

ORDINANCE NO. 2019-76

INTRODUCED BY: MAYOR MICHAEL DYLAN BRENNAN

AN ORDINANCE DECLARING THE STRUCTURE LOCATED ON THE PROPERTY AT 3621 EAST SCARBOROUGH ROAD (PPN 722-11-095) TO BE A PUBLIC NUISANCE, AND DECLARING AN EMERGENCY.

WHEREAS, the City of University Heights has received complaints about the deteriorating condition of the property and has cut the grass and maintained the exterior landscaping for several years at the residential property located at 3621 East Scarborough Road, Permanent Parcel Number 722-11-095, ("the Property"); and

WHEREAS, numerous exterior maintenance code violations were documented in 2016 and remain unresolved; and

WHEREAS, on June 24, 2018 the City of University Heights served an administrative warrant for the Property and found the Property to be in disrepair, the utilities disconnected, and the general condition of the Property to be a blight; and

WHEREAS, the Cuyahoga County Prosecutor's Office has requested a land affidavit for the parcel due to delinquent property taxes in the amount of \$27,963.95.

WHEREAS, the Building Commissioner and Housing and Community Development Director have determined and reported to Council that the Property is in such a state of serious disrepair as to be a hazard to the health, safety, and welfare of the public, and has become a blighting and deteriorating factor in the neighborhood.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF UNIVERSITY HEIGHTS, OHIO, THAT:

Section 1. The structure located on the commercial property at 3621 East Scarborough Road is hereby declared to be a public nuisance pursuant to Chapter 1442 of the City of University Heights Codified Ordinances as it is in such a state of disrepair to be a hazard to the health, safety, and welfare of the public and has become a blighting and deteriorating factor in the neighborhood and will impair and adversely affect the value of the neighboring properties.

Section 2. It is hereby found and determined that all formal actions of the Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with the law.

Section 3. This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the City, the emergency being the need to eliminate the safety concerns and blighted condition of the subject property; wherefore, this ordinance shall be in full force and effect from and immediately after its adoption and approval by the Mayor. This ordinance shall become effective at the earliest time allowed by law.

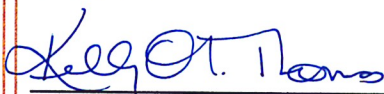
CITY OF UNIVERSITY HEIGHTS



Michael Dylan Brennan, Mayor

Passed: 12/14/2019

ATTEST:



Kelly M. Thomas, Clerk of Council

APPROVED AS TO FORM:



Luke McConville, Law Director