

ORDINANCE 2024.019

**ORDINANCE DECLARING A NUISANCE AND ORDERING ABATEMENT OF
UNSAFE BUILDINGS**

WHEREAS, unsafe buildings, junk, prohibited vehicles, and debris were reported and determined to exist at the property listed below:

Address	Book-Page-Parcel No.
181 Old Broadway St.	220081201008500
A.k.a 211 S. Broadway St.	

WHEREAS a complaint and an investigation of the above referenced property revealed violations of the Village of Blanchester Zoning Ordinance including, but not limited to, Sec. 600 – Public Nuisances Prohibited; and

WHEREAS, a complaint and an investigation of the above referenced property revealed violations of the Village of Blanchester’s general Ordinances including, but not limited to, Ordinances 2016.016, 2013.015, 2017.022, 2015.015, 2002.003; and

WHEREAS, an inspection performed by the Blanchester Zoning Inspector and the Marion Township Fire Department of the building and/or other structures upon the above referenced property revealed insecure, unsafe, and structurally defective conditions; and

WHEREAS, the Village of Blanchester Zoning Ordinance and Ohio Revised Code Sections 715.44 and 715.26 provide that the Village of Blanchester may abate any nuisances and provide for the removal of insecure, unsafe, or structurally defective buildings and structures;

WHEREAS the aforementioned Blanchester Ordinances and Ohio Revised Code including, but not limited to, Section 715.261 *Recovering total cost of correcting hazardous condition of building or abating nuisance* provide means for the Village to abate nuisances and recover any costs incurred with respect to such abatement, control or removal of any rubbish, junk, refuse, or debris; and

WHEREAS in accordance with the Village of Blanchester’s Ordinances and Ohio Revised Code, the Village has the authority to contract to abate the nuisances and have the costs incurred assessed to the property tax bills if it so chooses or conduct such abatement actions itself.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of Blanchester, Ohio:

1. That the Village specifically finds and hereby determines that the unsafe buildings and/or structures, debris, junk, and vehicles prohibited by the Village of Blanchester Zoning Ordinance, on the property listed above constitute unsafe conditions and a nuisance within the meaning of the Village of Blanchester Ordinances and Ohio Revised Code Sections 715.44, 715.26 and 715.261;

2. That this Council hereby orders the owners of said property to immediately remove and abate the nuisances consistent with the Village of Blanchester’s Ordinances and Ohio Revised

Code. If said nuisances or unsafe buildings are not removed and abated by the said owners within thirty (30) days of the passing of this Ordinance, or if no agreement for removal and abatement is reached between the Village and the owners and lienholders of record, the Village and its officials and/or employees shall cause the unsafe buildings and nuisances to be removed, and the Village shall notify the County Auditor to assess such cost-plus administrative expense to the property tax bills for the said parcel, as provided in Ohio Revised Code Section 715.261;

3. That it is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code; and

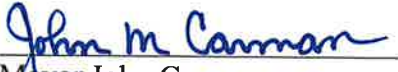
4. This Ordinance is hereby declared to be an emergency measure, necessary for the preservation of the public peace, health, welfare and safety of the Village. The reason for the emergency is the structure on the property poses a danger to the personal health of the residents within the Village of Blanchester.

5. That this Ordinance shall be effective at the earliest date allowed by law.

Mrs. Lewis moved for the adoption and Mr. Hopkins seconded the motion and the roll being called upon its adoption the vote resulted as follows:

Mr. Garner- Yea
Mr. Gephart- Absent
Mr. Hill- Yea
Mr. Hopkins- Yea
Mrs. Lewis- Yea
Mr. Parks- Yea

Adopted this 24th day of October, 2024.


Mayor John Carman

Fiscal Officer's Certificate:
The State of Ohio, County of Clinton, ss:

I Regina Johnson Fiscal Officer of the Village of Blanchester, Clinton County, and in whose custody the Files, Journals, and Records are required by the laws of the State of Ohio to be

kept, do hereby certify that the foregoing Ordinance is taken and copied from the original now on file with said Village, that the foregoing has been posted as required, has been compared by me with the said original and that the same is true and correct copy thereof.

Witness my signature, this day of October 24, 2024.



Fiscal Officer of the Village of Blanchester, Clinton County, Ohio.



