



**Board of Property Maintenance Appeals
Board Meeting**

Agenda

**December 4, 2025
4:00 PM**

CALL TO ORDER

MINUTES APPROVAL

- Board of Property Maintenance Appeals - Board Meeting - Jul 30, 2025 4:00 PM

PROPERTY MAINTENANCE APPEAL - PROPOSAL OF CONDEMNATION

- 305 W Pleasant Condemnation Proposal BPMA PT I 12.02.25
- 305 W Pleasant Condemnation Proposal BPMA PT II 12.02.25

PUBLIC PORTION

ADJOURNMENT

City of Mount Vernon

40 Public Square, Mount Vernon, OH 43050

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

E-mail: bmarvin@mtvernonoh.gov



Mount Vernon

www.mtvernonoh.gov

October 24, 2025

Board of Property Maintenance Appeals

Recommendation for Condemnation

Re: 305 W Pleasant St.

Parcel #66-00034.000

Property Owner; Mike Hannigan

Structure Unfit for Human Occupancy; 1303.12

As the result of investigations culminating in a search warrant executed on October 24, 2025 at 305 W Pleasant St. the structure has been determined to be infested with racoons, feral cats, and other wildlife, have potential mold growths, and to be structurally unsound. Research indicates that the home was abandoned pre-2008 by its last occupants. The property was purchased in 2008 by Mike Hannigan and since that time there is no indication of any maintenance or upkeep on the structure. The house has sat unoccupied and uncared for since pre-2008. Over the years, racoons and other wildlife have moved in and now occupy the home. The lack of care and repairs to the structure have caused the roof to fail in multiple locations allowing water to enter through the roof and cause water damage to the ceiling structure. During the execution of the search warrant and animal could be heard moving around in the attic area and the carcass of a dead racoon was found lying on the floor of one of the back rooms. One closet had a hole in the ceiling and below that hole was a pile of debris that appeared to be a mix of insulation and animal excrement. The interior of the home has the smell of animal urine throughout indicating that the walls, floors, and other surfaces have been permeated with the urine of wildlife. The flooring was warped and swollen in the main room indicating moisture had gotten to the material causing it to warp. The electrical wiring is exposed through holes in the ceiling and the walls and in some areas, it has been exposed to the elements degrading the insulation to unsafe levels. 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.

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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.

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

Notices
And
Correspondence
With
Mr. Hannigan

City of Mount Vernon

Property Maintenance Enforcement
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Phone: 740-462-3361 Fax: 740-397-6595
E-mail: bmarvin@mtvernonoh.gov



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Notice of Code Violation

May 16, 2025

Mike Hannigan
15089 Cross Rd.
Centerburg, Ohio 43011

Re: Code Violation – Chapter 1305 Property Maintenance @ 305 W Pleasant St., 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 May 16, 2025 by the City of Mount Vernon Property Maintenance Enforcement, your property at 305 W Pleasant St. 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 or City Inspector, Scott Zimmerman at 740-393-9577.

Sincerely,



Brian Marvin
Property Maintenance Enforcement Officer

Attached: Pictures
Right of Appeal
Penalties

Communication : 305 W Pleasant Condemnation Proposal BPMA PT I 12.02.25 (Property Maintenance Appeal - Proposal of Condemnation)

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



Ref: **June 3, 2025 / Invoice # CEO -2025-002**

INVOICE / STATEMENT

Mike Hannigan
 15089 Cross Rd.
 Centerburg, Ohio 43011

Property at: **305 W Pleasant St**
Mount Vernon, OH 43050
Parcel # 66.00034.000

DESCRIPTION	AMOUNT
Cost of Mowing	\$55.00
Administration cost (equal to cost of work performed) Per code section 1303.06	\$55.00
TOTAL DUE	\$110.00

Make Check Payable to: "CITY OF MOUNT VERNON"
 mail to:

**Property Maintenance Enforcement
 City of Mount Vernon
 40 Public Square
 Mount Vernon, OH 43050**

If this bill is not paid within 30 days the amount shall be certified to the County Auditor for collection, in the same manner as other taxes and assessments are collected.

<i>Vendor</i>	<i>City Contractor</i>
<i>Date of Work Performed</i>	<i>6/3/2025</i>

City of Mount Vernon

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E-mail: bmarvin@mtvernonoh.gov



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Notice of Code Violation

July 11, 2025

Mike Hannigan
15089 Cross Rd.
Centerburg, Ohio 43011

Re: Code Violation – Chapter 1305 Property Maintenance @ 305 W Pleasant St., 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 **July 10, 2025** by the City of Mount Vernon Property Maintenance Enforcement, your property at **305 W Pleasant St.** is in violation of the following sections of the City of Mount Vernon Codified Ordinances;

CHAPTER 1305 – PROPERTY MAINTENANCE REQUIREMENTS

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.)

To Wit: the porch areas have quite a bit of debris building up from building collapse etc.

1305.08 VACANT STRUCTURES AND LAND.

All vacant structures and promises 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. Windows and doors in vacant structures must be secured pursuant to Section 1305.21. (Ord. 2014-02. Passed 3-24-14.)


To Wit: Building is decaying. Skirting is loose and providing wildlife access to the underside of the home. Roof has collapsed in areas. Door missing off back of home. Holes in walls exposing wiring. Etc

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 **August 15, 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.

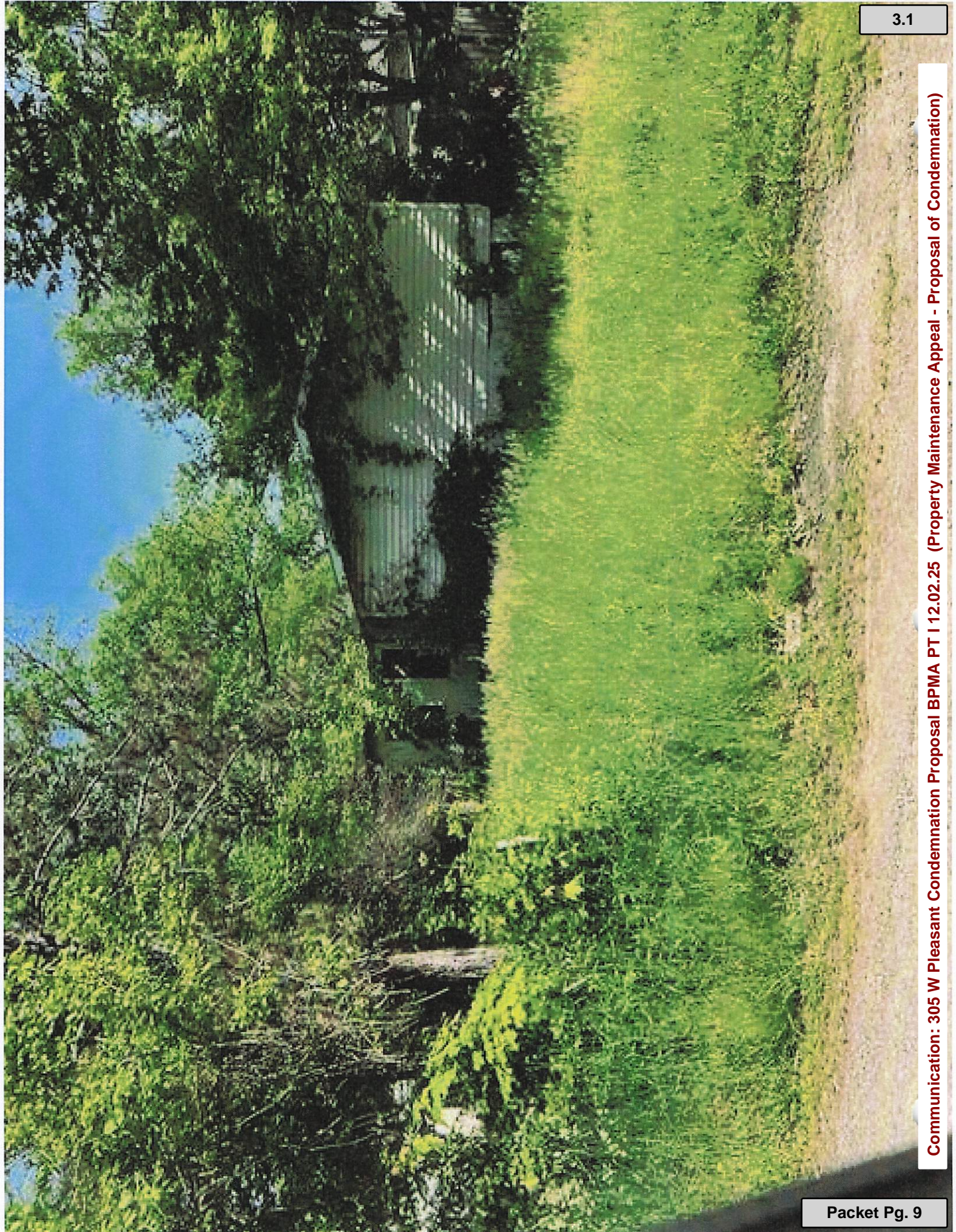
Your cooperation is appreciated. If you have any questions concerning this notice or please call my office at 740-462-3361.

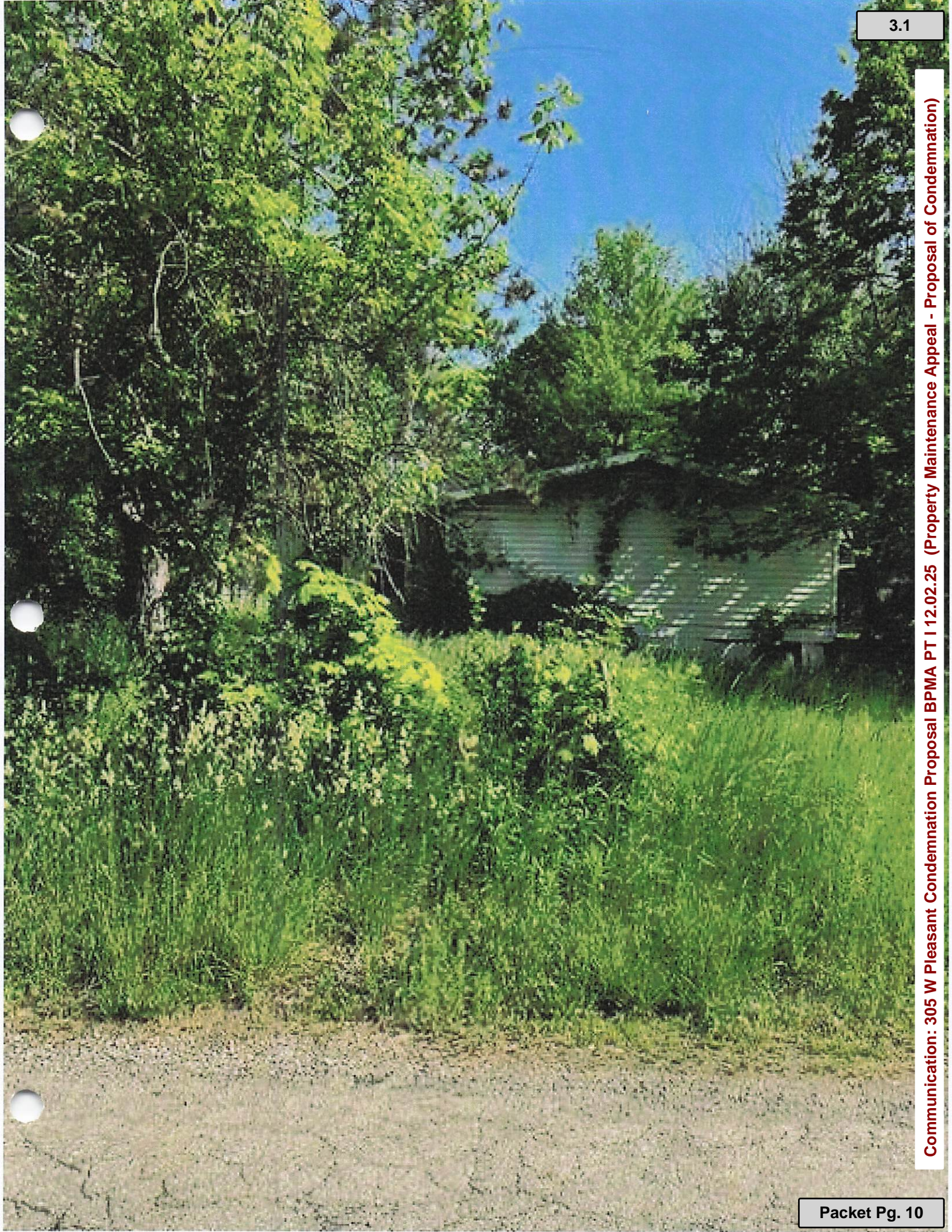
Sincerely,


Brian Marvin
Property Maintenance Enforcement Officer

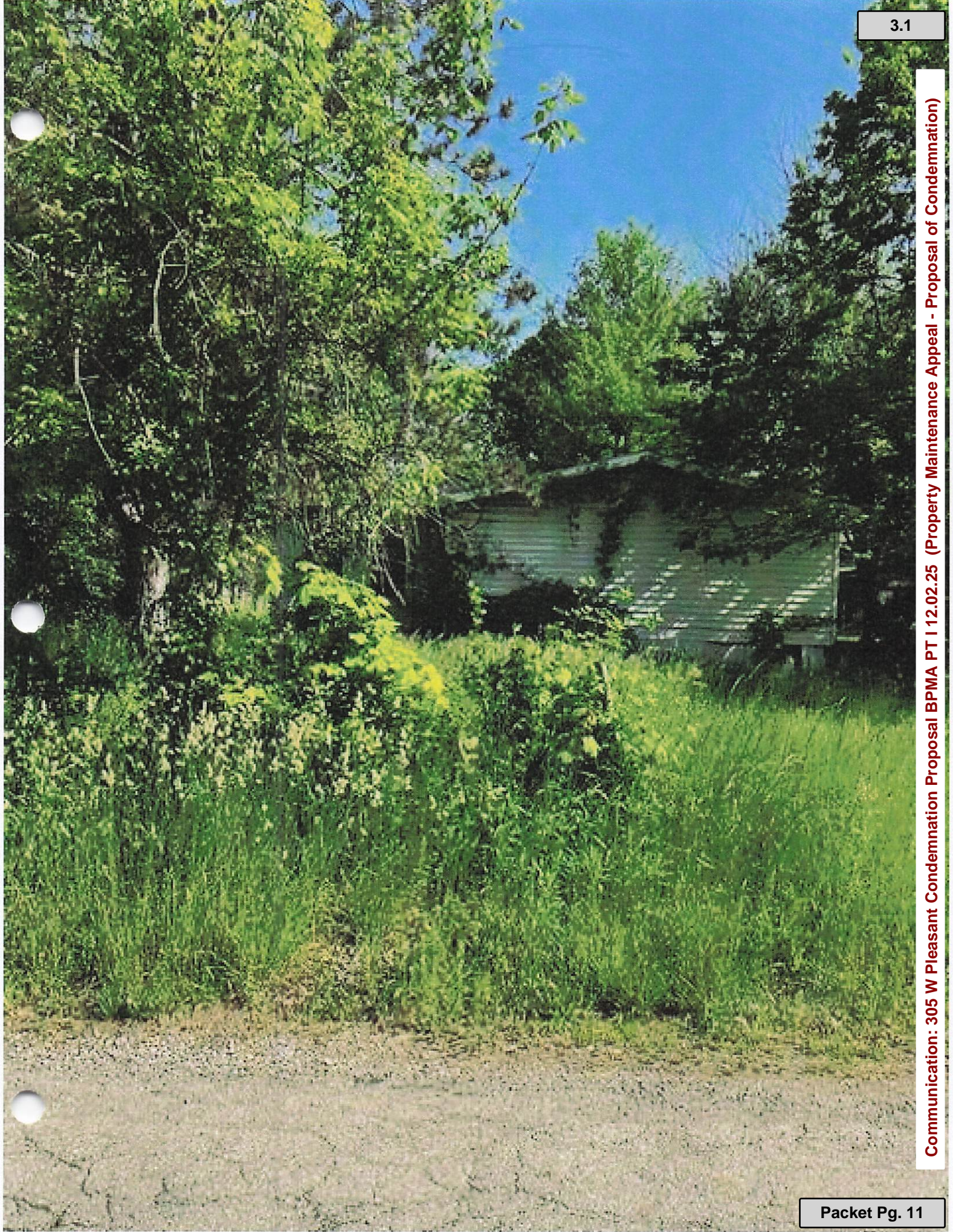
Attached: Pictures
Right of Appeal
Penalties

Inspection
Pictures
5-16-2025

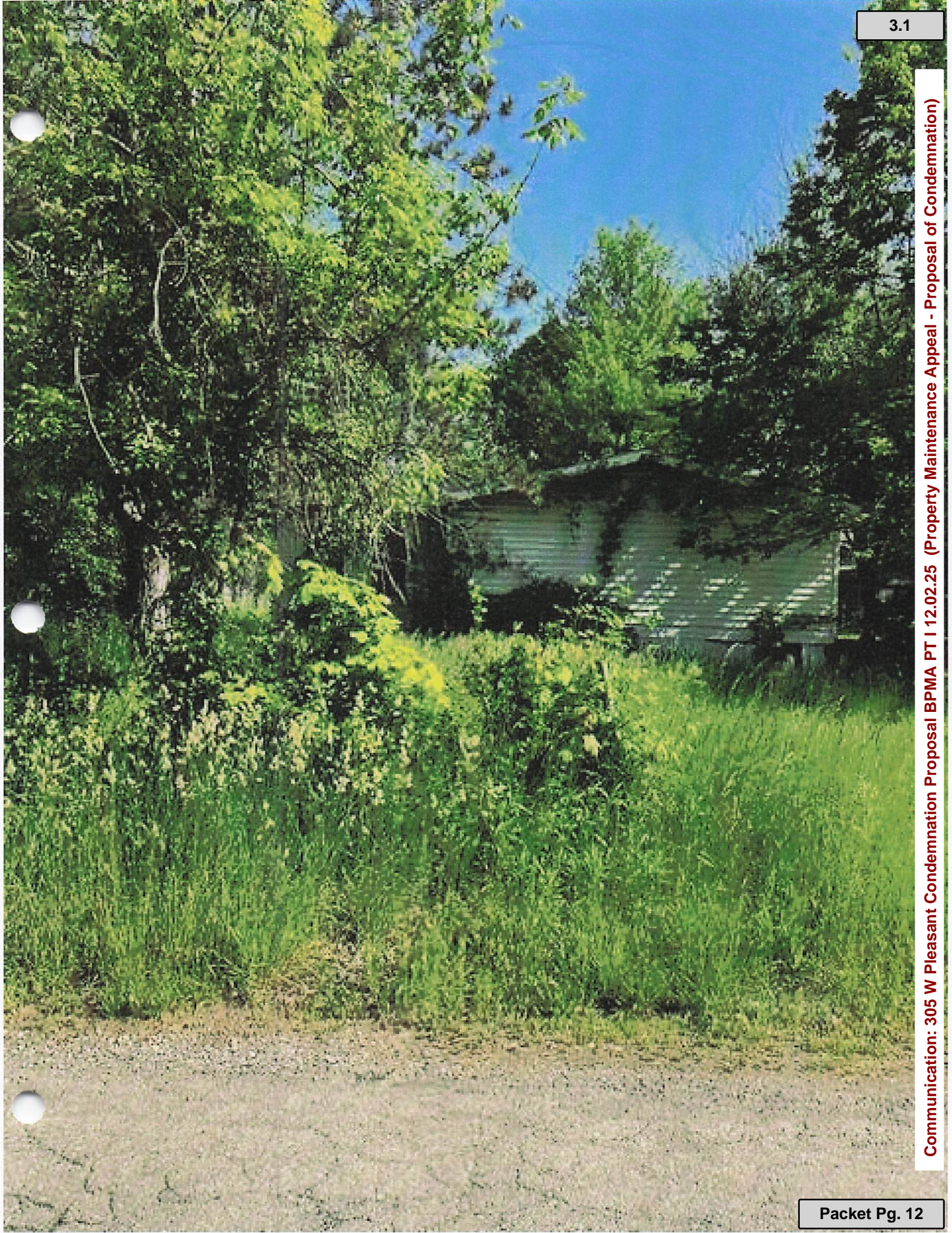




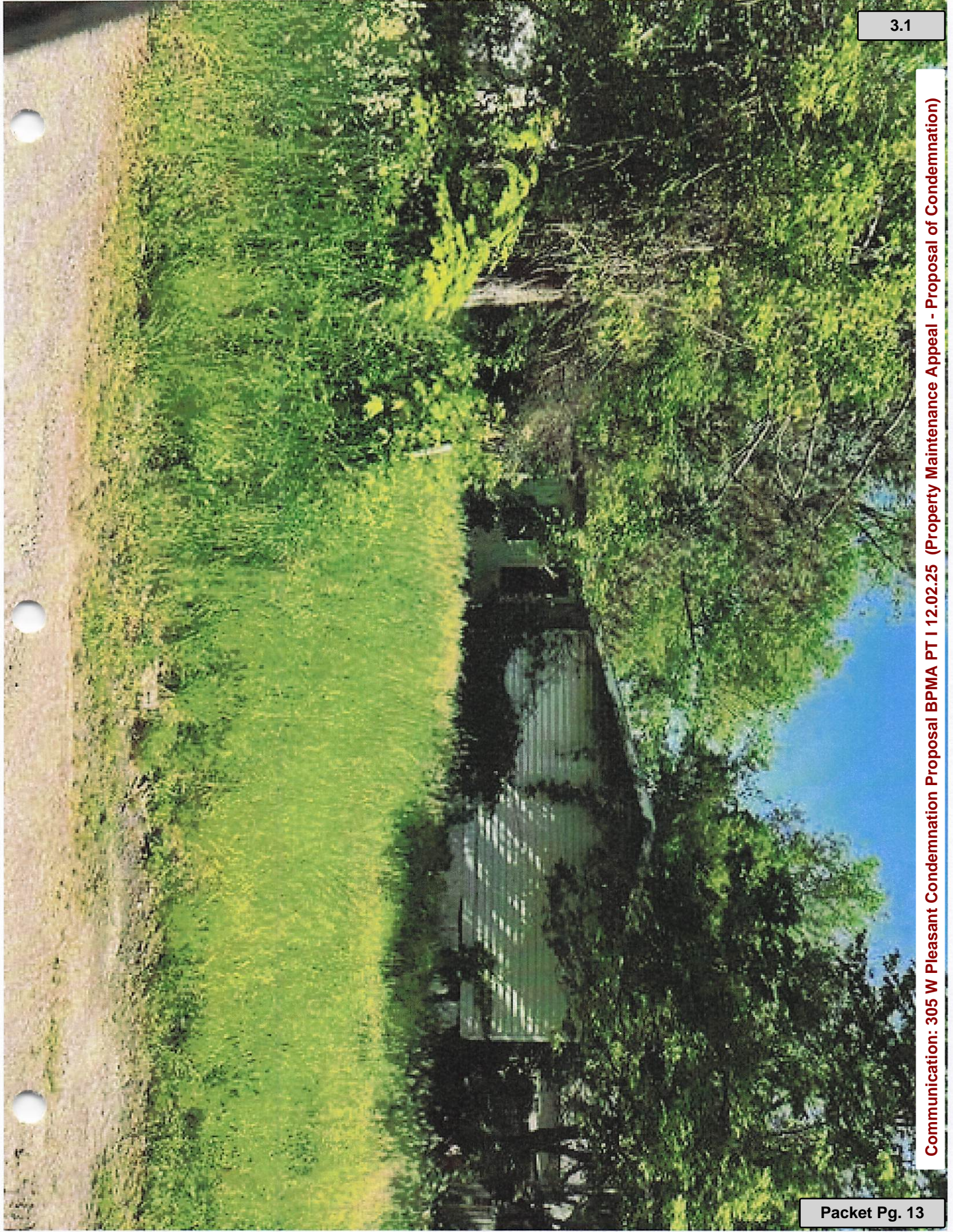
Communication : 305 W Pleasant Condemnation Proposal BPMA PT I 12.02.25 (Property Maintenance Appeal - Proposal of Condemnation)



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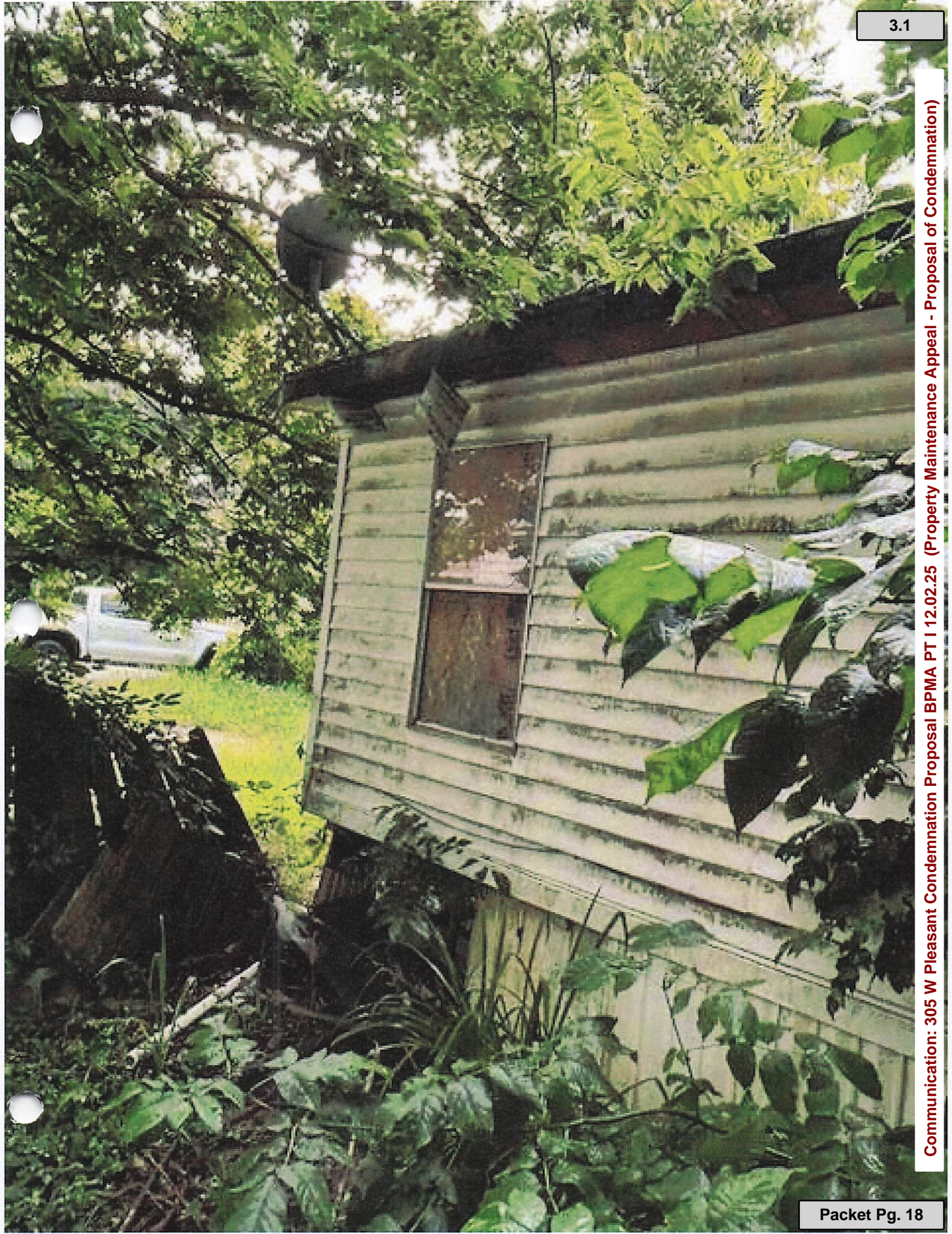




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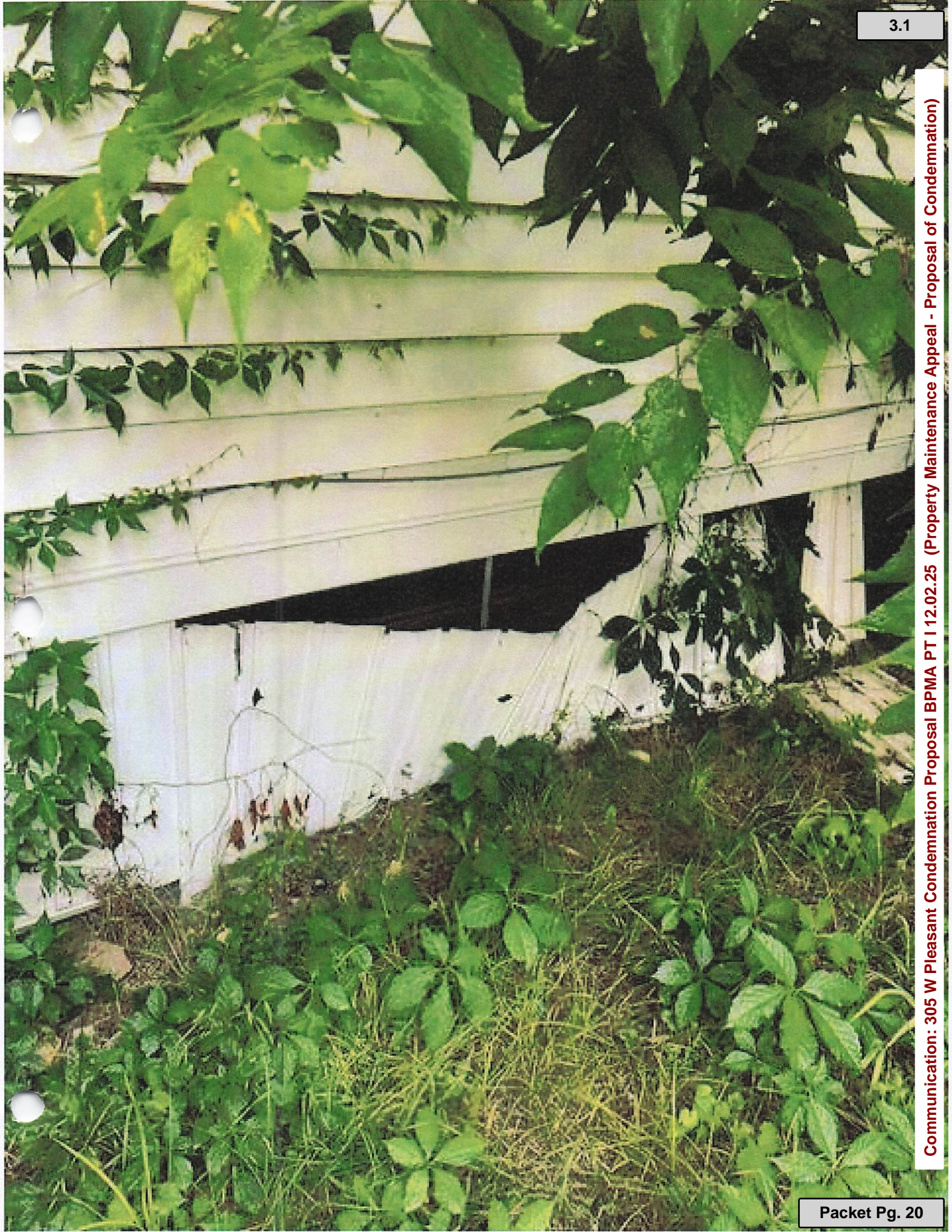


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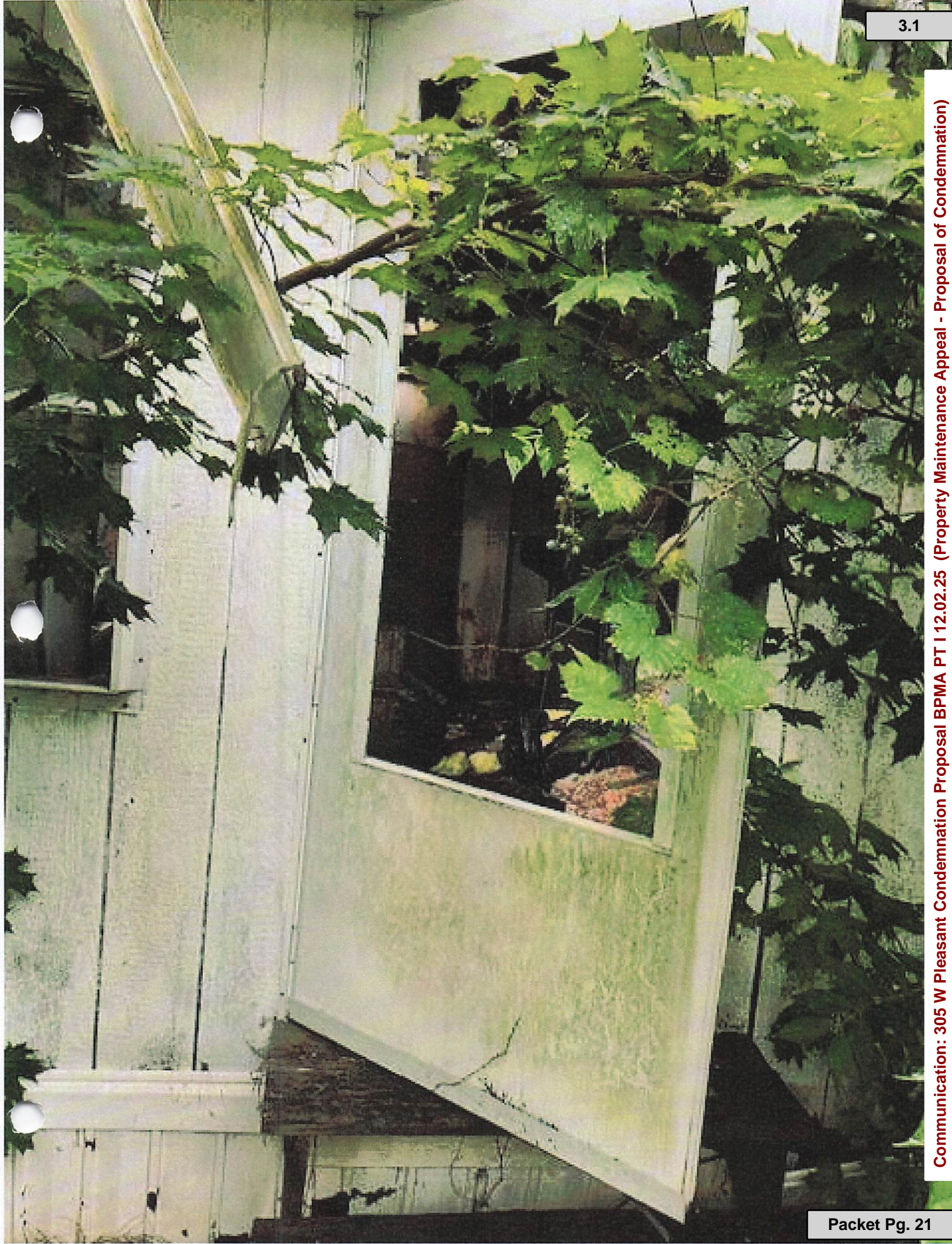


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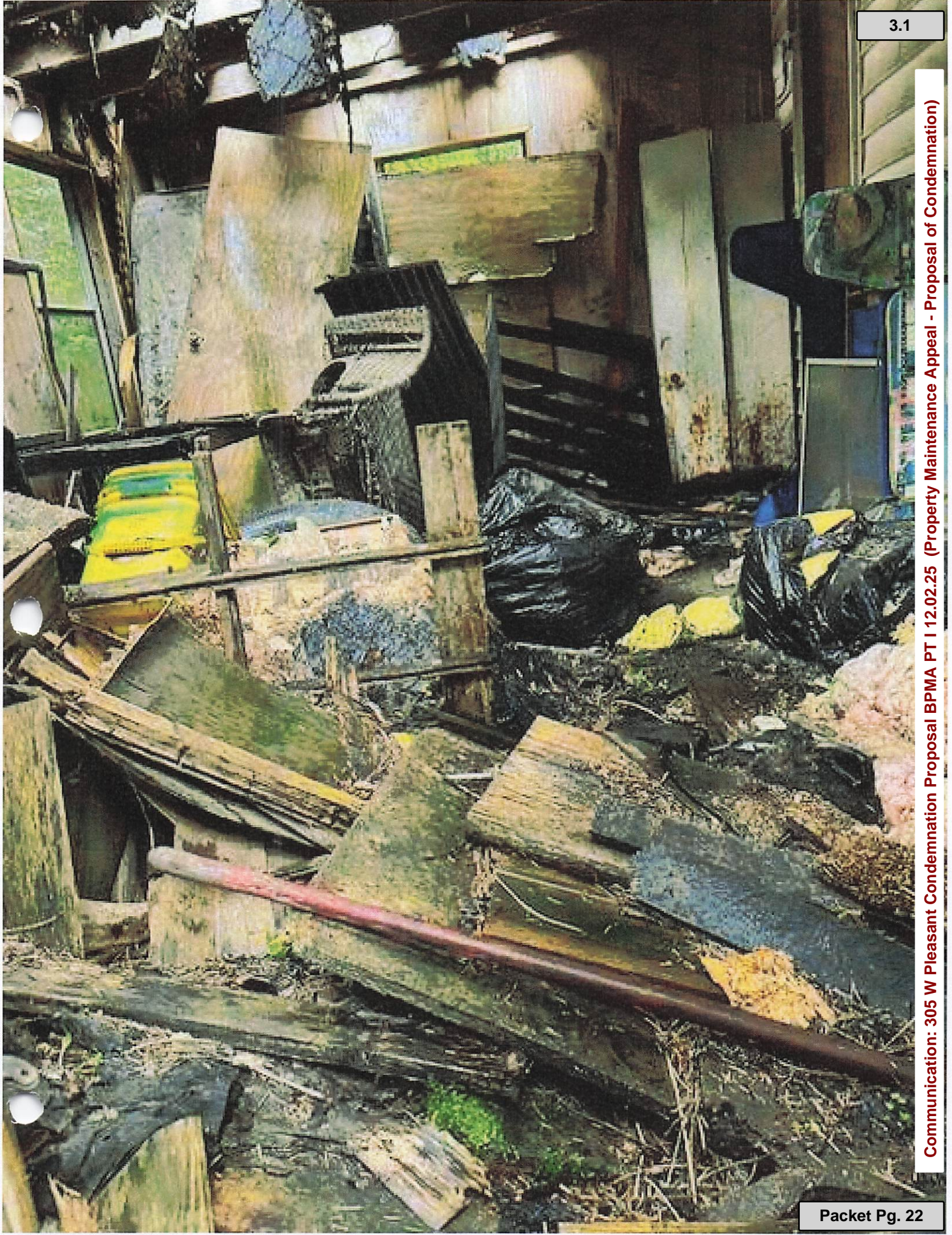




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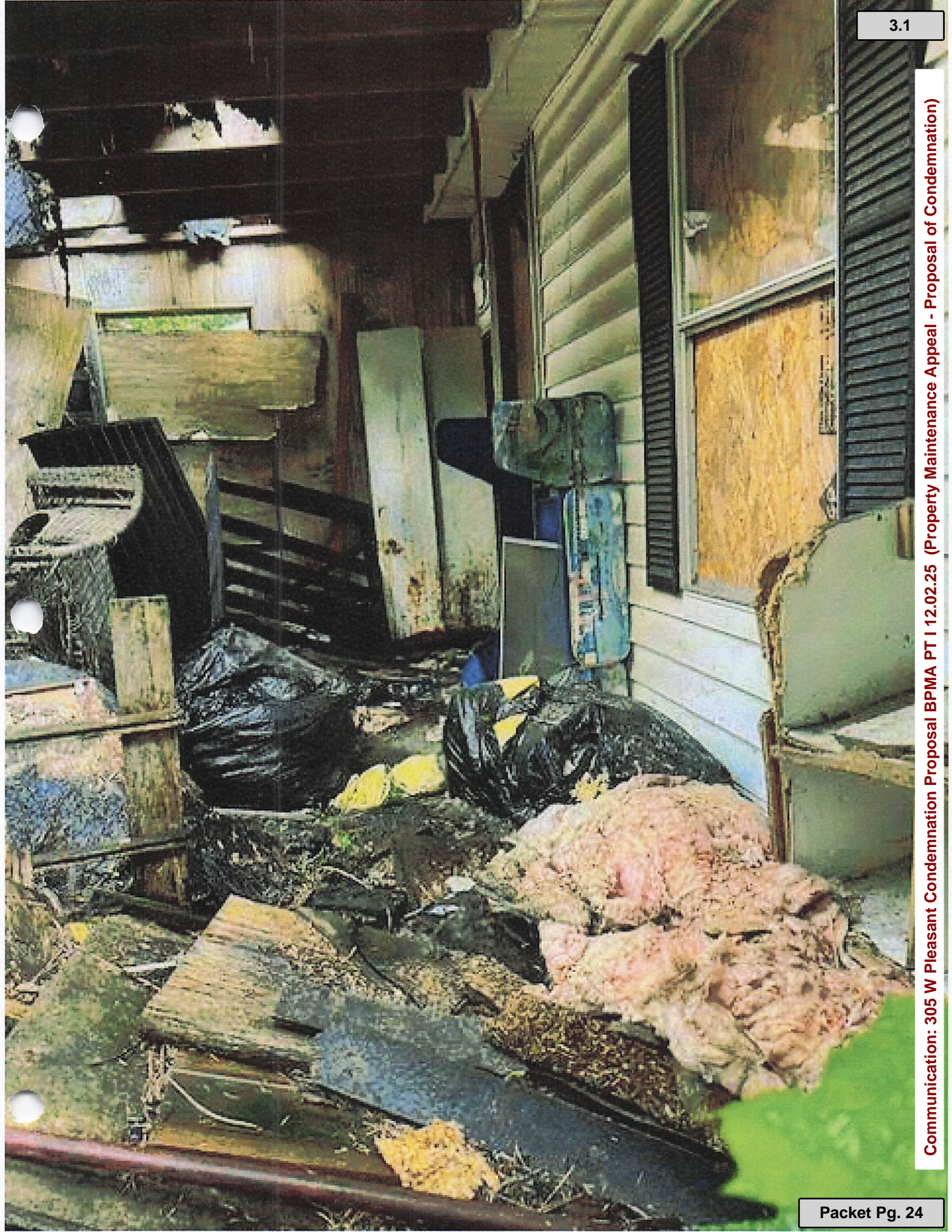
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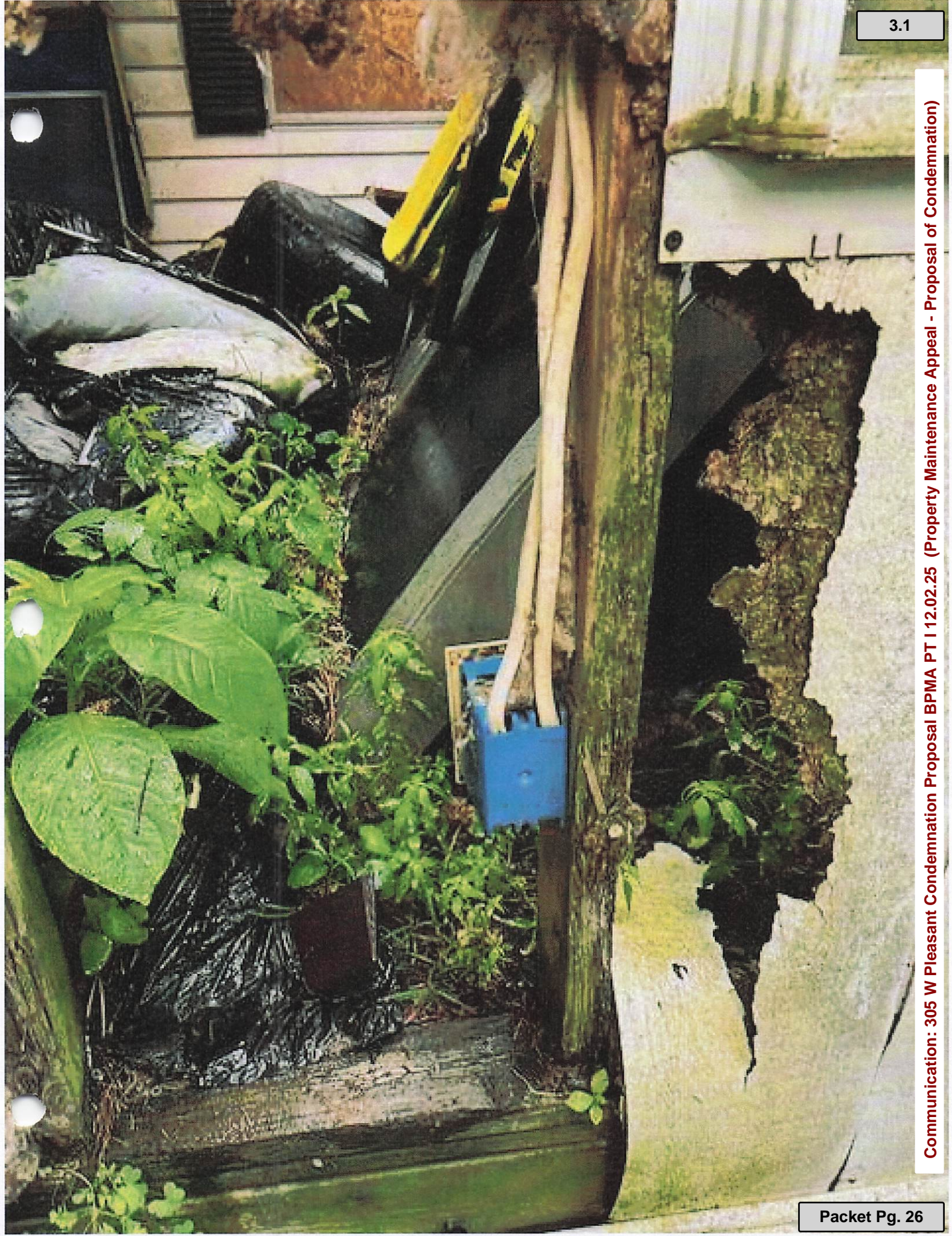
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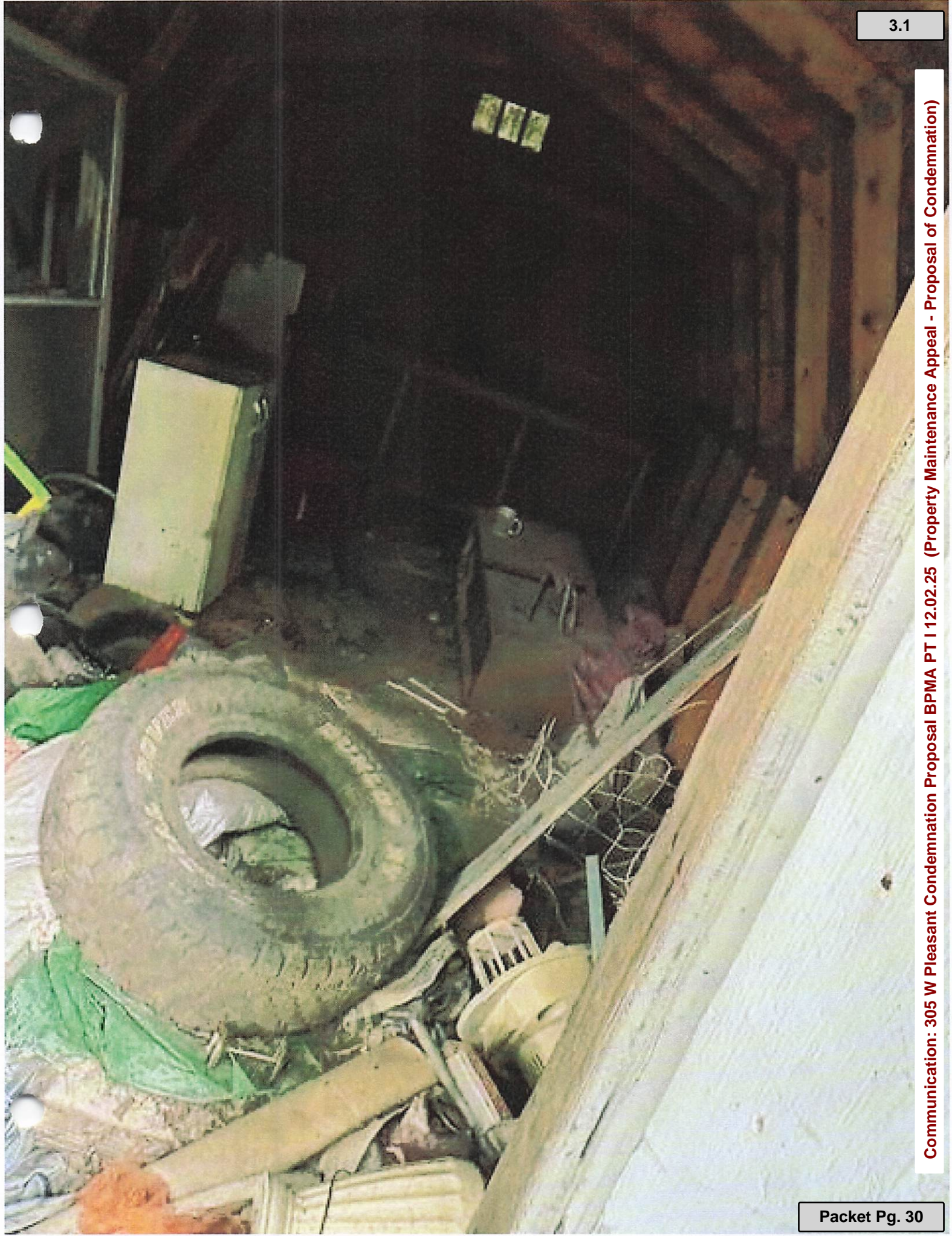
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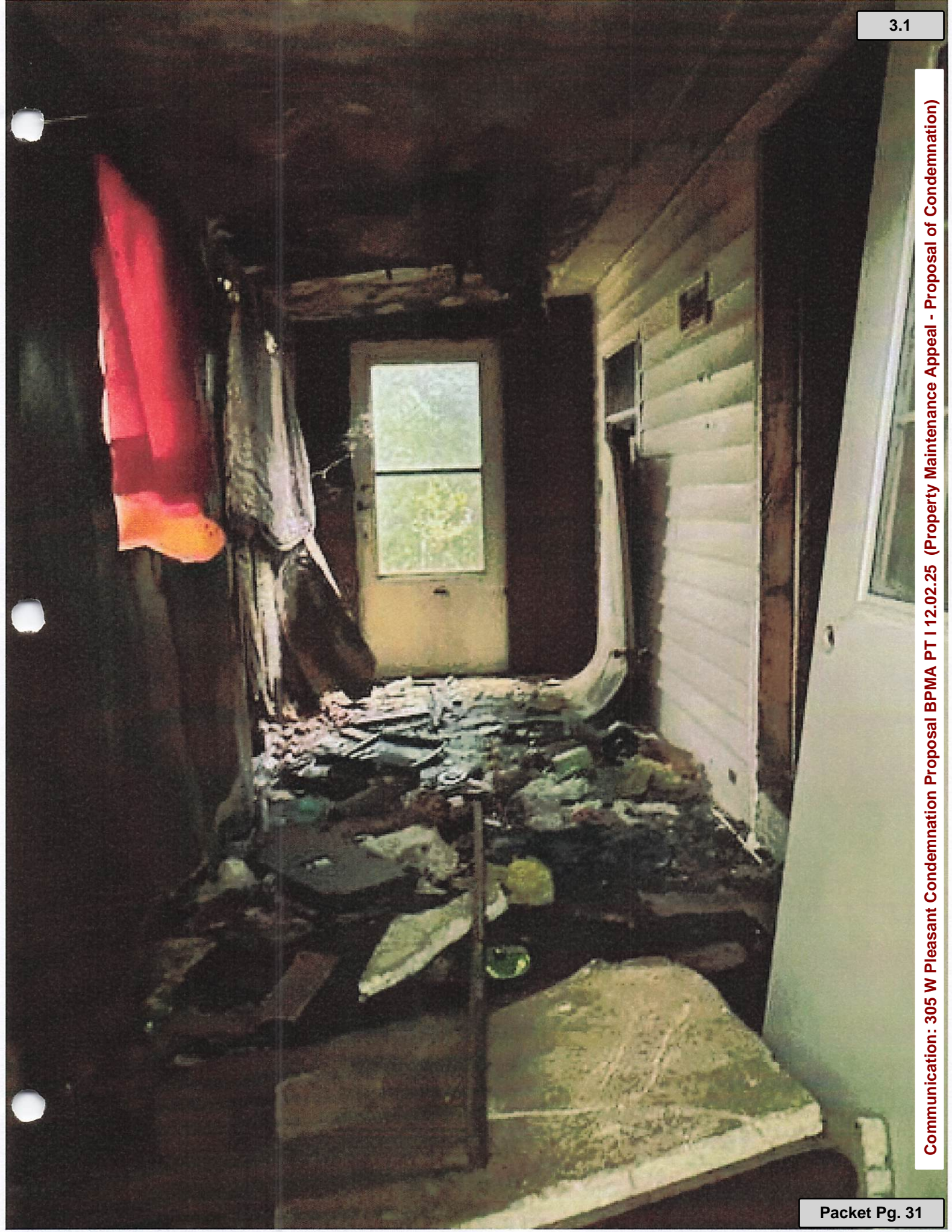
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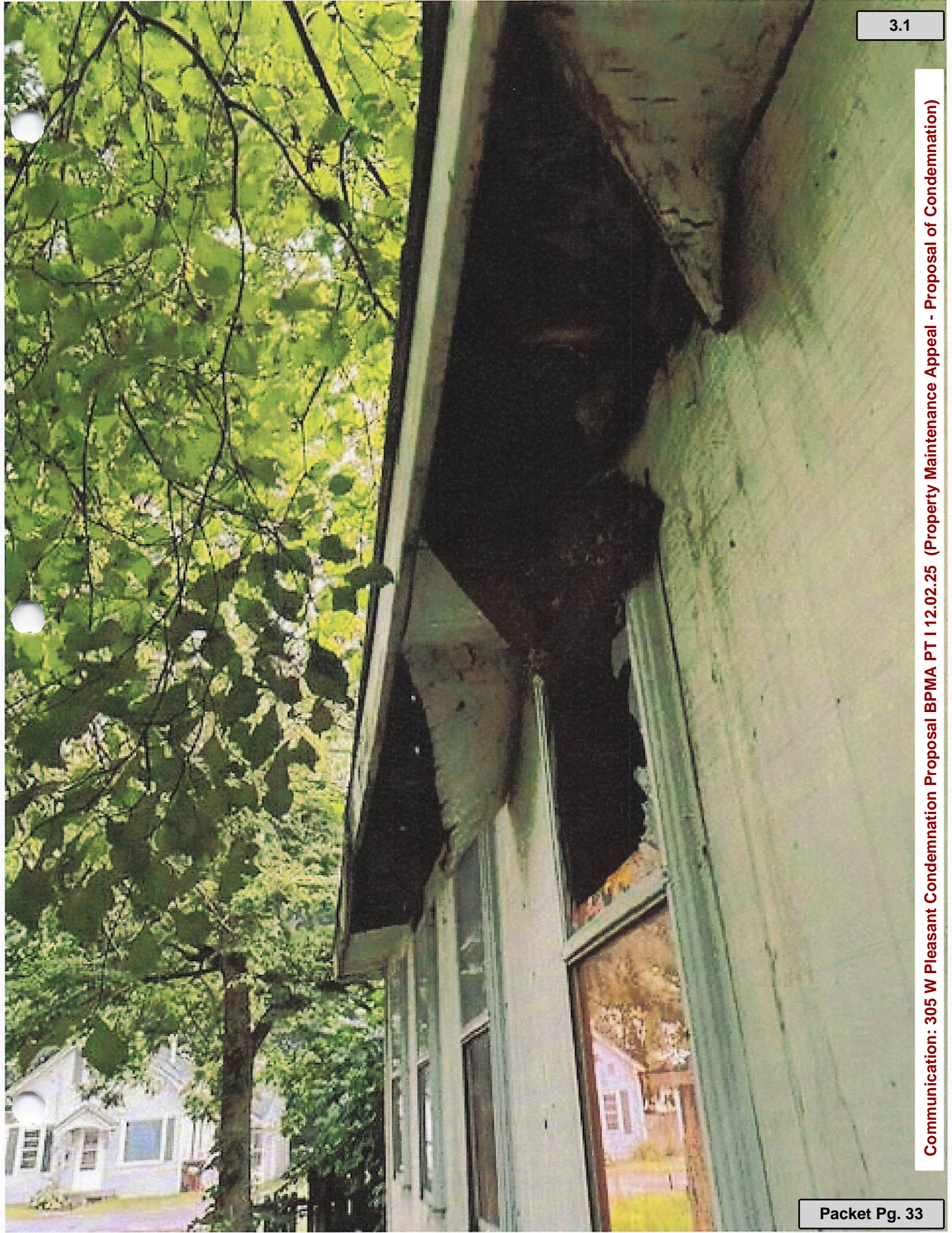
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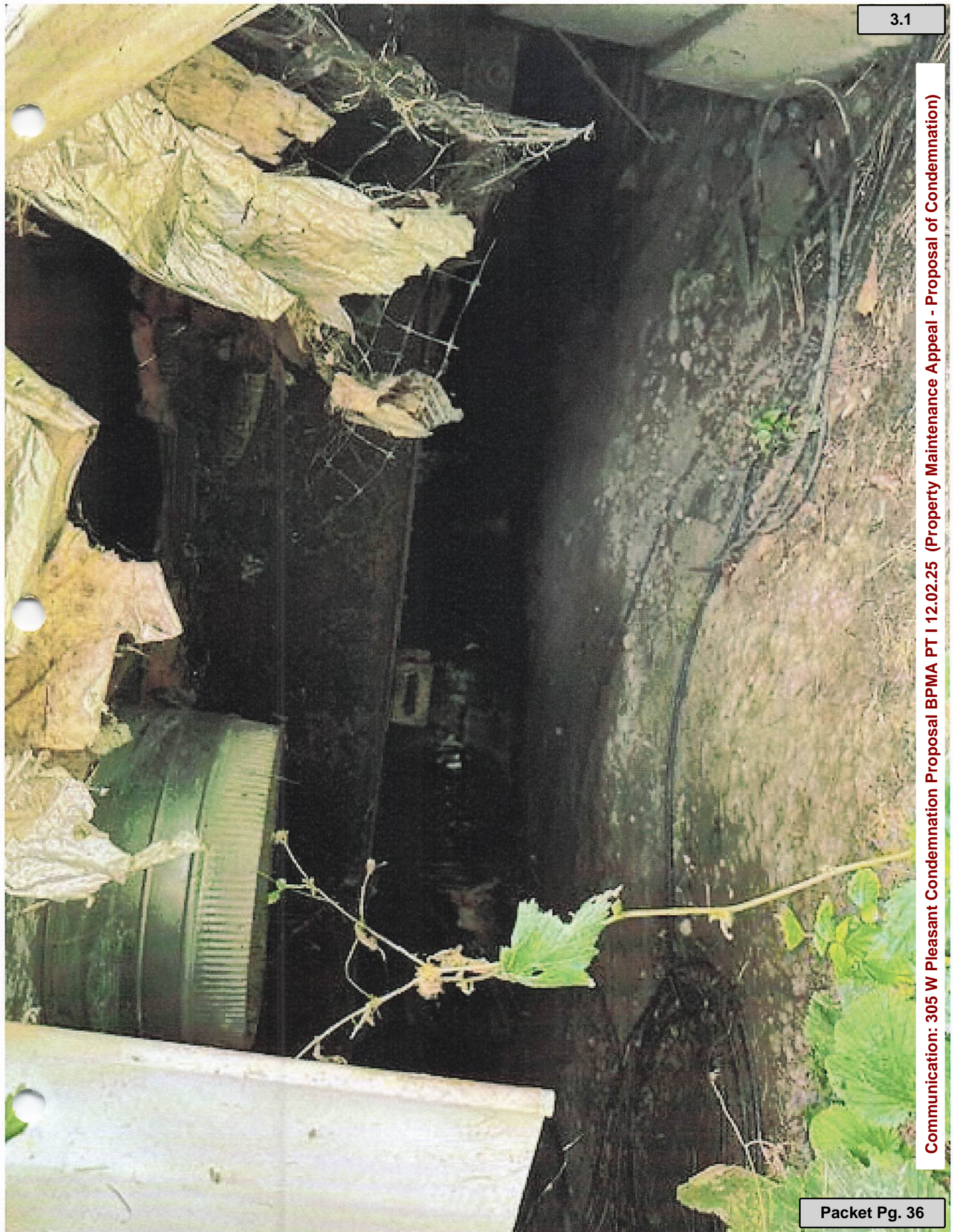


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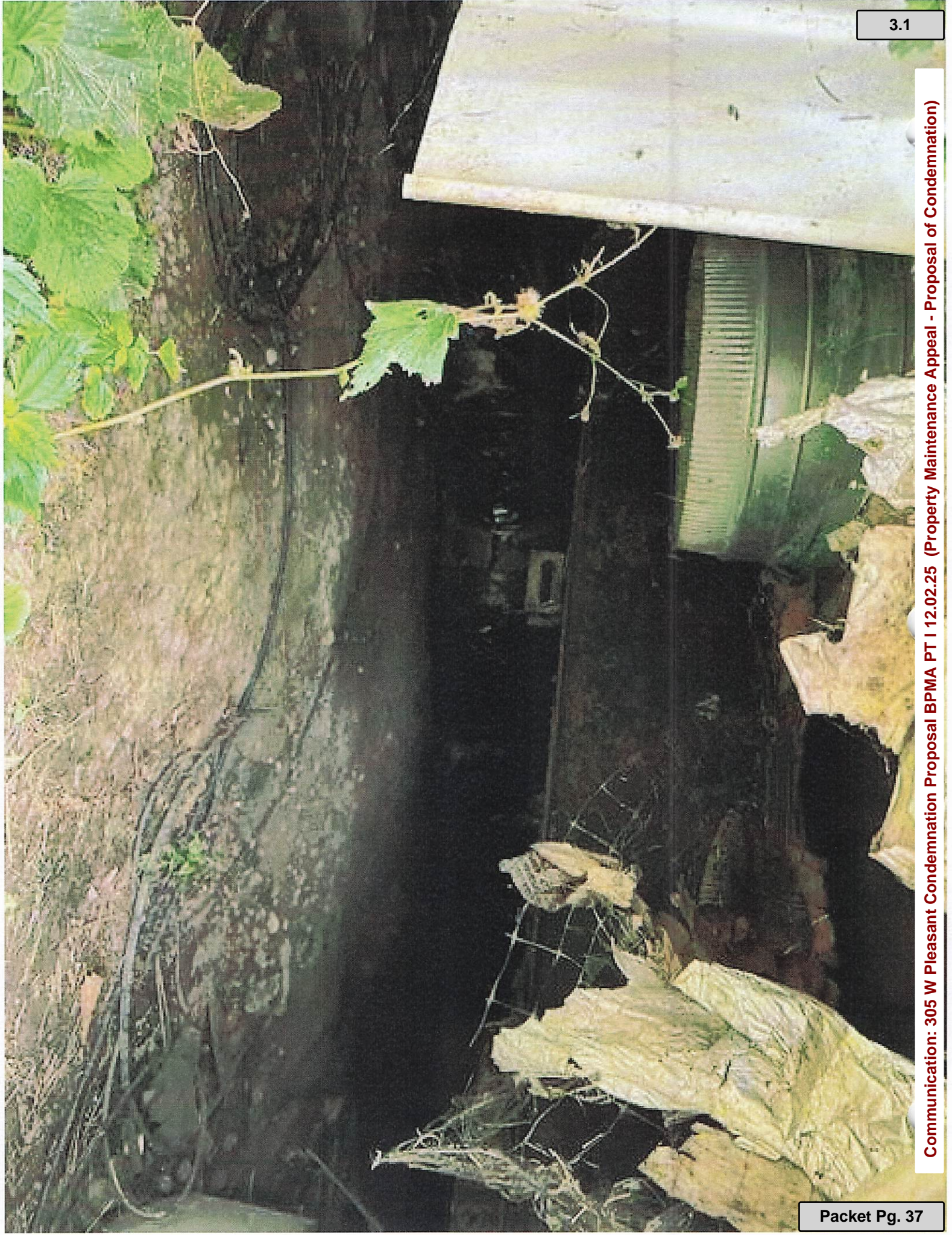


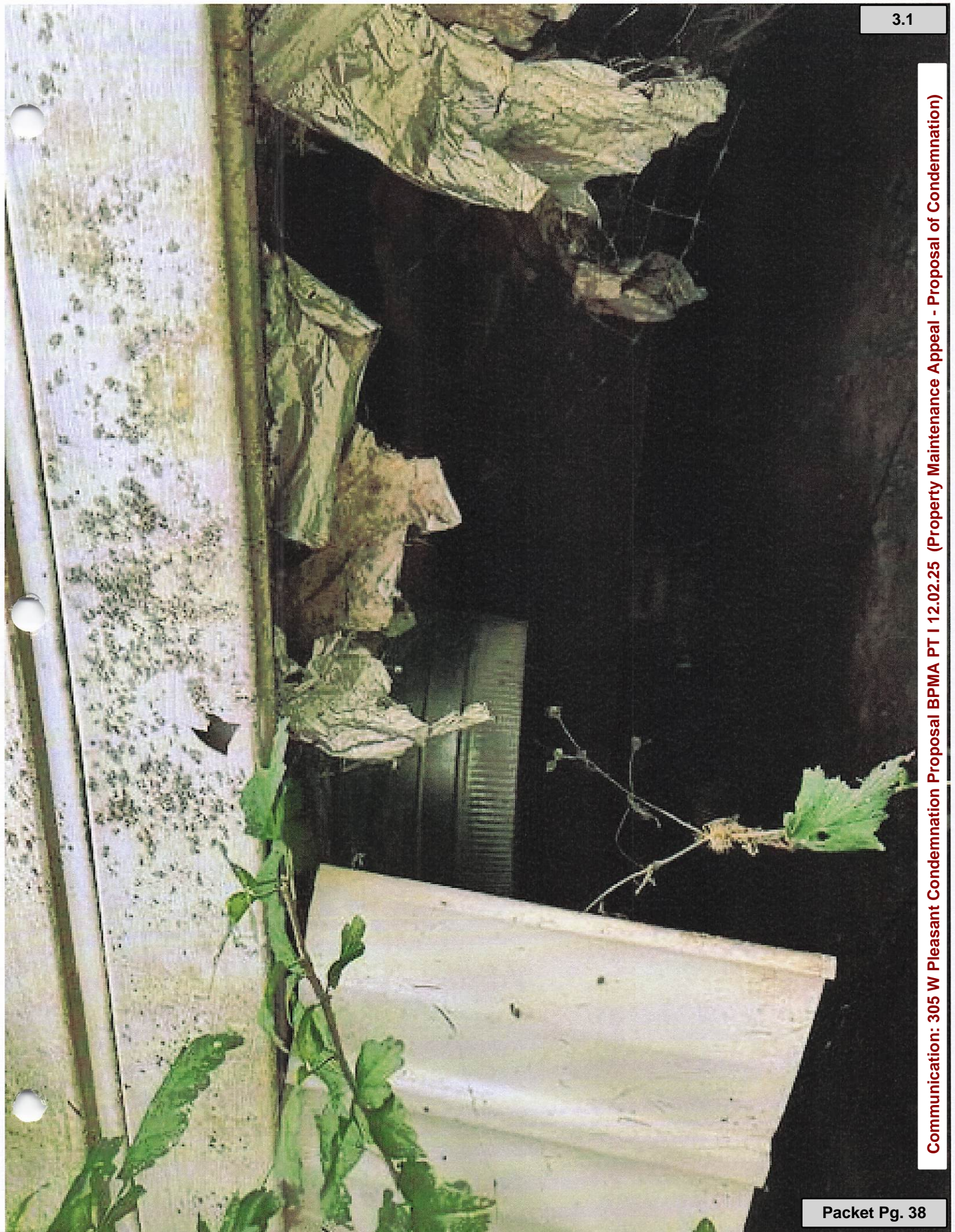
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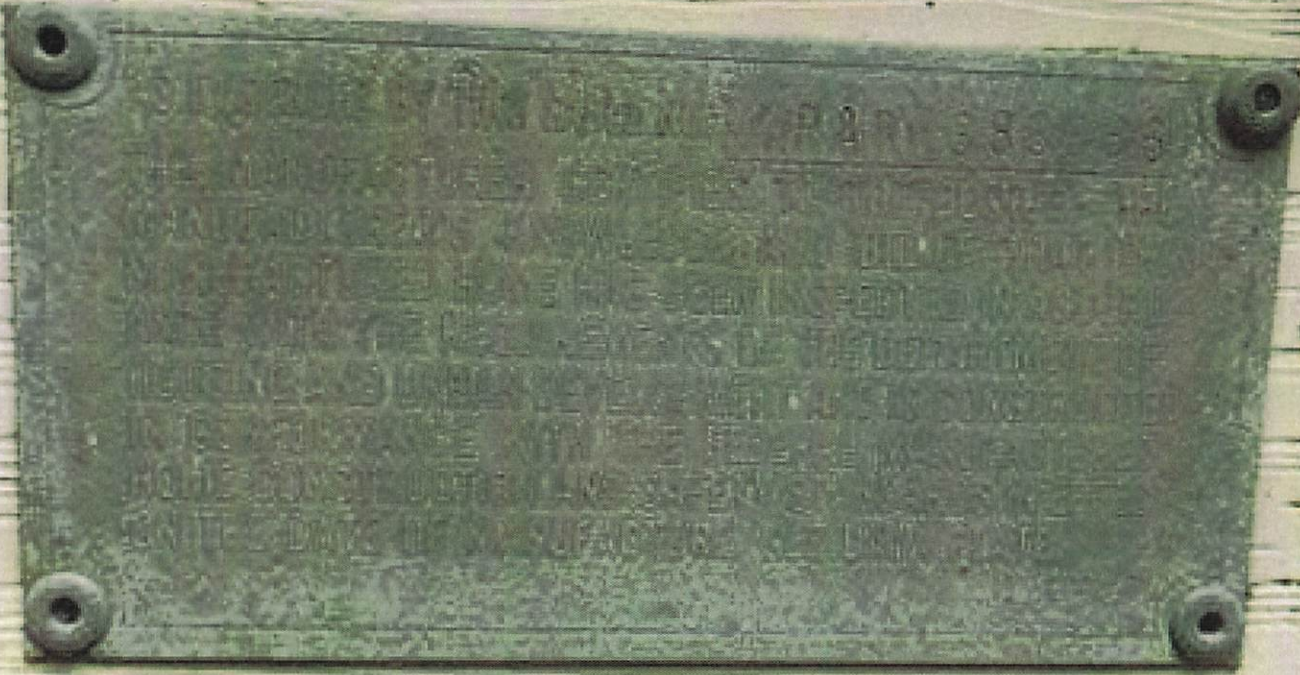
AS ENDORSED BY THE LABEL NO. R 1 D 383886
 THE MANUFACTURER CERTIFIES TO THE BEST OF THE
 MANUFACTURER'S KNOWLEDGE AND BELIEF THAT THIS
 MANUFACTURED HOME HAS BEEN INSPECTED IN ACCORD-
 ANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF
 HOUSING AND URBAN DEVELOPMENT AND IS CONSTRUCTED
 IN CONFORMANCE WITH THE FEDERAL MANUFACTURED
 HOME CONSTRUCTION AND SAFETY STANDARDS IN EFFECT
 ON THE DATE OF MANUFACTURE. SEE DATA PLATE.



Communication: 305 W Pleasant Condemnation Proposal BPMA PT I 12.02.25 (Property Maintenance Appeal - Proposal of Condemnation)







Communication: 305 W Pleasant Condemnation Proposal BPMA PT I 12.02.25 (Property Maintenance

Inspection
Pictures
9-16-2025

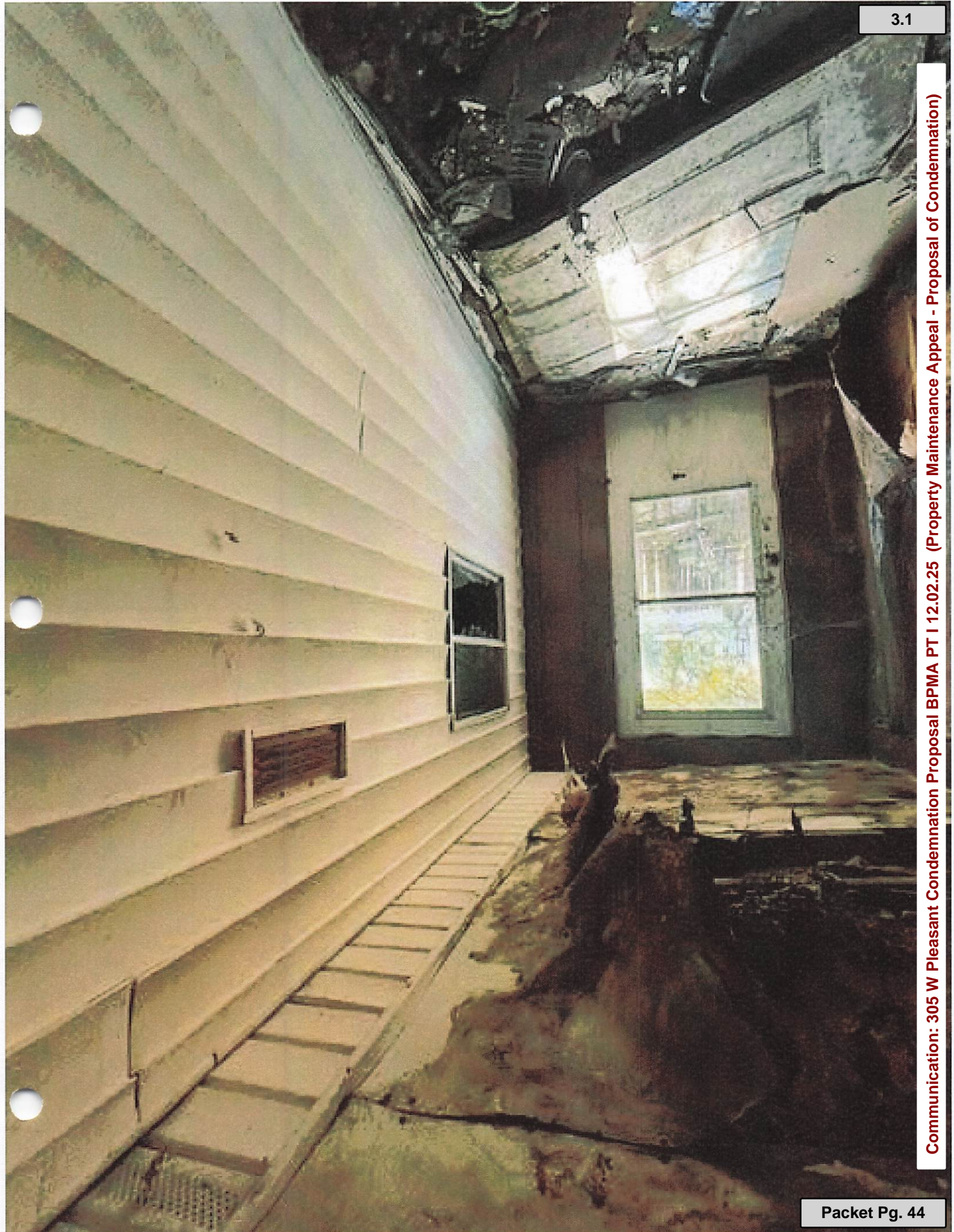


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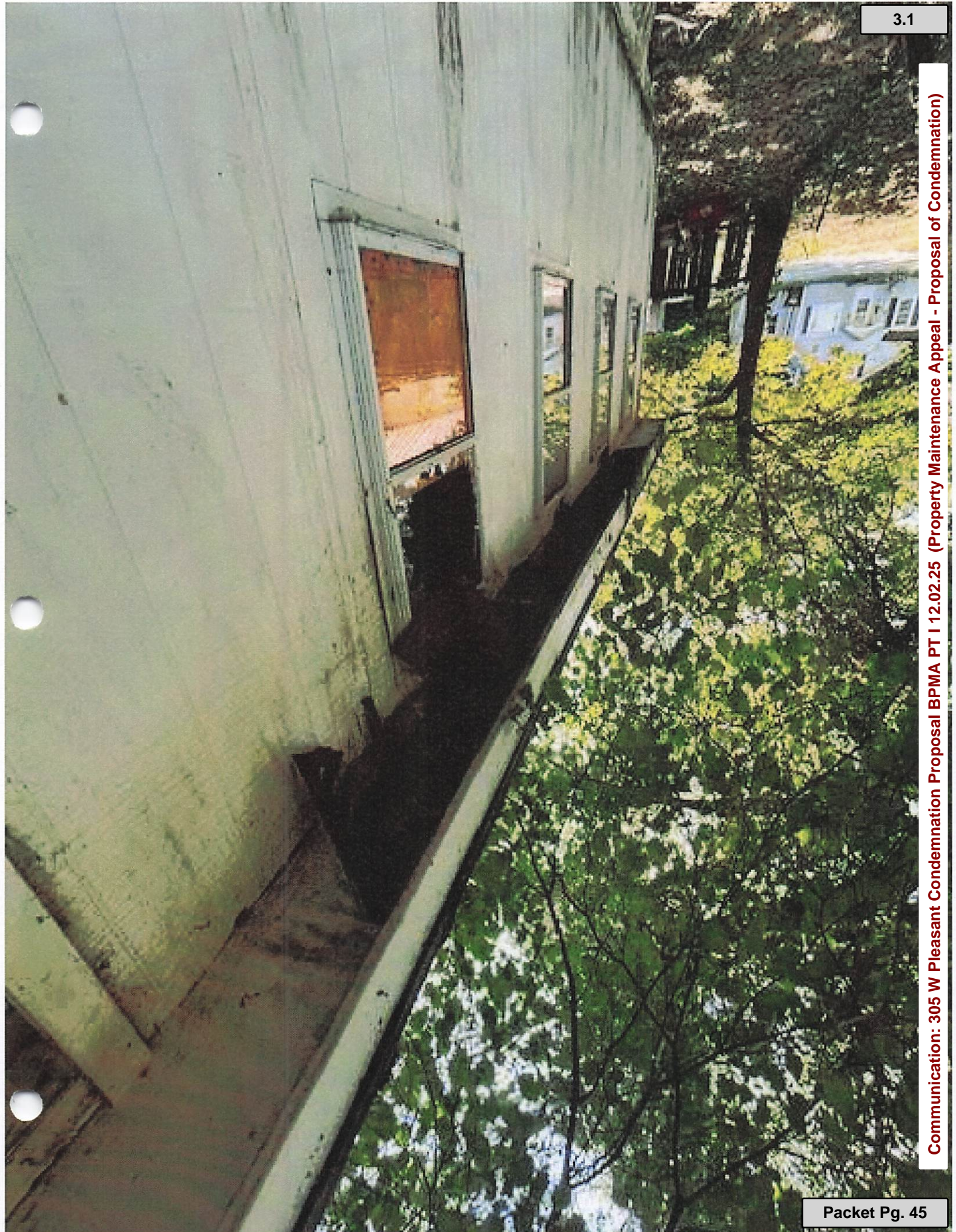




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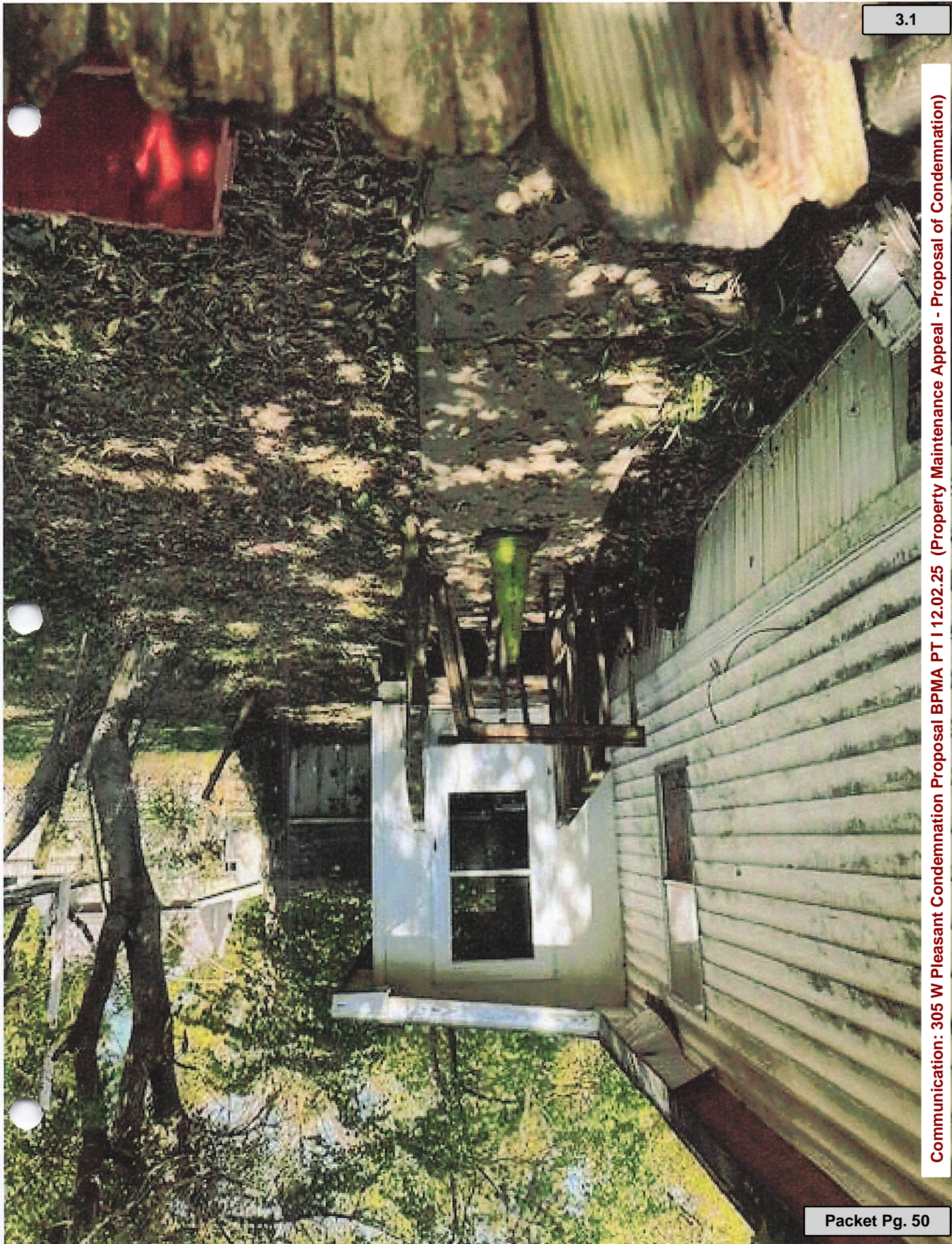
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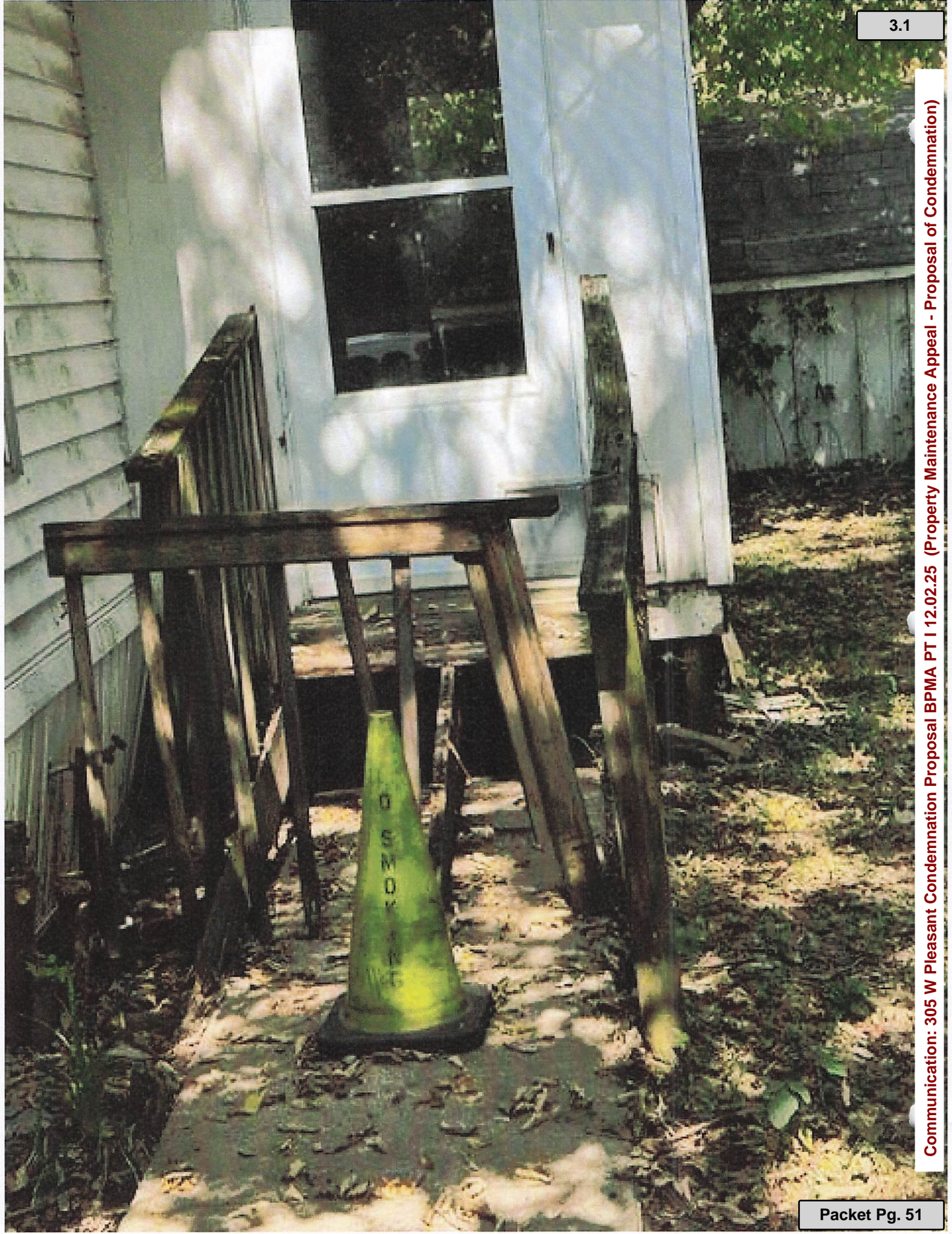


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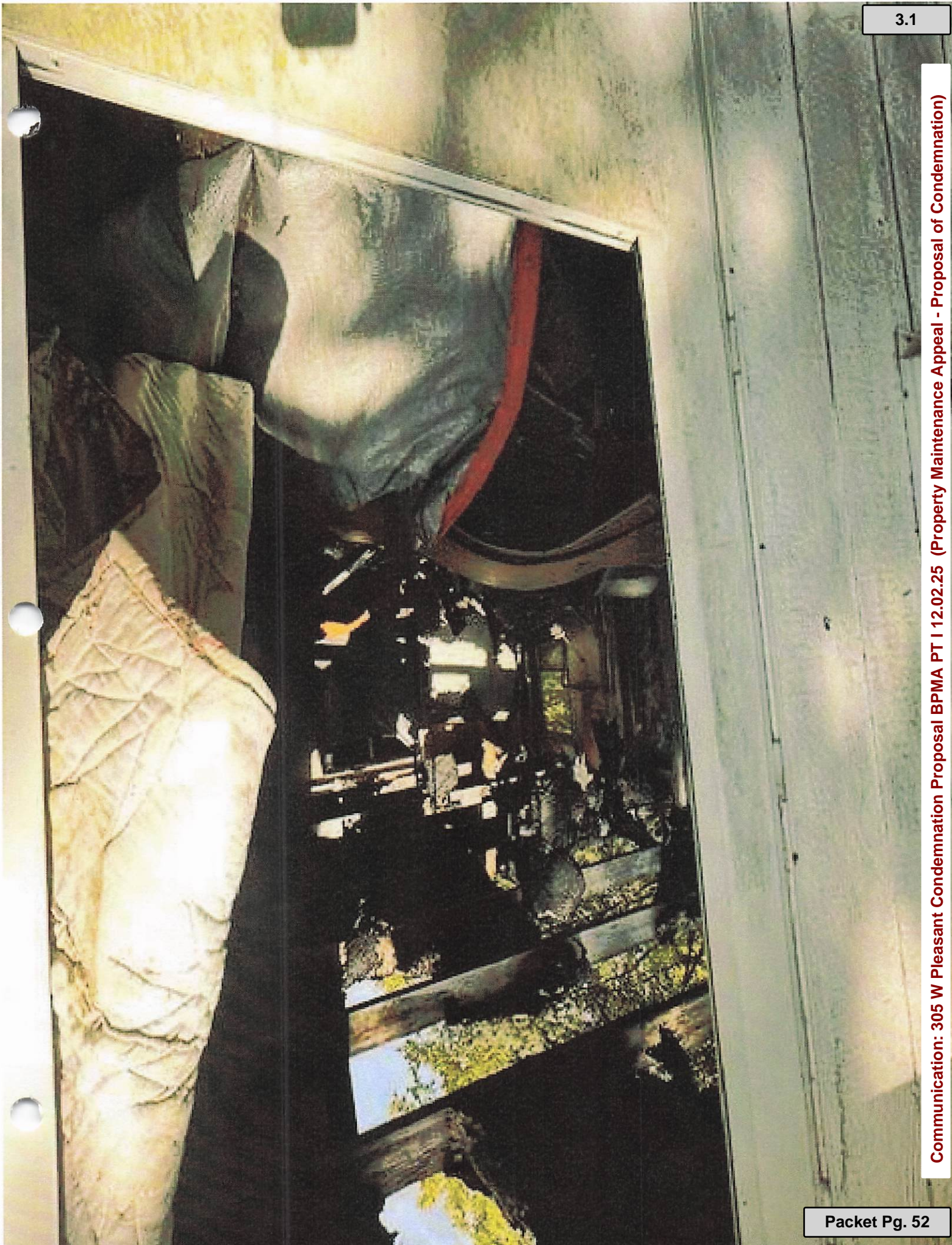




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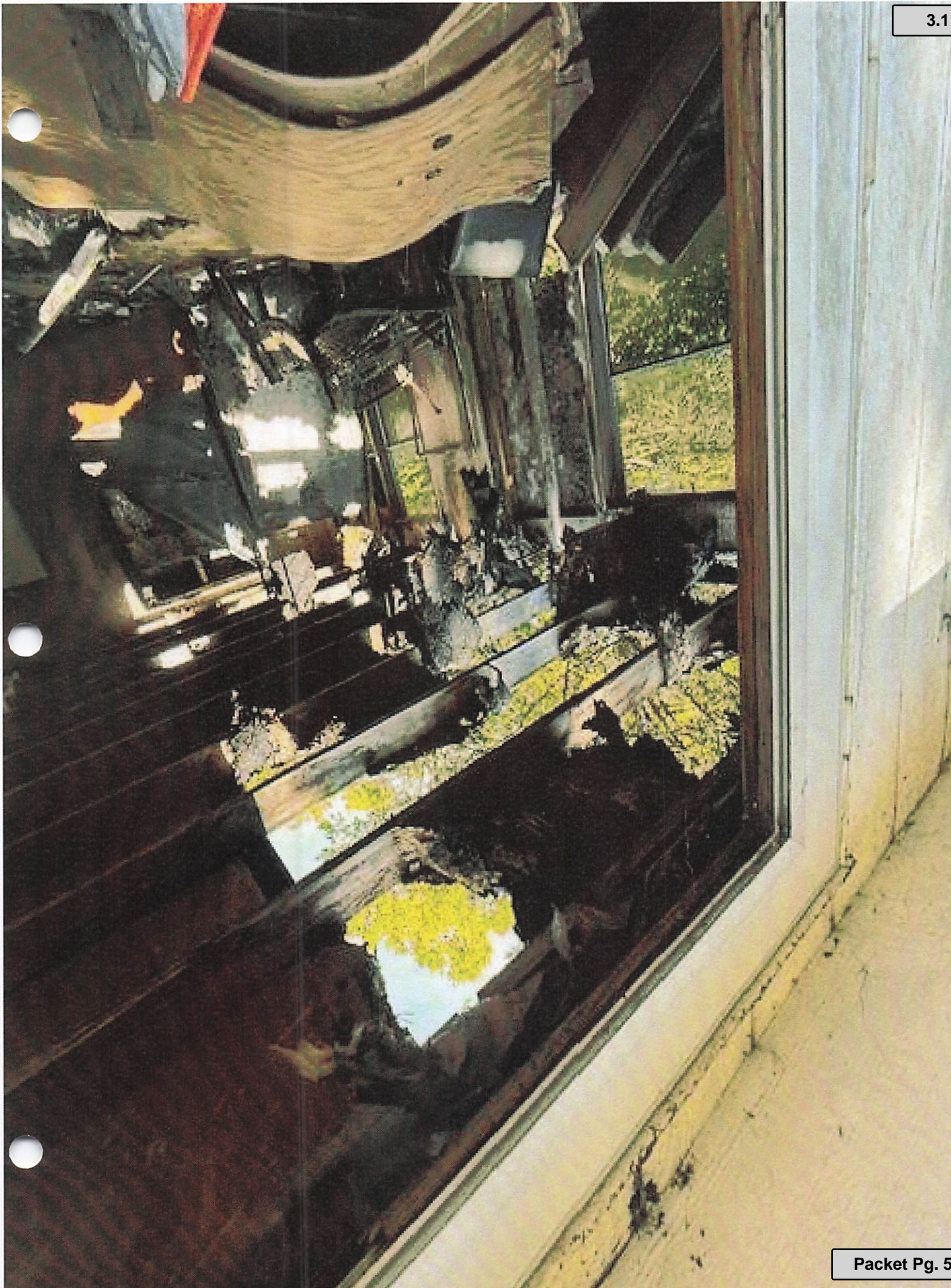
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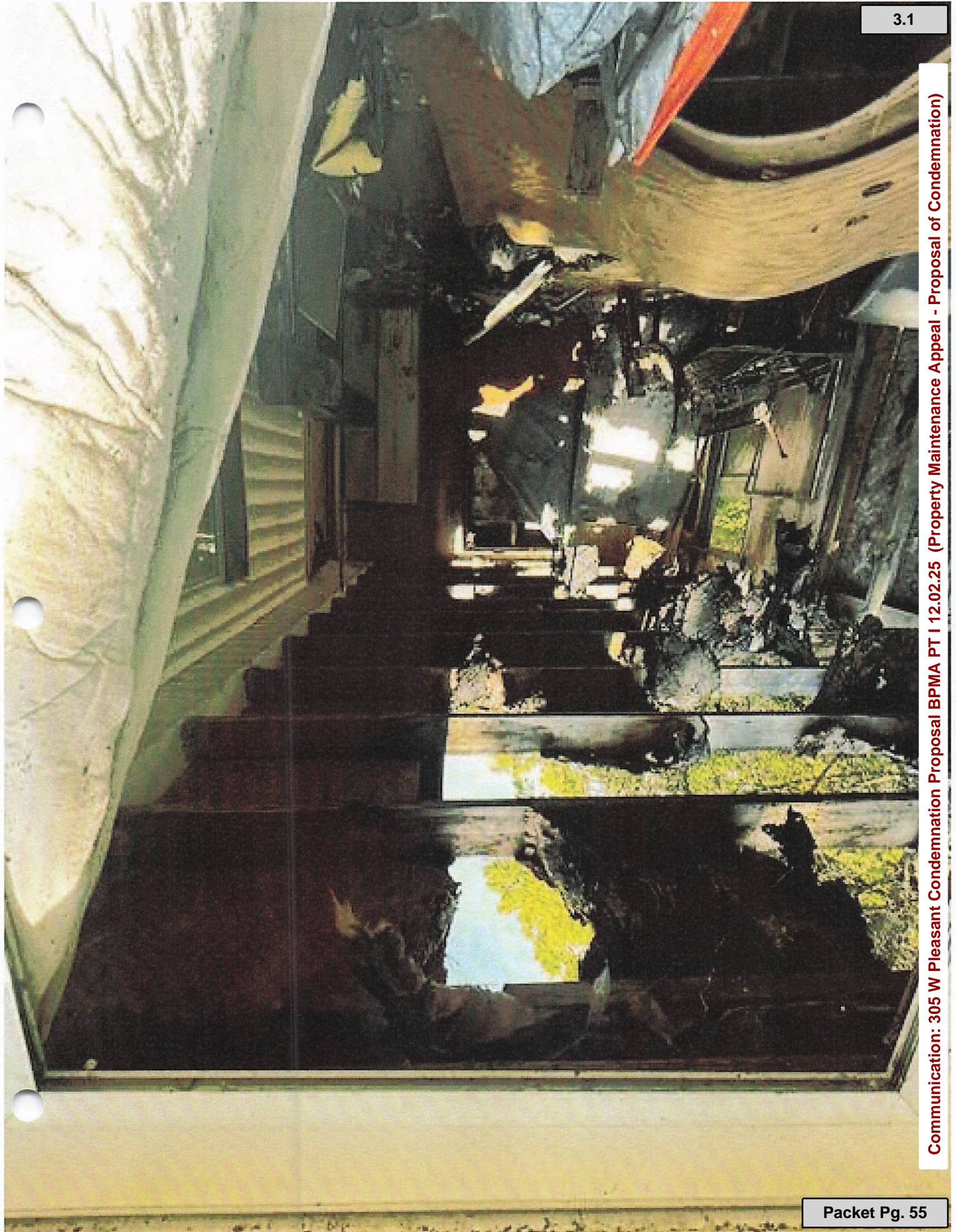
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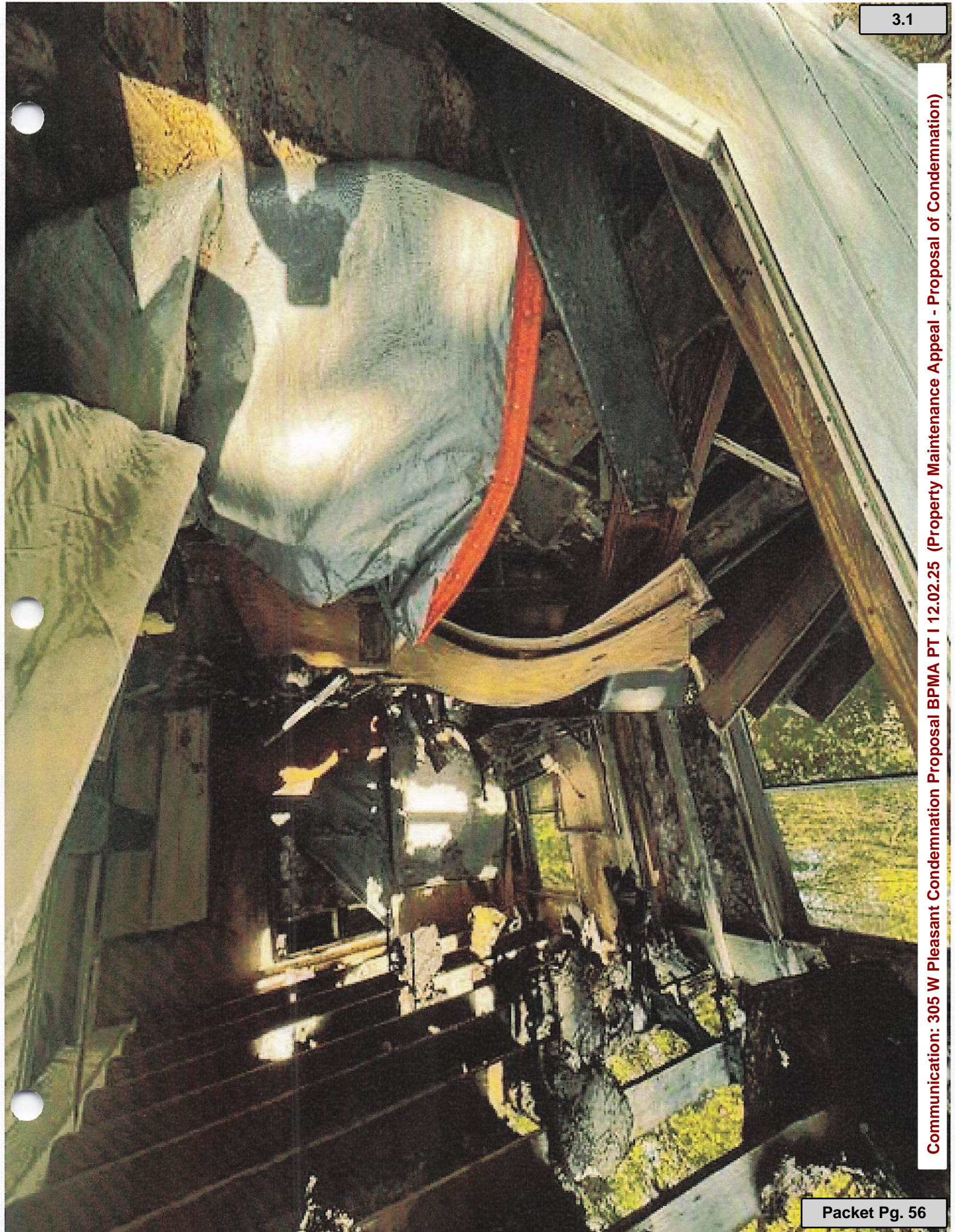
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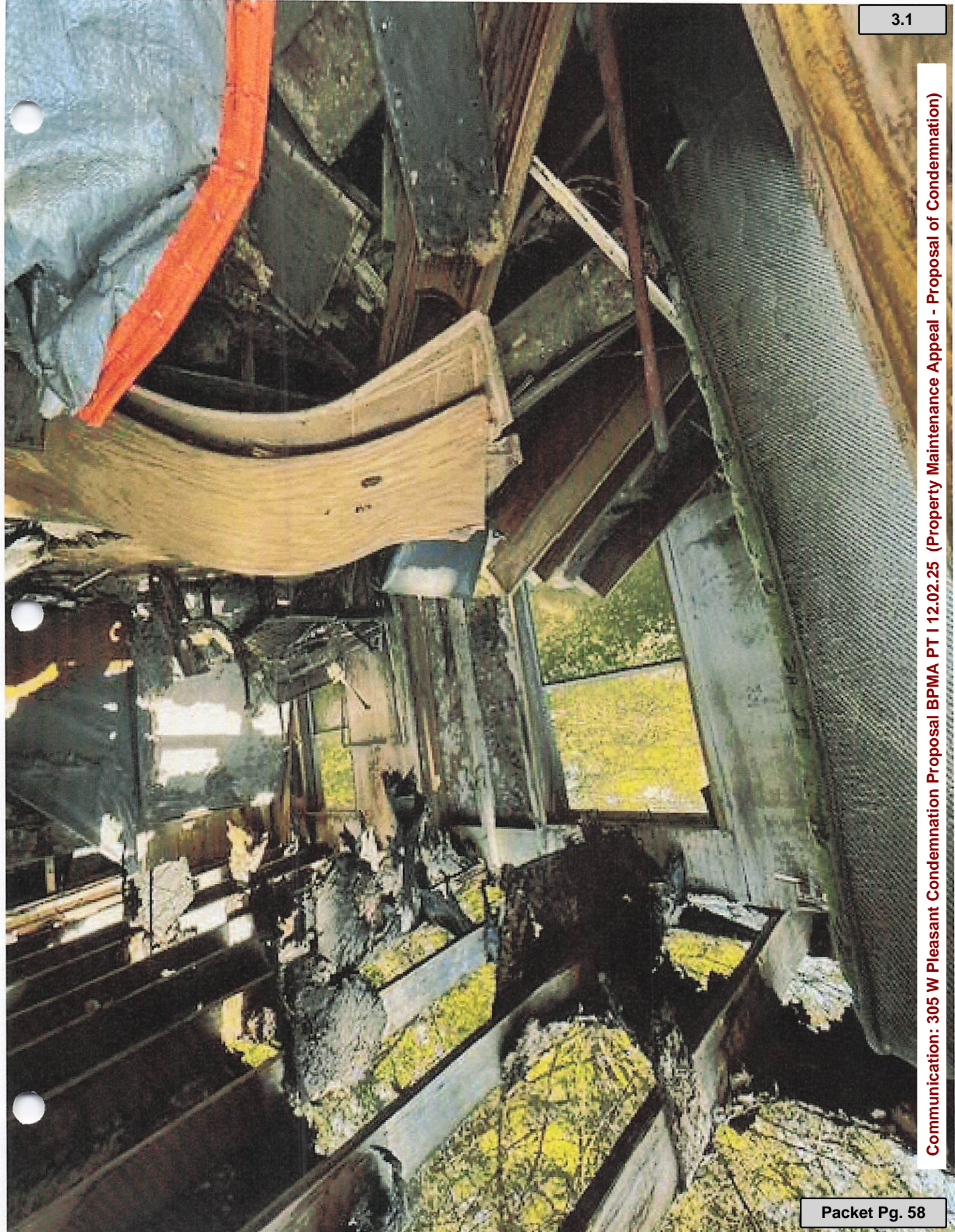


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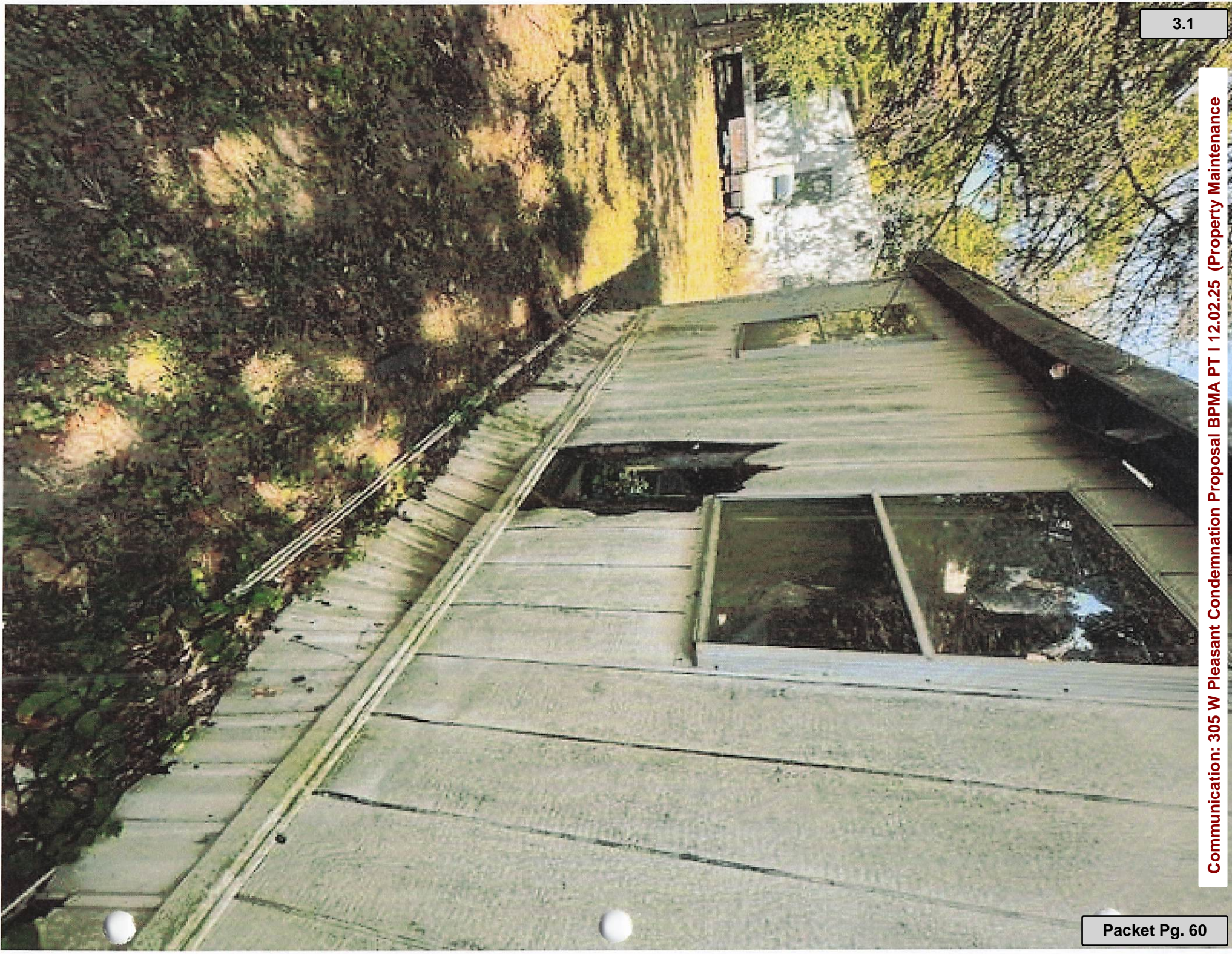




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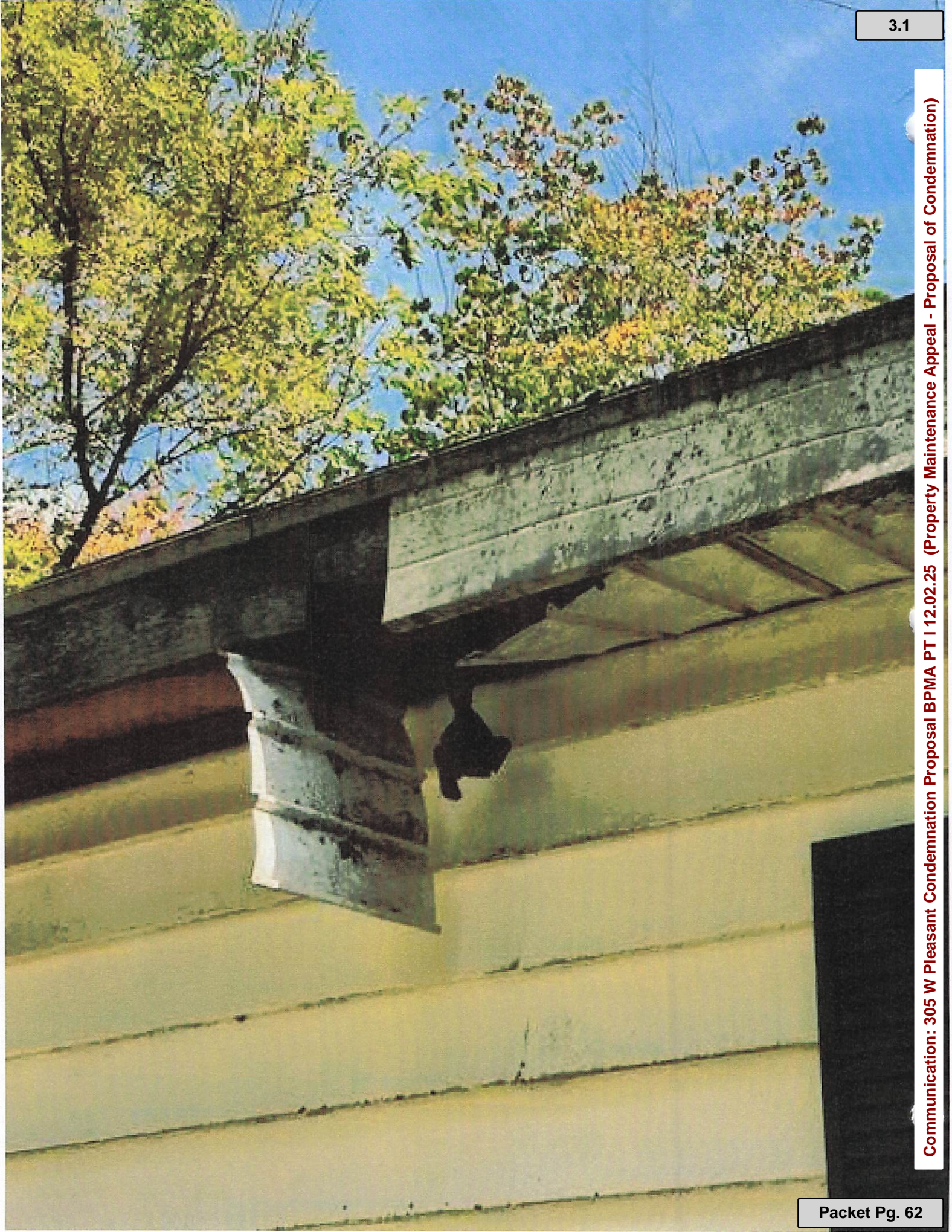


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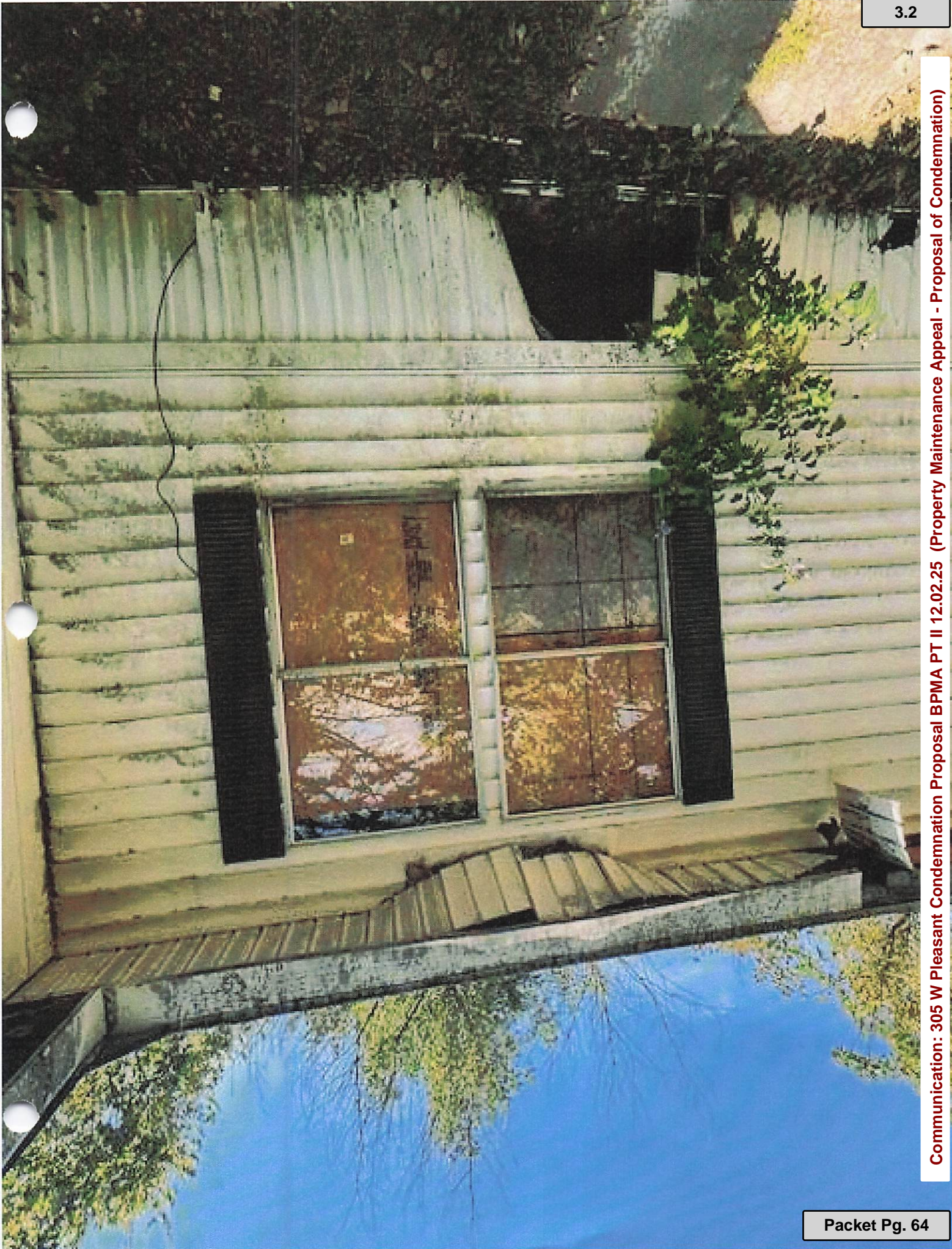


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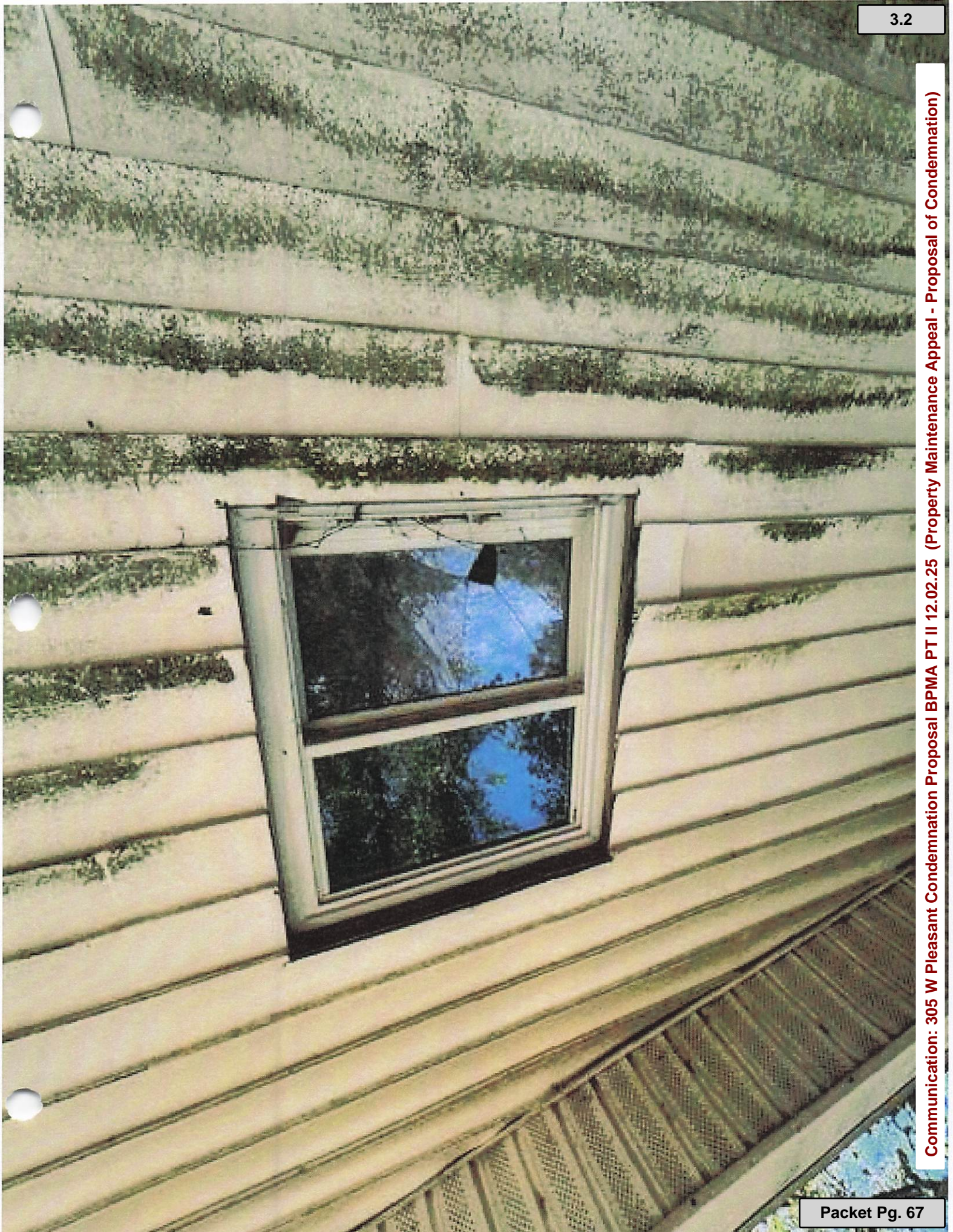
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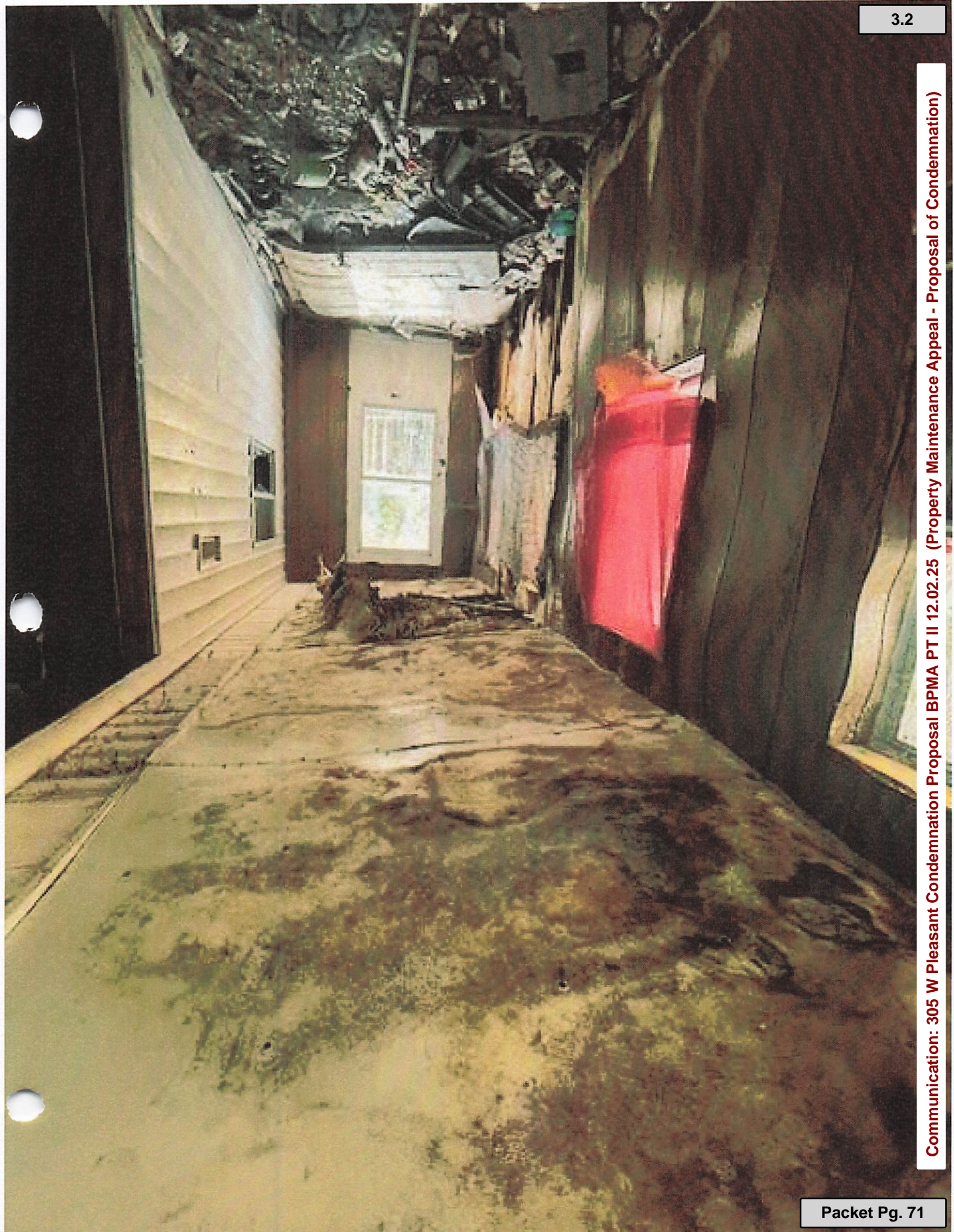




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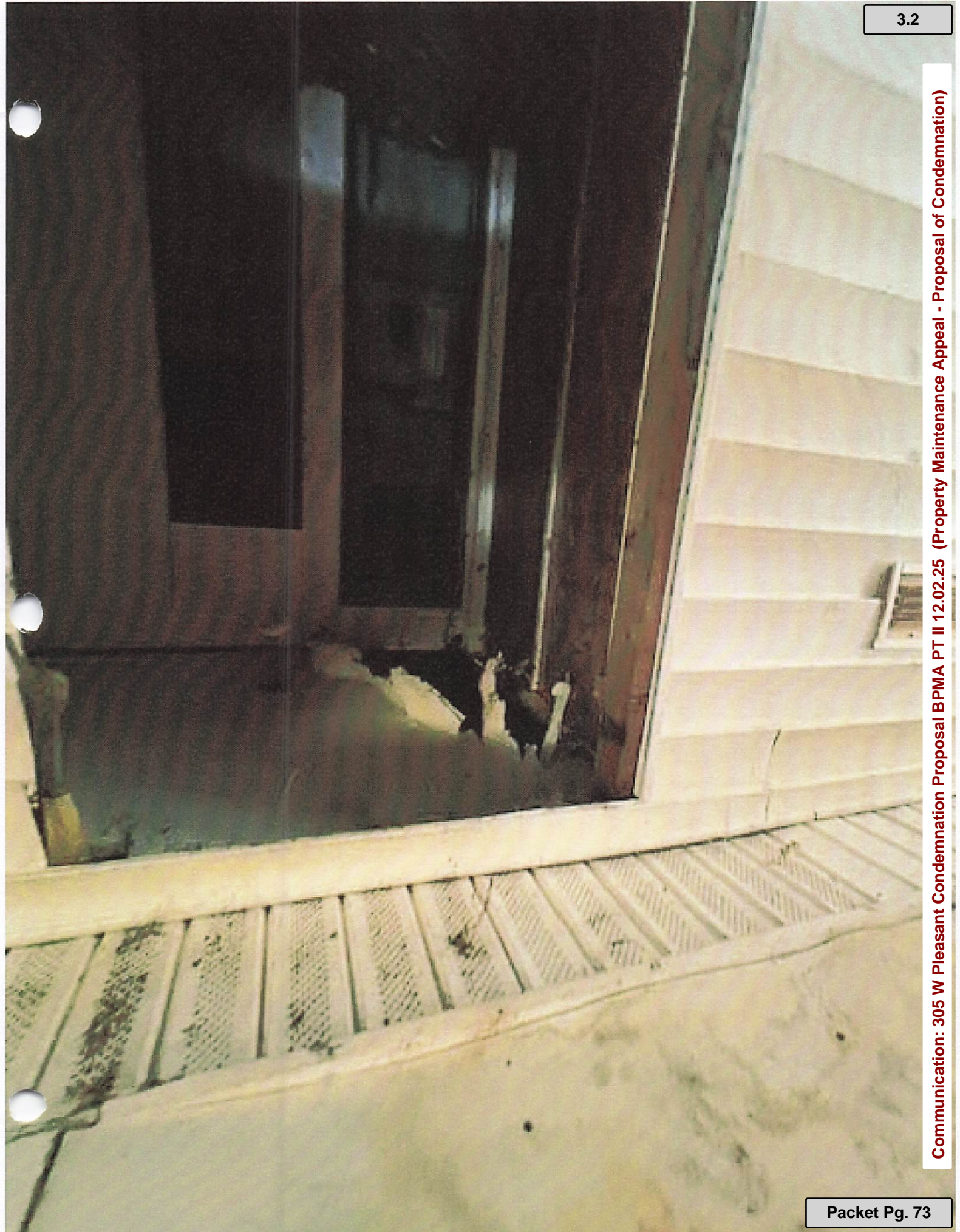


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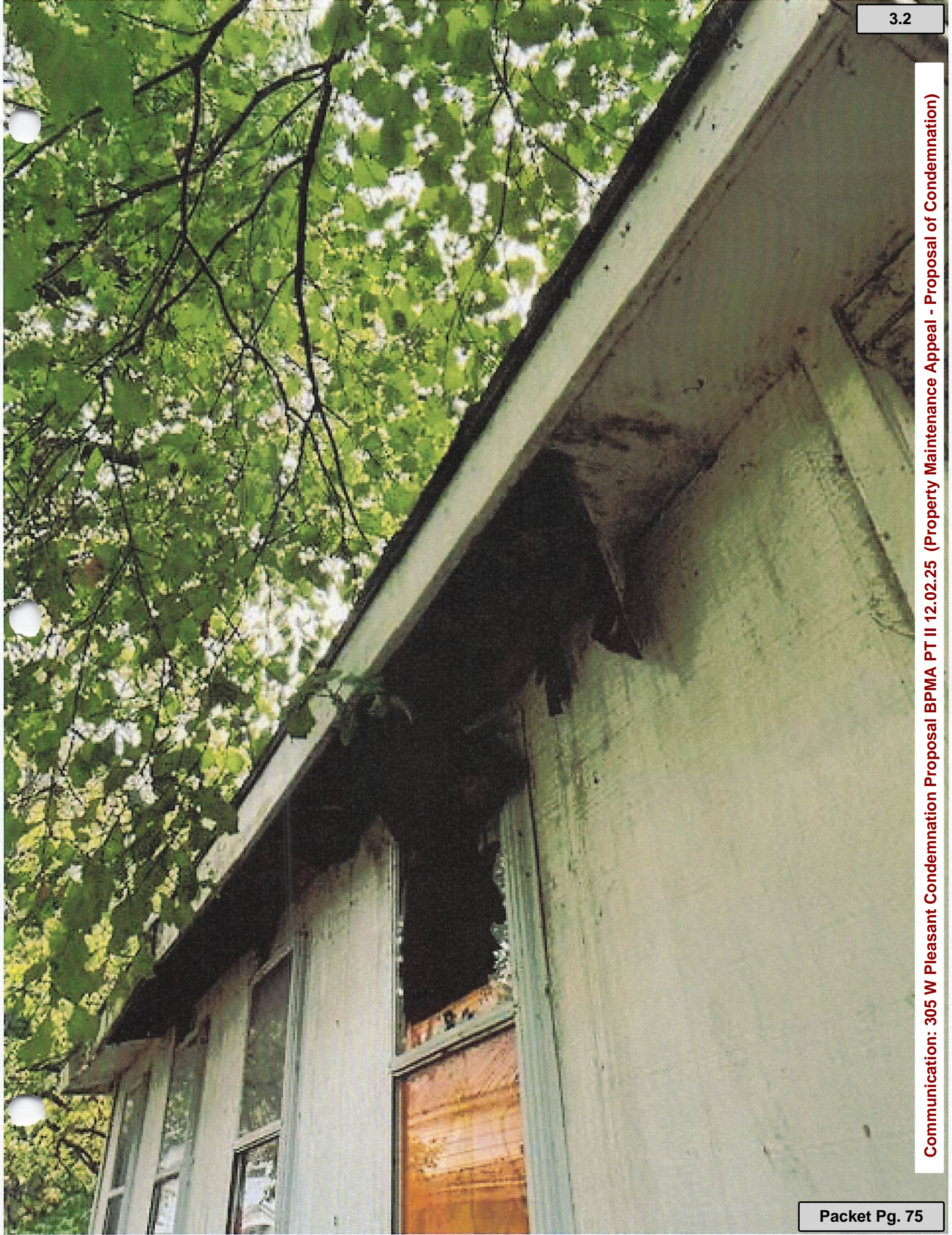


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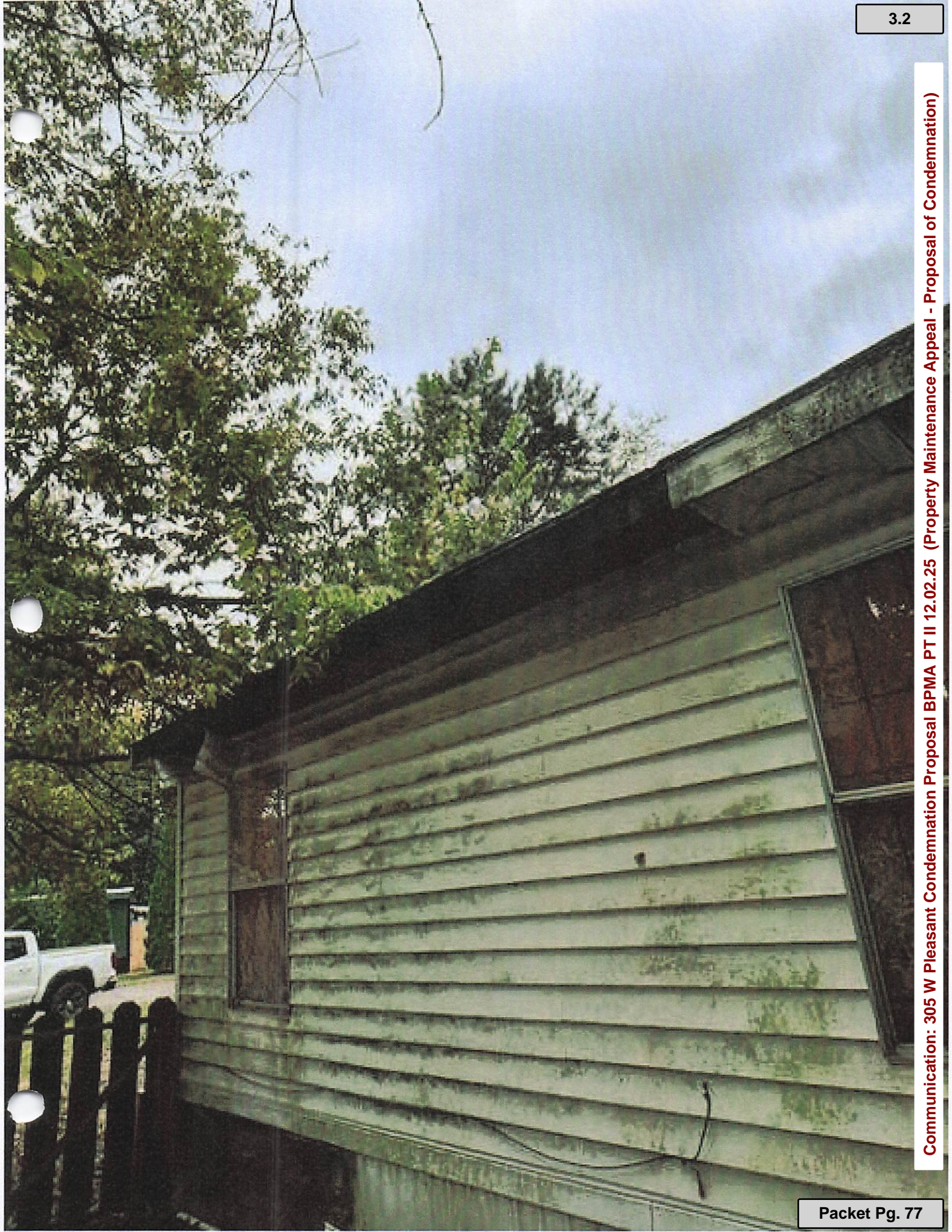
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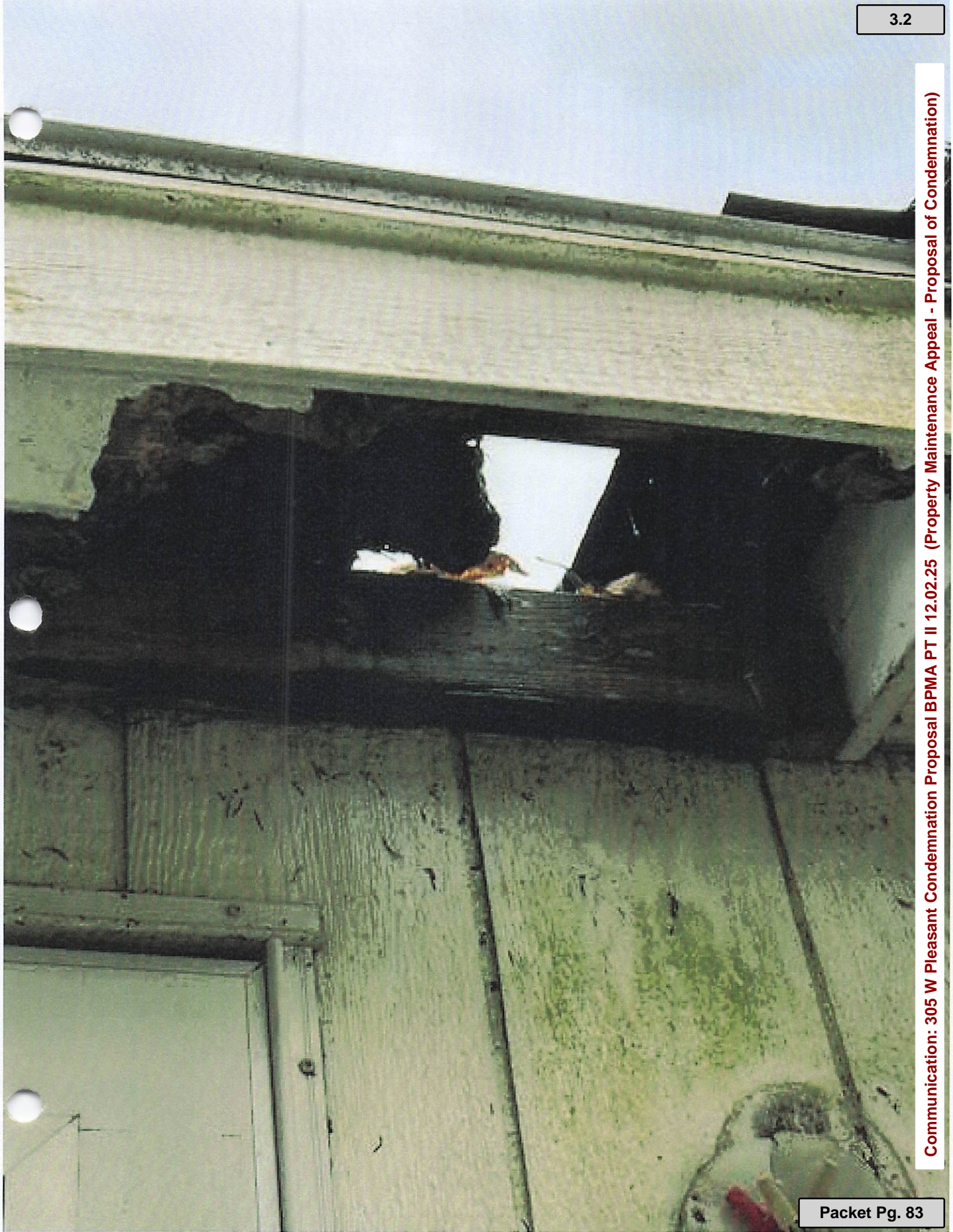




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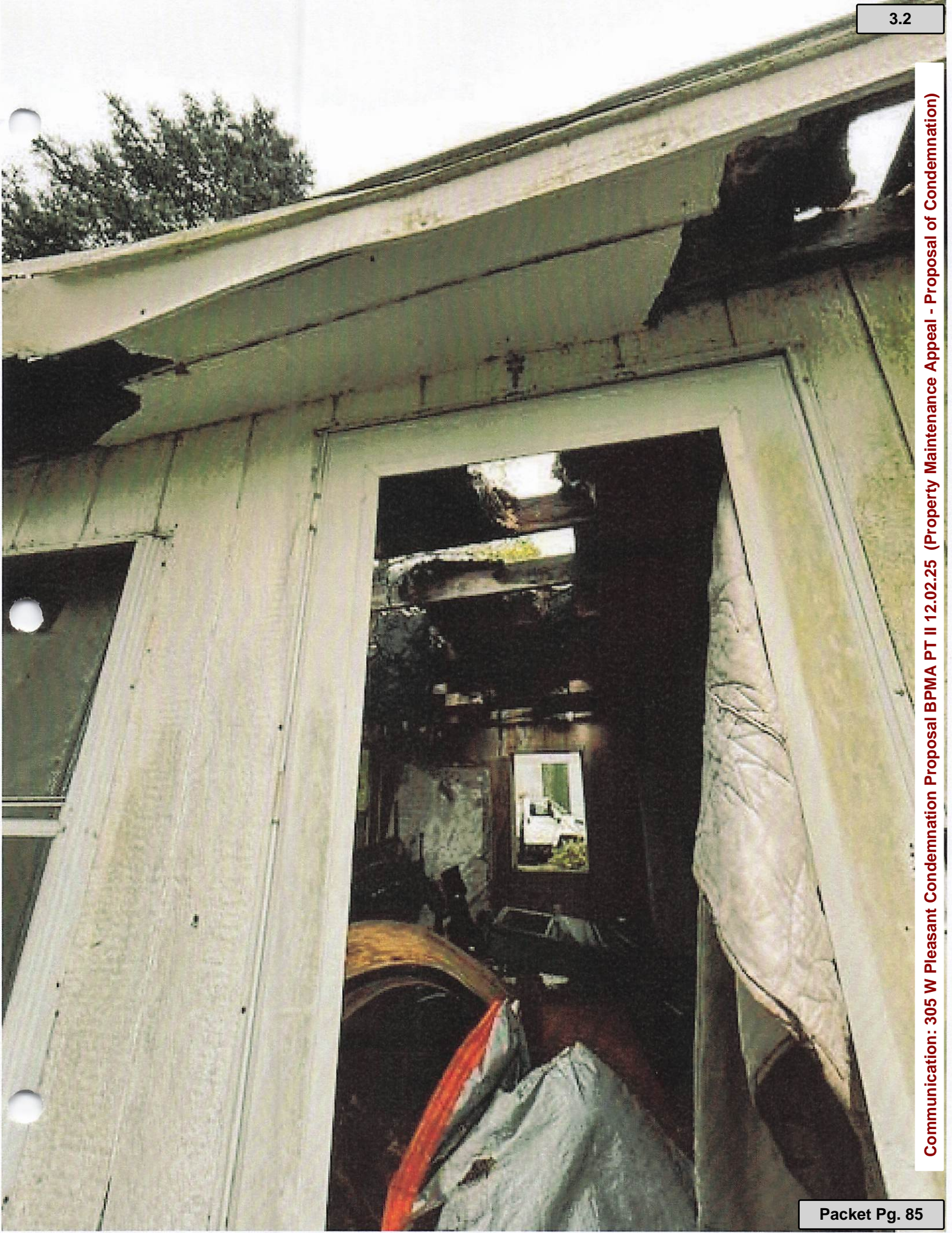


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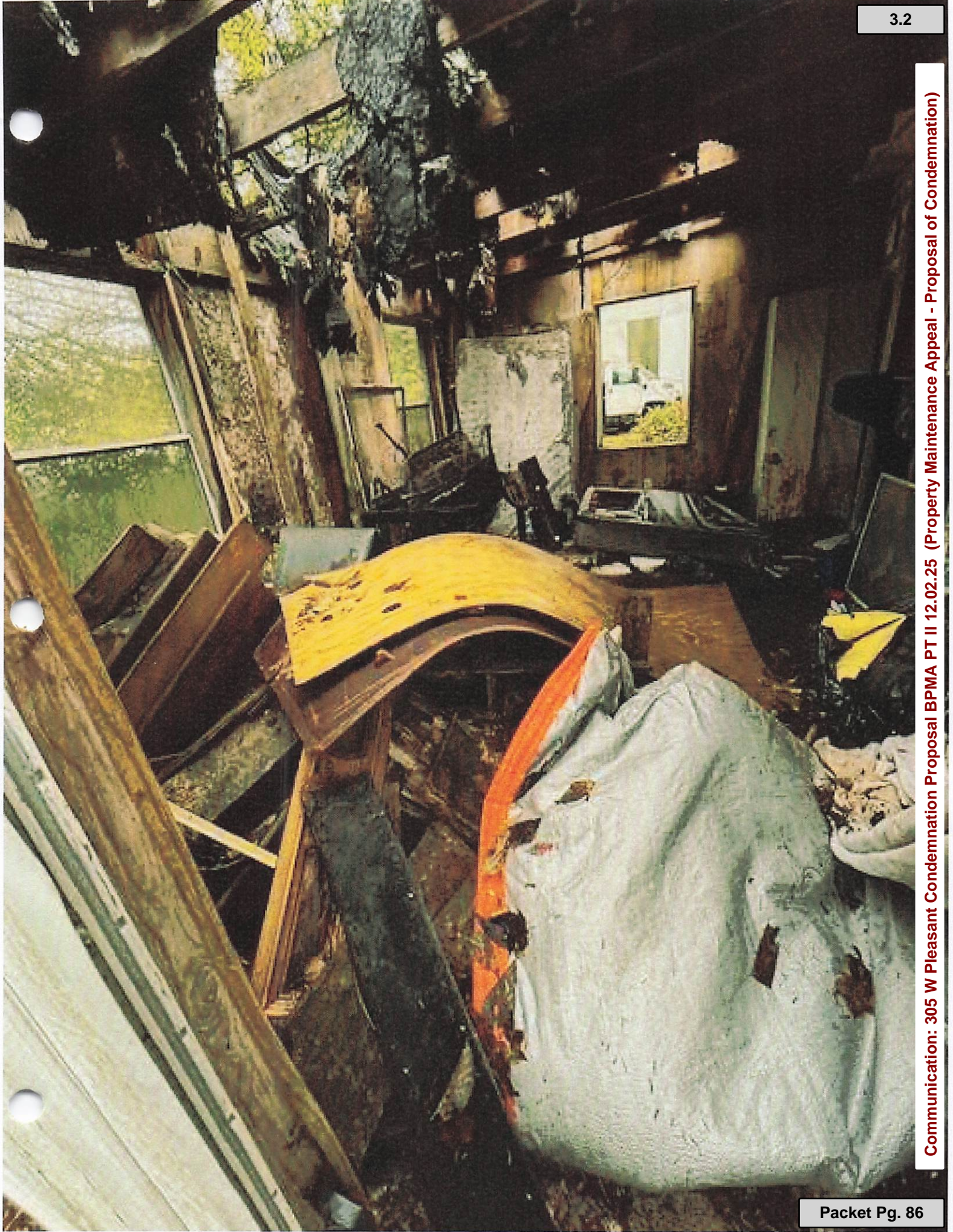




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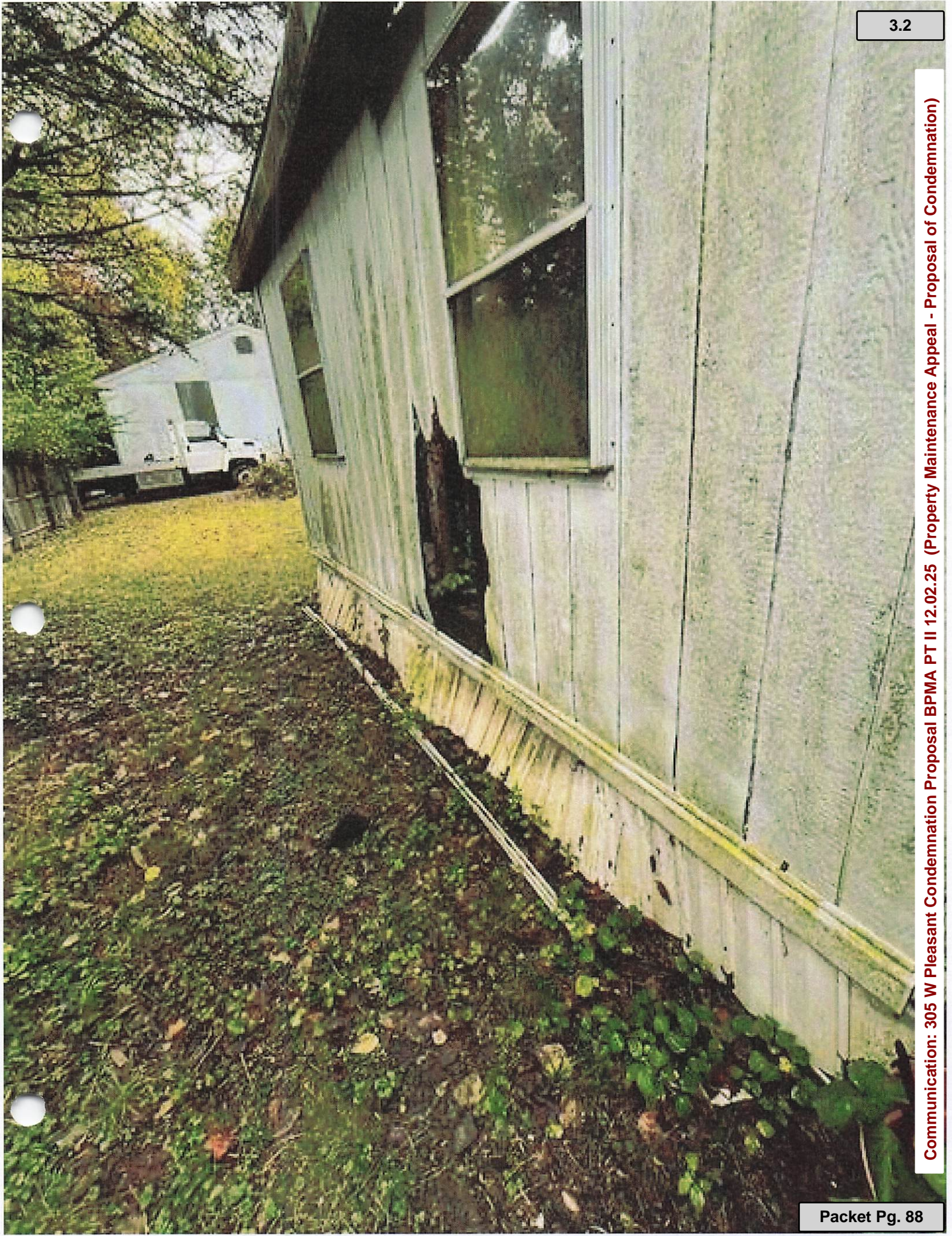
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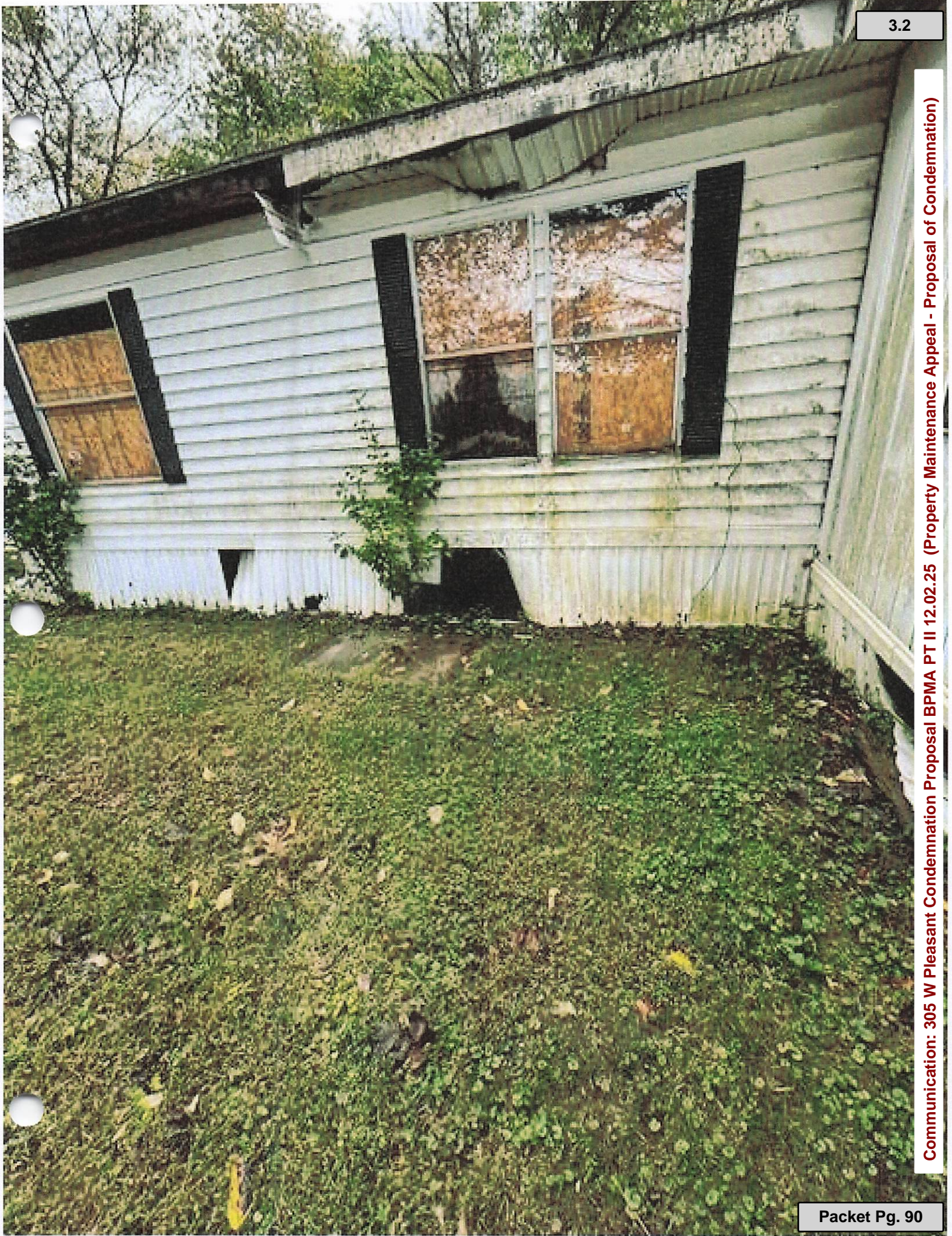


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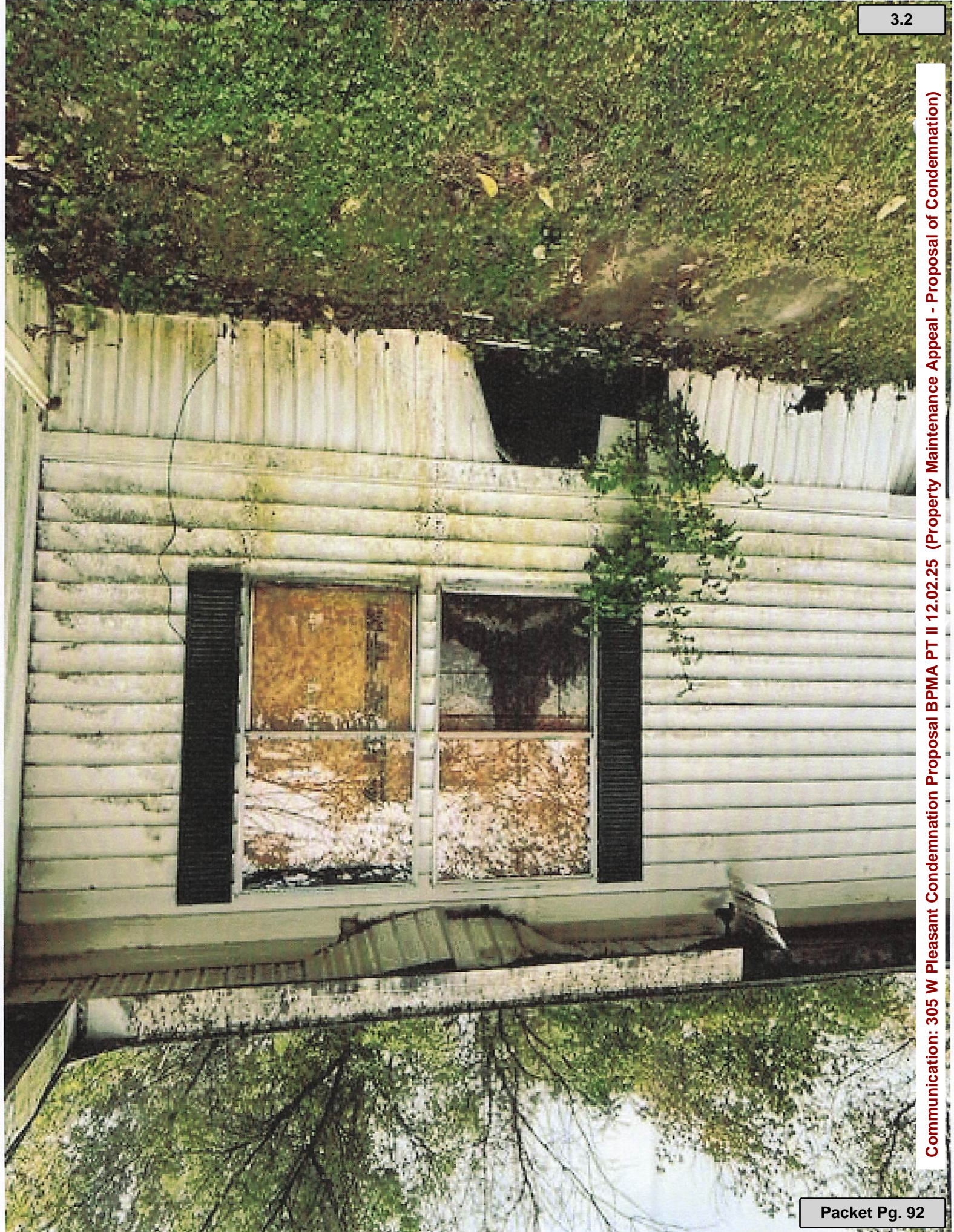




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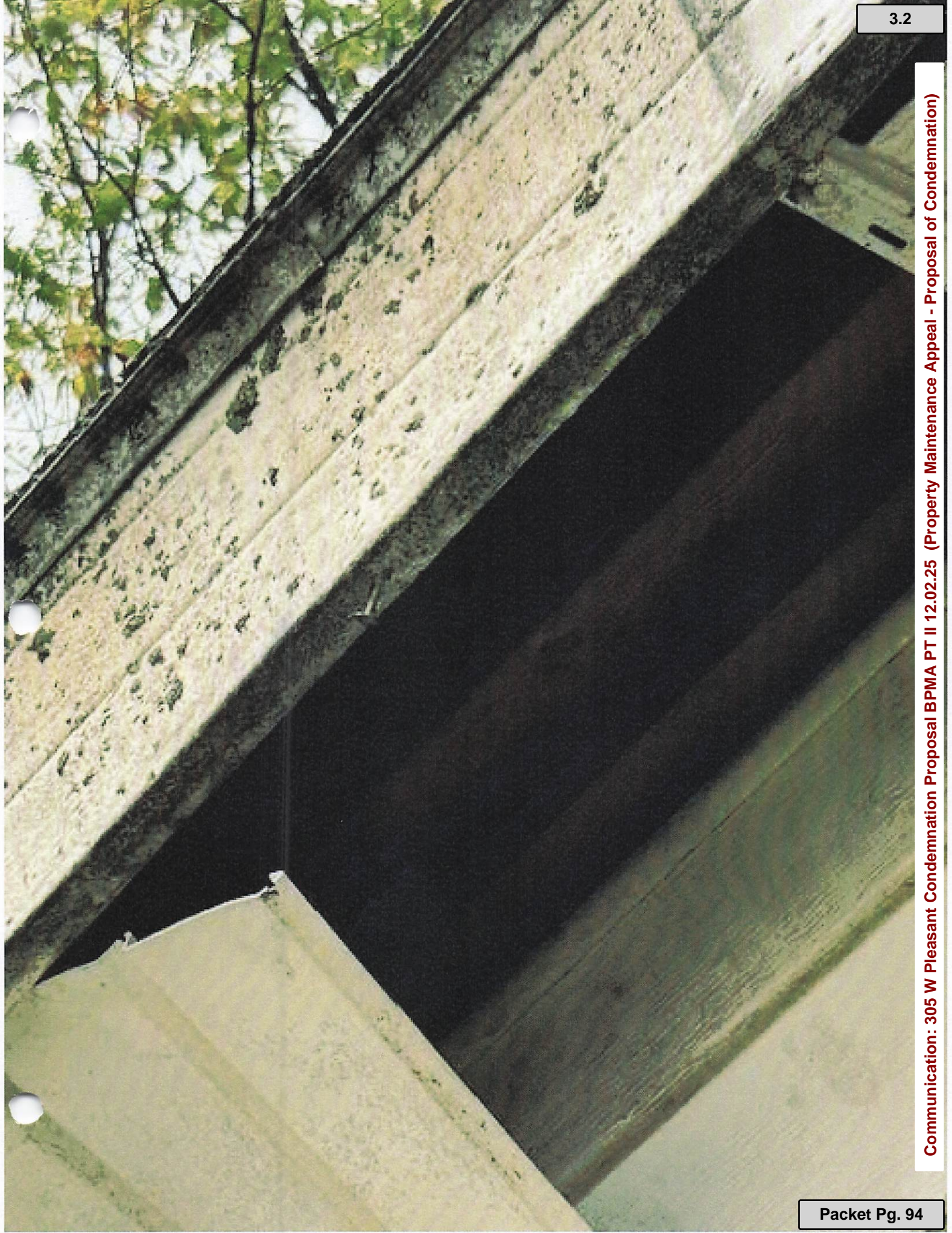
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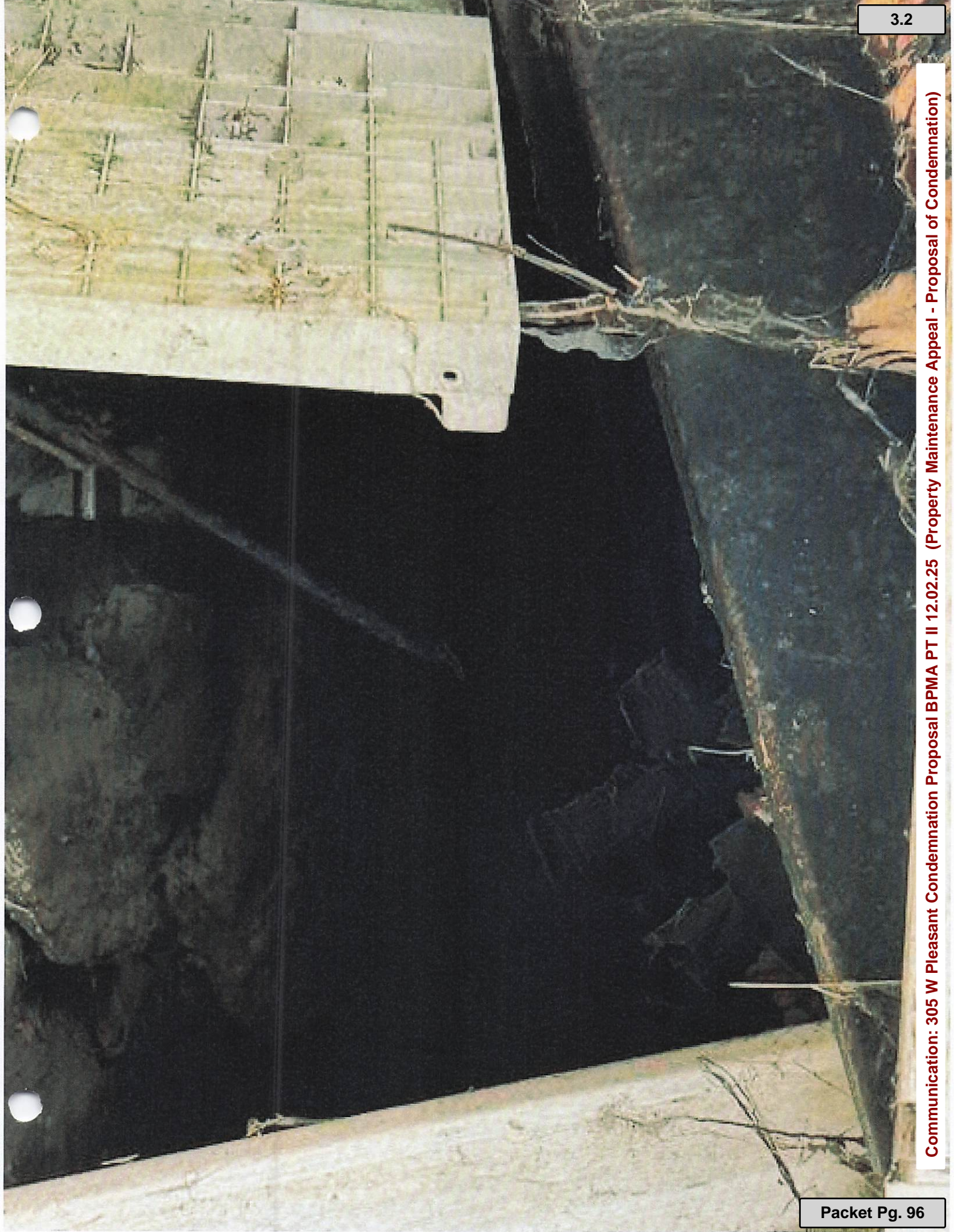
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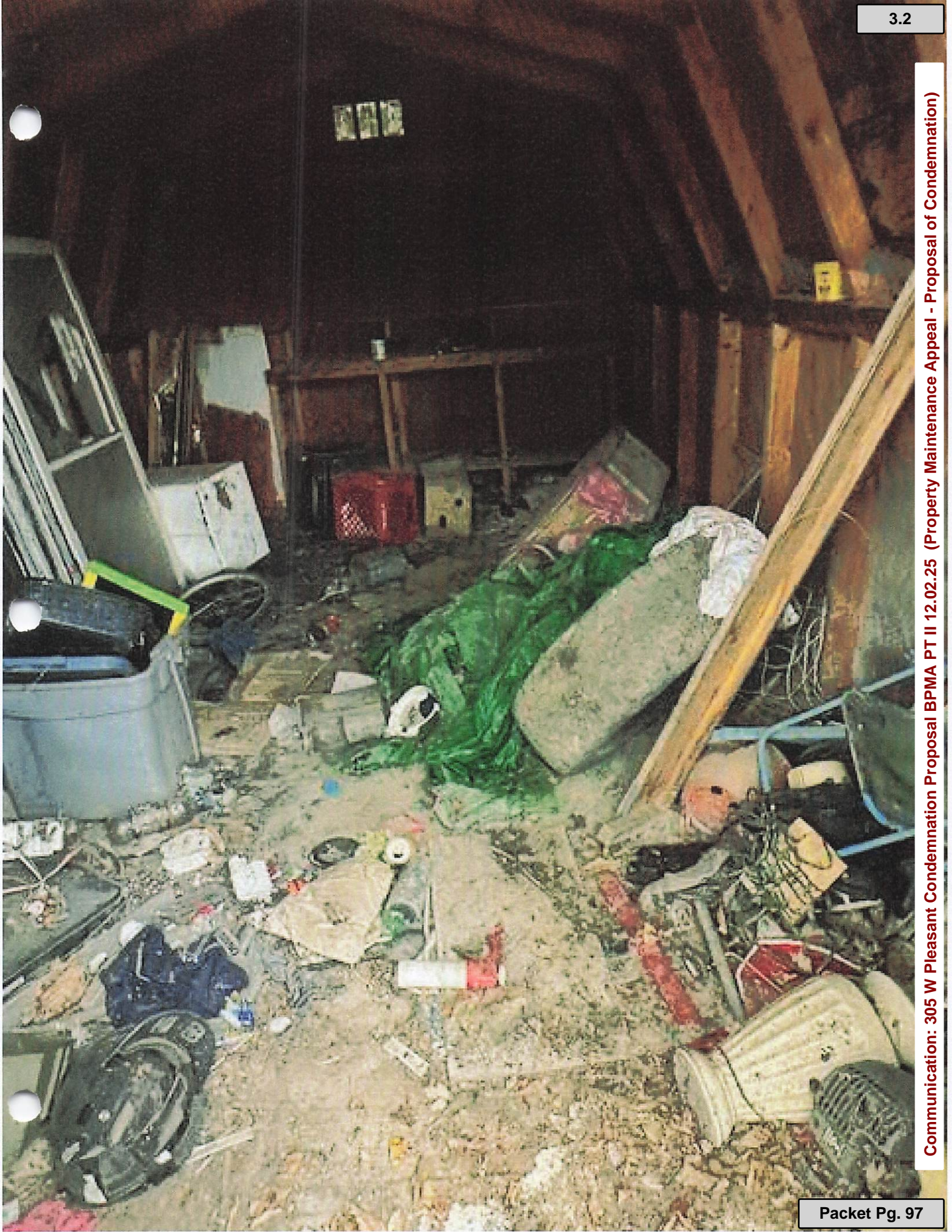


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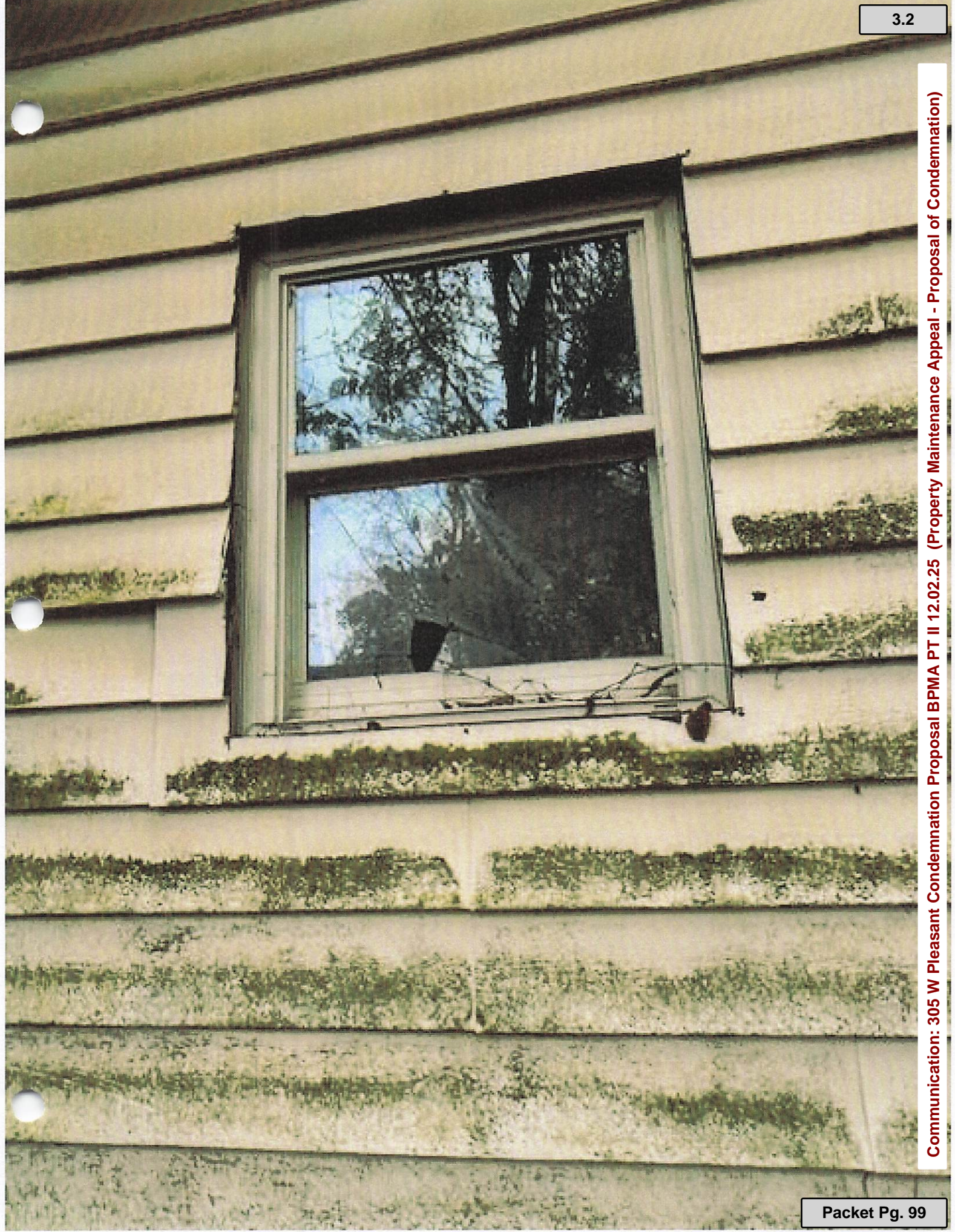




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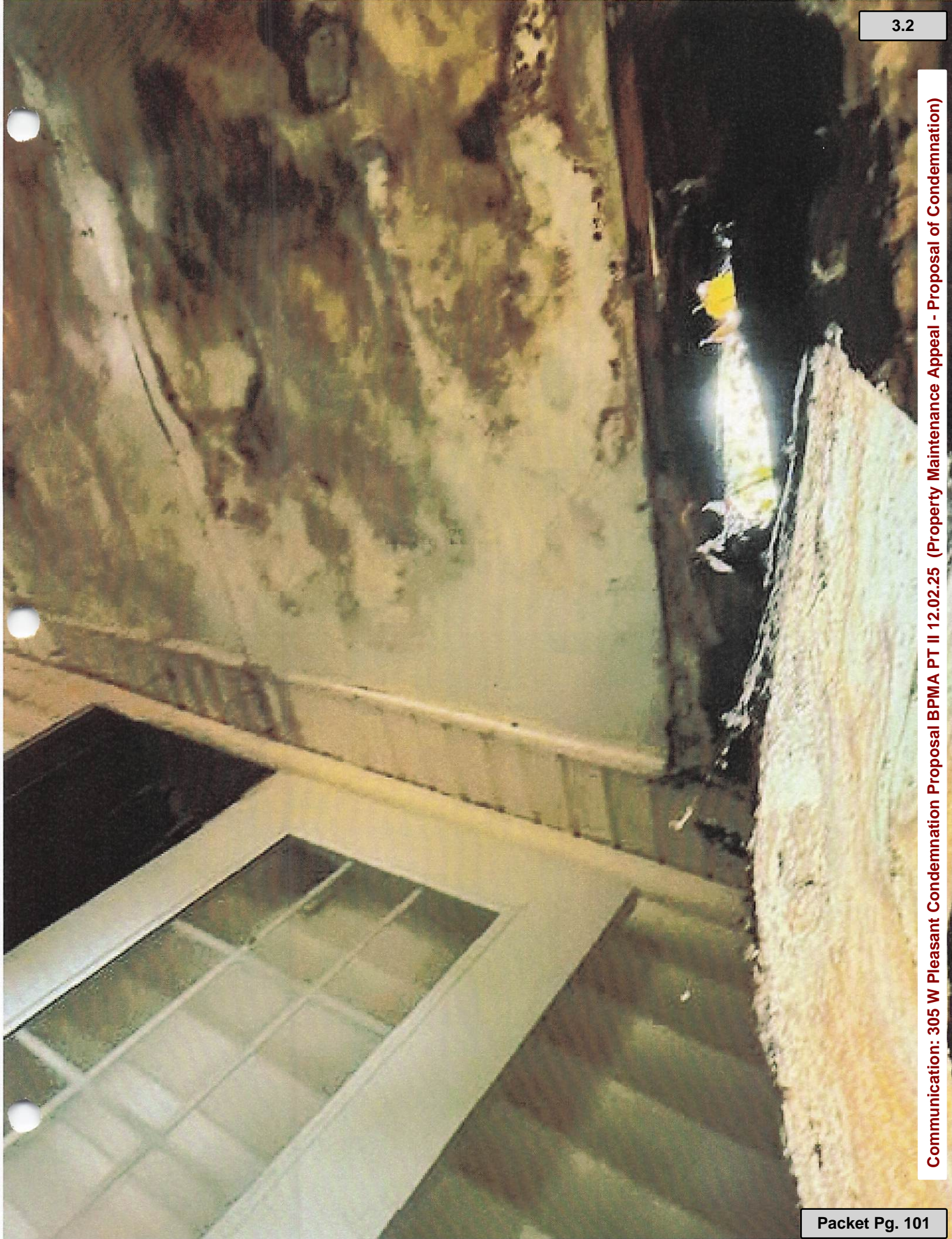


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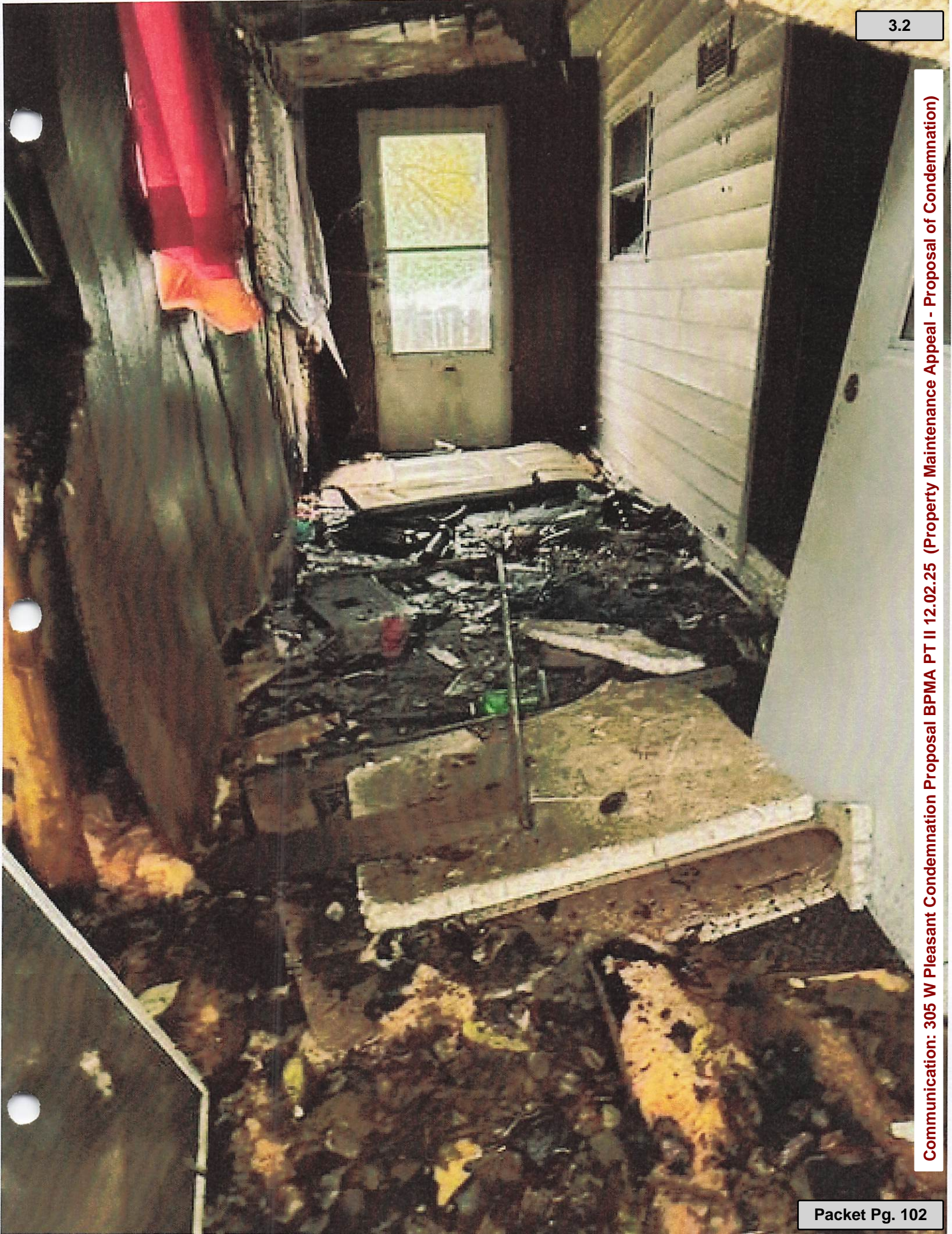


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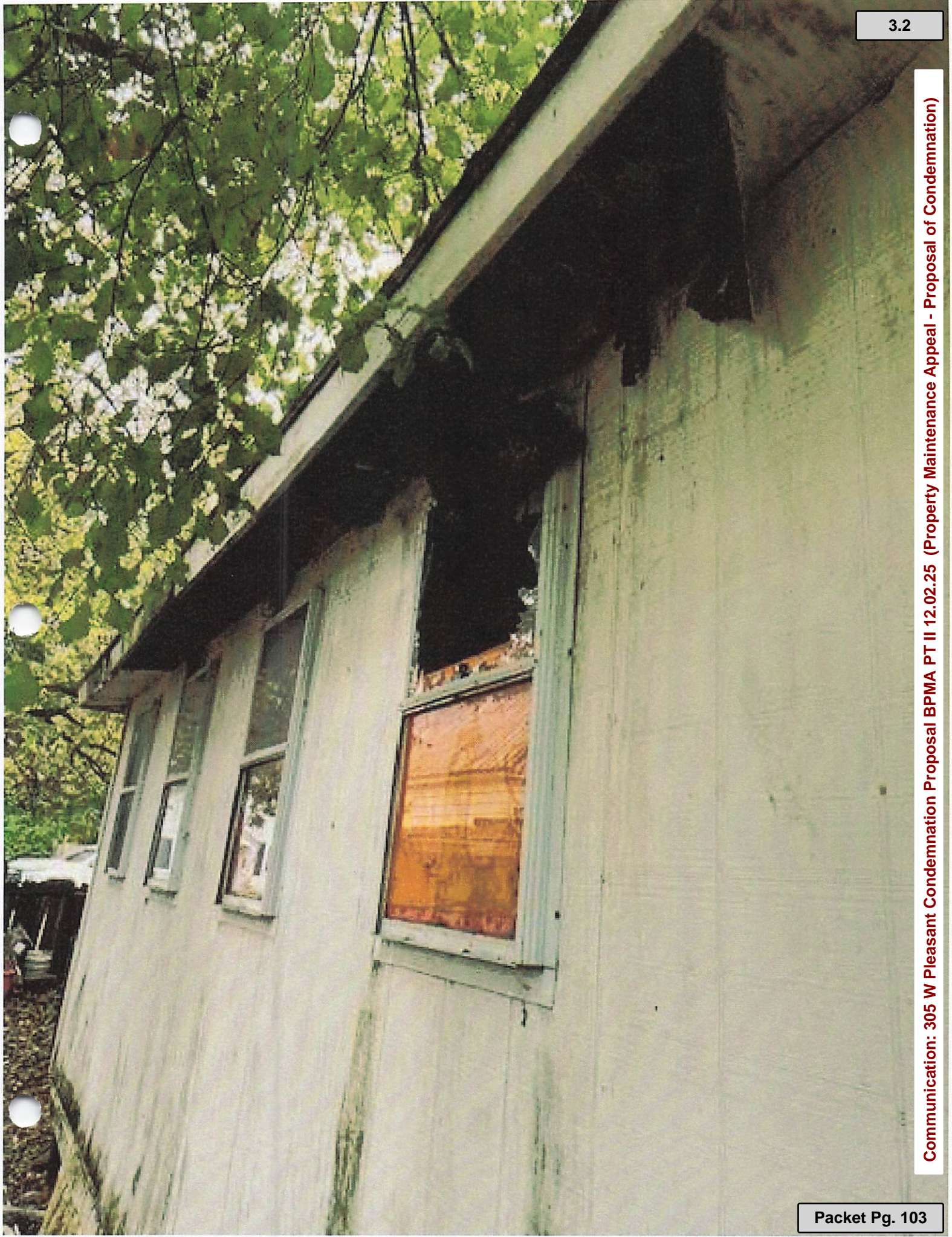




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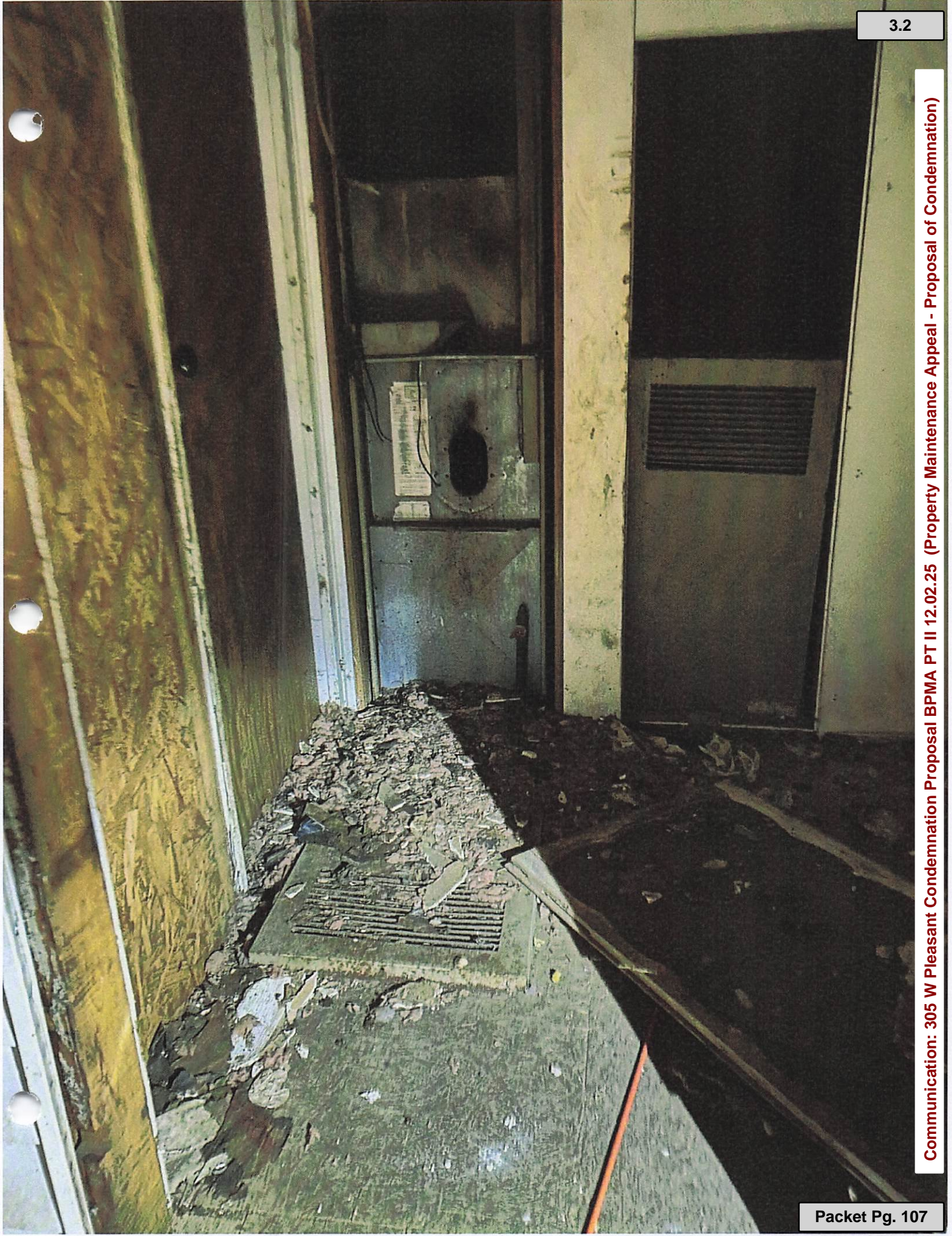
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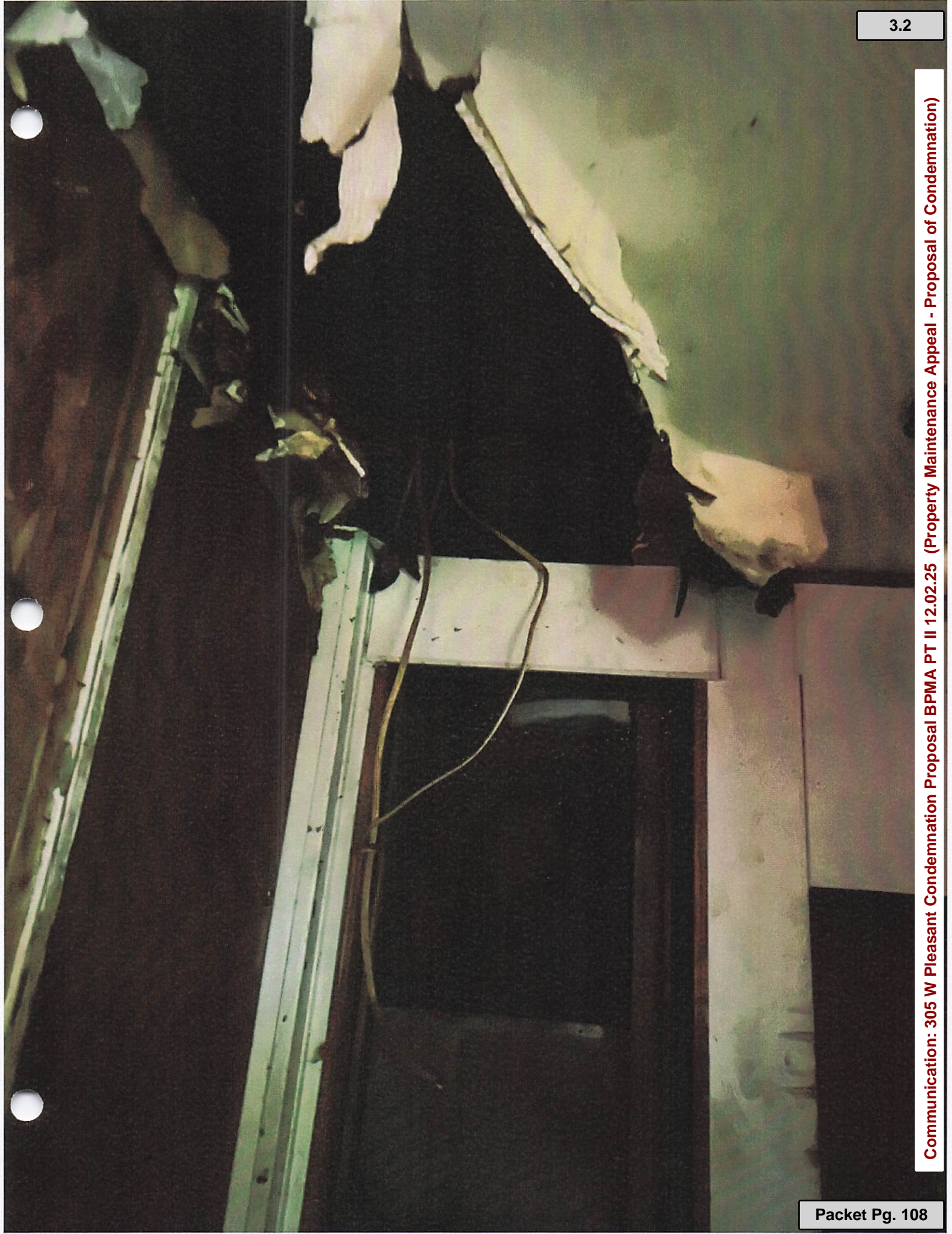
Search Warrant
Pictures
10-24-2025

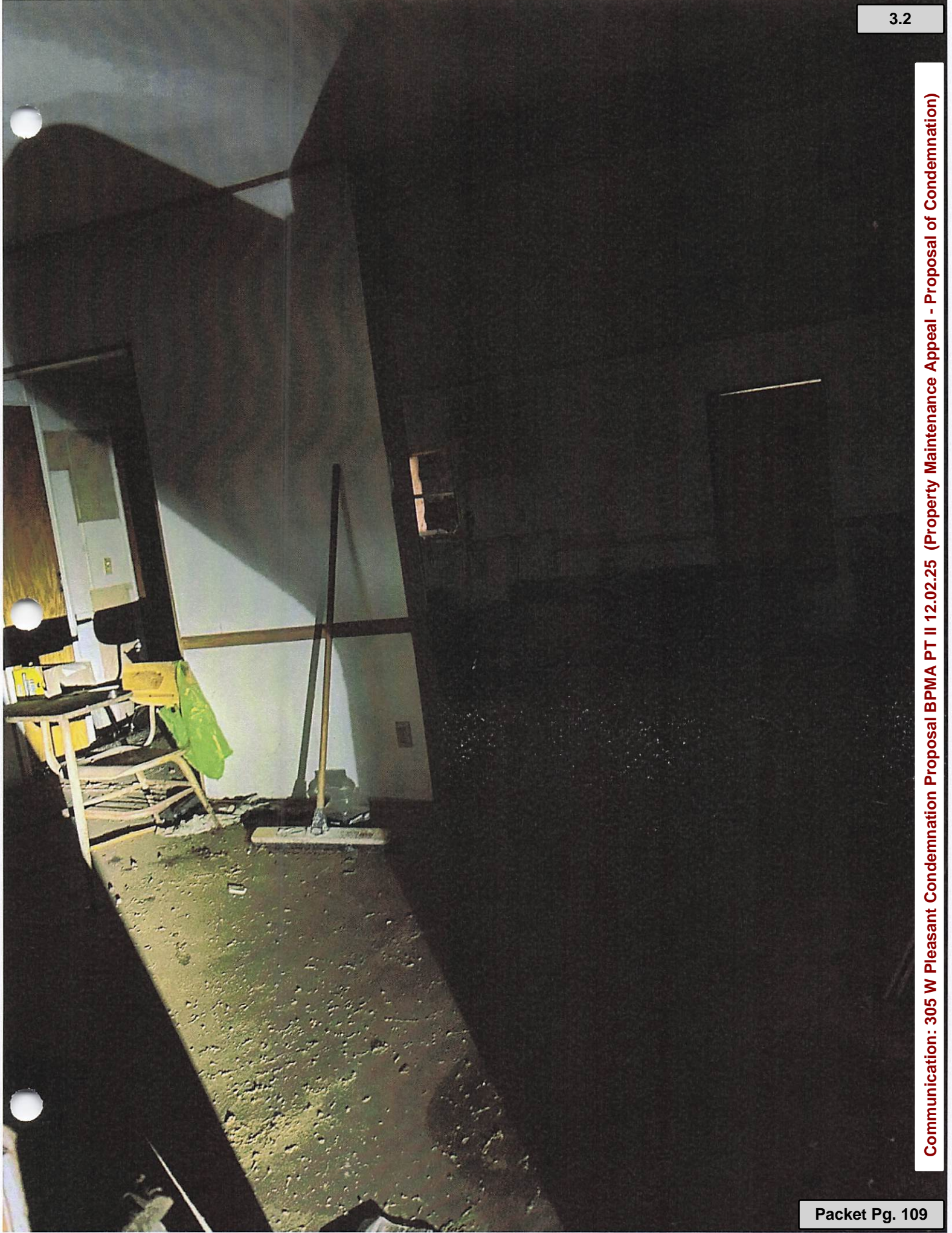




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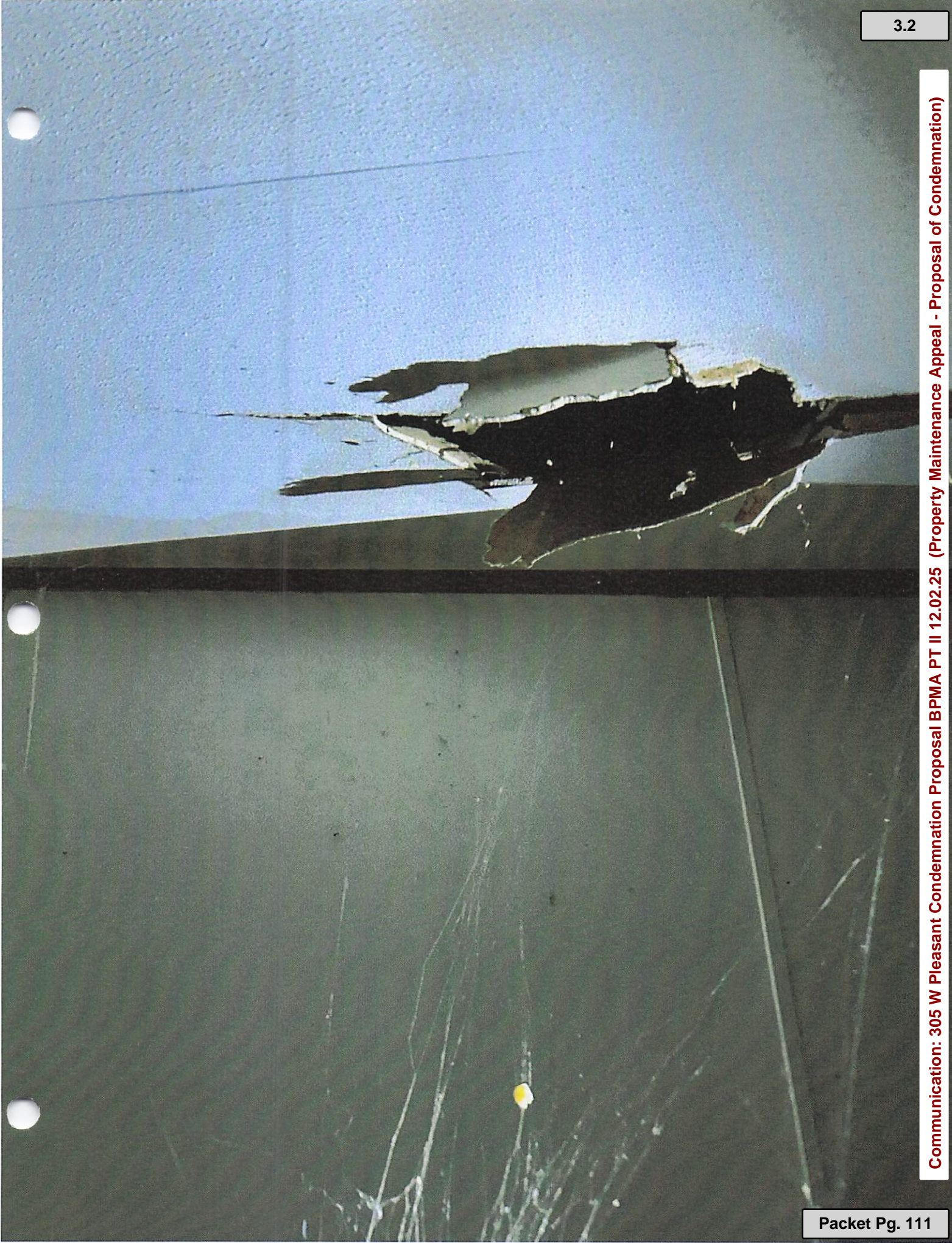




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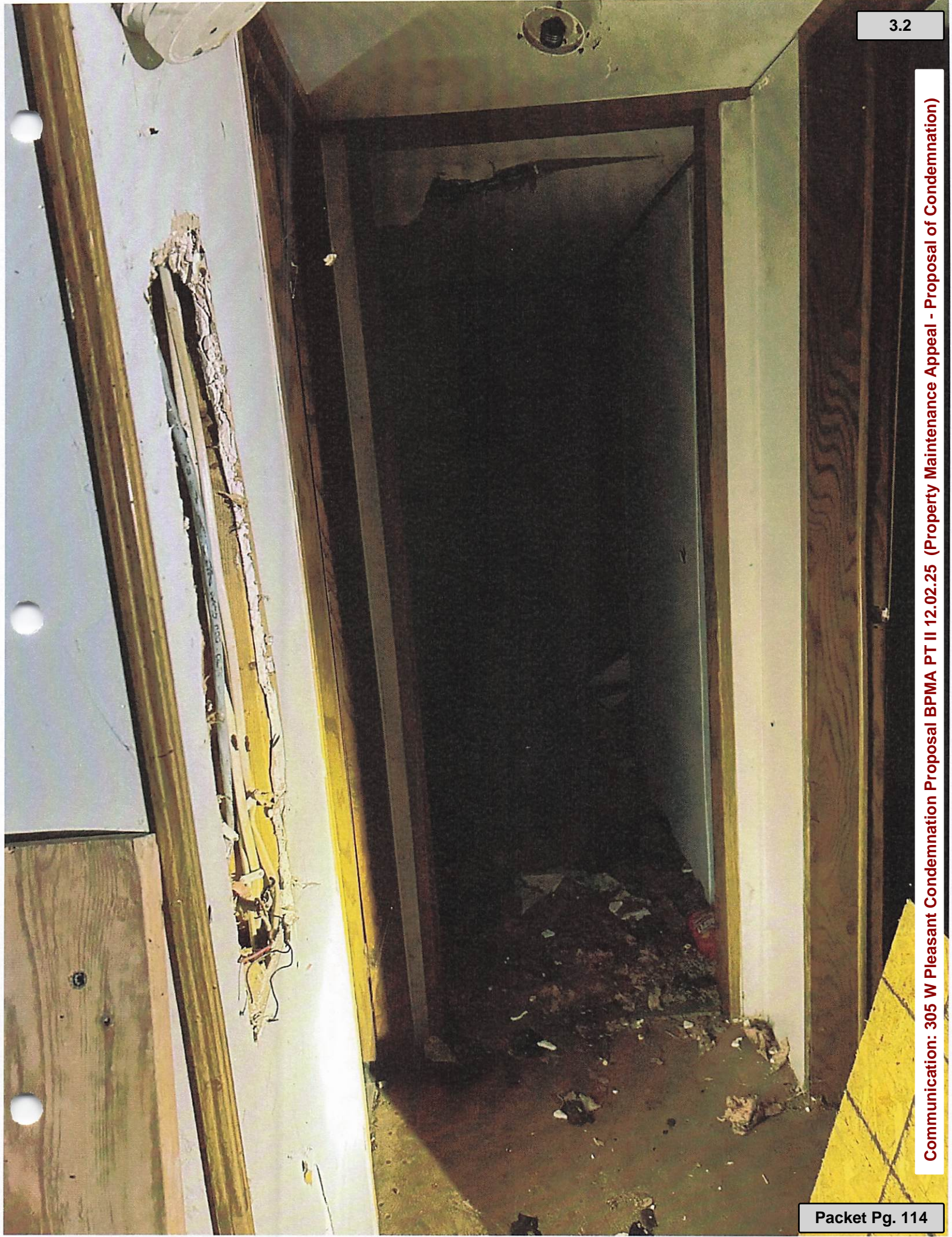


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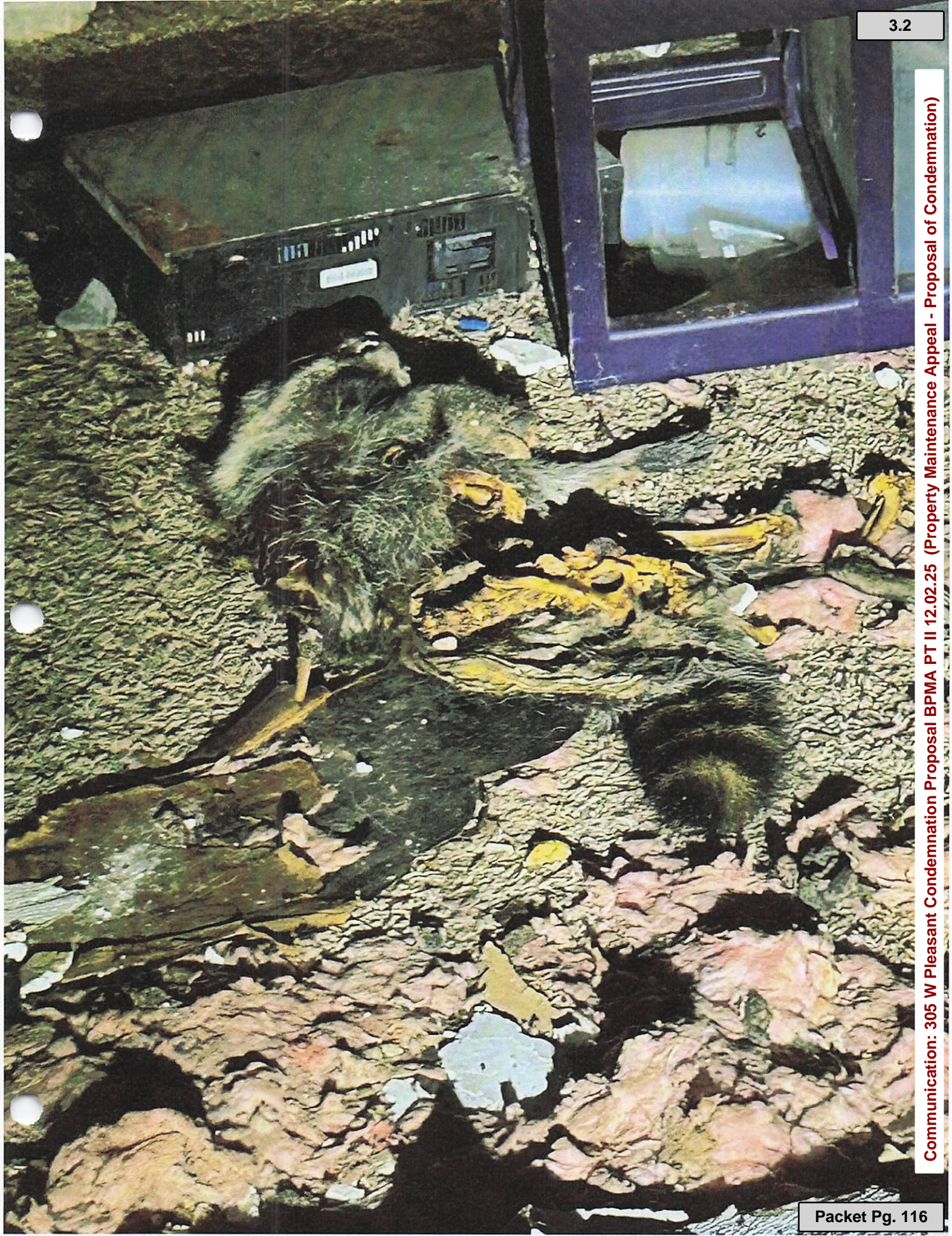
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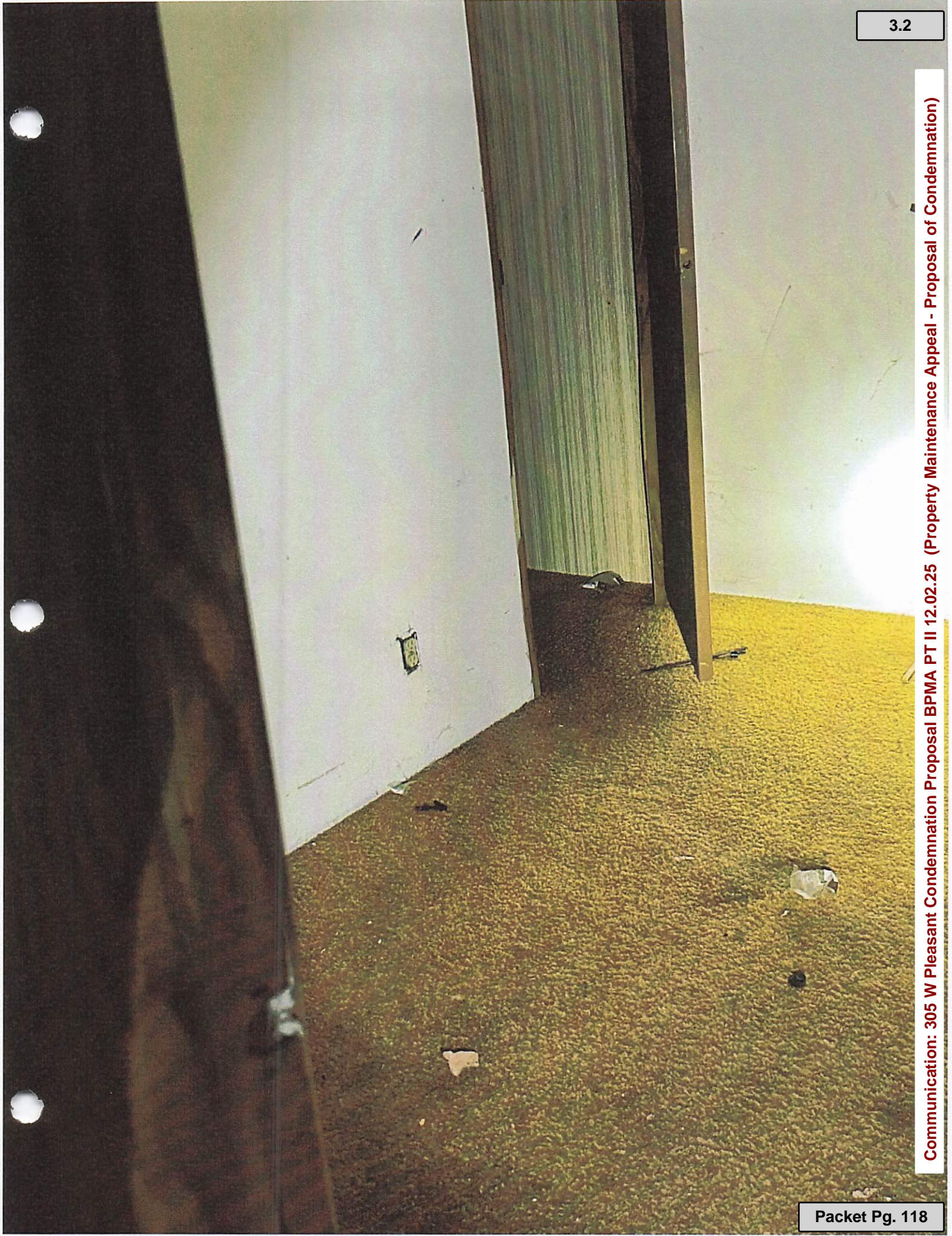


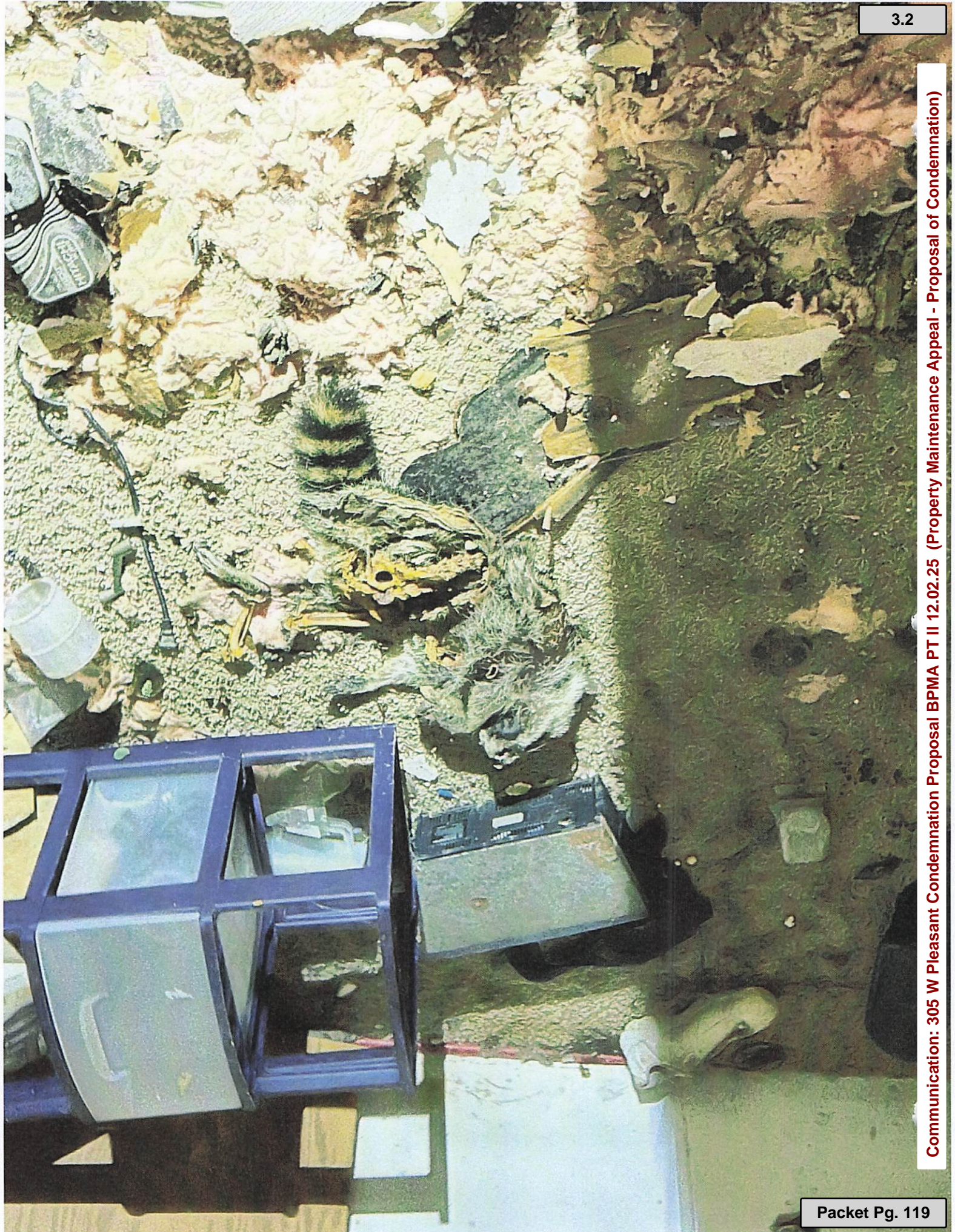
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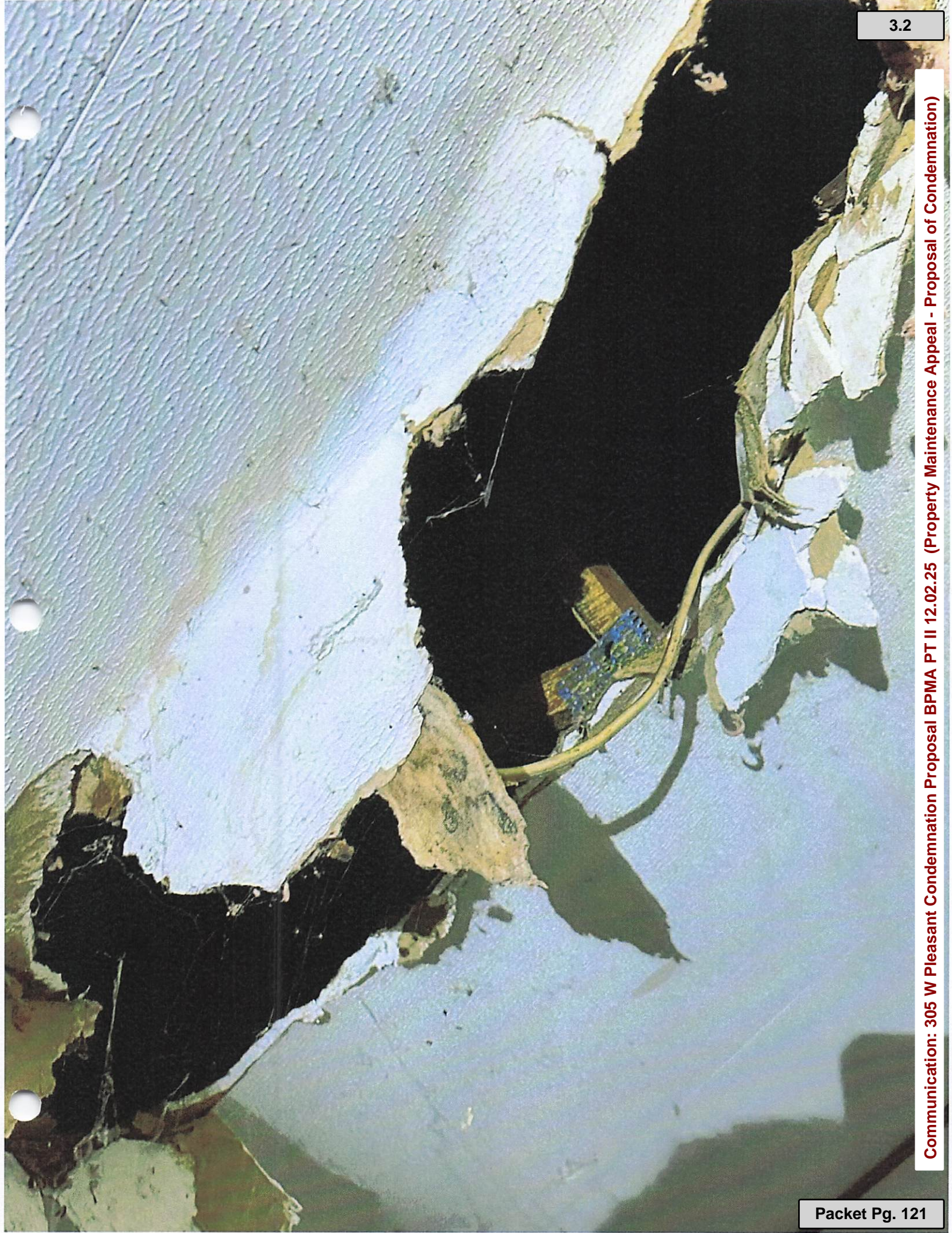


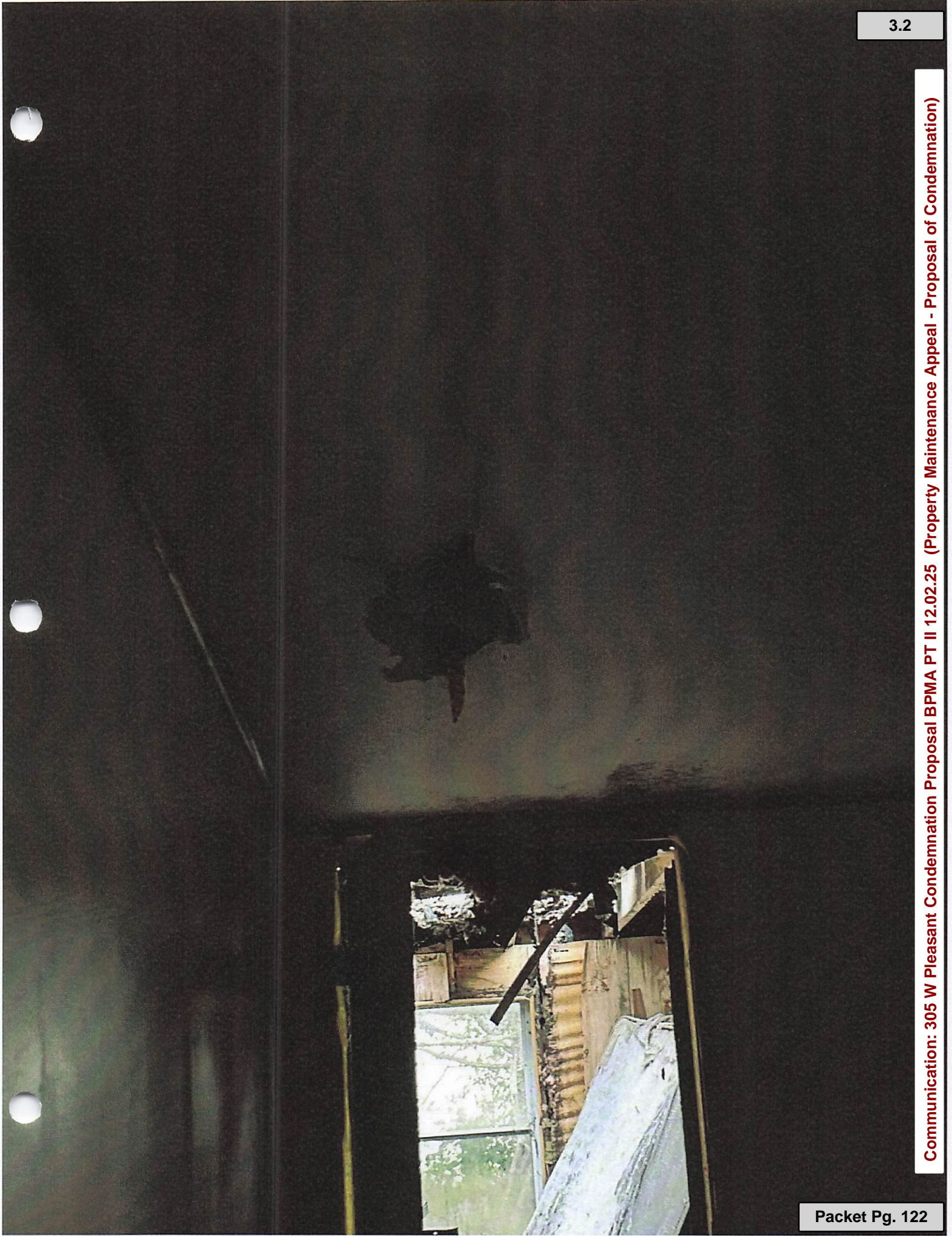




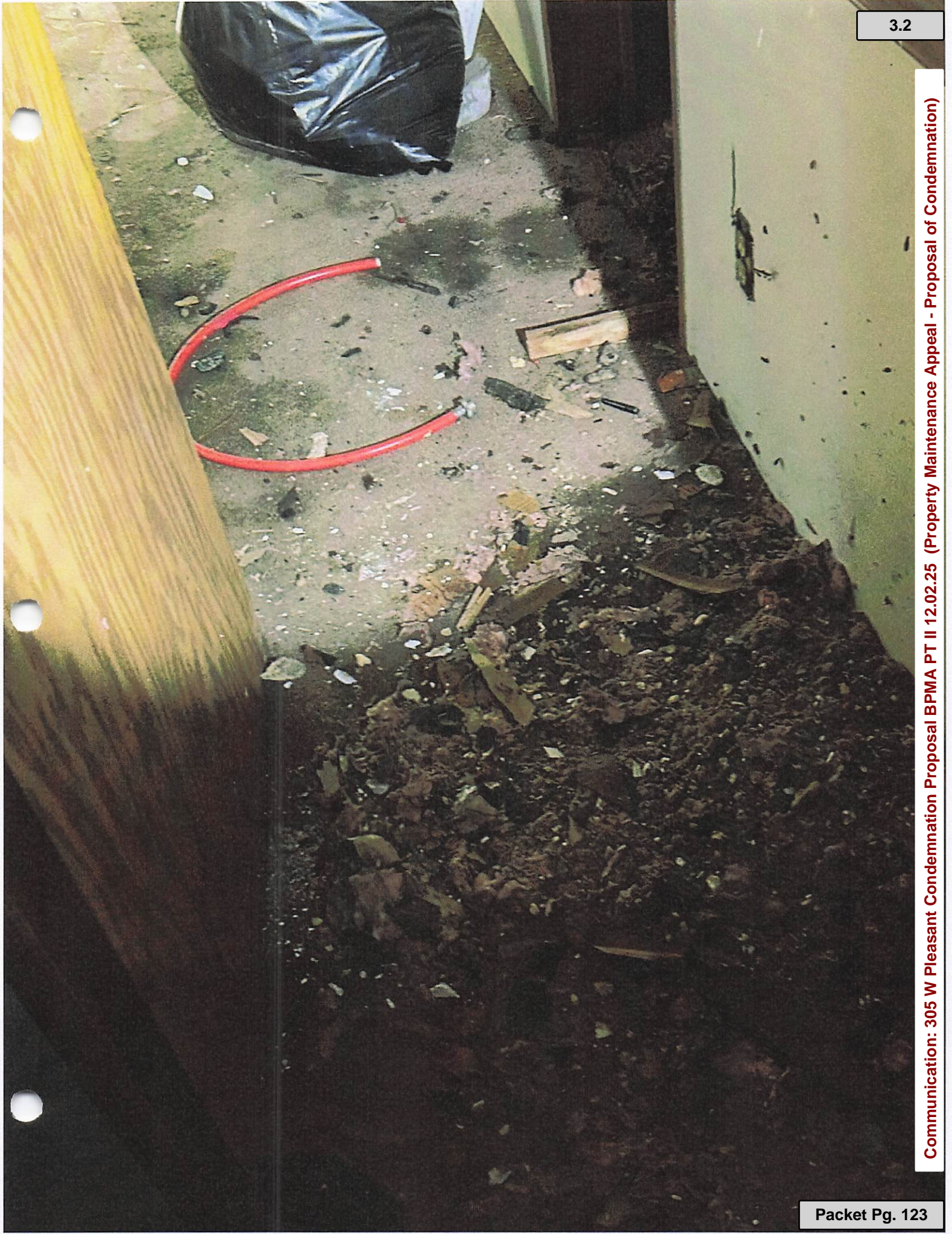


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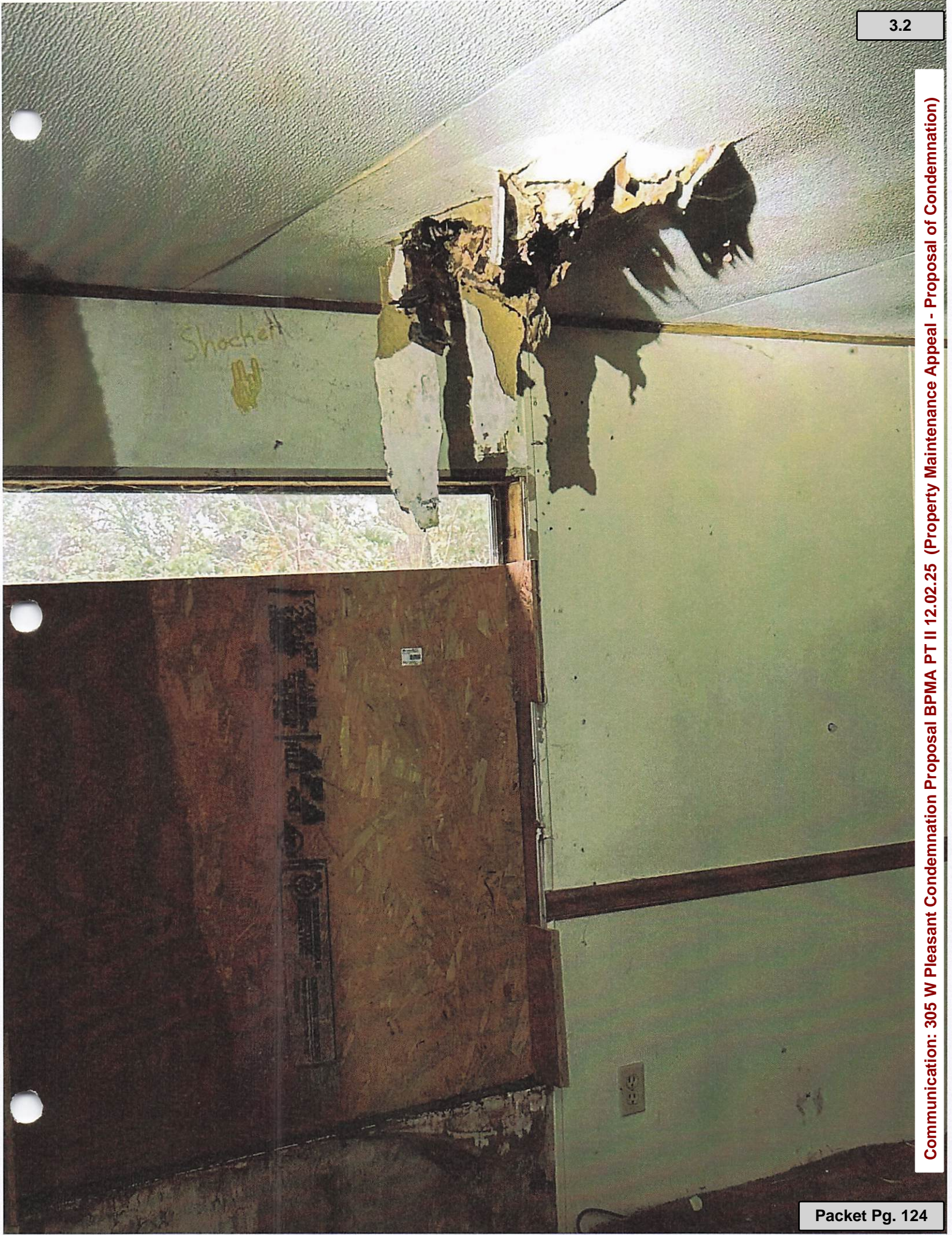




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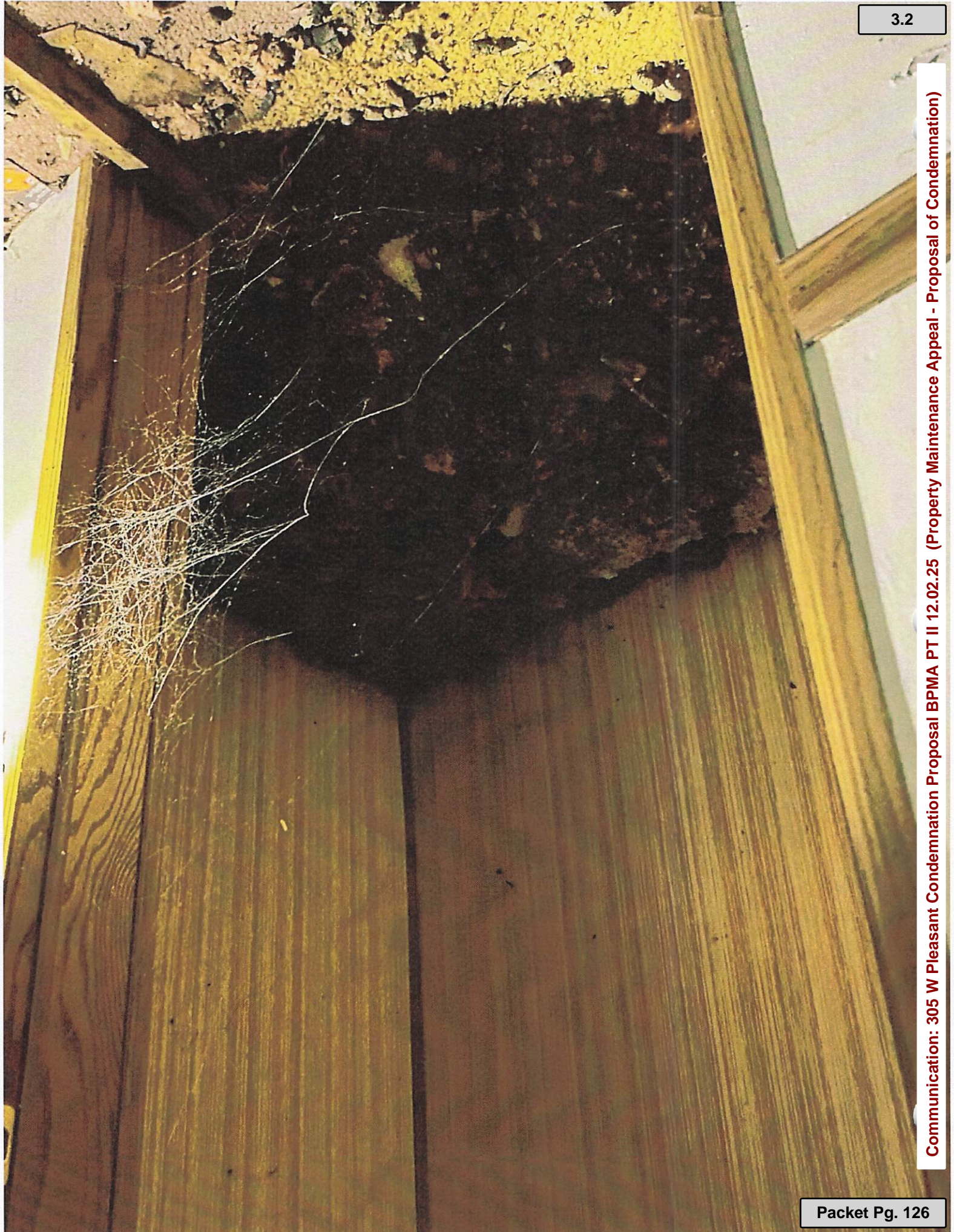


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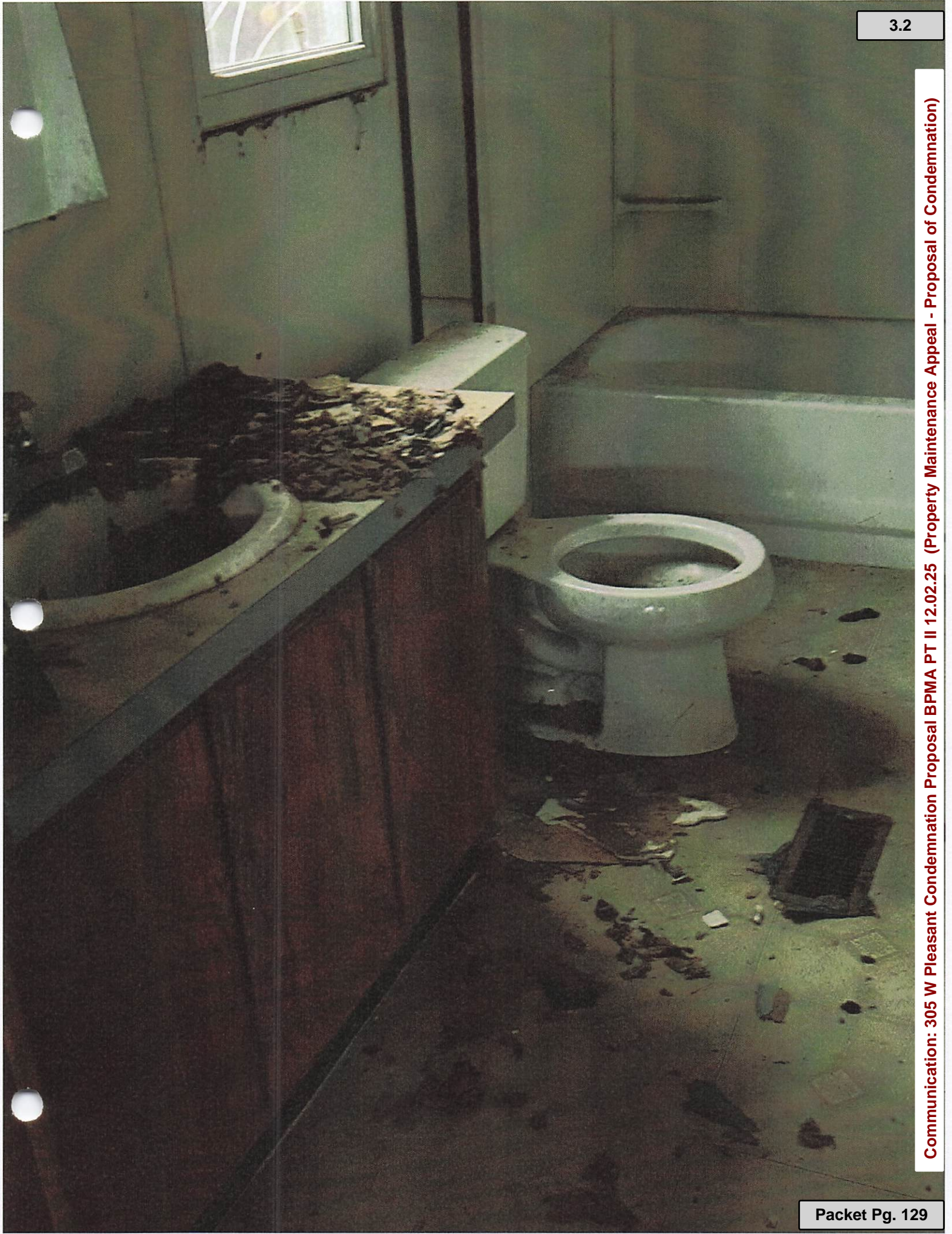
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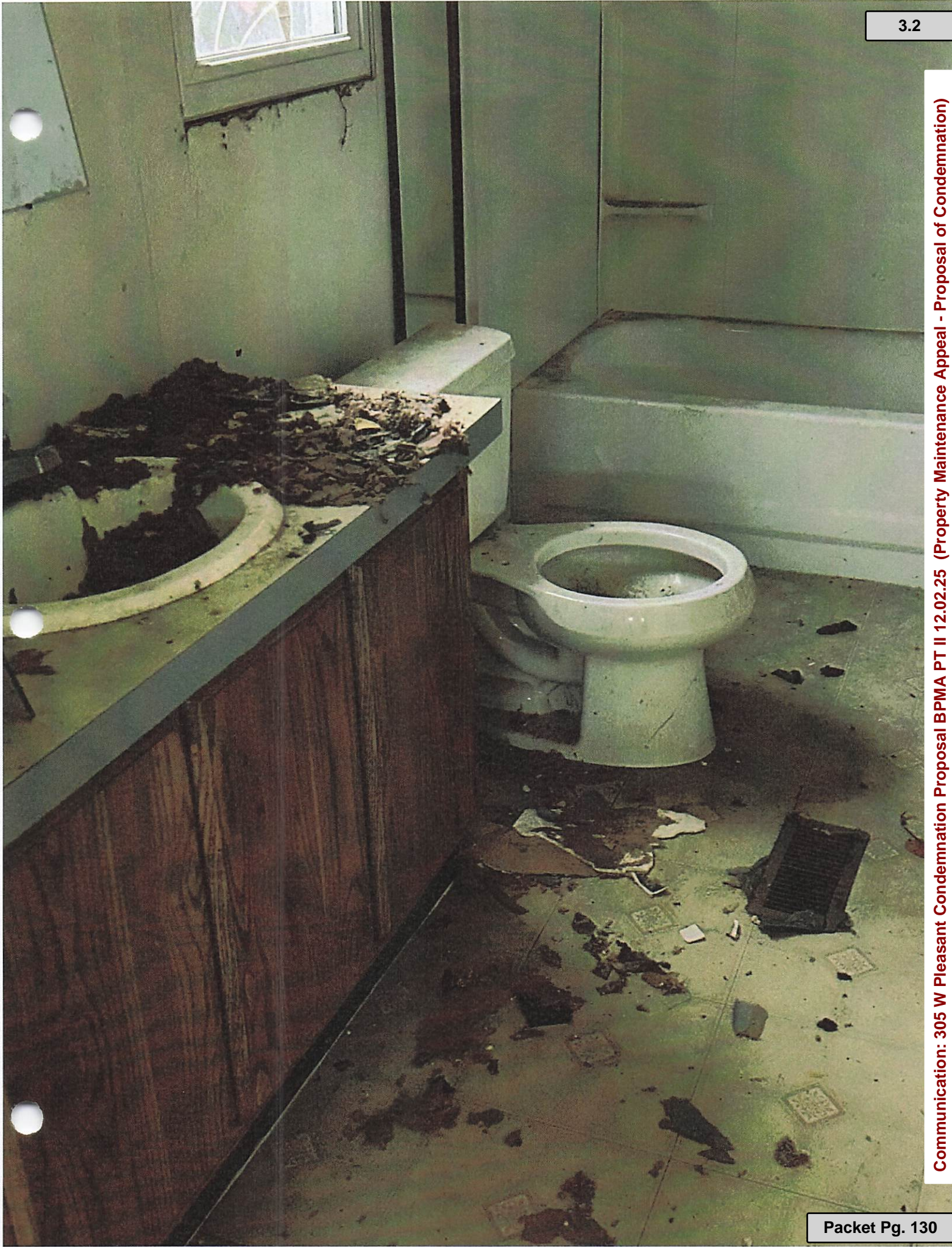
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WARRANT TO SEARCH

KNOX COUNTY
OCT 23 11 21 11
PROBATE & DOMESTIC COURT
MOUNT VERNON, OHIO

STATE OF OHIO
COUNTY OF KNOX: ss,

TO: Brian Marvin, Assistant City Inspector and Property Maintenance Enforcement Officer for the City of Mount Vernon, Ohio, any public official authorized to enforce the Ordinances of the City of Mount Vernon, Ohio or any public official authorized to enforce the health and welfare laws of the State of Ohio within the City of Mount Vernon, Ohio.

GREETINGS:

Whereas, there has been filed with me an Affidavit showing grounds exist for the issuance of this Warrant, to-wit: probable cause to search 305 W. Pleasant St., City of Mount Vernon, Knox County, Ohio; and

Whereas, the undersigned is a duly elected, qualified and acting Judge of a Court of record in and for Knox County, Ohio,

THESE ARE, THEREFORE, to command you, in the name of the City of Mount Vernon, with the necessary and proper assistance, to enter in the daytime, within three (3) days from the date of this Warrant, into and on the building located at 305 W. Pleasant St., City of Mount Vernon, Knox County, Ohio, which is located within the jurisdiction of this Court, in Knox County, Ohio, and there diligently search and inspect said structure to determine whether the structure is a structure unfit for human occupancy because it is an unsafe structure as defined in section 1302.01 of the Codified Ordinances of the City of Mount Vernon, Ohio.

You shall make prompt return of this Warrant to the undersigned Judge.
Given under my hand this 23rd day of October, 2025.


JAY NEALON, JUDGE
Knox County, Ohio

WARRANT TO SEARCH

THE COURT OF COMMON PLEAS
KNOX COUNTY
OCT 23 09 21

STATE OF OHIO
COUNTY OF KNOX: ss.

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