



OFFICE OF BUILDING COMMISSIONER

The City of Lima, Ohio

50 Town Square, Lima, OH 45801

Phone 419-221-5243 Fax 419-221-5189

DEMOLITION ORDER

ORDER # 2019004699

TO: CC1 OH REO LLC 14800 LANDMARK BLVD DALLAS, TX 75254	CC1 OH REO LLC 537 W GRAND AVE. LIMA, OH 45801	UNKNOWN OCCUPANT 537 W GRAND AVE. LIMA, OH 45801
CORPORATION SERVICE COMPANY, AGENT CC1 OH REO LLC 50 W. BROAD ST., SUITE 1330 COLUMBUS, OH 43215	ALLEN COUNTY TREASURER P.O. BOX 1243 LIMA, OH 45802	

You are hereby notified that an inspection of the structure owned by you, or which you may otherwise have an interest in, located at **537 GRAND AVE W**, Lima, Allen County, Ohio, was made by the City of Lima Building Commissioner's Office. As a result of this inspection, it is the judgment of the Building Commissioner for the City of Lima that: (1) said structure is a dangerous or unfit structure as defined in section 1420.05 of the Codified Ordinances of the City of Lima, Ohio; and/or (2) said structure has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation, occupancy, or use, in violation of section 1816.02 of the Codified Ordinances of Lima, Ohio; and /or (3) said structure is insecure, unsafe, and/or structurally defective as set forth in Ohio Revised Code § 715.26

You are further notified that Lima's Zoning Code prohibits accessory structures, including, but not limited to, garages, sheds, and/or outbuildings, absent a primary structure, and therefore, all accessory structures are included in this order pursuant to 1420.05(K) of the Codified Ordinances and may be demolished.

The particular findings of the Building Commissioner in support of this order are attached hereto and incorporated herein as Exhibit A.

THEREFORE, pursuant to the authority vested in me by virtue of my office under the Codified Ordinances of the City of Lima, and Ohio Revised Code § 715.26, **YOU ARE HEREBY ORDERED** TO OBTAIN A DEMOLITION PERMIT FROM THE CITY WITHIN 10 DAYS OF THE DATE OF SERVICE OF THIS ORDER AND DEMOLISH SAID STRUCTURE, INCLUDING ANY ACCESSORY STRUCTURES, AND GRADE THE LOT IN ACCORDANCE WITH CITY SPECIFICATIONS, OR THE CITY MAY CAUSE THE

STRUCTURE AND ANY ACCESSORY STRUCTURES TO BE DEMOLISHED AND INITIATE LEGAL PROCEEDINGS AGAINST YOU OR YOUR PROPERTY TO COLLECT THE COSTS THEREOF.

PROHIBITION AGAINST TRANSFER OF OWNERSHIP: It shall be unlawful for the owner of any dwelling unit or structure who has received this Order to sell, transfer, mortgage, lease or otherwise dispose of this property to another until the provisions of this Order have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of this Order issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of this Order and fully accepting the responsibility without condition for making the corrections or repairs required by this Order.

NOTICE OF POTENTIAL PENALTY: Please take notice that failure to comply with this Order may result in criminal prosecution against you and the imposition of criminal penalties which may include a fine and/or imprisonment. In addition to potential criminal penalties, the City may pursue any and all available civil remedies against you or your property.

RIGHT TO APPEAL: You have the right to appeal the provisions of this Order. You have the right to request, and shall be granted, a hearing on this matter before the Board of Building Appeals; provided that you file, with the office of the Board of Building Appeals at 50 Town Square, Lima, Ohio, 45801, a written statement requesting such hearing and containing a statement of the reasons for the appeal, within ten (10) days after this Order is served.

Date:

7/31/19

Building Commissioner City of Lima, Ohio

CERTIFICATE OF SERVICE

This is to certify that this document was service upon the above-named persons or entity by:

1. Certified U.S. mail, return receipt number

1

on

7/31/19

① 9489 0090 0027 6081 4694 04
9489 0090 0027 6081 4694 11
9489 0090 0027 6081 4694 28

9489 0090 0027 6081 4694 35
9489 0090 0027 6081 4694 42

Date:

7/31/19

Building Commissioner City of Lima, Ohio

Cc: City of Lima Law Director
File



CITY OF LIMA, OHIO

David J. Berger, Mayor

**Lima, Allen County Building Department
50 Town Square, Lima, Ohio 45801
Phone: 419-221-5243 Fax: 419-221-5189**

5/15/2019

OH REO LLC CC1
14800 LANDMARK BLVD STE 400
DALLAS, TX 75254

Re: 537 GRAND AVE W

Dear Property Owner:

An inspection of the property located at 537 GRAND AVE W, LIMA, OH revealed it is in general dilapidated condition and that the structure meets criteria established by section 1420.05 of the City of Lima Codified Ordinances as a "Dangerous Structure".

You are required to obtain permits to repair or demolish this structure within (30) days of this notice.

Should you elect to repair the structure, you must call the Building Department (419-998-5541) to schedule an inspection of the interior of the structure prior to commencing renovations. You will also be required to obtain all required building, electrical, HVAC permits and inspections. The scope of repairs must include all structural components and building systems to abate all code violations and restore the structure to habitable condition. Permit applications must be received within thirty (30) days, and work must commence within ninety days of the date of this letter. Repairs must be completed and approved within six months of the date of permit issuance. Inspections will be performed by building department staff to verify compliance and a Certificate of Occupancy will be issued upon final approval of repairs.

Should you elect to demolish the structure, a demolition permit must be obtained within thirty (30) days and demolition must be completed within 45 days after permit issuance. You are further notified that Lima's Zoning Code prohibits accessory structures, including, but not limited to, garages, sheds, and/or outbuildings, absent a primary structure, and therefore, all accessory structures are included in this order pursuant to 1420.05(K) of the Codified Ordinances and may be demolished.

Your failure to obtain the required demolition or repair permit will result in the City initiating formal demolition procedures against you, which could include liability for all demolition, administrative and legal costs incurred by the City.

Please contact me if you have questions, or wish to discuss this matter in more detail.

Sincerely,

Amy Harpster
Building Commissioner
City of Lima, Ohio
Cc: Code Enforcement
FILE # 2019002836

EXHIBIT A

Inspection Date

5-14-19

Property Address

537 Grand Ave W

Parcel Identification #

Owner Name

Finding

Exterior

Details & Comments

Roof has holes over porch and in rear of structure. Soffit falling and missing on porch. Many gutters and downspouts missing or broken. Much of fascia rotting and missing. Some windows broken and/or boarded. Front door boarded. Siding in disrepair. Foundation has cracks and has shifted. Many trees, some large, growing near foundation. No electrical service

Recommended Action

Demo

Attach photograph(s) taken at time of inspection
(Picture front and rear of dwelling minimum)

Inspector Signature

Will Heller