



**Board of Property and Maintenance Appeals  
Board Meeting**

**Agenda**

**August 12, 2026  
4:00 PM**

---

**VIDEO BROADCASTING & RECORDING**

Meeting videos are broadcast live and published on YouTube.com  
<https://www.youtube.com/@cityofmountvernon3369>

**CALL TO ORDER**

**MINUTES APPROVAL**

Minutes Board of Property Maintenance Appeals March 24, 2026

**OLD BUSINESS**

Update on Recommendation to Condemn #66-05506.000, #66-03852.000. #66-03852.001  
(AKA the buildings North of 40 Public Square)

**RECOMMENDATION TO CONDEMN**

106 E Lamartine St.

92 Quarry St.

**PUBLIC PORTION**

**ADJOURN**

# Board of Property and Maintenance Appeals Minutes Board Meeting

March 24, 2026



## VIDEO BROADCASTING & RECORDING

Meeting videos are broadcast live and published on YouTube.com  
<https://www.youtube.com/@cityofmountvernon3369>

## CALL TO ORDER

| Present                                                                                                                                                          | Excused         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Engineer Brian Ball<br>Nathan Overholt (OBO Health Commissioner Zach Green)<br>Fire Chief Chad Christopher<br>Russ Mentzer<br>Kathryn Brechler<br>Katie Delozier | Steve Jefferson |

Others in attendance:

City Law Director, P. Robert Broeren, City Inspector, Scott Zimmerman; City Clerk, Zac Sherman; Code Enforcement Officer, Brian Marvin; Mayor Matt Starr; City Auditor, Dan Brinkman; Councilman Mel Sevens; Councilwoman Lenan Hager; Councilman Jay Mahan; Councilman Dale Miller  
Stacey Varner, Nets Bartin, Maureen Hall, Ross Wind, Gail ha Beure, Marcia Adams, Greg Yashnyk, Israel Sehaaf

## MINUTES APPROVAL

Board of Property Maintenance Appeals Minutes 12/04/2025

Christopher made a motion to approve the minutes from the 12/04/2025 Board of Property Maintenance Appeals. Brechler seconded. Approved by unanimous voice vote.

## BZA FILES

106 E Lamartine St Condemnation Proposal BPMA 3/24/2026

Brian Marvin (sworn in) : reported there had been multiple issues over past year. The City cleaned the property once, resulting in a special assessment for the property owner. Last October a fire burned up part of the home. It has been 5 months since that incident. No damage mitigation has occurred during that time (such efforts typically begin within 30 days following an incident like this). Home owner's insurance and company to do the work have been spoken to, and have reported that the property owner has not coordinated with them. The house is soaking wet. In the hot months, this will be a huge issue. The house is empty, and is not habitable. Marvin recommends Condemnation for Rehabilitation and that the board set a timeline to begin repairs.

Zimmerman (sworn in) : Reported he had been in contact with Ms. Fisher. She has contacted Engineering Dpt. numerous times. She owes the city \$3,000. Requested the board put a timeline on repairs so that the house is repaired before it is non-salvageable. A reasonable timeframe would be to start within 30 days and have a plan of action, with reports every 30 days. The longest length of time would be 180 days to get all repairs done. After the initial fire, the property was boarded up quickly. Since then, the property owner and her insurance cannot agree on how to proceed / cooperate.

Broeren : Reported that if repairs are not done after 180 days, the City will likely ask for a full condemnation. Within 90 days the repairs must be started and on route to completion. The board can set interim goals within that.

Marvin : Reported that if the timeline is approved and no progress is made, he can request a warrant. The City needs to immediately see mitigation regarding the wetness.

Broeren : Reported that this recommendation falls under section1303.12 recommendation for condemnation and that the building

is being made safe by repairs.

Ball opened the floor to others to offer testimony.

Ross Wind (sworn in) : Wind is the Community Risk Reduction Inspector for the City. Reported he was in the building during the fire. With the water weight, he questions how safe the structure would be for people to even be in. If the house caught fire again, he would not send firefighters in. There is nothing worth salvaging within, at this point. He has been a firefighter for 15 years.

|                       |                                                                                                                                                                          |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ROLL CALL VOTE</b> | <b>Motion: That the property be Condemned for Rehabilitation, with set points of removing the debris within 30 days, and commencing full restoration within 90 days.</b> |
| <b>RESULT:</b>        | <b>Adopted [6 TO 0]</b>                                                                                                                                                  |
| <b>MOVER:</b>         | Fire Chief Chad Christopher                                                                                                                                              |
| <b>SECONDER:</b>      | Russ Mentzer                                                                                                                                                             |
| <b>AYES:</b>          | Brian Ball, Nathan Overholt, Chad Christopher, Russ Mentzer, Kathryn Brechler, Katie Delozier                                                                            |
| <b>NAYS:</b>          | None                                                                                                                                                                     |

### Parcels #66-05506.000, #66-03852.000, #66-03852.001 Condemnation Proposal BPMA 3/24/2026

Brian Marvin (sworn in) : The City acquired the properties in 2022. The buildings were in poor condition at that time, due to lack of proper maintenance. Acquired to tear down and replace with a municipal building. Windstorms knocked out brickwork, masonry, and façade. The wood is dry rotted. Brickwork is wedging loose. Water has been flowing into the basement for a long time. The ground beneath the foundation is eroding. Cinder blocks and shims under beams. Exposed and substandard wiring. Ancient wiring. Mildew, mold. This is as dangerous as any building I've been in; potentially, more so. Two of the buildings are built into each other; all are leaning against one another. If one comes down, they all must. If we have serious wind again, I'd be horrified to see what happens. Parcel 5506 was the primary inspection

Ross Wind (sworn in) : Parapet wall connecting buildings are leaning. There are cracks in them. There are windows skewed to almost a 45-degree angle. Façade on the front isn't even the bad brick. The red brick within is the structural wall. The white brick is aesthetic, but not adhered properly. Water is coming in between the two. The foundation is horrible.

Christopher : We are working on getting the current resident out. Once that happens, I will put a double red x on the building, which means the firefighters will not go in.

Mentzer : was there a home inspection in 2022?

Marvin : In the previous reports given by the city, we have noted the poor condition of these buildings. Scaffolding and netting is in place to catch falling pieces of the building. Recommendation: condemn and demolish.

Zimmerman (sworn in) : There were repairs made after purchasing the building to mitigate water flowing into the building. Recommendation: Condemned and demolished. Cannot be fixed.

Broeren : The city worked on the roof after acquiring the building to work on preventing water from coming in.

Matt Starr (sworn in) : Historical preservation matters, it connects us to who we are and the story of Mount Vernon. The buildings have deteriorated over decades and are no longer viable. Public safety issues. Not cosmetic, but structural issues. Windows have fallen from the building. We are one incident away from someone getting hurt. Paying for further inspections will not change the outcome, but delay the process, and expose the public to further risk. The time to restore the buildings was decades ago. We can preserve the spirit of Mayor Curtis in multiple creative ways. Blight must be addressed.

Mentzer : What would go in place of this building?

Mayor : I would have to confer with the Engineer, Law Director, and Councilman Severns.

Ball opened to the public for comments:

Stacey Varner (sworn in) : My understanding is that no one who has spoken is a structural engineer. What is the cost of tearing down and rebuilding vs. fixing the building? Shouldn't we have a recommendation and numbers from a structural engineer before we condemn the building? Would like to see detailed dollar amounts regarding all options for the building.

Ball : We have previous testimony from a company that does restoration every day, saying that it would cost double to restore than to tear down and replace.

Marcia Adams (sworn in) : I am very upset that we want to tear this down without getting more numbers. I am concerned that the city owning this and the board being city-run is a conflict of interest. Why aren't there more guidelines for historic preservation in our historic downtown? Could we have more routine inspections for buildings like these (historic buildings) to make sure they are structurally sound?

Ball : We do not have building codes, and perhaps should develop more building codes. We invested in a 3-dimensional scan and photo shoots for the building to preserve what it was. We are hoping that we can salvage pieces of the Curtis building and reuse in a commercially viable structure.

Brinkman (sworn in) : I have received no donation for the preservation or operation of these buildings.

Christopher : We do fire safety inspections. Not structural inspections. There are three categories in risk analysis: we will risk a lot to save a lot; risk little to save little; risk nothing for what is already lost. I want to note that I do appreciate restoring historic buildings and supporting it when it is possible. Seismic activity of even passing trucks could destabilize this building. Our fire inspection was not very good until 2011 and has ramped up since then.

Wind : For yearly inspections, we cannot enter residential dwellings without permission.

Varner : Sas there been any grant requests or local foundations made to address this building?

Ball : Yes. And the local foundations said no.

Severns (sworn in) : I would not vote on spending any money to rehabilitate this building.

|                       |                                                                                                                 |
|-----------------------|-----------------------------------------------------------------------------------------------------------------|
| <b>ROLL CALL VOTE</b> | <b>Motion to Condemn the subject properties for full demolition, giving 90 days to complete the demolition.</b> |
| <b>RESULT:</b>        | <b>Adopted [6 TO 0]</b>                                                                                         |
| <b>MOVER:</b>         | Russ Mentzer                                                                                                    |
| <b>SECONDER:</b>      | Kathryn Brechler                                                                                                |
| <b>AYES:</b>          | Brian Ball, Nathan Overholt, Chad Christopher, Russ Mentzer, Kathryn Brechler, Katie Delozier                   |
| <b>NAYS:</b>          | None                                                                                                            |

Ball : If we give 90 days that lets us salvage pieces and components of the building before beginning the rough demolition. We need to relocate tenants.

Christopher : In the future, we need some sort of inspection for these buildings before things get this far.

Zimmerman : My department is working on a registry to allow us to do on-site inspections. We have zoning codes, not building codes.

Ball : City Council will need to approve before demolition can begin. Demolition typically happens over a weekend.

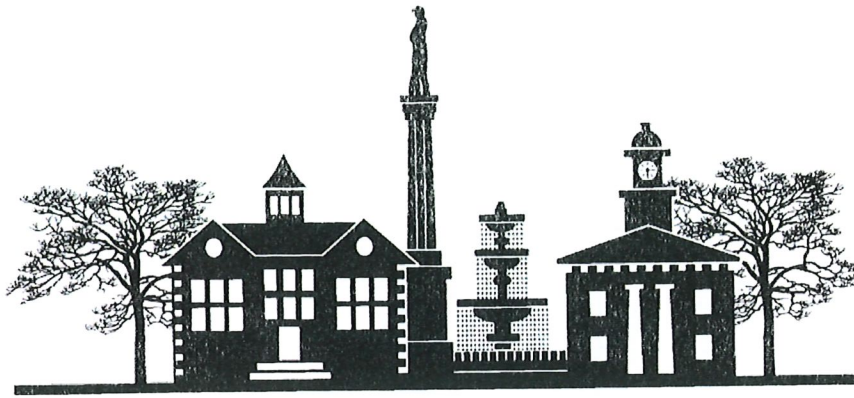
Broeren : The biggest issue is the asbestos abatement. A safety zone will need to be created on the roads when that occurs.

- a. For additional details, please see the [Agenda and Minutes](#) from the Historical Review Commission meeting on October 9, 2025.

## ADJOURN

Delozier made a motion to adjourn. Brechler seconded. Adjourned at 5:29 p.m.





# Mount Vernon

To: Board of Property Maintenance Appeals

Recommendation to Condemn

106 E Lamartine St .

Parcel #66-02646.000

# City of Mount Vernon

40 Public Square, Mount Vernon, OH 43050

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

E-mail: [bmarvin@mtvernonoh.gov](mailto:bmarvin@mtvernonoh.gov)



[www.mtvernonoh.gov](http://www.mtvernonoh.gov)

July 6, 2026

Board of Property Maintenance Appeals

## Recommendation for Condemnation

Re: 106 E Lamartine St

Parcel #66-02646.000

Property Owner; Terri Lynn Fisher

### Structure Unfit for Human Occupancy; 1303.12

A case for demolition of 106 E Lamartine St. was presented to the Board of Property Maintenance Appeals in March 2026. As a result of this hearing the board decided that the structure should be repaired and ordered that fire damage mitigation be completed within 30 days of the official decision on March 26, 2026. The property owner, Terri Lynn Fisher, contracted Servpro for the mitigation and rehabilitation work. Angie Herb of Servpro maintained good contact with Mount Vernon's Property Maintenance Enforcement office to keep Mount Vernon up to date on all activities involving Servpro's work at 106 E Lamartine St.

Servpro was able to complete the damage mitigation work in a timely fashion but reported that they had a few complications related to Ms. Fisher's cooperation during the project which had affected relations between the company and client.

During one call with Ms. Herb in May of 2026 regarding the progress of work she reported that they had encountered a complication regarding getting fully paid for the mitigation work by the property owner, Terri Fisher. Ms. Herb stated that Ms. Fisher had underpaid them by a few thousand dollars claiming that she needed to keep some of the payment for living expenses. Ms. Herb stated that Servpro was holding off on all future work until their headquarters made the decision as to whether or not they were going to proceed based on Ms. Fisher's underpayment. These statements indicated to me that Ms. Fisher had somehow gained control over the insurance payment for the mitigation work and retained an amount for herself.



## City of Mount Vernon

40 Public Square, Mount Vernon, OH 43050

Phone: 740-462-3361 Fax: 740-397-6895

E-mail: [bmarvin@mtvernonoh.gov](mailto:bmarvin@mtvernonoh.gov)



[www.mtvernonoh.gov](http://www.mtvernonoh.gov)

On June 16, 2026 the property was inspected for progress. It was observed that a few windows were open and glass had been broken out of the frames. The plywood that had secured the rear entrance was visibly pulled away from the door frame. There was no indication of rehabilitative construction visible. A neighbor approached me while I was conducting the inspection from the street and let me know that there were indications that squatters had moved in to the home as they had witnessed activity in the home in the night time hours.

Ms. Angie Herb of Servpro was contacted and asked about the status of the project and she stated that Servpro had decided to proceed with work and work would commence in very short order.

I also contacted Tony Vaughn of State Farm who was serving as the adjuster for 106 E Lamartine St. Mr. Vaughn was able to tell me that State Farm had issue payment in full for the rehabilitation of 106 E Lamartine St. and that State Farm had fulfilled their obligation in this matter.

On June 30, 2026 Ms. Angie Herb of Servpro contacted my office and made me aware that Ms. Terri Fisher had fired Servpro from the job and they would not be doing the reconstruction of the home.

The project is now beyond the time allotted in the initial Property Maintenance Appeals Board decision and the future of this structure must be determined.

The property is currently serving as a nuisance to surrounding homes causing neighboring properties to deal with squatters, blight, animal infestation and a host of other issues that accompany damaged, abandoned structures.

Based on the statements of contractors Ms. Fisher has shown herself to behave unpredictably with the money paid out for the reconstruction of this property. Ms. Fisher's previous acts and behaviors call into question her intent and ability to follow through on the rehabilitation of this property. I find it entirely likely that this structure will remain in a burnt out, unrehabilitated state indefinitely without the intervention of the Property Maintenance Board of Appeals.

# City of Mount Vernon

40 Public Square, Mount Vernon, OH 43050

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

E-mail: [bmarvin@mtvernonoh.gov](mailto:bmarvin@mtvernonoh.gov)



[www.mtvernonoh.gov](http://www.mtvernonoh.gov)

It is my recommendation that this structure be ordered demolished for the betterment and safety of the surrounding community as it is unfit for human habitation in its current state and serves as a nuisance to the 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.

## 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.

A handwritten signature in blue ink, appearing to read 'Brian Marvin', with a long horizontal flourish extending to the right.

Brian Marvin  
Assistant City Inspector

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





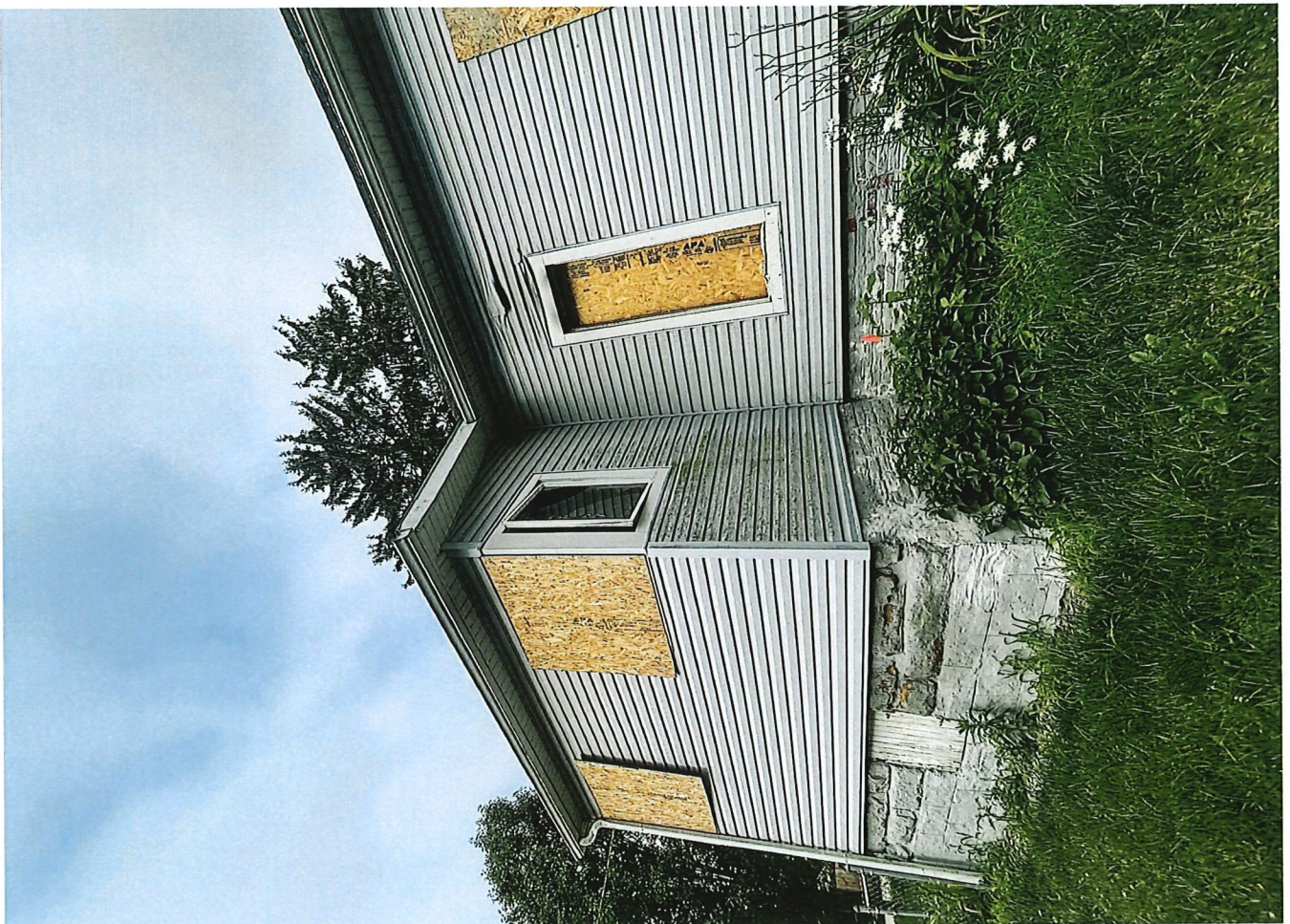




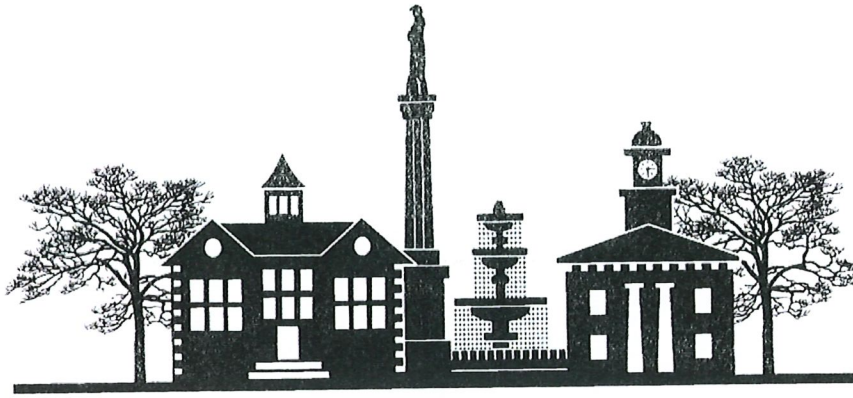












# Mount Vernon

**March 2026 Submission**

**To: Board of Property Maintenance Appeals**

**Recommendation to Condemn**

**106 E Lamartine St .**

**Parcel #66-02646.000**



## City of Mount Vernon

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



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

### NOTICE of RECOMMENDATION for CONDEMNATION

March 3, 2026

Terri L Fisher  
106 E Lamartine St  
Mount Vernon, OH 43050

#### **Re: Property Maintenance Code Violations @ 106 E Lamartine St./Parcel #66-02646.000**

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

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

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

#### **1302.01(38) Definitions**

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

#### **1303.12 CONDEMNATION.**

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

Please consider this letter a notice to **Recommend for Condemnation** the structure at, 106 E Lamartine St./ Parcel #66-02646.000, to the Board of Property Maintenance Appeals. A Condemnation hearing is scheduled for Tuesday March 24, 2026 at 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



# 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](http://www.mtvernonoh.gov)

February 17, 2026

Re: Property Maintenance Inspection Report Notes  
106 E Lamartine St Parcel #66-02646.000

This property has sat vacant and burned out since it suffered a fire in October 2025. The home has no apparent work done or efforts to mitigate further damage from freezing, weather, animal infestation etc. The property owner has a history of non-compliance with property maintenance code, zoning code, and has shown a disregard for the effect her property has on surrounding homes and families.

The exterior of the home currently has melted siding, boarded up windows and doors, debris on the porches and in the yard and is having a general blighting effect on the surrounding community.

The home has gone for 4+ months as of the writing of this narrative with no work having been done.

The city has an obligation to surrounding homes to see that this home is repaired or removed in a timely fashion.



## **Existing Code Violations**

### **106 E Lamartine St.**

#### **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 to 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. (Ord. 2019-07. Passed 1-28-19.)

#### **1305.07 ACCESSORY STRUCTURES.**

All accessory structures, including fences and walls shall be maintained, structurally sound and in good repair.  
(Ord. 2014-02. Passed 3-24-14.)

#### **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.)

#### **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.)

#### **1305.19 DOORS.**

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



# City of Mount Vernon

40 Public Square, Mount Vernon, OH 43050

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

E-mail: [bmarvin@mtvernonoh.gov](mailto:bmarvin@mtvernonoh.gov)



[www.mtvernonoh.gov](http://www.mtvernonoh.gov)

February 17, 2026

Board of Property Maintenance Appeals

## Recommendation for Condemnation

Re: 106 E Lamartine St

Parcel #66-02646.000

Property Owner; Terri Lynn Fisher

## Structure Unfit for Human Occupancy; 1303.12

As the result of a fire that occurred on or about October 16, 2025 the residence located at 106 E Lamartine St. was left unfit for human habitation due to fire and smoke damage. Since the date of the fire (4+ months) the property has sat in a state of abandonment with no repairs or damage mitigation work being performed.

Since the date of the fire there have been minimal attempts to clean the yard and other areas surrounding the yard. Packaging from pet supplies and other deliveries are stacking up on the front porch, debris from the fire still is lying alongside the home, and the burnt contents of the home have not been removed.

It is my belief that this home may not have been properly insured or that the insurance company is delaying repairs as indicated by the lack of forward movement in regards to repairs and mitigation efforts.

This property has had a history of blighting and nuisance behaviors as a result of non-compliance with property maintenance codes. The neighbors have had to deal with numerous property maintenance issues with this property and it is my desire not to set the stage for another nuisance situation for the surrounding community.

For the good of the community, I believe that the City of Mount Vernon needs make a determination on the viability of this structure and, if it is to be saved, set a time line for the repairs so that this does not become yet another blighted, abandoned home to be dealt with by the city.

# City of Mount Vernon

40 Public Square, Mount Vernon, OH 43050

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

E-mail: [bmarvin@mtvernonoh.gov](mailto:bmarvin@mtvernonoh.gov)



[www.mtvernonoh.gov](http://www.mtvernonoh.gov)

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



City of Mount Vernon, Ohio  
Board of Property Maintenance Appeals  
40 Public Square  
Mount Vernon, Ohio 43050



---

### Official Decision

**Case:** 2026-1  
**Site Address:** 106 East Lamartine Street, Mount Vernon, Ohio

On March 24, 2026, at 4:00PM in the Council Chambers of City Hall, there was a hearing before the Board of Property Maintenance Appeals at the request of the Property Maintenance Enforcement Officer requesting that the board issue an order condemning the building located at 106 East Lamartine Street, Mount Vernon, Ohio.

A quorum of five members of the Board was present at the hearing with Brian Ball, PE, Chair, presiding.

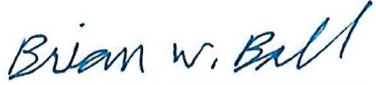
During the hearing, the Board heard testimony and viewed photographs and written materials submitted by Property Enforcement Officer Brian Marvin. The exhibits, photographs and written materials, submitted by Mr. Marvin and attached to the meeting's agenda are incorporated into and made a part of this decision. The Board also received testimony from City Inspector Scott Zimmerman and Community Risk Reduction Inspector for the Mount Vernon Fire Department Ross Wind in support of the request for condemnation. The property's owner, Terri Lynn Fisher, received notice of the hearing and did not attend the meeting.

The Board determined that a fire damaged the structure on October 16, 2025, and that while the property is secured, no damage mitigation, such as drying the structure from the water used to fight the fire or removing burned items, or repair work, such as replacing fire damaged parts of the structure, has occurred due to a dispute between the owner and her insurer. At this time no one is living in the home.

Chief Christopher moved that the building located at 106 East Lamartine Street, Mount Vernon, Ohio be condemned pursuant to Mount Vernon Codified Ordinance §1303.12(c)(1), because the structure was not fit for human habitation, as defined Mount Vernon Codified Ordinance §1303.12(a), but is repairable and required that debris be removed within 30 days and full restoration commence within 90 days. Mr. Mentzer seconded the motion. The Board adopted the motion unanimously.

**Terri Lynn Fisher, owner of the building located at 106 East Lamartine Street, Mount Vernon, Ohio is ordered to remove all debris from the building within 30 days and commence full restoration of the building within 90 days.**

Issued by:

  
\_\_\_\_\_  
Brian Ball, PE, Chair

MARCH 26, 2026  
Date

# City of Mount Vernon

40 Public Square, Mount Vernon, OH 43050

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

E-mail: [bm Marvin@mtvernonoh.gov](mailto:bm Marvin@mtvernonoh.gov)



[www.mtvernonoh.gov](http://www.mtvernonoh.gov)

October 24, 2025

Board of Property Maintenance Appeals

## **Recommendation for Condemnation**

Re: 92 Quarry St.

Parcel #66-04519.001

Property Owner: NOXCO Development LLC

### **Structure Unfit for Human Occupancy; 1303.12**

In July 9, 2025 a Notice of Violation was sent to NOXCO Development LLC concerning multiple property maintenance code violations that existed on the property located at 92 Quarry St. My office received no communications related to this notice nor was any work done to correct the violations articulated in this notice.

In January of 2026 I received a complaint regarding 92 Quarry St pertaining to the condition of the structure and debris/rubbish collected on the property. On January 21, 2026 I met with the complainant who informed me that the home has been vacant for years and that the structure has become invested with wildlife. I inspected the property on this date and did visually witness animal tracks in the snow coming to and from the interior of the structure. A visible inspection of the home revealed that it was missing panes of glass in windows, basement windows were missing, the roof was missing shingles and had visible holes allowing the elements to penetrate to the interior, and the overall exterior of the building was in very poor condition.

On January 22, 2026 a second Notice of Violation concerning existing code violations was drafted and mailed to NOXCO Development. In addition to the Notice of Violation a letter was sent notifying NOXCO Development that it was my opinion that the structure was not fit for human habitation and that it posed a "significant concern for the safety and stability of the surrounding community". This letter also stated that I had sent a Notice of Violation in July of 2025 and had received no response or witnessed any work in response to that notice. I requested in this letter that someone call my office to discuss the long-term plan for the property and to establish a more immediate plan for its stabilization.



# City of Mount Vernon

40 Public Square, Mount Vernon, OH 43050

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

E-mail: [bmarvin@mtvernonoh.gov](mailto:bmarvin@mtvernonoh.gov)



[www.mtvernonoh.gov](http://www.mtvernonoh.gov)

In late January or early February I received a call from Mr. John Ellis in response to the January 22 notice and letter. During our conversation Mr. Ellis informed me that the house had been previously flooded and had mold issues as a result. Mr. Ellis made it clear that the house was not salvageable and he stated that he was working with the landbank to try and facilitate the demolition of the structure. Mr. Ellis stated that he needed to contact the landbank to check on the status of this arrangement. I ended the conversation by asking Mr. Ellis to contact the landbank and let me know the outcome of this conversation.

In March of 2026 I had not heard anything back from Mr. Ellis regarding the 92 Quarry St. so he was contacted again. Mr. Ellis did not have any additional information and stated that he again needed to follow up with the landbank. Mr. Ellis did express his desire to have the building demolished but stated he was hoping the landbank would do the demolition via grant money they had access to and that this was what he was trying to coordinate with the landbank.

As of this writing (June 4, 2026) I have received no further communications or information regarding this property. The home has sat vacant for several years and is not fit for human habitation in its current state. The owner of the property, John Ellis, has stated that the structure is unfit for human habitation and is not salvageable. Mr. Ellis has expressed his desire to have the building demolished but his desire was to have this demolition done by the landbank under grant money.

The building has sat vacant for several years and is creating blight and serving as a nuisance to neighboring property. It serves as a habitat for rodents and other wildlife and has clearly been infested by same. The interior has been exposed to the elements via holes in the roof and missing windows. The owner of the property, John Ellis, has stated that the property is not salvageable. Based on the above stated facts it is my opinion and recommendation that this structure be demolished.

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](mailto:bmarvin@mtvernonoh.gov)



[www.mtvernonoh.gov](http://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.

A handwritten signature in blue ink, appearing to read 'Brian Marvin', with a long horizontal flourish extending to the right.

Brian Marvin  
Assistant City Inspector

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



## **Current Code Violations**

### **92 Quarry St.**

#### **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 to 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. (Ord. 2019-07. Passed 1-28-19.)

#### **1305.02 ROOFS, GRADING AND DRAINAGE.**

The roof and flashing of any structure shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the interior portion of the structure. Roof drains, gutters, and downspouts shall be maintained in good repair and free from obstructions. Roof water shall be discharged away from the foundation in a manner that does not create a public nuisance or adversely affect adjacent properties. (Ord. 2014-02. Passed 3-24-14.)

#### **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.)

#### **1305.09 EXTERIOR SURFACES.**

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 weather proof 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.)

#### **1305.14 STAIRWAYS, DECKS, PORCHES AND BALCONIES.**

Every exterior stairway, deck, porch, and balcony and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. (Ord. 2014-02. Passed 3-24-14.)

**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.)

**1305.19 DOORS.**

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

(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.)



# 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@mountvernonohio.org](mailto:bmarvin@mountvernonohio.org)



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

## **Notice of Code Violation- Corrected copy (suspense date)**

July 9, 2025

Noxco Development LLC  
8776 Camp Rd  
Mount Vernon, Ohio 43050

### **Re: Code Violation – Chapter 1305 Property Maintenance @ 92 Quarry St., Mount Vernon, Ohio 43050.**

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 8, 2025** by the City of Mount Vernon Property Maintenance Enforcement, your property at **92 Quarry St.** is in violation of the following sections of the City of Mount Vernon Codified Ordinances;

### **CHAPTER 1305 – PROPERTY MAINTENANCE REQUIREMENTS**

#### **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 to 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. (Ord. 2019-07. Passed 1-28-19.)

*This property has a definite blighting effect on the surrounding neighborhood. Property is in need of maintenance. I.E. shrubs trimmed, branches removed, house maintenance*

#### **1305.09 EXTERIOR SURFACES.**

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 weather proof 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.)

#### **1305.10 PREMISES IDENTIFICATION.**

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

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

*There are no clearly visible Identification numbers on this property. Perhaps obscured by vegetation.*

#### **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.)

*Limbs in front shrubs appear to have been there since 2023. They need to be properly disposed of.*

# 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@mountvernonohio.org](mailto:bmarvin@mountvernonohio.org)



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

## **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 **July 30, 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



# 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](mailto:bmarvin@mtvernonoh.gov)



[www.mtvernonoh.gov](http://www.mtvernonoh.gov)

## **Notice of Code Violation**

January 22, 2026

Noxco Development LLC  
8776 Camp Rd  
Mount Vernon, Ohio 43050

### **Re: Code Violation – Chapter 1305 Property Maintenance @ 92 Quarry St., Mount Vernon, Ohio 43050.**

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 **January 21, 2026** by the City of Mount Vernon Property Maintenance Enforcement, your property at **92 Quarry St** is in violation of the following sections of the City of Mount Vernon Codified Ordinances;

#### **CHAPTER 1305 – PROPERTY MAINTENANCE REQUIREMENTS**

##### **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 to 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. (Ord. 2019-07. Passed 1-28-19.)

To Wit: Exterior condition of home is very bad and not maintained. Home is having a blighting effect on surrounding properties.

##### **1305.02 ROOFS, GRADING AND DRAINAGE.**

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

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

To Wit: Roof is missing shingles and has holes allowing elements to enter home.

##### **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: Structure is not being maintained in accordance with 1305.08 and is having a blighting effect on surrounding community. Windows missing glass allowing elements and wildlife to enter.

##### **1305.09 EXTERIOR SURFACES.**

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 weather proof 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.)

To Wit: Paint peeling, wood rotting loose material.

##### **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.)

To Wit: Window missing pane of glass. Windows and doors in poor repair.

# 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](mailto:bmarvin@mtvernonoh.gov)



[www.mtvernonoh.gov](http://www.mtvernonoh.gov)

## **1305.20 BASEMENT HATCHWAYS AND WINDOWS.**

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

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

To Wit: Basements windows missing allowing wildlife and elements in. I personally witnessed animals entering basement via side window.

## **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: Trash piled up in rear yard. Visible to neighboring properties.

## **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.)

To Wit: Refrigerator discarded on back porch.

## **Corrective Action Required:**

See enclosed letter.

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



# 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](mailto:bmarvin@mtvernonoh.gov)



[www.mtvernonoh.gov](http://www.mtvernonoh.gov)

January 22, 2026

## Noxco Development LLC

8776 Camp Rd  
Mount Vernon, Ohio 43050

### RE: Property Maintenance Violation – 92 Quarry St., Mount Vernon, Ohio 43050

To the Management of Noxco Development LLC,

Following a neighborhood complaint, I conducted a formal inspection of the property located at 92 Quarry St. My findings indicate that the structure is currently unfit for human habitation and poses a significant concern for the safety and stability of the surrounding community.

It appears as though no substantial efforts have been made to remediate these conditions in over six months as I had visited the property in July of 2025 and sent a subsequent Notice of Violation regarding several Building Code Violations. To ensure the welfare of the neighborhood and compliance with local ordinances, immediate corrective action is now required.

Please contact my office at **740-462-3361** no later than **February 6, 2026**, to discuss your immediate intentions for the property and to establish a formal timeline for its repair or stabilization.

Please be advised that failure to respond by this date will result in the commencement of legal proceedings for **property condemnation and eventual demolition**.

I look forward to your prompt cooperation in resolving this matter.

Sincerely,

A handwritten signature in blue ink, consisting of a series of loops and a long horizontal stroke, representing the name Brian Marvin.

**Brian Marvin**  
Property Maintenance Enforcement Officer  
City of Mount Vernon











