



City of Defiance | City Administrator
Ryan Mack | rmack@cityofdefiance.com
Rex Robison | Res. Building Officer
rrobison@cityofdefiance.com

September 15 2023

Defiance Partners LLC
111 2nd Ave. NE, Suite 202B
St. Petersburg, FL 33701

Re: 844 N. Clinton St. B-16, B-18, B-26, B-28, B-31, B-32, C-3, C-4, C-16, C-17, C-22, C-24, C-26, C-32, C-39, C-41, C-51, C-53, Defiance, OH 43512 – DEMOLITION NOTICE OF VIOLATION

To Whom It May Concern:

Due to a recent complaint filed with the City of Defiance, Ohio, an investigation was performed at the above-named address, it was observed that the conditions of the trailers on the above-referenced lots of this property violate different sections of the Codified Ordinances of Defiance, Ohio and constitutes a public nuisance. I am required to notify you as a legal interest holder of the property pursuant to Section 1317.04(B), Codified Ordinances of the City of Defiance, Ohio. A more detailed description of the subject property is described in the attached 'Exhibit A.'

The following code violations were found to exist:

Section 1317.01(a), Codified Ordinances of the City of Defiance, Ohio. Any structure is so out of repair and dilapidated that, if it were permitted to remain, would endanger the life, limb, or property of persons or property upon the public streets or public ways adjacent thereto by reason of the collapse of such building or structure or by the falling of objects therefrom;

Section 1317.01(d), Codified Ordinances of the City of Defiance, Ohio. Any accumulation of earth, rubbish or other materials which attract and propagate vermin, rodents, or insects that endanger the public health;

Section 1317.01(e), Codified Ordinances of the City of Defiance, Ohio. Any accumulation of rubbish, refuse or waste materials, including tires, that, by reason of its location and character, is unsightly and interferes with the reasonable enjoyment of property by neighbors, detrimentally affects property values in the surrounding neighborhood or community, or materially interferes with the prevention or suppression of fire upon the premises;

Section 1317.01(f), Codified Ordinances of the City of Defiance, Ohio. A structure is so out of repair that it constitutes a fire hazard because of its condition;

Section 1317.01(g), Codified Ordinances of the City of Defiance, Ohio. There is accumulation in any structure or on any property of rubbish or other materials in an amount and in a condition that constitutes a fire hazard by reason of the likelihood of its catching on or communicating fire;

Section 1317.01(l), Codified Ordinances of the City of Defiance, Ohio. Any structure becomes so out of repair and dilapidated that, due to lack of adequate maintenance or neglect, it becomes unsafe for occupants, or endangers the public health, welfare, or safety of occupants, or causes such condition of blight that it materially interferes with the peaceful enjoyment and lawful use of owners or occupants of approximate property;

Section 1317.01(t), Codified Ordinances of the City of Defiance, Ohio. The structure is in such a condition that violates any of the maintenance standards set forth in Sections 1339.01, 1339.02 or 1339.03 of the Defiance Codified Ordinances;

Section 1317.01(u), Codified Ordinances of the City of Defiance, Ohio. The structure is a “dangerous structure” as defined in Section 1339.04 of the Defiance Codified Ordinances;

Section 1317.01(v), Codified Ordinances of the City of Defiance, Ohio. The structure is a dangerous structure, which, because of its condition, is unsafe, unsanitary or dangerous to the health, morals, safety or general welfare of the people of the City; and

As per section 1317.04(C) of the Codified Ordinances of the City of Defiance, Ohio, the property owner has thirty (30) days from receipt of this letter to do one of the following:

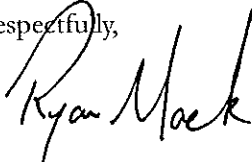
- (a) Fully and completely abate the above-described nuisances by demolition; or
- (b) Work out a schedule with the Residential Building Official for the demolition of the structure.

A public hearing on this matter will occur on **Monday October 16, 2023 at 10:00 A.M.** before the City of Defiance Nuisance Abatement Board at the City Council Chambers, 631 Perry St., Defiance, Ohio 43512. This panel will review my decision that the condition of the property constitutes a public nuisance and that demolition of these structures on these lots is the necessary remedy.

If the property owner fails to comply with this order, I, as the City Administrator, or any person designated by me, shall be authorized to enter upon the premises and abate the nuisance at the lowest and best bid. The charges for this service will be provided in a written report and certified to the Defiance County Auditor as a lien. The City may commence a foreclosure action if the property owner does not then satisfy the lien pursuant to R.C. §715.261(B)(3).

Please contact City Law Director Sean O'Donnell at: (419) 784-2101 if you have any questions.

Respectfully,



Ryan Mack
City Administrator
CITY OF DEFIANCE OHIO

EXHIBIT A – Property

Being Section 14 PT SE ¼ “Northtowne Estates” Trailer or Mobile Home Park to the City of Defiance,
Defiance County, Ohio

Parcel No. I06-0116-B-009-01

Property Address: 844 N. Clinton St., Defiance, Oh 43512