



Condemnation Notice

City of Berea
 11 Berea Commons,
 Berea Ohio 44017
 P:(440) 826-5812
 F: (440) 826-4800
 buildingdept@cityofberea.org

Date: December 1, 2022

Owner: Jeffrey C. Dilley
 414 Prospect Rd.
 Berea, OH 44017

RE: Notice of Condemnation at: 414 Prospect Rd., Berea, OH 44017 (PP# 363-21-011)

This letter serves as notice that on 12/1/2022, I have determined that the property is a public nuisance and the dwelling is unfit for human habitation as a result of:

- Fire
- The deteriorated and dilapidated interior condition
- Lack of proper ventilation
- Lack of public water and gas, and electrical services
- Overall unsanitary condition of the interior of the dwelling and the exterior property

My findings are as follows:

UNFIT DWELLINGS & CONDEMNATION

Code Section	Description	Corrections
1359.02	Any dwelling or dwelling unit found to have any of the following defects shall be condemned as unfit for human habitation and shall be so designated and placarded by the Building Inspector:	The owner of the premises shall maintain the structures and exterior property in compliance with these requirements. No persons shall occupy these premises which are not in a sanitary and safe condition
1359.02(a)	One which is so damaged, decayed, dilapidated, unsanitary, unsafe or vermin infested that it creates a serious hazard to the health or safety of the occupants or of the public.	All vacant structures and premises 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.
1359.02(c)	One which because of its general condition or location is unsanitary or otherwise dangerous to the health or safety of the occupants or of the public.	Due to the fire and the property left open to the exterior environment. You are required to abate this health and sanitation issue, by providing a remediation plan from a certified mold and remediation contractor. Documentation of air-quality test results of all interior environmental spaces, including HVAC systems shall be submitted to The Building Department

INTERIOR CORRECTIONS

KITCHEN – BATHROOM – PLUMBING SYSTEM		
Code Section	Description	Corrections
1353.05 & 1303.01	Plumbing Fixtures and system piping shall be in good working condition and free from defects, leaks and obstructions	Water has been shut off. The plumbing system has been compromised and is in a deteriorated state due to fire and smoke damage. Evaluate the plumbing system and provide a scope of work to the Building Department to abate any issue. (All work to be performed per 2019 RCO. Permit is required for plumbing work)
1349.08 & 1303.1	Water-Heating Facilities- Hot water must be capable of 120 degrees Fahrenheit, and permit adequate amount of water to be drawn at every required faucet.	Hot water tank was inaccessibly, but appears to be in a deteriorated state and shall be replaced (All work to be performed per 2019 RCO. Permit is required)
HEATING SYSTEM		
Code Section	Description	Corrections
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ELECTRIC SYSTEM – LIGHTING & POWER		
Code Section	Description	Corrections
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WINDOWS - VENTILATION		
Code Section	Description	Corrections
1353.03	Every window shall be reasonably weather tight, watertight, rodent proof and in good condition	Throughout the house
INTERIOR FLOORS, WALLS, CEILINGS, & DOORS		
Code Section	Description	Corrections
1349.09	Every dwelling shall have a safe, unobstructed means of egress leading to safe and open space	Interior of the dwelling is loaded with garbage and debris. Provide for proper egress. Remove all obstructions from the interior of the dwelling
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GENERAL YARD AREA MAINTENANCE		
Code Section	Description	Corrections
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1329.12(a)(2)	Yard Area – Refuse – Exterior property areas shall be kept free of debris, objects, materials or conditions that create a health, accident or fire hazard, or are a public nuisance or constitute a blighting or deteriorating influence on the neighborhood	Throughout property
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Pursuant to Chapter 1345 & 1359 of the Codified Ordinances of the City of Berea. You are hereby ordered, to abate the nuisance conditions by **1/2/2022**, which has been determined to exist. If you have any questions regarding this letter. Contact the Building Department 440-826-5812.

Failure to abate the nuisance as contained in the attached notice of condemnation within Thirty (30) days of this notice, may result in legal action against the real estate located at 414 Prospect Rd., Berea, OH 44011, AKA PPN: 363-21-011.

Notices of appeal may be filed in accordance with City of Berea Zoning Code, Chapter 103 Administrative Appeals, you have the right to appeal this determination, within thirty (30) days of the date of this notice; you may request a hearing before the Municipal Planning Commission by filing a written request with Alycia Esson Clerk of the Commission. Failure to submit the administrative appeal request within the thirty (30) day period shall forfeit your right from seeking an administrative appeal.



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Building Commissioner

CC: Mayor Cyril M. Kleem

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CC: Mayor Cyril M. Kleem

Law Director Barb Jones

Fire Chief Terry Ledwell

Police Chief Dan Clark

Certified Mail

Regular Mail

Posted Property 12/1/2022