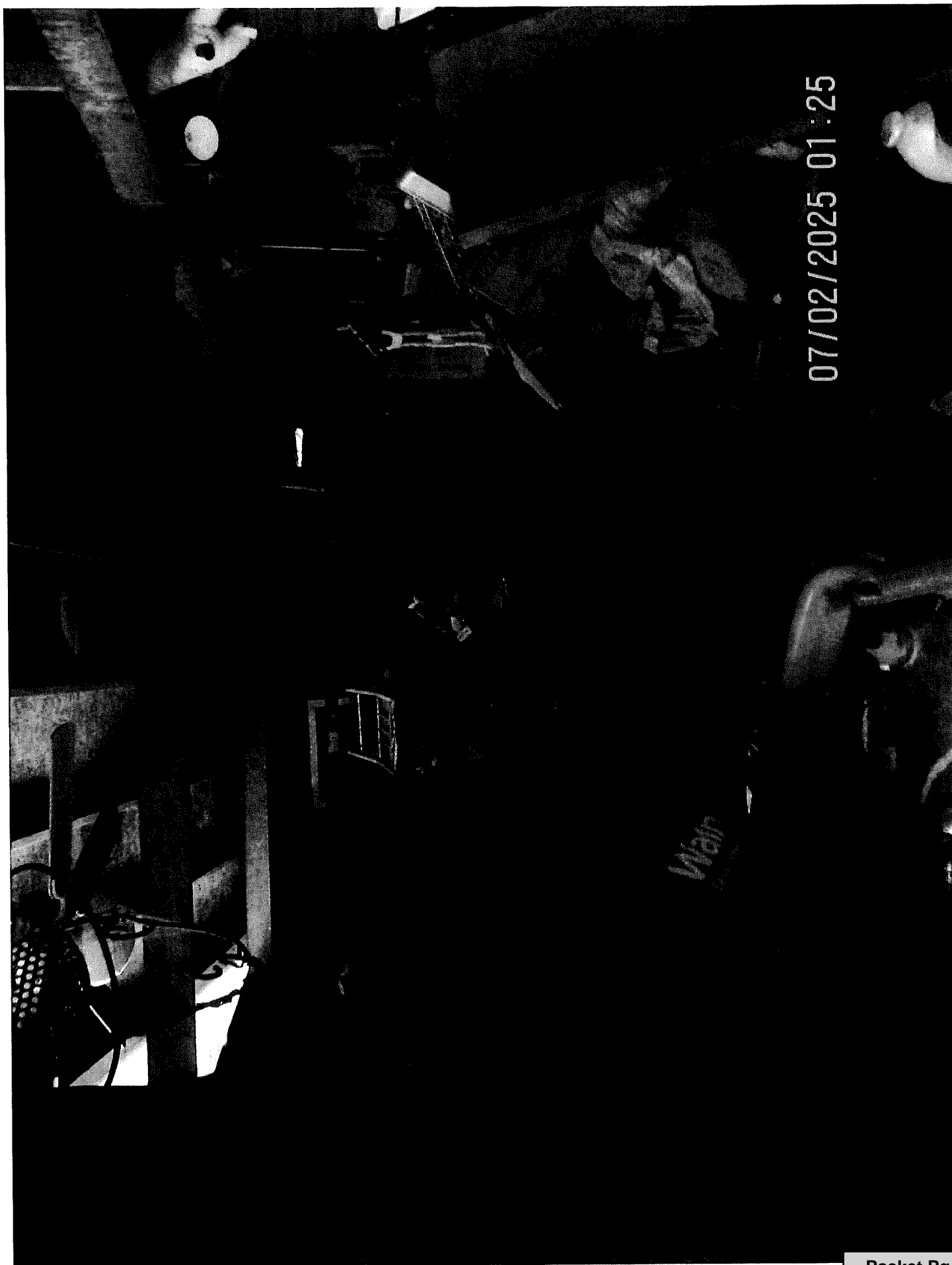
07/02/2025 01:22



07/02/2025 01:22



Communication: 07-30-25 BPMA Exhibits (Property Maintenance Appeal - Proposal of Condemnation)



Communication: 07-30-25 BPMA Exhibits (Property Maintenance Appeal - Proposal of Condemnation)

Notices of Violation
2011-2024
Showing a history of
property neglect and
non-responsiveness
to requests for correction
Post-Search Warrant

City of Mount Vernon

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



www.mountvernonohio.org

May 13, 2011

Jeanne & Donald Armstrong
2 Marma Drive
Mount Vernon, OH 43050

Re: General Nuisance Complaint – 2 Marma Drive

The City received a general nuisance complaint about your property this week. It appears that you have a lot of things in front of your house that should probably be stored behind the fence. Please get these materials organized and moved by Friday, May 17, 2011.

Your cooperation will be appreciated. If you have any questions, call 393-9400.

Sincerely,

Larry Fogle - Code Enforcement Officer

Copied to: William D. Smith, City Law Director
David C. Glass, Safety Service Director

City of Mount Vernon

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



www.mountvernonohio.org

March 13, 2015

Donald R. Armstrong & Jeanne Burkham
 2 Marma Dr.
 Mount Vernon, OH 43050

Re: Code Violation – Garbage, Trash & Debris @ 2 Marma Dr. - Backyard

The City has received a complaint regarding miscellaneous garbage, trash and debris in the backyard at your property known as **2 Marma Dr.** I have inspected the property and find that these concerns are justified and that you are in violation of the following section of city ordinance;

1305.24 Accumulation 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.

We request that you take care of this matter immediately (**no later than five (5) days after the date of this letter**) and keep your property free from such accumulation in the future.

Please Note: If you do not maintain your property and keep it free from garbage, trash and debris, the City of Mount Vernon will, **without further notice to you**, have it removed and bill the property owner. If the bill is not paid, the costs will be incorporated into a lien on this property and collected with property taxes.

Your cooperation is appreciated. If you have any questions, please call (740) 393-9400.

Sincerely,

Joel Daniels
 Property Maintenance Enforcement Officer

Copied to: City Law Director
 Safety Service Director

City of Mount Vernon

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



www.mountvernonohio.org

October 7, 2015

Donald R. Armstrong & Jeanne Burkham
 2 Marma Dr.
 Mount Vernon, OH 43050

Re: Code Violation – Garbage, Trash & Debris @ 2 Marma Dr.

The City has received a complaint regarding miscellaneous garbage, trash and debris at your property known as **2 Marma Dr.** I have inspected the property and find that these concerns are justified and that you are in violation of the following section of city ordinance;

1305.24 Accumulation 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.

We request that you take care of this matter immediately (**no later than fifteen (15) days after the date of this letter**) and keep your property free from such accumulation in the future.

Please Note: If you do not maintain your property and keep it free from garbage, trash and debris, the City of Mount Vernon will, **without further notice to you**, have it removed and bill the property owner. If the bill is not paid, the costs will be incorporated into a lien on this property and collected with property taxes.

Your cooperation is appreciated. If you have any questions, please call (740) 393-9400.

Sincerely,

Joel Daniels
 Property Maintenance Enforcement Officer

Copied to: City Law Director
 Safety Service Director

City of Mount Vernon

40 Public Square, Mount Vernon, OH 43050

Phone: 740-393-9400 Fax: 740-397-6595

E-mail: codeofficer@mountvernonohio.org



www.mountvernonohio.org

March 8, 2017

Donald Armstrong
2 Marma Dr.
Mount Vernon, OH 43050

Re: Multiple Code Violations @ 2 Marma Dr.

The City of Mount Vernon requests your assistance with a complaint we have received regarding your property known as **2 Marma Dr.** I have inspected the property and find that these concerns are justified and that you are in violation of the following sections of the Property Maintenance Code;

1309.01 STORAGE OF INOPERABLE MOTOR VEHICLES – (See attached)

1305.07 ACCESSORY STRUCTURES / Fence

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

1305.24 Accumulation of Refuse Prohibited / Brush pile and wood pile and any Discarded Items

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.

We request that you have the vehicles properly stored or removed and the property cleaned up within **five (5) days** after the date of this letter.

Please Note: If you do not maintain your property the City of Mount Vernon will, **without further notice to you**, and bill the property owner. If the bill is not paid, the costs will be incorporated into a lien on this property and collected with property taxes.

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

Communication: 07-30-25 BPMA Exhibits (Property Maintenance Appeal - Proposal of Condemnation)

City of Mount Vernon

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



www.mountvernonohio.org

SECOND NOTICE

March 23, 2017

Donald Armstrong
 2 Marma Dr.
 Mount Vernon, Ohio 43050

Re: Code Violation – Inoperable Motor Vehicle @ 2 Marma Dr.

The City of Mount Vernon requests your assistance with a complaint that we received about an inoperable motor vehicle at **2 Marma Dr.** After my inspection, it has been determined that there is a vehicle on your property in violation of the specified Codified Ordinance;

1309.01 STORAGE OF INOPERABLE MOTOR VEHICLES – (See attached)

You have the following options in regard to the vehicle; we request that you have the vehicle properly stored, licensed and operable, or removed from the property within **five (5) days** after the date of this letter or the city will have it removed.

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

Communication: 07-30-25 BPMA Exhibits (Property Maintenance Appeal - Proposal of Condemnation)

City of Mount Vernon

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

May 30, 2018

Donald R. Armstrong
2 Marma Dr.
Mount Vernon, OH 43050

Re: Code Violation – Inoperable Motor Vehicles @ 2 Marma Dr.

You are hereby notified that pursuant to an inspection on **May 17, 2018** by the City of Mount Vernon Property Maintenance Enforcement, your property at **2 Marma Dr.** is in violation of the following sections of the City of Mount Vernon Codified Ordinances;

1309.01 STORAGE OF INOPERABLE MOTOR VEHICLES – (See attached)

You have the following options in regard to the 4 vehicles; you are hereby directed to have the vehicles properly stored, licensed and operable, or removed from the property within **five (5) days** after the date of this letter or the city will have it towed and impounded.

Your cooperation is appreciated. If you have any questions, please call (740) 393-9400.

Sincerely,

Greg Bemiller
Property Maintenance Enforcement Officer

Copied to: City Law Director
Safety Service Director

Attached: City Ordinance 1309.01
City Ordinance 1303.16 & 1309.01
Pictures
Right to Appeal

City of Mount Vernon

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

May 30, 2018

Donald R. Armstrong
 2 Marma Dr.
 Mount Vernon, OH 43050

Re: Code Violation – Chapter 1305 Property Maintenance @ 2 Marma Dr.

You are hereby notified that pursuant to an inspection on **May 17, 2018** by the City of Mount Vernon Property Maintenance Enforcement, your property at **2 Marma Dr.** is in violation of the following sections of the City of Mount Vernon Codified Ordinances;

CHAPTER 1305 – PROPERTY MAINTENANCE REQUIREMENTS

1305.07 ACCESSORY STRUCTURE. Fence & Back Yard Deck

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

1305.18 WINDOW, SKYLIGHT AND DOOR FRAMES.

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

This letter directs you to remedy the above conditions or remove the structure as soon as possible. Please call my office by (date) so we can discuss a reasonable timeline for the repairs.

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

Attached: Right to Appeal
 Pictures

City of Mount Vernon

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



www.mountvernonohio.org

May 30, 2018

Donald R. Armstrong
 2 Marma Dr.
 Mount Vernon, OH 43050

Re: Multiple Code Violations @ 2 Marma Dr.

You are hereby notified that pursuant to an inspection on **May 17, 2018** by the City of Mount Vernon Property Maintenance Enforcement, your property at **2 Marma Dr.** is in violation of the following sections of the City of Mount Vernon Codified Ordinances;

1305.24 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.

1305.04 GRASS AND WEEDS

The height of the grass/weeds/vegetation on your property exceeds the 8" height as specified in the Codified Ordinances. We request that you have this property mowed/trimmed within ten (10) days after the date of this letter.

You are hereby directed to remedy the above conditions immediately (**no later than 5 days after the date of this notice**).

Please Note: If this violation is not corrected by the date stated above, the City of Mount Vernon will, **without further notice to you**, remove all trash & debris from the property and cut grass and weeds. A bill for the costs of removal will be sent to the property owner. If the bill is not paid, the costs will be incorporated into a lien on the property and collected with the property taxes.

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

City of Mount Vernon

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

June 26, 2018

Donald R. Armstrong
2 Marma Dr.
Mount Vernon, OH 43050

Re: Code Violation – Inoperable Motor Vehicles @ 2 Marma Dr.

You are hereby notified that pursuant to an inspection on **May 17, 2018** by the City of Mount Vernon Property Maintenance Enforcement, your property at **2 Marma Dr.** is in violation of the following sections of the City of Mount Vernon Codified Ordinances;

1309.01 STORAGE OF INOPERABLE MOTOR VEHICLES – (See attached)

You have the following options in regard to the 4 vehicles; you are hereby directed to have the vehicles properly stored, licensed and operable, or removed from the property within **five (5) days** after the date of this letter or the city will have it towed and impounded.

Your cooperation is appreciated. If you have any questions, please call (740) 393-9400.

Sincerely,

Greg Bemiller
Property Maintenance Enforcement Officer

Copied to: City Law Director
Safety Service Director

Attached: City Ordinance 1309.01
City Ordinance 1303.16 & 1309.01
Pictures
Right to Appeal

City of Mount Vernon

40 Public Square, Mount Vernon, OH 43050

Phone: 740-393-9400 Fax: 740-397-6895

E-mail: codeofficer@mountvernonohio.org



www.mountvernonohio.org

Notice of Code Violation

June 26, 2018

Donald R. Armstrong
2 Marma Dr.
Mount Vernon, OH 43050

Re: Code Violation – Chapter 1305 Property Maintenance @ 2 Marma Dr.

You are hereby notified that pursuant to an inspection on **May 17, 2018** by the City of Mount Vernon Property Maintenance Enforcement, your property at **2 Marma Dr.** is in violation of the following sections of the City of Mount Vernon Codified Ordinances;

CHAPTER 1305 – PROPERTY MAINTENANCE REQUIREMENTS

1305.07 ACCESSORY STRUCTURE. Fence & Back Yard Deck

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

1305.18 WINDOW, SKYLIGHT AND DOOR FRAMES.

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

This letter directs you to remedy the above conditions or remove the structure as soon as possible. Please call my office by (date) so we can discuss a reasonable timeline for the repairs.

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

Attached: Right to Appeal
Pictures

City of Mount Vernon

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 # 01-2019

May 7, 2019

Donald R. Armstrong & Jeanne Burkham
 2 Marma Dr.
 Mount Vernon, Ohio 43050

Re: Code Violation – Inoperable Motor Vehicle @ 2 Marma Dr.

You are hereby notified that pursuant to an inspection on **May 7, 2019** by the City of Mount Vernon Property Maintenance Enforcement, your property at **2 Marma Dr.** is in violation of the following sections of the City of Mount Vernon Codified Ordinances;

1309.01 STORAGE OF INOPERABLE MOTOR VEHICLES – (See attached)

You have the following options in regard to the vehicles; you are hereby directed to have the vehicles properly stored, licensed and operable, or removed from the property within **five (5) days** after the date of this letter or the city will have them towed and impounded.

Your cooperation is appreciated. If you have any questions, please call (740) 393-9400.

Sincerely,

Greg Bemiller
 Property Maintenance Enforcement Officer

Copied to: City Law Director
 Safety Service Director

Attached: Ordinance 1309.01
 Penalties
 Picture

City of Mount Vernon

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 # 02-2019

May 7, 2019

Donald R. Armstrong & Jeanne Burkham
 2 Marma Dr.
 Mount Vernon, OH 43050

Re: Multiple Code Violations @ 2 Marma Dr.

You are hereby notified that pursuant to an inspection on **May 7, 2019** by the City of Mount Vernon Property Maintenance Enforcement, your property at **2 Marma Dr.** is in violation of the following sections of the City of Mount Vernon Codified Ordinances;

1305.01 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 adversely affect the neighborhood. Exterior property areas, including Exterior Surfaces, of all premises in the City shall be kept free of objects, materials, or conditions that create a health, accident, or fire hazard and must not constitute a public or neighborhood nuisance, blighting, or deteriorating influence upon the neighborhood. Broken glass, filth, garbage, rubbish, junk, and debris shall not be permitted to remain on any property.

1305.24 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.

1305.26 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.
 (Ord. 2014-02. Passed 3-24-14.)

You are hereby directed to remedy the above conditions immediately (**no later than May 24, 2019**).

Please Note: If this violation is not corrected by the date stated above, the City of Mount Vernon will, **without further notice to you**, remove all garbage, trash, debris, and appliances from the property. A bill for the costs of removal will be sent to the property owner. If the bill is not paid, the costs will be incorporated into a lien on the property and collected with the property taxes.

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
 Attached: Penalties
 Picture

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 #01-2020

May 27, 2020

Donald R. Armstrong or Occupant
 2 Marma Dr.
 Mount Vernon, Ohio 43050

Re: Multiple Code Violations @ 2 Marma Dr.

You are hereby notified that pursuant to an inspection on **May 27, 2020** by the City of Mount Vernon Property Maintenance Enforcement, your property at **2 Marma Dr.** is in violation of the following sections of the City of Mount Vernon Codified Ordinances;

1309.02 Storage of Recreational Vehicles and Boats – RV in Front Yard
recreational vehicle, including watercraft trailers, or one travel trailer or one utility trailer may be stored in a rear yard. Such vehicles and trailers may not be stored or parked in a front yard, driveway or on any public way for more than 72 hours.

You have the following options in regard to the vehicle; you are hereby directed to have the vehicle properly stored per City Ordinance or removed from the property within **ten (10) days** after the date of this letter or the city will have it towed and impounded.

1305.04 GRASS AND WEEDS

The height of the grass/weeds/vegetation on your property exceeds the 8” height as specified in the Codified Ordinances. We request that you have this property mowed/trimmed within ten (10) days after the date of this letter.

You are hereby directed to remedy the above conditions immediately (**no later than 5 days after the date of this notice**).

Please Note: If this violation is not corrected by the date stated above, the City of Mount Vernon will, **without further notice to you**, mow the property. A bill for the costs of mowing will be sent to the property owner. If the bill is not paid, the costs will be incorporated into a lien on the property and collected with the property taxes.

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

Attached: Penalties
 Picture

Communication: 07-30-25 BPMA Exhibits (Property Maintenance Appeal - Proposal of Condemnation)



www.mountvernonohio.org

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

NOTICE OF CODE VIOLATION # 01-2021

June 10, 2021

Donald R. Armstrong & Jeanne Burkham or Occupant
 2 Marma Dr.
 Mount Vernon, Ohio 43050

Re: Code Violation – Inoperable Motor Vehicles @ 2 Marma Dr.
Tan Chevrolet Sedan & Ford Explorer

You are hereby notified that pursuant to an inspection on **June 7, 2021** by the City of Mount Vernon Property Maintenance Enforcement, your property at **2 Marma Dr.** is in violation of the following sections of the City of Mount Vernon Codified Ordinances;

1309.01 STORAGE OF INOPERABLE MOTOR VEHICLES – (See attached)

You have the following options in regard to the vehicle; you are hereby directed to have the vehicle properly stored, licensed and operable, or removed from the property within **ten (10) days** after the date of this letter or the city will have it towed and impounded.

Your cooperation is appreciated. Please call me concerning the vehicles so we can work together to bring your property into compliance. Call 740-393-9577.

Sincerely,

Greg Bemiller
 Property Maintenance Enforcement Officer

Attached: Ordinance 1309.01
 Penalties
 Picture

Communication: 07-30-25 BPMA Exhibits (Property Maintenance Appeal - Proposal of Condemnation)

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



www.mountvernonohio.org

NOTICE OF PENDING CODE VIOLATION

Donald R. Armstrong & Jeanne Burkham or Occupant
 2 Marma Dr.
 Mount Vernon, Ohio 43050

July 20, 2021

**Re: Pending Code Violation - 1305.07 ACCESSORY STRUCTURE. FENCE
 @ 2 Marma Dr.**

You are hereby notified that pursuant to an inspection on **July 20, 2021** by the City of Mount Vernon Property Maintenance Enforcement, your property at **2 Marma Dr.** may be in violation of the following sections of the City of Mount Vernon Codified Ordinances;

1305.07 ACCESSORY STRUCTURE. FENCE

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

Corrective Action Required:

- *Repair/replace missing/damaged boards, secure framing and posts to correct areas where fence is leaning over adjoining properties.
- *If you choose to replace the fence, a zoning permit is required.
- *If you do not take any action to repair/replace the fence, your non-compliance will lead to your 3rd violation notice with a minimum penalty of \$250 per City Ordinance 1303.06(d).

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

Sincerely,

Greg Bemiller
 Property Maintenance Enforcement Officer

Attached: Pictures



www.mountvernonohio.org

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

NOTICE OF CODE VIOLATION 02-2021

July 20, 2021

Donald R. Armstrong & Jeanne Burkham or Occupant
2 Marma Dr.
Mount Vernon, Ohio 43050

Re: Code Violation – Storage of Recreational Vehicles @ 2 Marma Dr.

You are hereby notified that pursuant to an inspection on **July 20, 2021** by the City of Mount Vernon Property Maintenance Enforcement, your property at **2 Marma Dr.** is in violation of the following sections of the City of Mount Vernon Codified Ordinances;

1309.02 Storage of Recreational Vehicles and Boats - (A) Limits on Storage. No more than one recreational vehicle, including watercraft trailers, or one travel trailer or one utility trailer may be stored in a rear yard. Such vehicles and trailers may not be stored or parked in a front yard, driveway or on any public way for more than 72 hours.

Corrective Action Required:

*Park the RV in the rear yard per code above or remove it from the property

***Penalty for Non-Compliance: per City Ordinance 1303.06(d) you will be assessed a penalty of \$100 per day until the vehicle/RV is brought into compliance or removed from the property. Penalty to be assessed as of July 31, 2021.**

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

Sincerely,

Greg Bemiller
Property Maintenance Enforcement Officer

Attached: Penalties
Picture



www.mountvernonohio.org

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

NOTICE OF CODE VIOLATION # 01-2024

November 25, 2024

Jeanne Armstrong
658 N. Sandusky St.
Mount Vernon, Ohio 43050

Re: Code Violation – Inoperable Motor Vehicle @ 2 Marma Dr.

You are hereby notified that pursuant to an inspection on **November 25, 2024** by the City of Mount Vernon Property Maintenance Enforcement, your property at **2 Marma Dr.** is in violation of the following sections of the City of Mount Vernon Codified Ordinances;

1309.01 STORAGE OF INOPERABLE MOTOR VEHICLES – (See attached) **Ford Truck/Camper in front yard**

You have the following options in regard to the vehicle; you are hereby directed to have the vehicle properly stored, licensed and operable, or removed from the property within **five (5) days** after the date of this letter or the city will have it towed and impounded.

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

Sincerely,

Greg Bemiller
Property Maintenance Enforcement Officer

Attached: Ordinance 1309.01
Penalties
Picture



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

www.mountvernonohio.org

PENDING ACTION BY CITY CODE ENFORCEMENT
On Code Violation Notice #01-2024 Dated 11/25/2024

December 4, 2024

Jeanne Armstrong
 658 N. Sandusky St.
 Mount Vernon, Ohio 43050

Re: Code Violation – Inoperable Motor Vehicle @ 2 Marma Dr.

You are hereby notified that pursuant to a reinspection on **December 4, 2024** by the City of Mount Vernon Property Maintenance Enforcement, your property at **2 Marma Dr.** is still in violation of the following sections of the City of Mount Vernon Codified Ordinances;

1309.01 STORAGE OF INOPERABLE MOTOR VEHICLES – (See attached)
Ford Truck/Camper

You are hereby notified that due to your lack of compliance on the above stated code violation, the vehicle above will be towed and impounded by Mount Vernon City Police as of December 13, 2024 if it is not brought into compliance or removed from the property.

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

Sincerely,

Greg Bemiller
 Property Maintenance Enforcement Officer

Attached: Ordinance 1309.01
 Picture
 1st Notice Dated 11/25/24

Photographic
History
Of
2 Marma Dr
2015-2025

2015



Communication: 07-30-25 BPMA Exhibits (Property Maintenance Appeal - Proposal of Condemnation)

2017



Communication: 07-30-25 BPMA Exhibits (Property Maintenance Appeal - Proposal of Condemnation)



Communication: 07-30-25 BPMA Exhibits (Property Maintenance Appeal - Proposal of Condemnation)

2018



Communication: 07-30-25 BPMA Exhibits (Property Maintenance Appeal - Proposal of Condemnation)



Communication: 07-30-25 BPMA Exhibits (Property Maintenance Appeal - Proposal of Condemnation)



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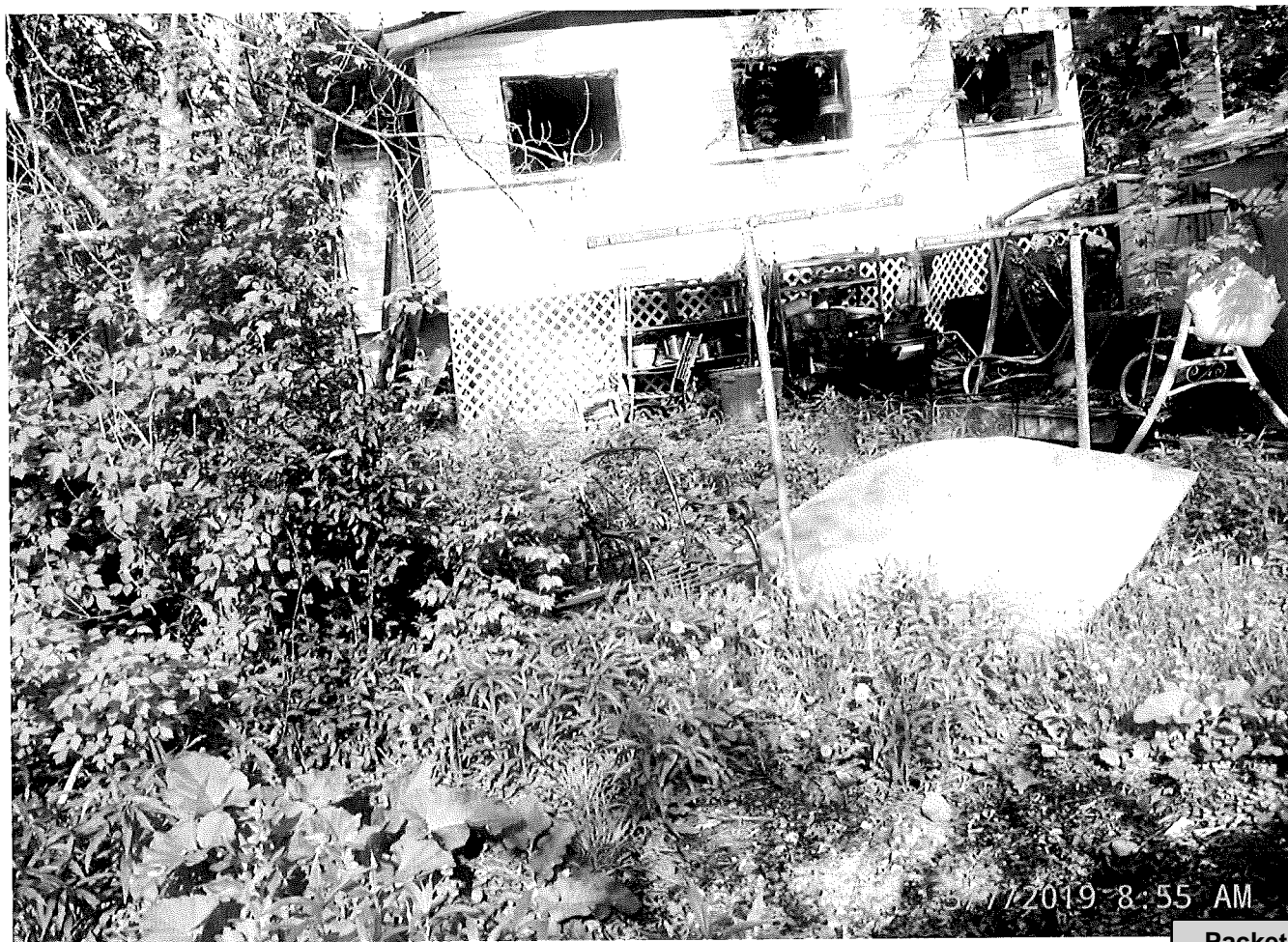


Communication: 07-30-25 BPMA Exhibits (Property Maintenance Appeal - Proposal of Condemnation)

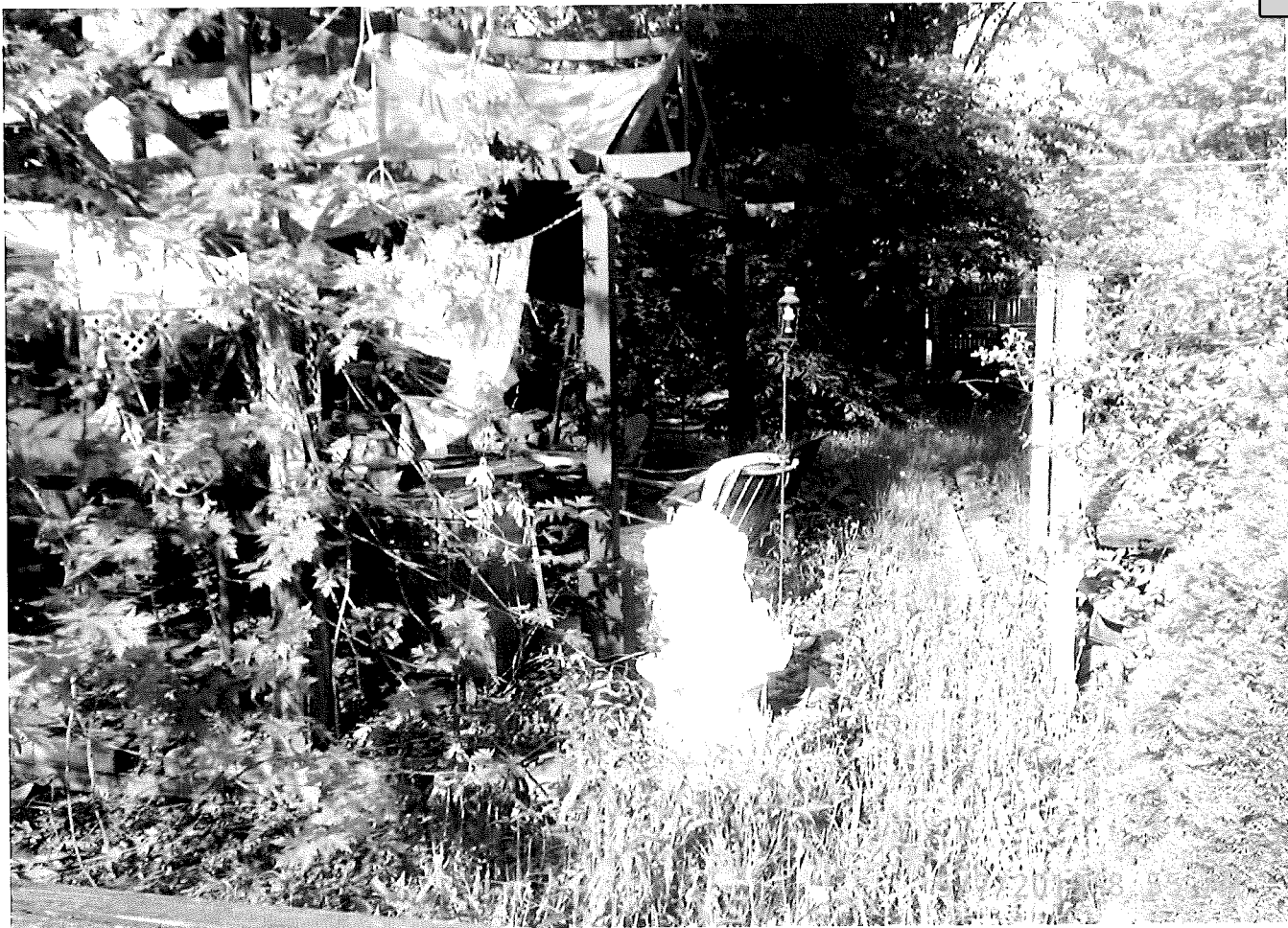
2019



Communication: 07-30-25 BPMA Exhibits (Property Maintenance Appeal - Proposal of Condemnation)



Communication: 07-30-25 BPMA Exhibits (Property Maintenance Appeal - Proposal of Condemnation)



Communication: 07-30-25 BPMA Exhibits (Property Maintenance Appeal - Proposal of Condemnation)



2020



Communication: 07-30-25 BPMA Exhibits (Property Maintenance Appeal - Proposal of Condemnation)



07/28/2020 1:09 PM



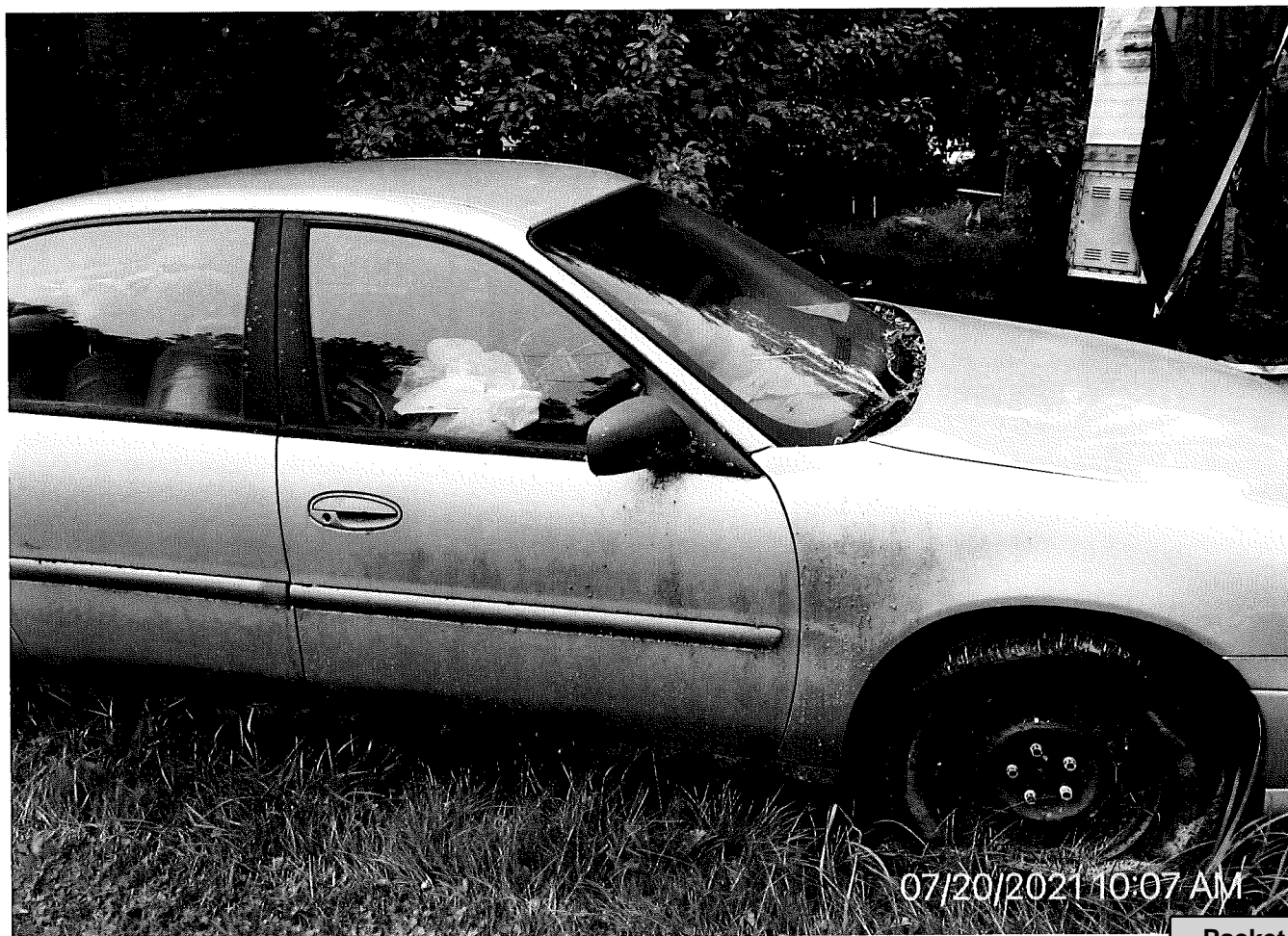


Communication: 07-30-25 BPMA Exhibits (Property Maintenance Appeal - Proposal of Condemnation)

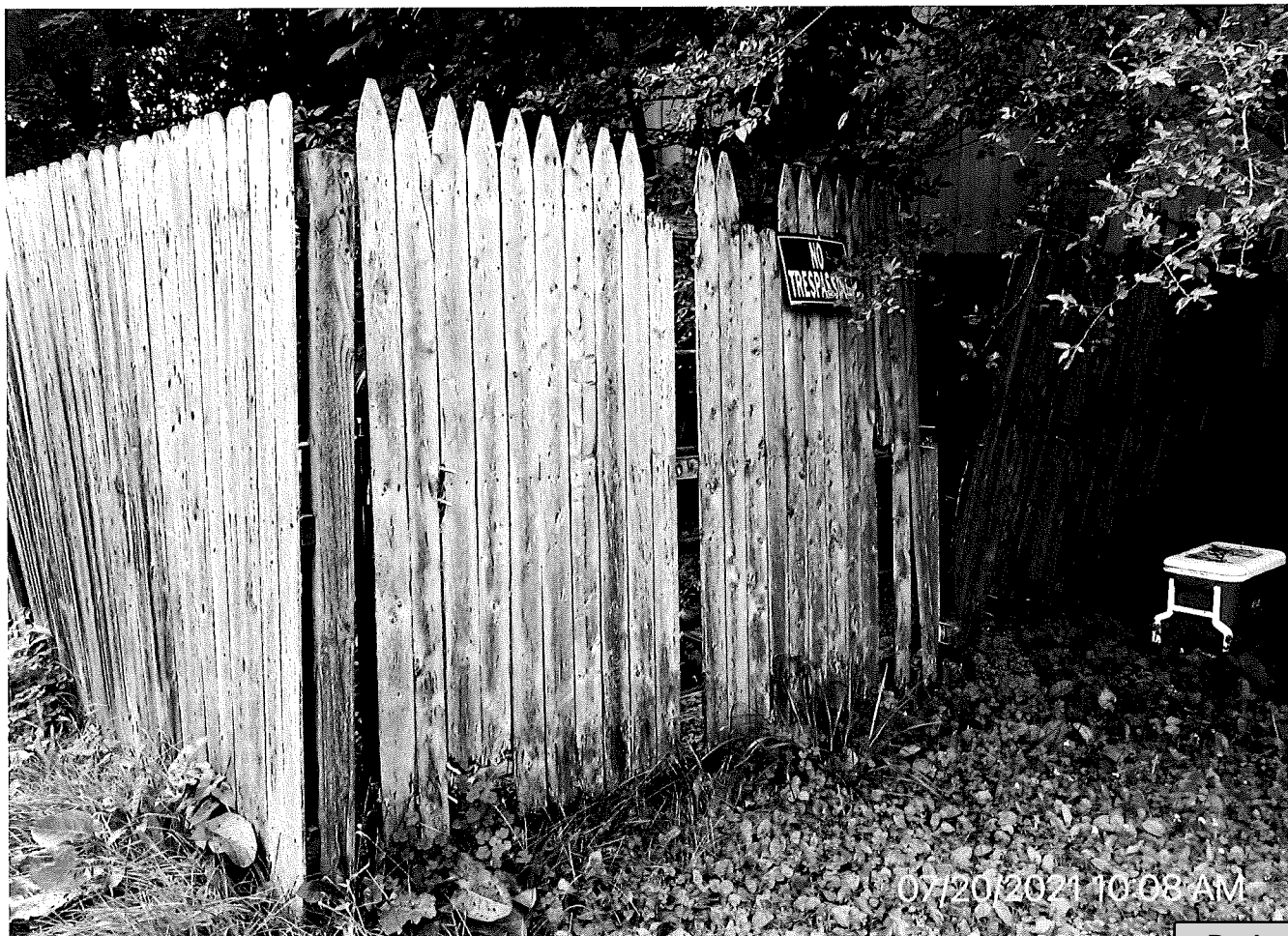
2021



Communication: 07-30-25 BPMA Exhibits (Property Maintenance Appeal - Proposal of Condemnation)



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2024



Communication: 07-30-25 BPMA Exhibits (Property Maintenance Appeal - Proposal of Condemnation)



Communication: 07-30-25 BPMA Exhibits (Property Maintenance Appeal - Proposal of Condemnation)

2025

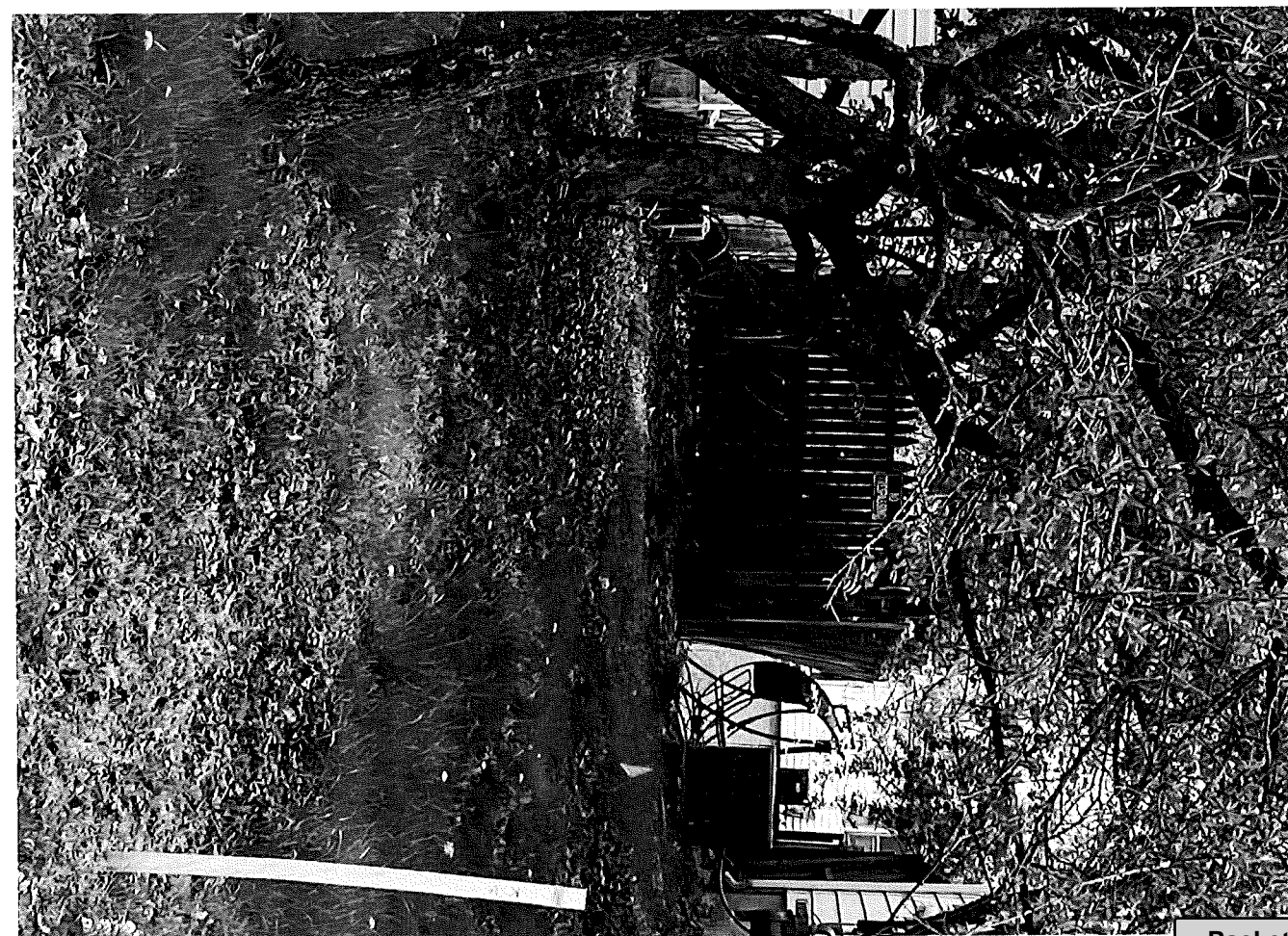
1st Inspection
April 24,
2025



Communication: 07-30-25 BPMA Exhibits (Property Maintenance Appeal - Proposal of Condemnation)



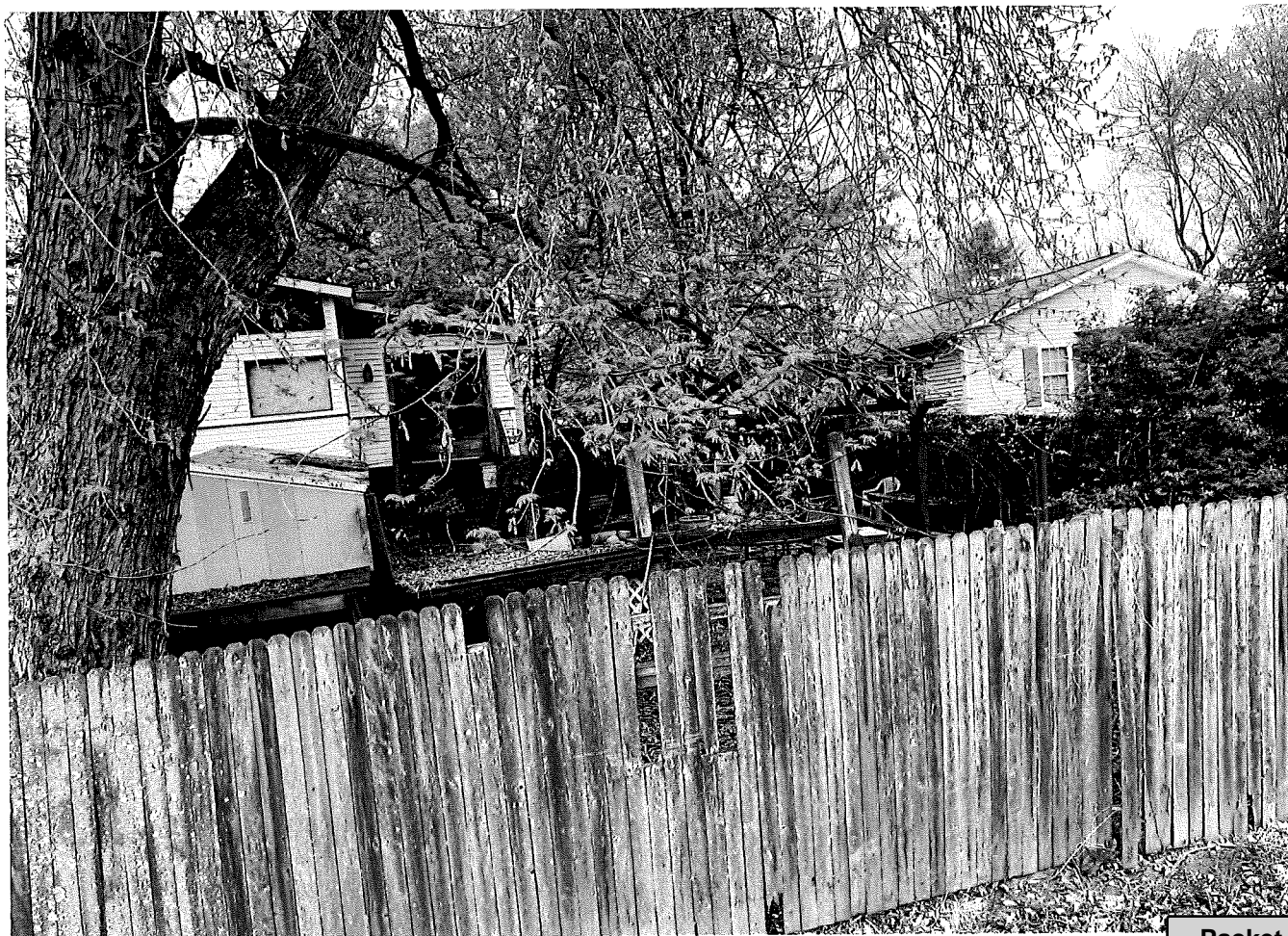
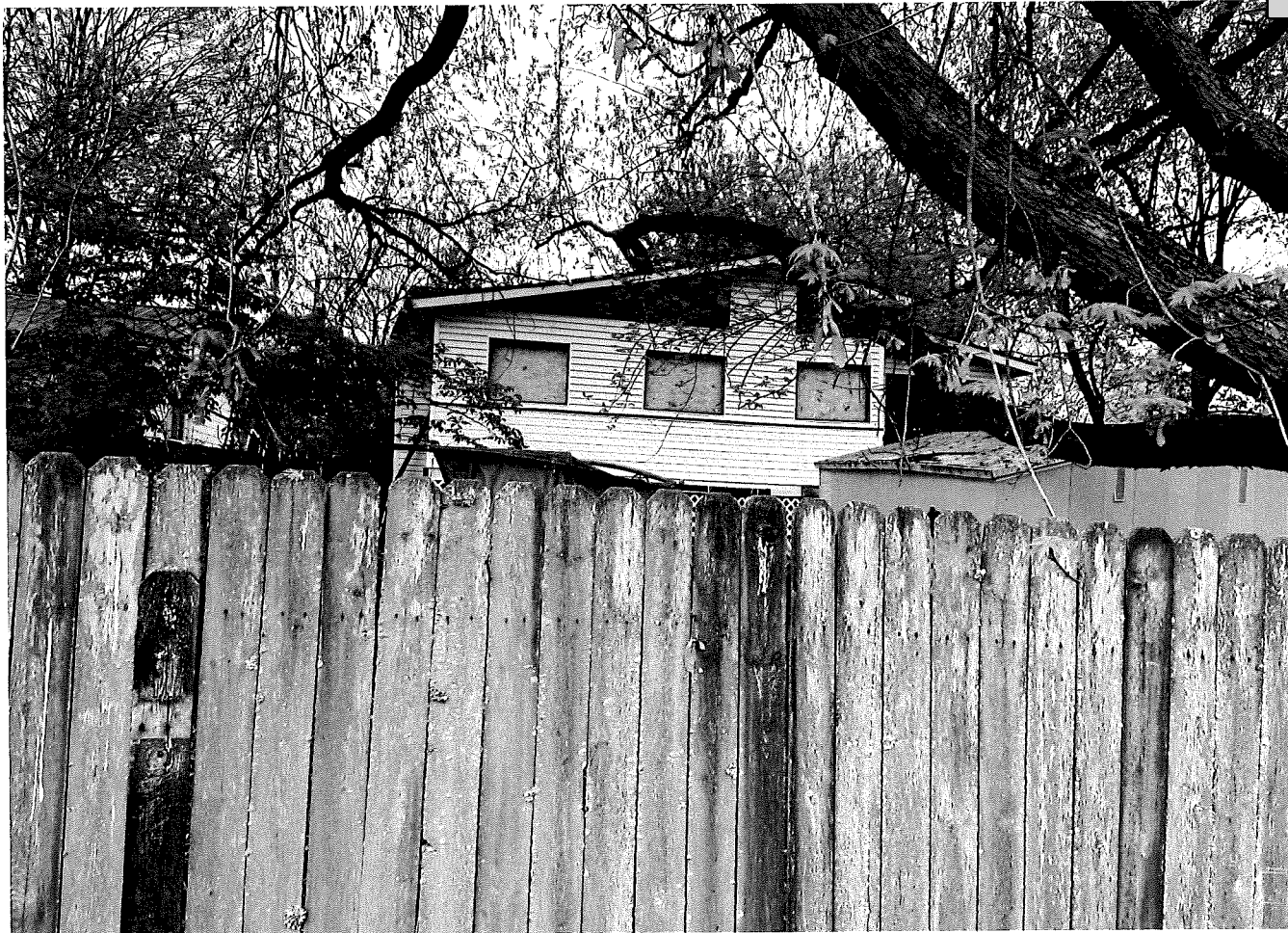
Communication: 07-30-25 BPMA Exhibits (Property Maintenance Appeal - Proposal of Condemnation)



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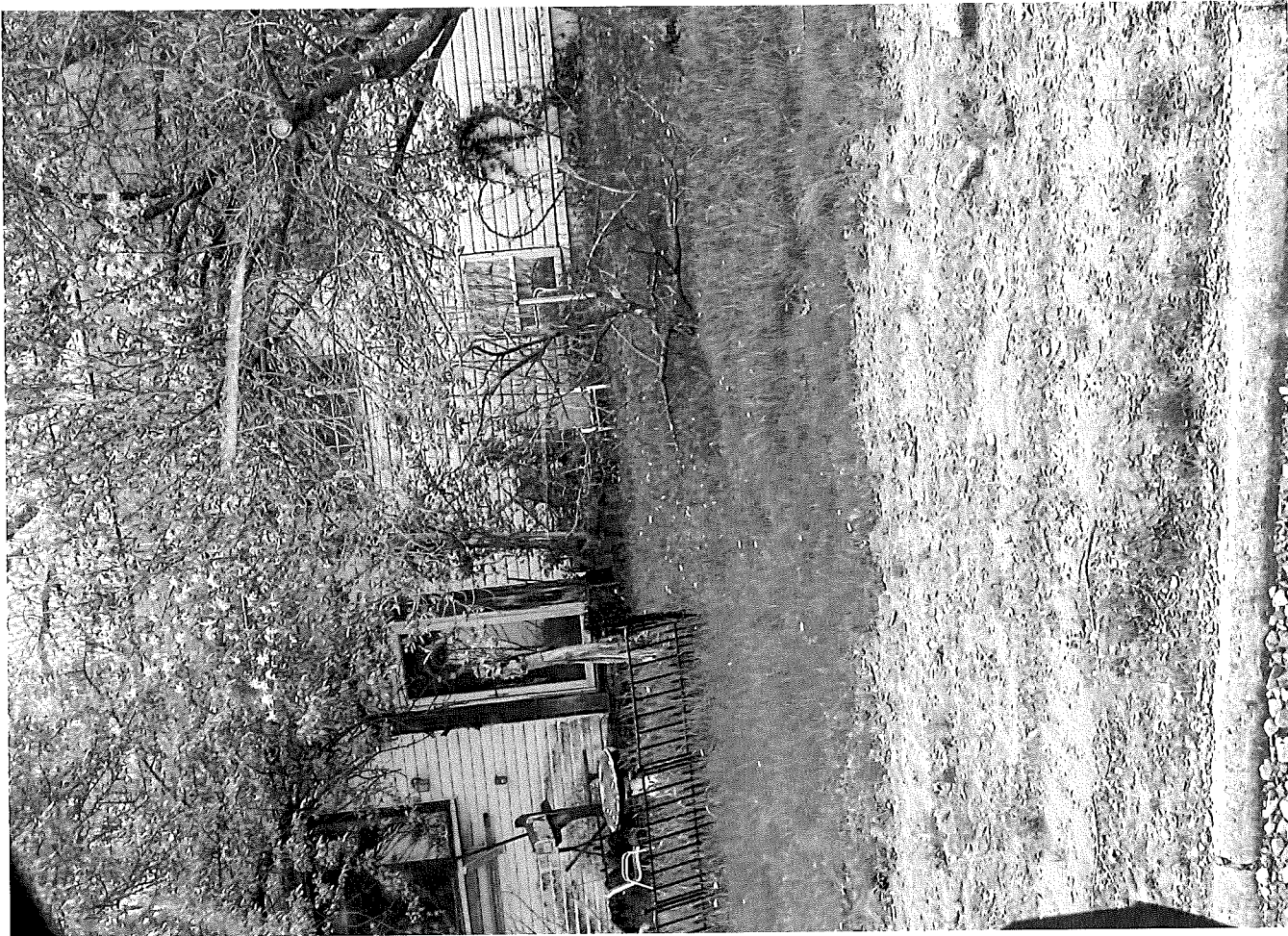
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Communication: 07-30-25 BPMA Exhibits (Property Maintenance Appeal - Proposal of Condemnation)

Image provided by back
Neighbor
April 24,
2025



Exterior Inspection
May 16,
2025



Communication: 07-30-25 BPMA Exhibits (Property Maintenance Appeal - Proposal of Condemnation)



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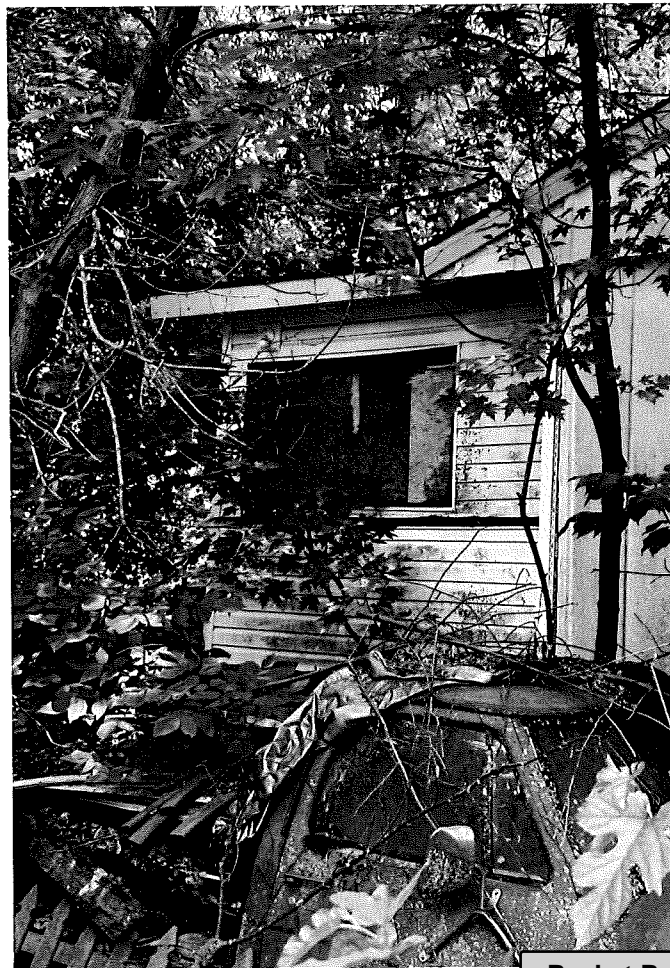
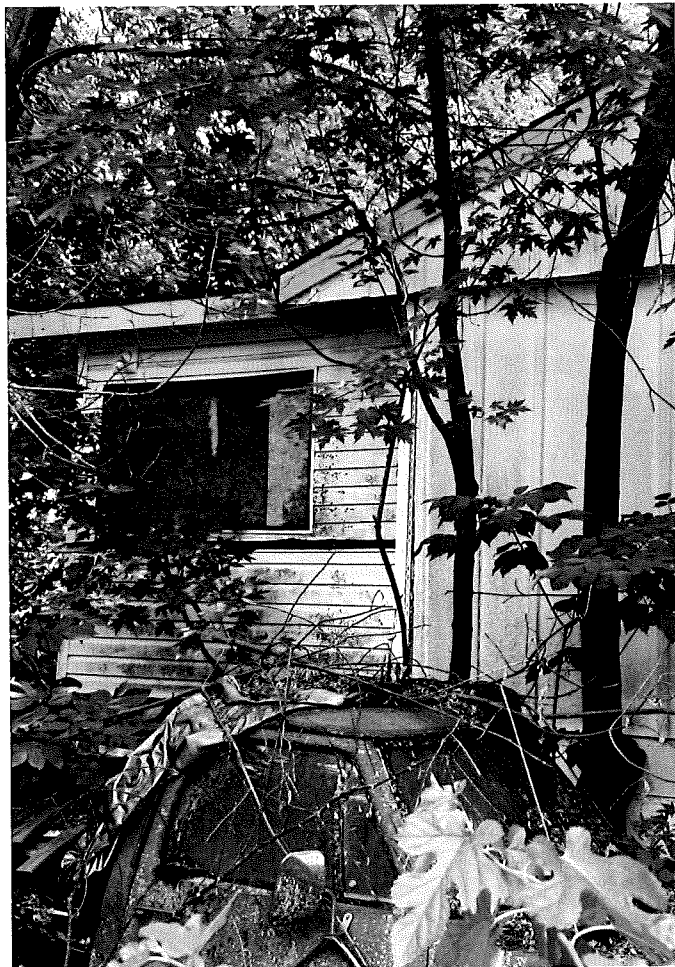


Communication: 07-30-25 BPMA Exhibits (Property Maintenance Appeal - Proposal of Condemnation)

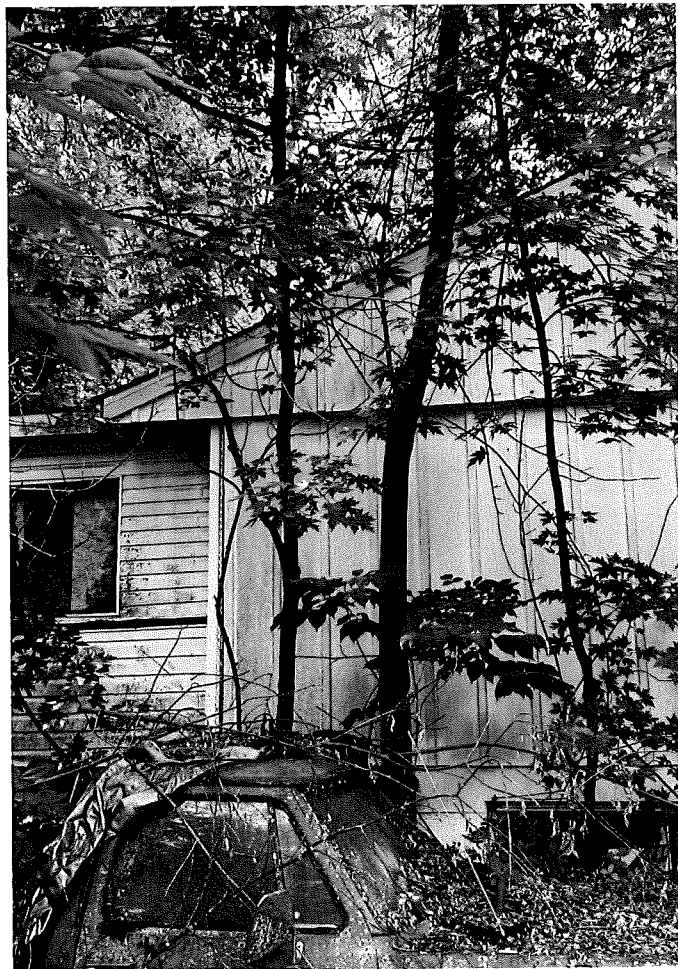


Communication: 07-30-25 BPMA Exhibits (Property Maintenance Appeal - Proposal of Condemnation)

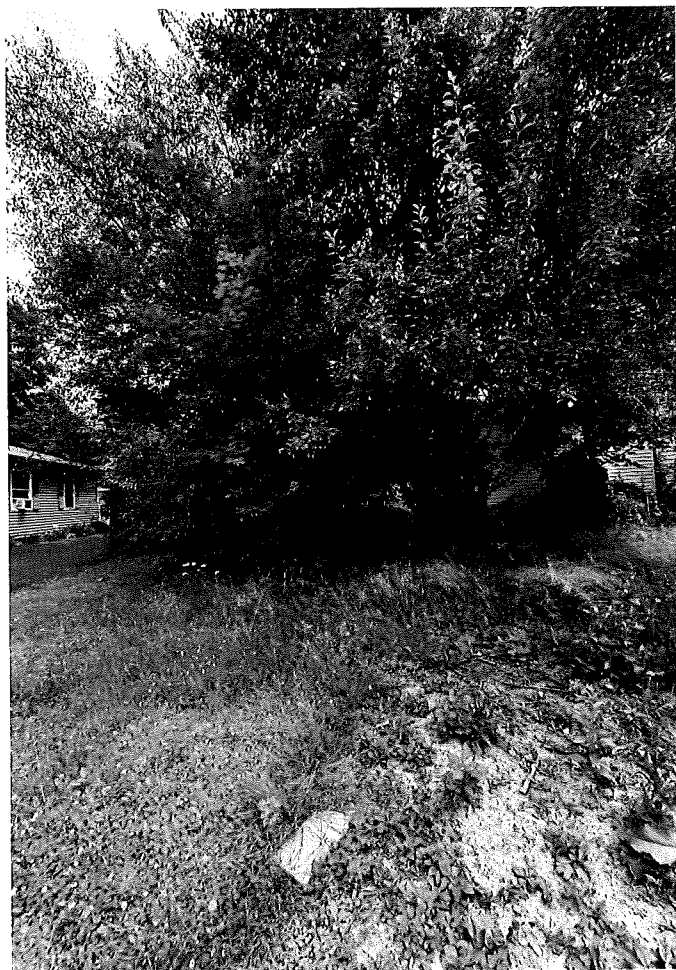
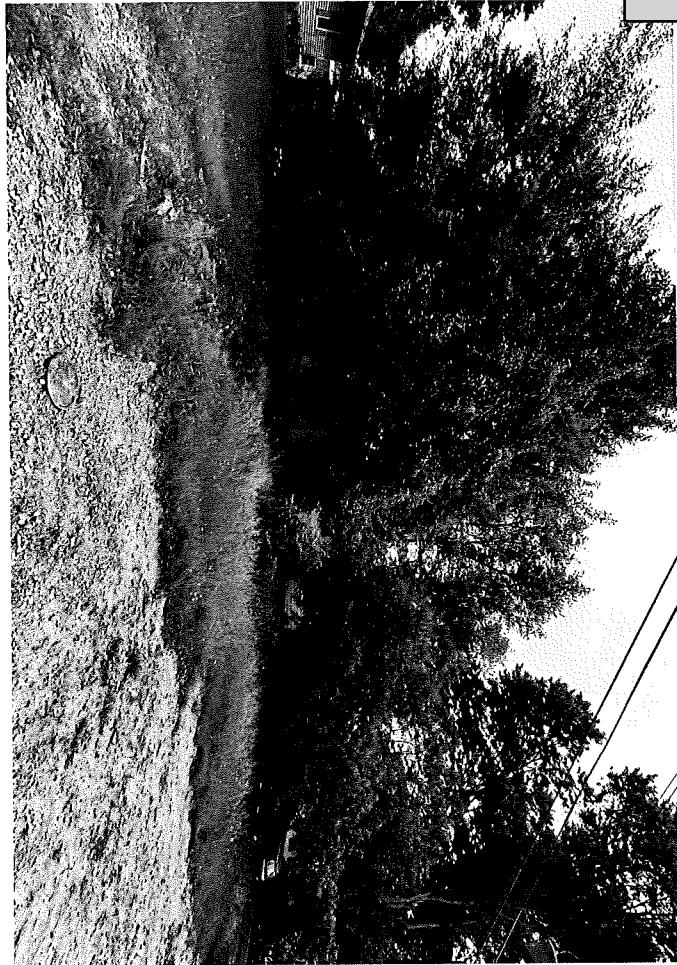
Exterior Inspection
June 13,
2025



Communication: 07-30-25 BPMA Exhibits (Property Maintenance Appeal - Proposal of Condemnation)



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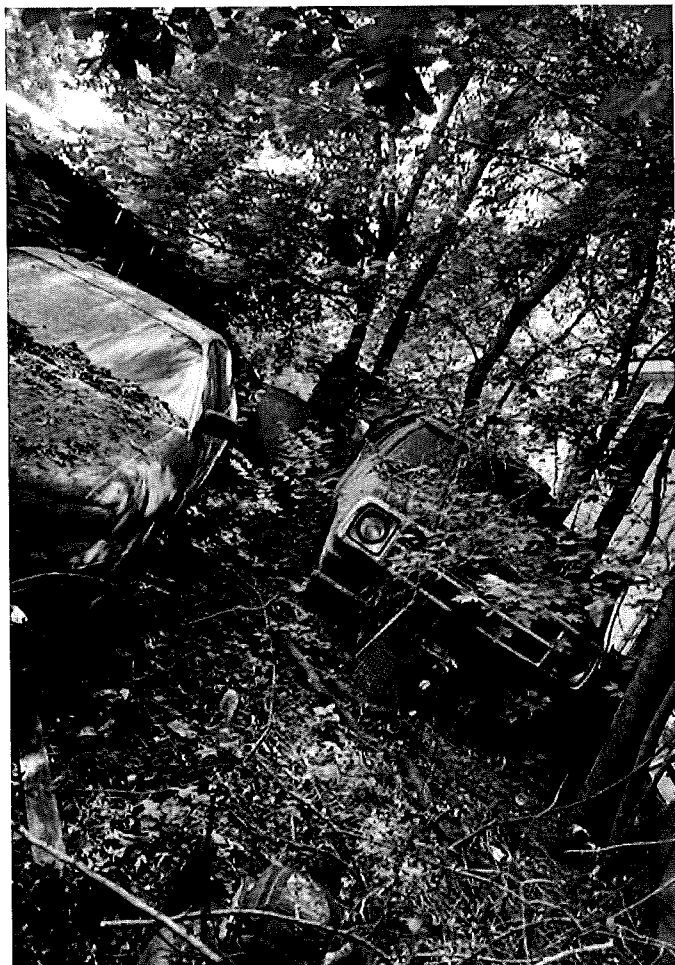


Communication: 07-30-25 BPMA Exhibits (Property Maintenance Appeal - Proposal of Condemnation)

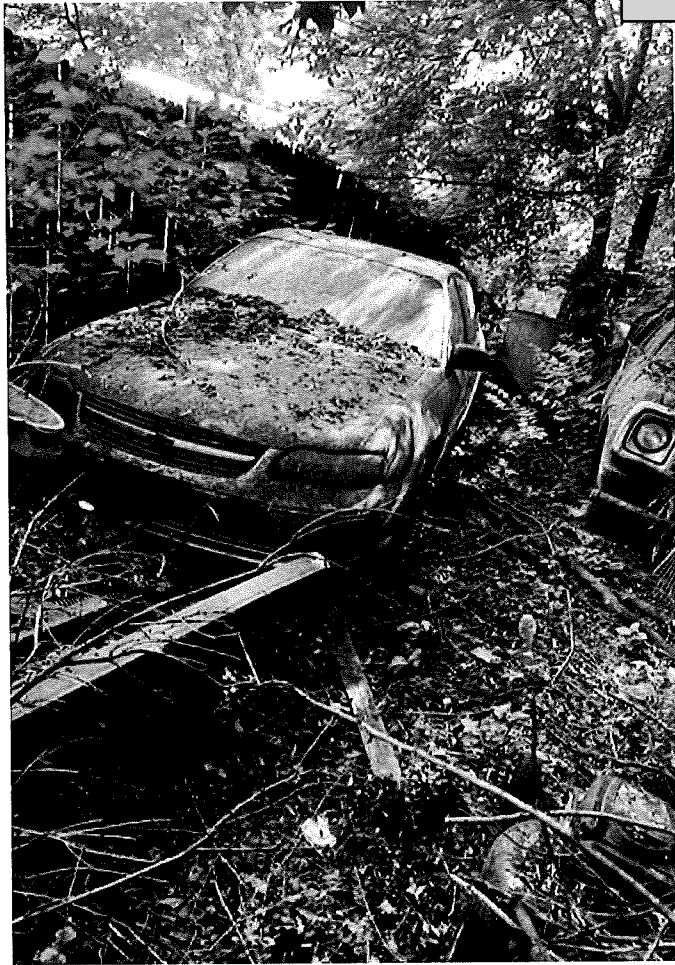


Communication: 07-30-25 BPMA Exhibits (Property Maintenance Appeal - Proposal of Condemnation)

Exterior Inspection
June 23,
2025



Communication: 07-30-25 BPMA Exhibits (Property Maintenance Appeal - Proposal of Condemnation)



Communication: 07-30-25 BPMA Exhibits (Property Maintenance Appeal - Proposal of Condemnation)



Exterior Inspection
July 1,
2025



Communication: 07-30-25 BPMA Exhibits (Property Maintenance Appeal - Proposal of Condemnation)



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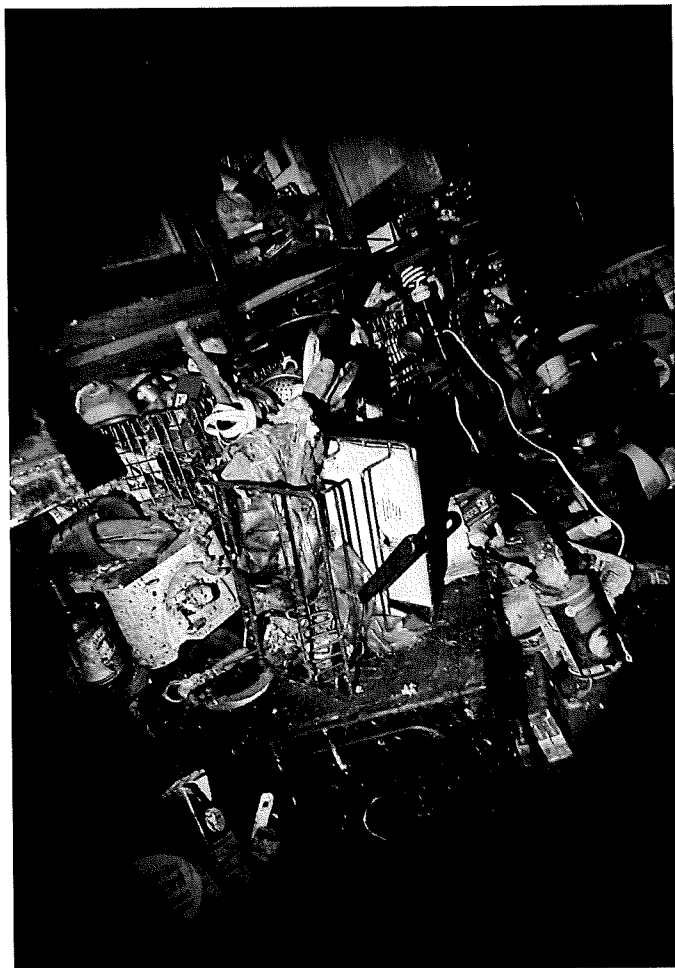
Communication: 07-30-25 BPMA Exhibits (Property Maintenance Appeal - Proposal of Condemnation)



Pictures taken during
the execution of the
search warrant
July 2,
2025



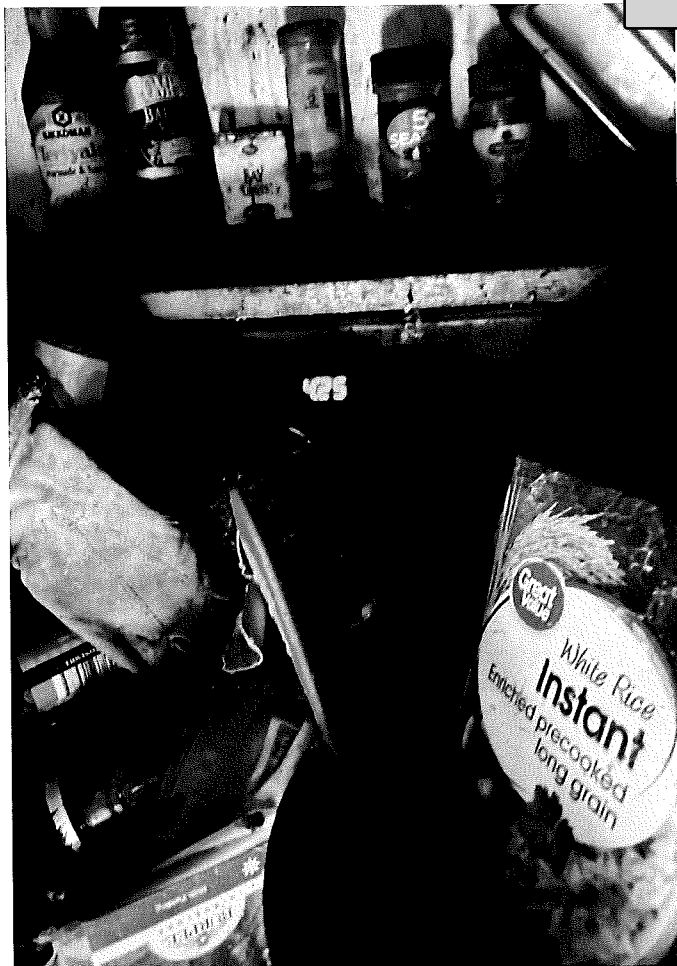
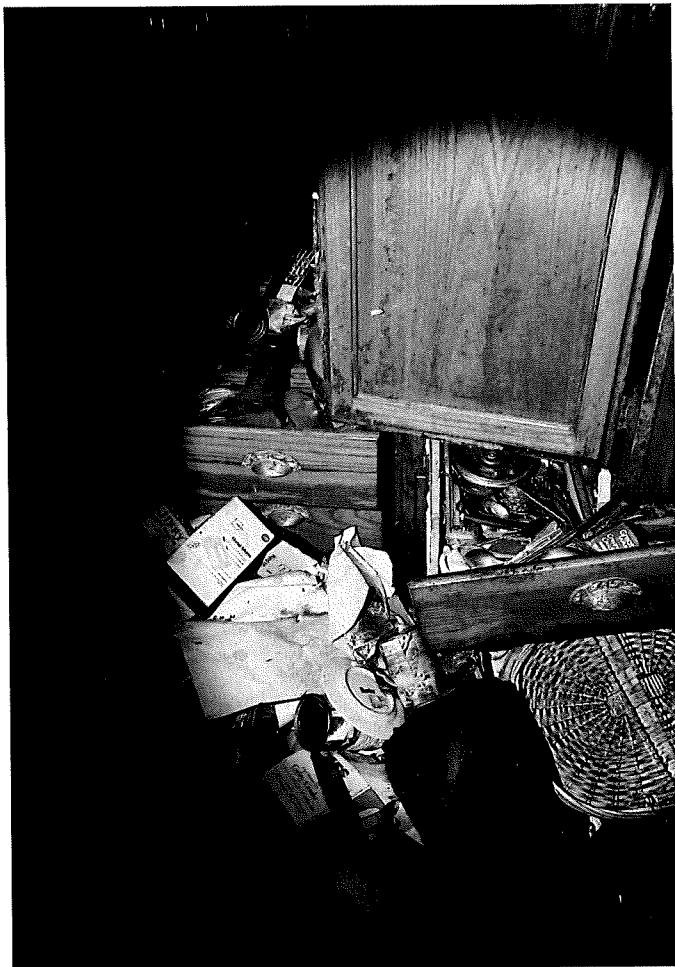
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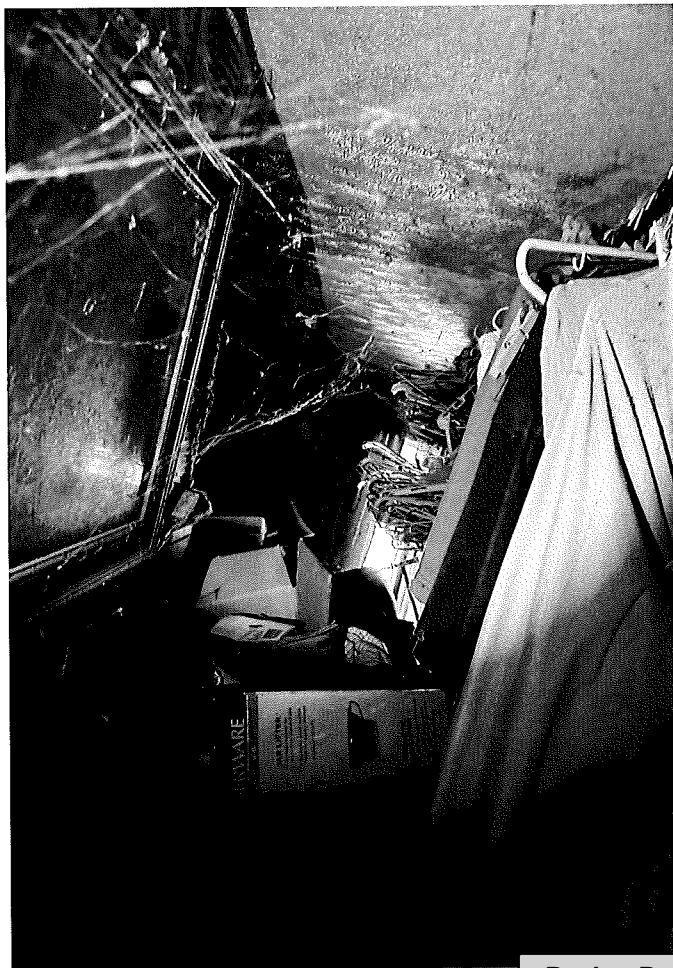
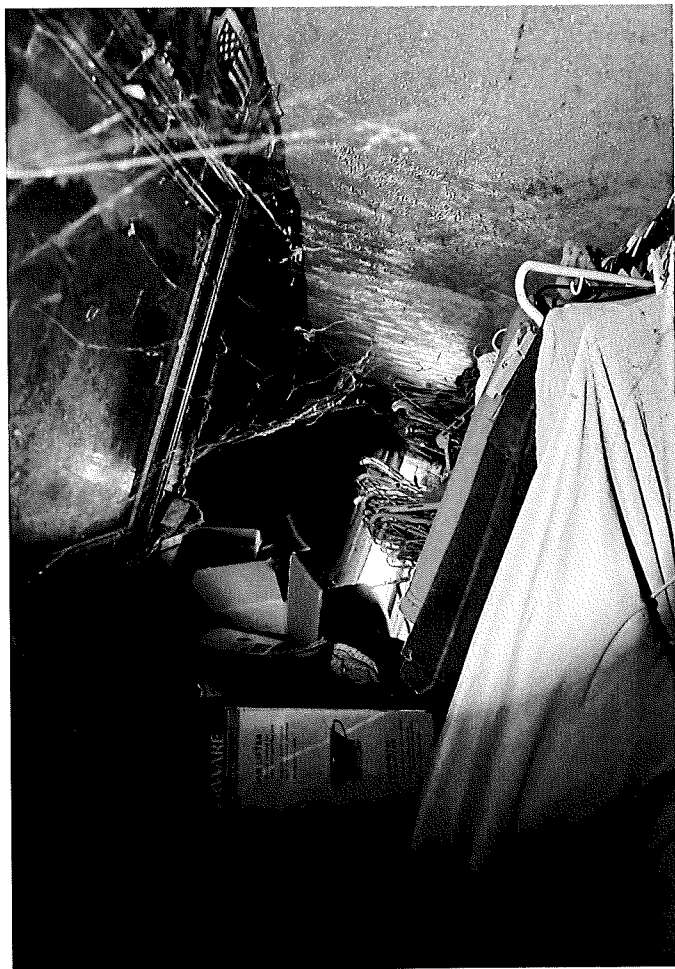
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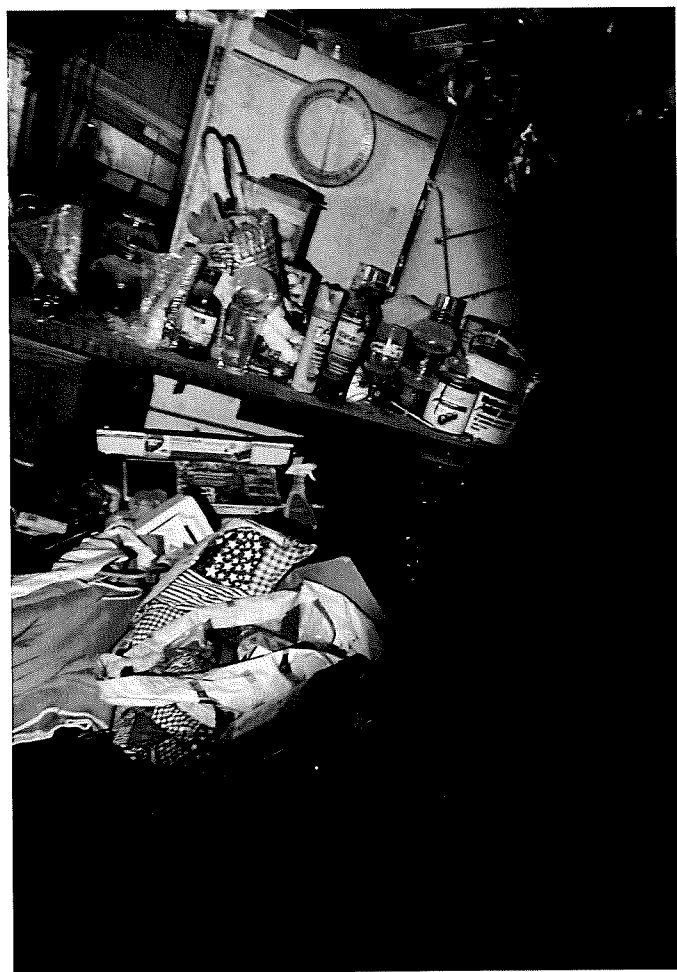
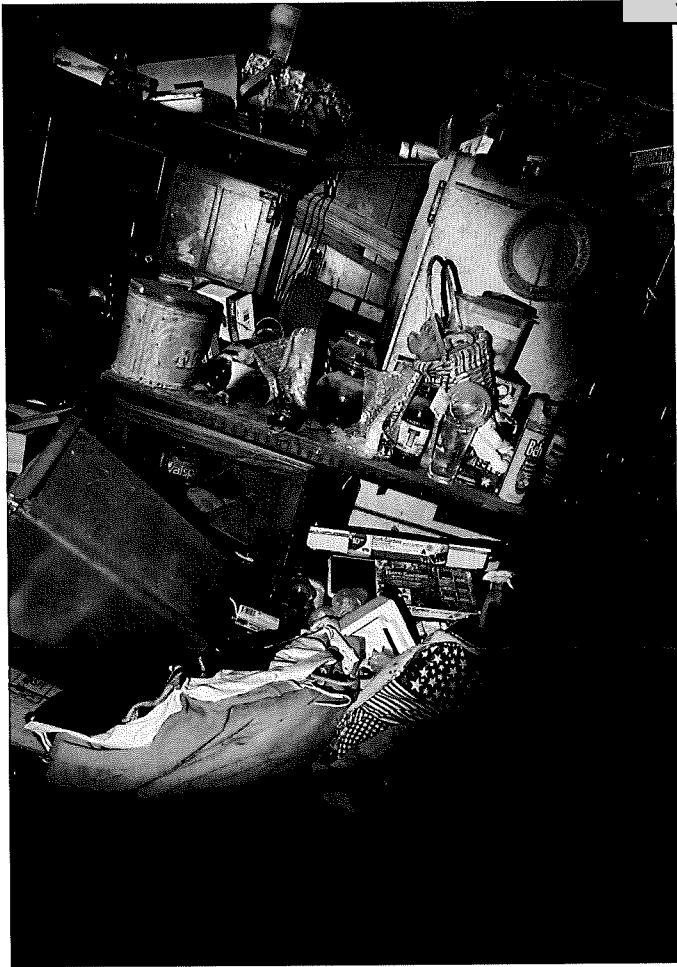
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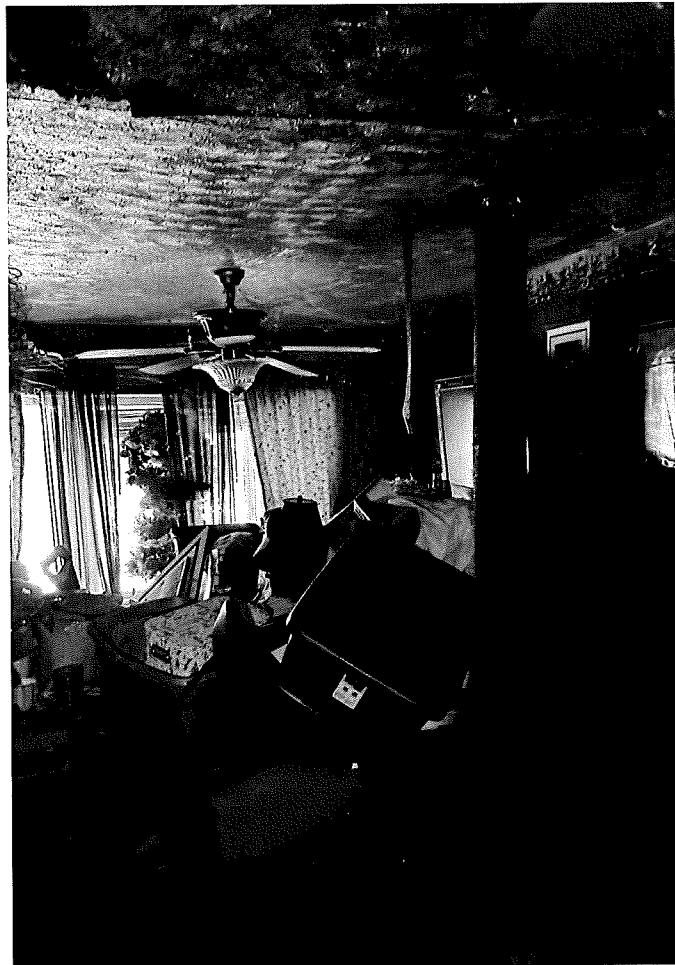
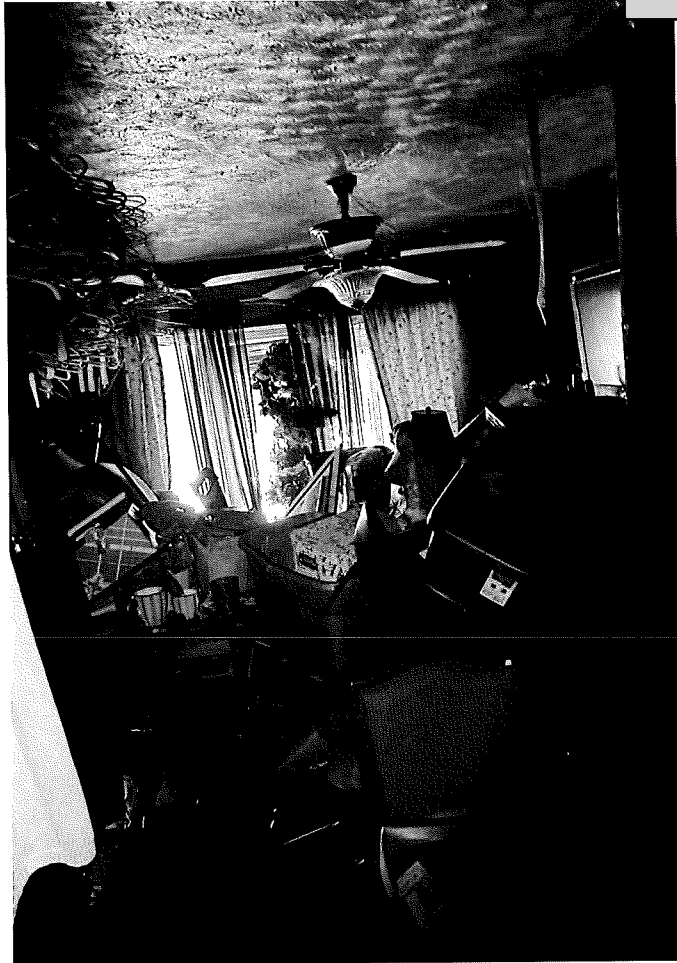
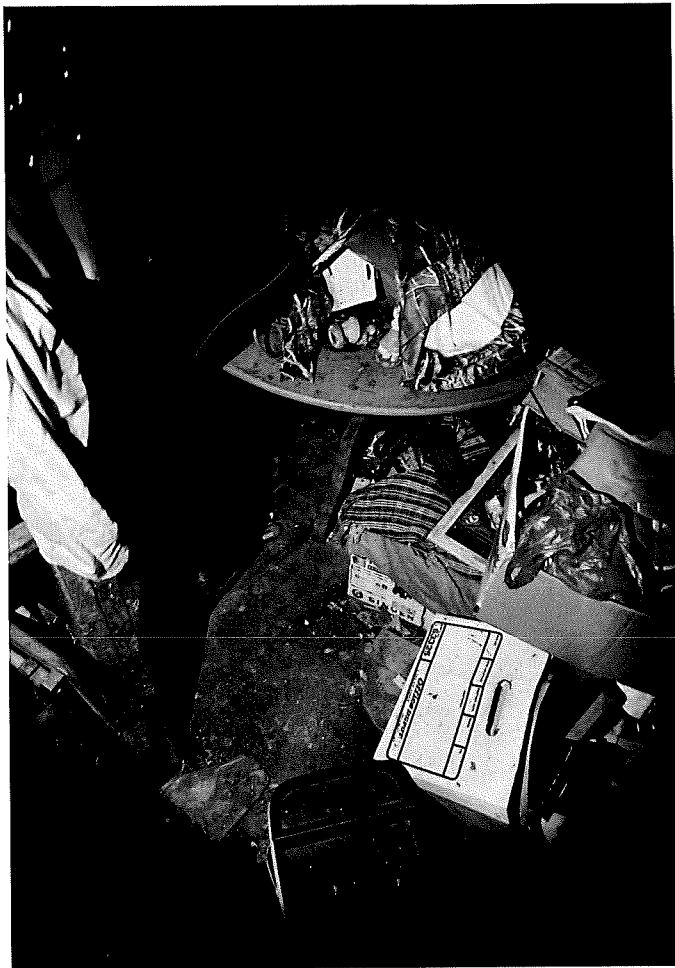
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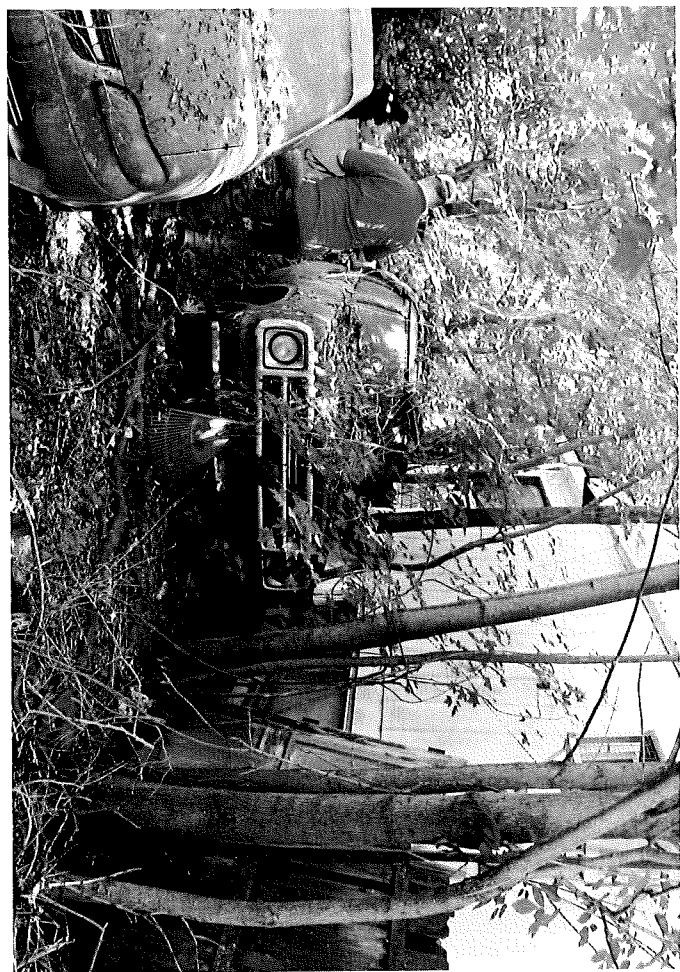
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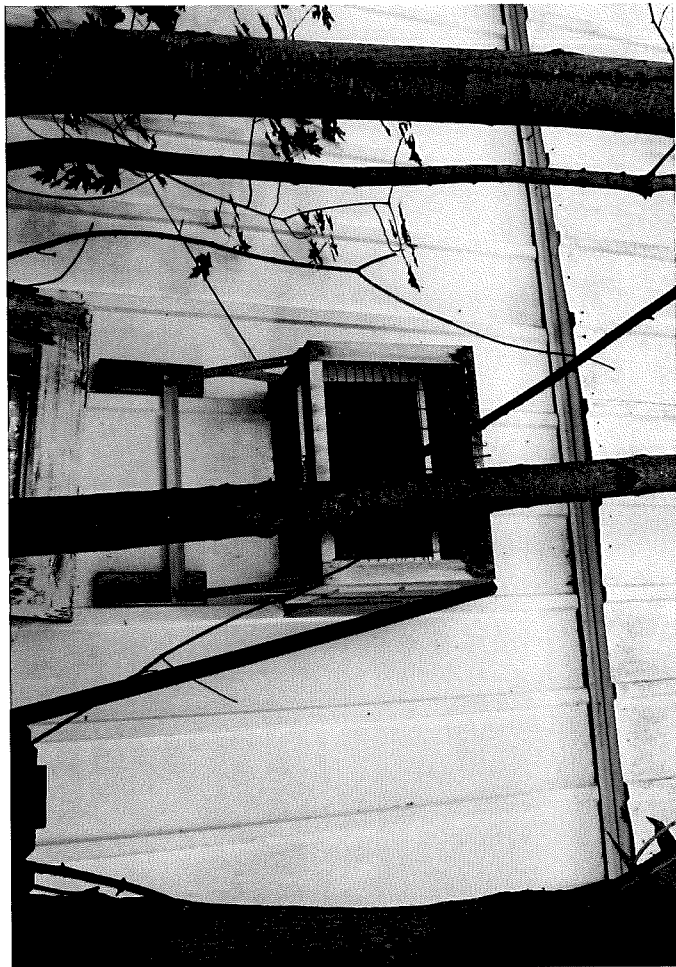
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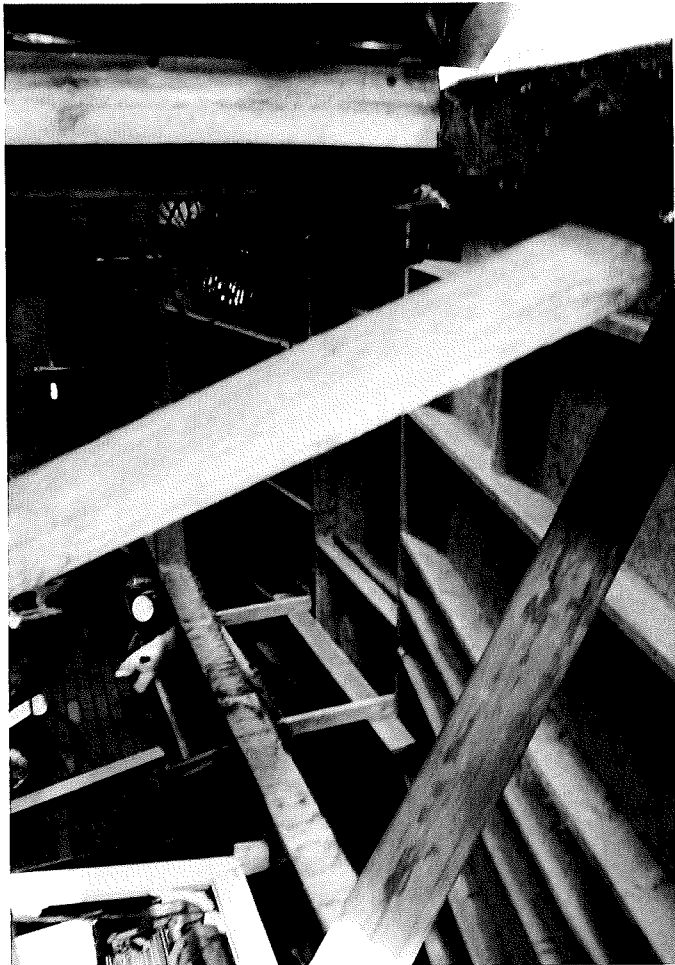
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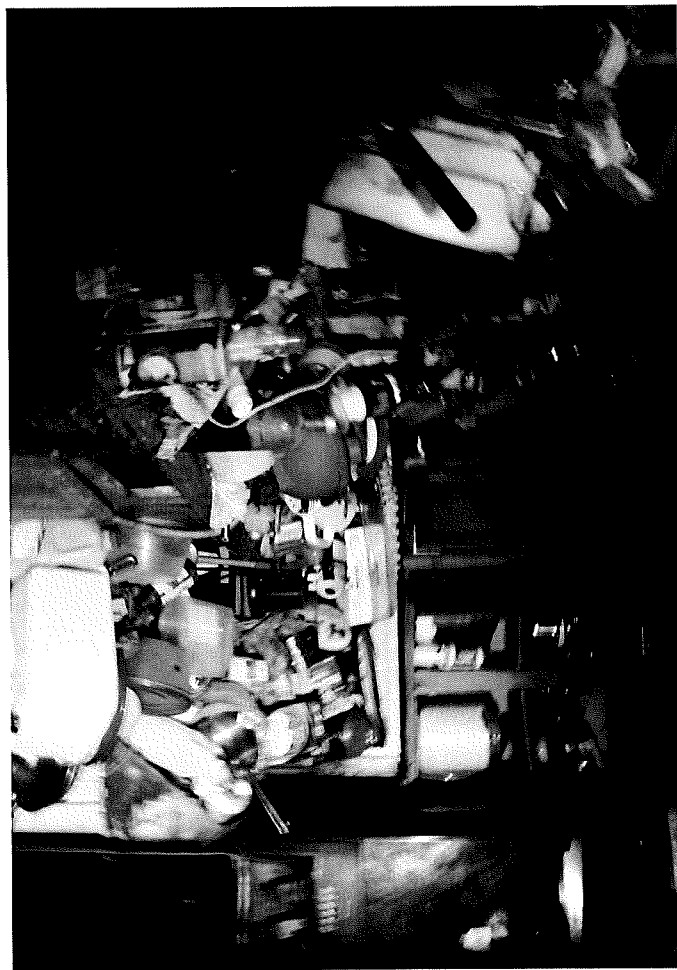
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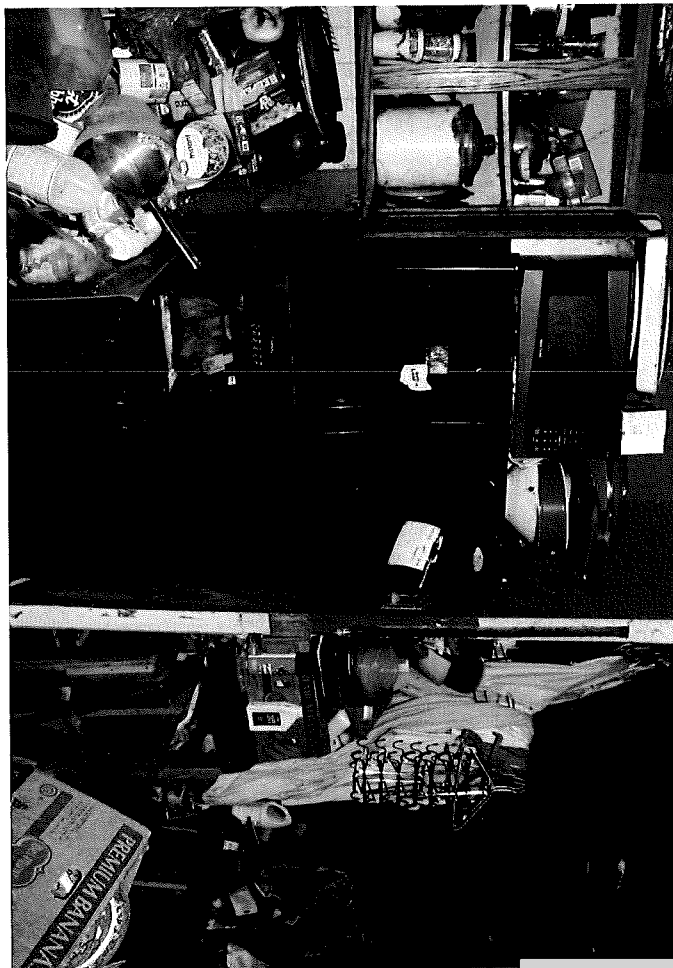


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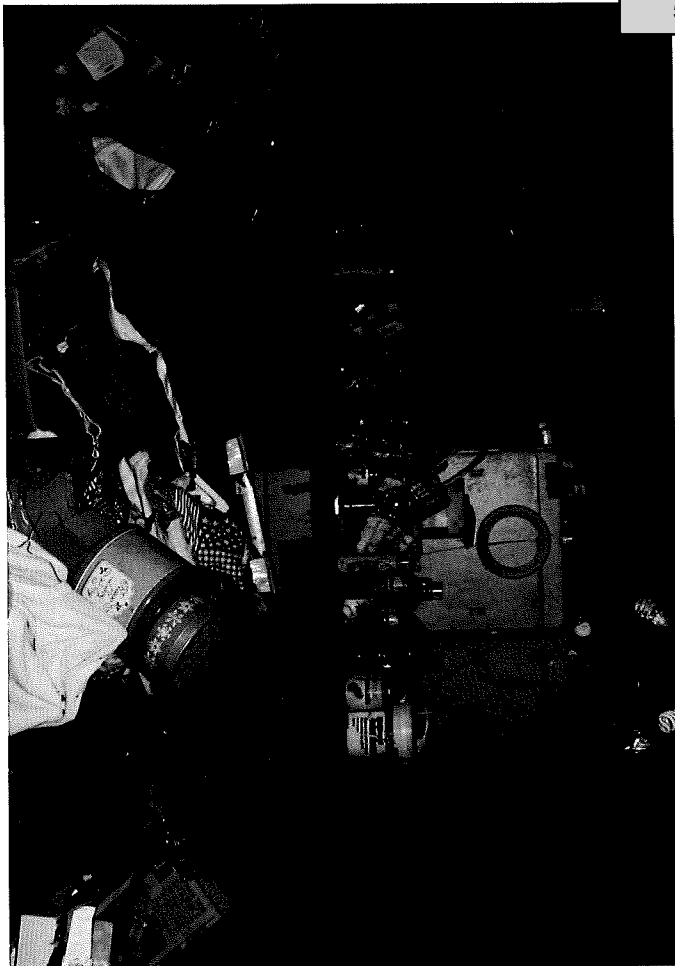




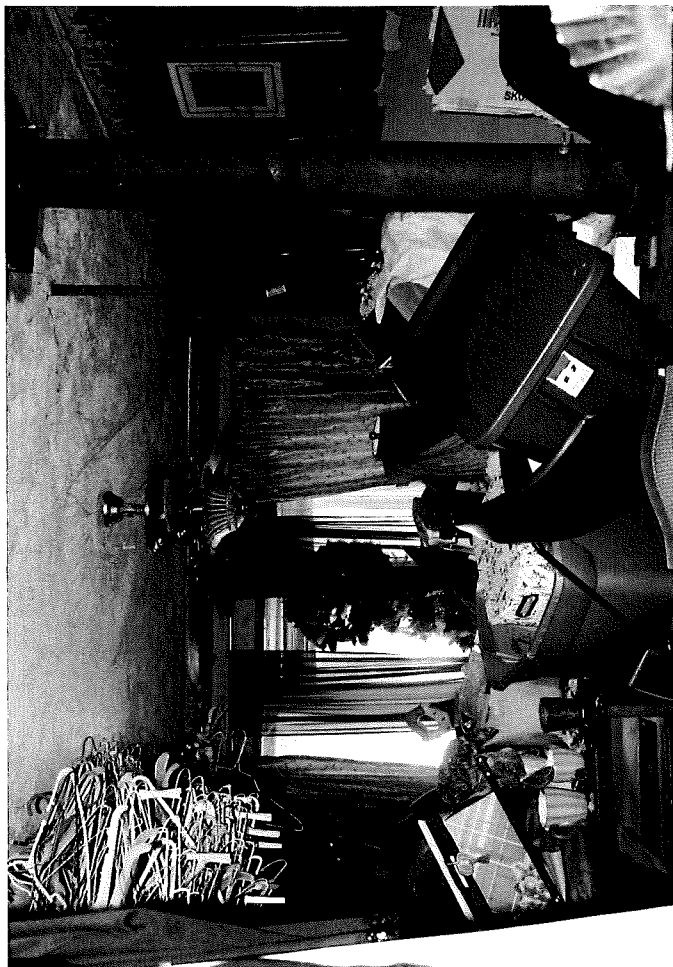
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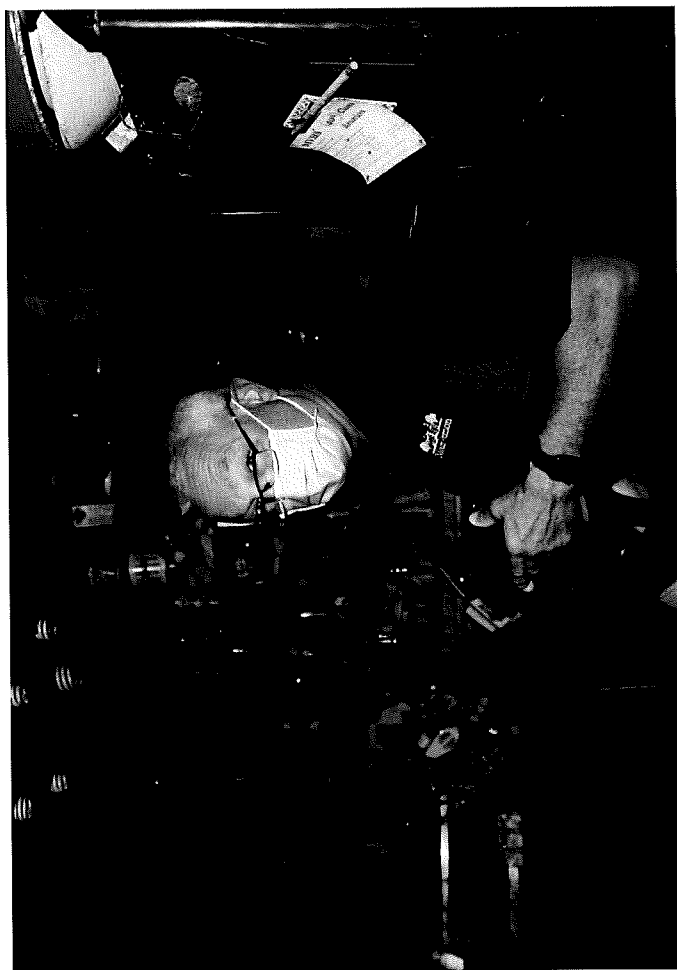
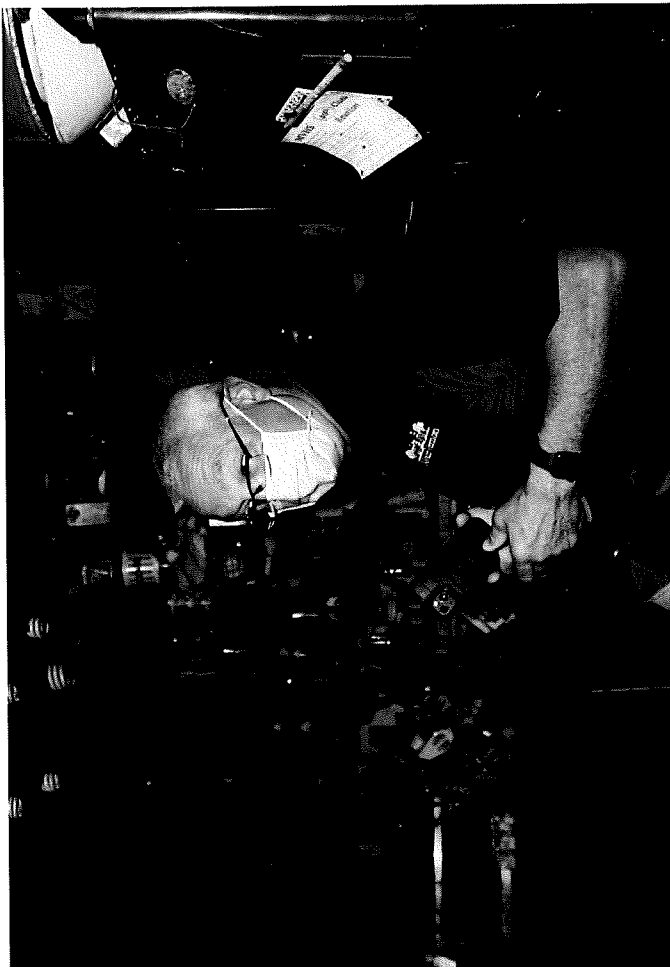
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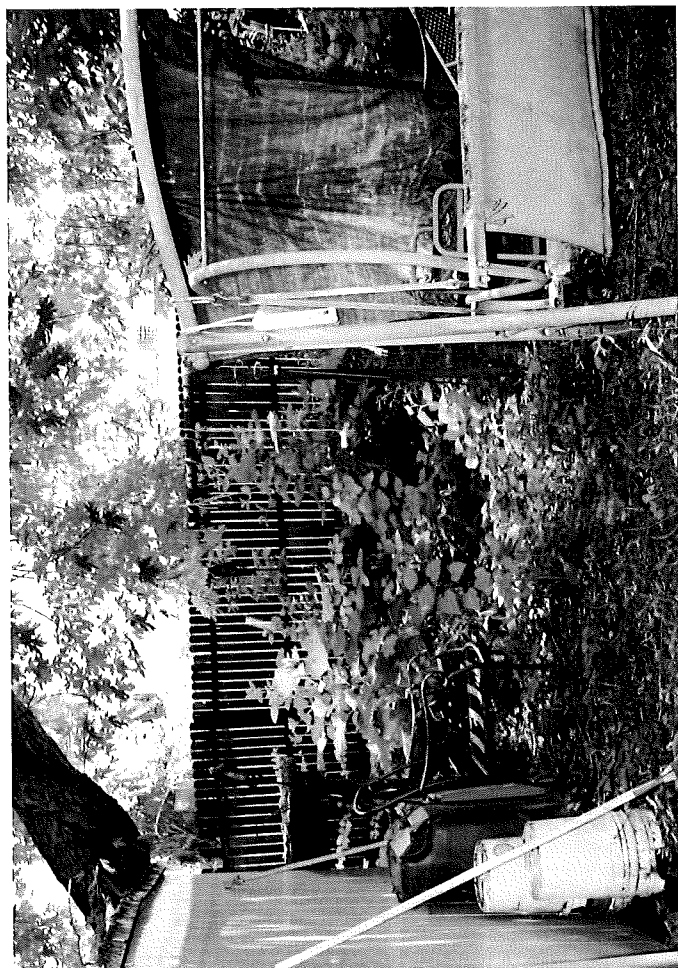
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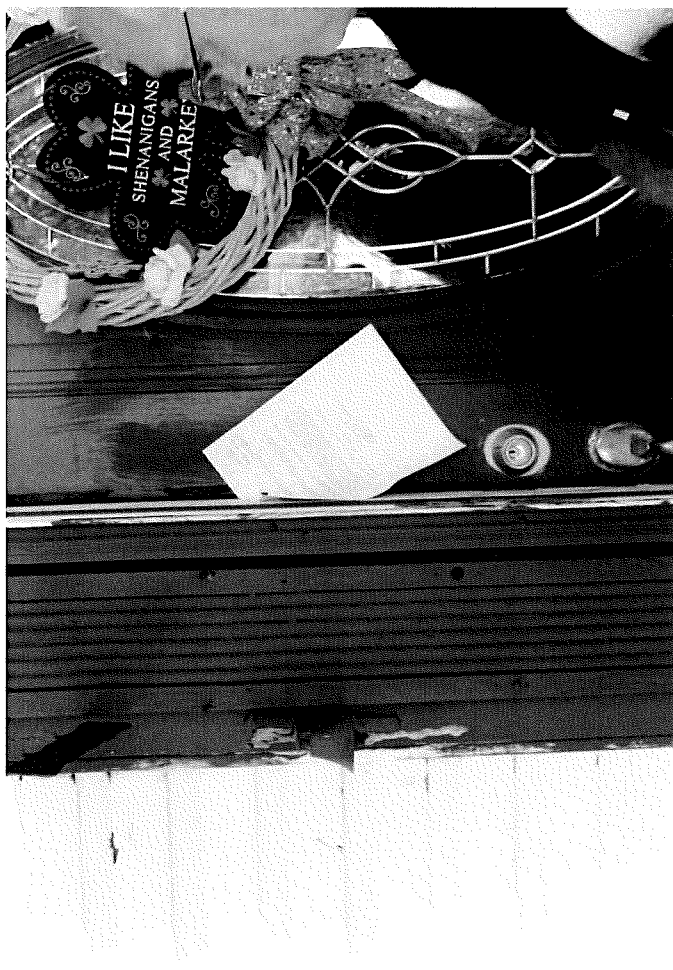
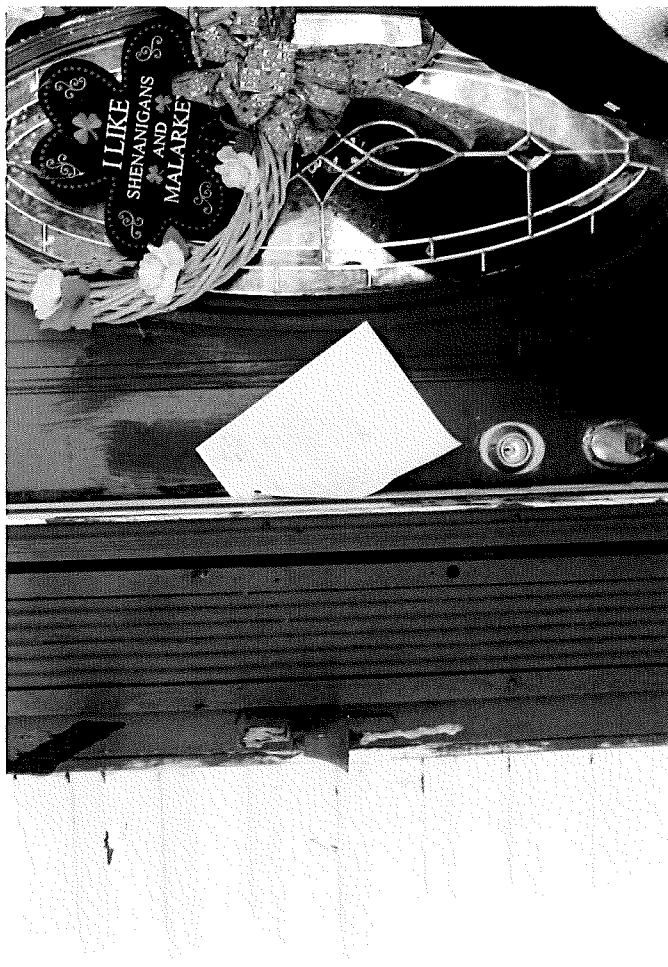
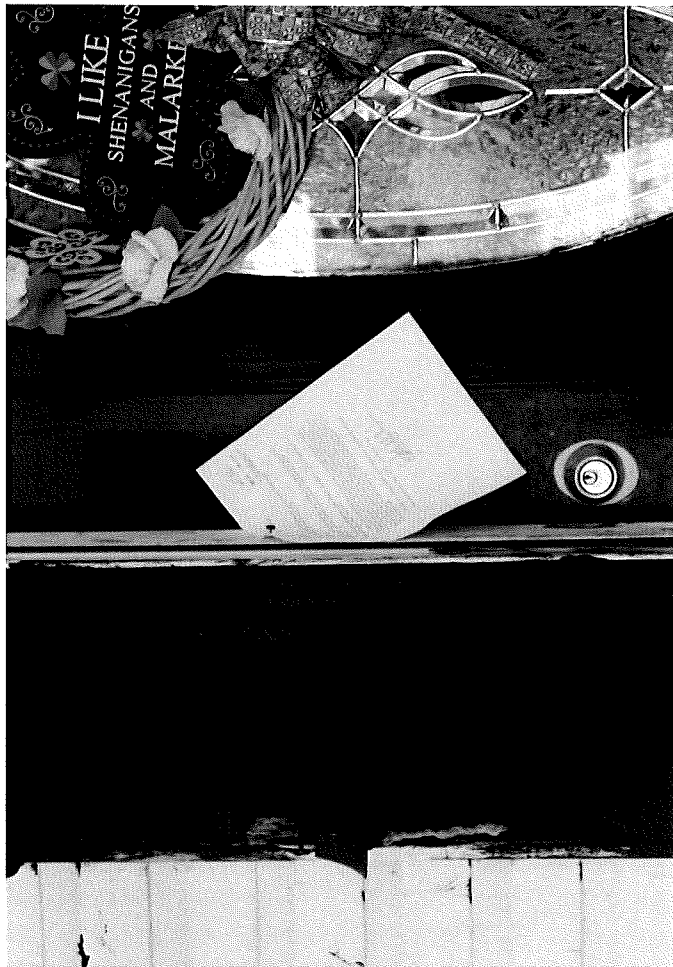
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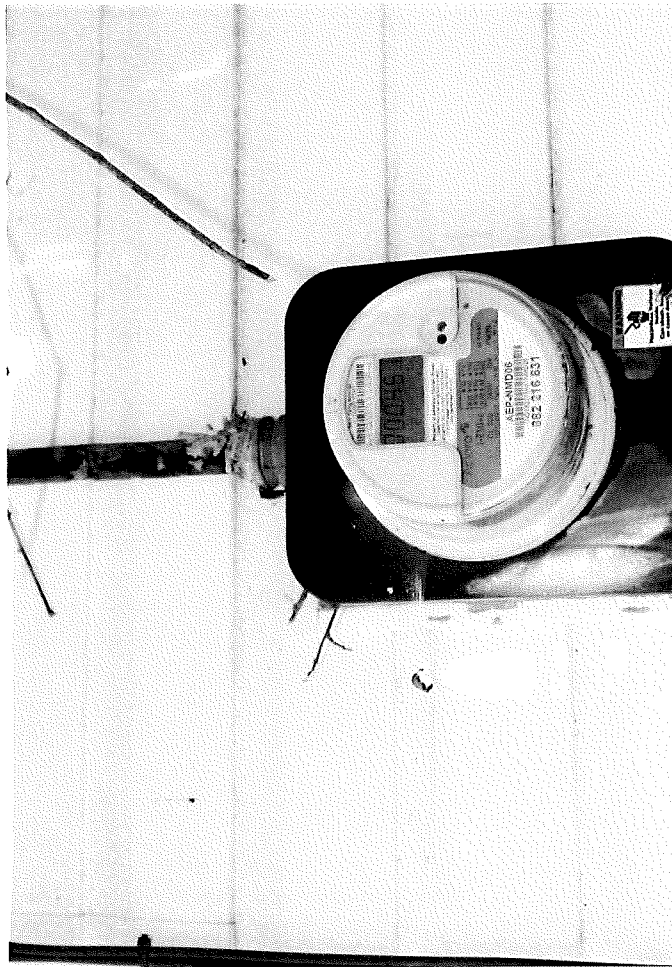
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