



# City of Mansfield

Tim Theaker, Mayor

Bureau of Building Inspections, License and Permits

30 N. Diamond Street - Mansfield, OH 44902 - (419) 755-9688 Fax (419) 755-9453

[www.ci.mansfield.oh.us](http://www.ci.mansfield.oh.us)

## DEMOLITION ORDER

November 14, 2022

West Mansfield Realty LLC  
150 GREAT NECK RD 304  
GREAT NECK, NY 11021

Citation #: 22-1152

Date of Orders: November 10, 2022

RE Property Located at: 1157 PARK AVE W  
MANSFIELD, OH 44906

Parcel #: 270213508000

Description of Violation: Demolition Inspection on September 14, 2022 by Marc Milliron

Records indicate that you are the owner, representative, lien holder, or mortgage holder of the above described property, it was inspected under the provisions of Chapters 1321, 1335 and 1371 of the City Codified Ordinances by the Bureau of Buildings, Inspections, Licenses and Permits and from such inspection it has been determined that the same is declared a nuisance and abandoned, based on the following:

**DEMOLISH DETERIORATED SINGLE STORY, BRICK SIDED, COMMERCIAL STRUCTURE WITH MISC. STRUCTURES. STRUCTURE(S) IS DILAPIDATED, ABANDONED AND HAS NO UTILITIES; Severe structural conditions throughout; canopy imposes a lot of weight and is a safety concern for all patrons who are visiting this plaza, support post integrity onto existing footers indicate collapsing. Roof has deteriorated so far as to rotted the membrane, exterior walls failing, bricks and roof caps are in poor condition, large cracks within the wall indicate that footer has been compromised, damage and or missing windows and doors throughout, exit doors nonfunctioning with severe rust, sprinkler system non-functional, severe conditions of mold throughout, interior walls are in deplorable condition, interior ceiling has collapsed do to roof leaks, toilet rooms and plumbing fixtures nonfunctional, electrical system in deplorable condition, HVAC has failed throughout. ;**

It has been determined that the above referenced property "**HAS BEEN DEEMED UNFIT FOR HUMAN HABITATION DUE TO UNSAFE AND UNSANITARY LIVING CONDITIONS.**" which is in violation of **Chapter 1371.07 "MINIMUM SANITATION STANDARDS"** of the Codified Ordinances for the City of Mansfield. **Your are hereby ordered to vacate said premises by January 14, 2023, failure to comply may result in violation of Codified Ordinance section 1371.99.**

The above described structure was inspected under the provisions of Chapter 1371 of the City Codified Ordinances on **September 14, 2022**, of the Bureau of Buildings, Inspections, Licenses and Permits and from such inspection it has been determined, upon and after inspection thereof, to be unsecured, unsafe, abandoned, vacant, open and unsecure to trespass, structurally defective, liable to fire, Endanger to life, health, or other buildings or property.

"A specific itemization of the defects and conditions in the building, structure or premises which required the determination made is included in the attached inspection sheet."

This structure is **DEEMED TO BE UNSAFE**, to the life and health of children and the community and is ordered to obtain a licensed demolition contractor to demolish and dispose of properly and all debris from premise within Thirty (30) days from the date of this order.

You are hereby advised that this order can be appealed within TEN (10) days from the date of this order under the provisions of Section 1335.07 of the City Codified Ordinances before the City Planning Commission, and if the inspection was made by the Bureau of Fire Prevention you may also appeal under the provisions of Section 3737.20 et. seq. of the Ohio Revised Code. **PLEASE NOTE FAILURE TO APPEAL THIS ORDER WITHIN TEN (10) DAYS FROM RECEIVING THIS NOTICE WILL RESULT IN FURTHER PROCESSING OF DEMOLITION PROCEEDINGS.**

Per Section 1335.05(g) An order to the owner, person in charge or occupant that the building, structure or premises described in subsection **must have all dangerous conditions enumerated in the attached inspection sheet alleviated and repaired to comply with the relevant cited code within 30 days of receipt for such order.**

Per Section 1335.05(k) Failure to comply with this order within the time stated, or with the order as affirmed or modified upon appeal, the initiating bureau will cause the order to be executed through the use of City forces, materials and equipment or by contract for labor, materials and equipment or both, all at the expense of such owner, person in charge or occupant, subject to the final approval by the Bureau of Buildings, Inspections, Licenses and Permits for the purpose of determining whether or not a subsequent sale of the demolished property could result in replenishing the City of Mansfield's P.R.I.D.E. tax demolition account for any expenditures associated with the demolition process, and that such costs and expenses may be certified to the County Auditor as a lien or special charge against the real estate and collected as are other taxes.

Per Section 1335.09 "remedy for structural concerns" execution of order states whoever fails to comply with an order issued under the provisions of this chapter from which no appeal has been taken, or with the order as finally affirmed or modified upon completion of appellate proceedings, within the time fixed in such order or order of affirmance or modification, then the Bureau may cause such building, other structure or premises to be repaired, secured by boarding up per section 1335.10, torn down, demolished, removed or the dangerous conditions remedied through the use of City employees, equipment and material in accordance and consonance with such order, order of affirmance or modified order. **"EXCEPTIONS MAY BE MADE FOR A COUNTY LAND REUTILIZATION CORPORATION, OR WITH PRIOR WRITTEN APPROVAL BY THE CITY OF MANSFIELD ."** ENCLOSED YOU WILL FIND AN APPEAL FORM TO THIS ORDER.

**"NO PERSON OR BUSINESS ENTITY, INCLUDING BUT NOT LIMITED TO ANY FEE TITLE OWNER OR OTHER OWNERSHIP INTEREST IN THE PROPERTY, SUBJECT TO THE DEMOLITION ORDER IS PERMITTED TO ENTER UPON SUCH LAND AND REMOVE, MODIFY, OR AFFECT ANY PHYSICAL PORTION OF THE STRUCTURE(S) WITHOUT THE PRIOR WRITTEN PERMISSION OF THE BUREAU OF BUILDING, INSPECTIONS, LICENSES AND PERMITS."**

1335.26 TRANSFER OF OWNERSHIP; IT SHALL BE UNLAWFUL FOR THE OWNER OF ANY DWELLING UNIT OR STRUCTURES WHO HAS RECEIVED A DEMOLITION ORDER TO SELL, TRANSFER, MORTGAGE, LEASE, ENCUMBER IN ANY WAY OR OTHERWISE DISPOSE OF SUCH DWELLING UNIT OR STRUCTURE TO ANOTHER UNTIL CONSENT.

This order is lawful pursuant to authority granted by Section 3 Article XVIII of the Ohio Constitution, and Ohio R.C. 715.26, 715.26.1, 715.28, 715.29, 715.44, 3707.01, 3707.02, 3707.021, 3737.14, 3737.22 and 3737.45, and of the general provisions of Ohio R.C. Title 7, for the purpose of safeguarding life, property, health and for the promotion of the peace, health, safety and welfare of the City and its inhabitants.

Marc Milliron  
Housing Inspector

Tim Brinley  
Building Inspector

Marc Milliron  
Manager, Codes and Permits

**Mansfield Bureau of Building Inspections, Licenses, and Permits**