

CITY OF BEDFORD, OHIO

ORDINANCE NO. 030-26

AN ORDINANCE DECLARING THE PROPERTY AND STRUCTURE LOCATED AT **38 HENRY STREET (P.P.N. 814-10-125)** A NUISANCE AND THEREFORE CONDEMNING THE PROPERTY, ORDERING ACTION AND DECLARING AN EMERGENCY

WHEREAS, numerous violations exist on the property and structures located at **38 Henry Street (P.P.N. 814-10-125)** in the City of Bedford, which renders the property dangerous, unsafe, and unfit for human habitation or occupancy, and

WHEREAS, numerous attempts have been made to obtain compliance from the property owner who has abandoned the property, which is in significant arrears in tax payments.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Bedford, County of Cuyahoga, and the State of Ohio:

Section 1. That the property located at **38 Henry Street (P.P.N. 814-10-125)** in the City of Bedford is hereby declared to be a nuisance because of deterioration and the lack of maintenance of the same, and the City Manager is hereby authorized to take any action necessary to eliminate the conditions, including demolition.

Section 2. That the Building Commissioner has or shall order the owner, as well as any major lienholders of the property and structure known as **38 Henry Street (P.P.N. 814-10-125)**, Bedford, Ohio, to make all necessary repairs and corrective actions within a reasonable amount of time and notify the owner that this property has been condemned.

Section 3. That the actions of this Council concerning and relating to the passage of this legislation 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 all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 4. This ordinance is hereby declared to be an emergency measure immediately necessary for the public peace, health, safety, and welfare, and for the further reason that it is necessary to protect property owners in the area and to protect residents in the City of Bedford from the adverse effects of the nuisance itself.

WHEREFORE, this Ordinance shall take effect and be in force from and after the earliest date permitted by law.



Stanley C. Koci, Mayor-President of Council



Tracy M. Simons, CMC, Clerk of Council

Prepared and approved as to legal content by:  _____
John J. Montello, Law Director

PASSED: April 6, 2026

FAILED: _____

CITY OF BEDFORD OHIO

165 CENTER RD
BEDFORD, OH 44146
440-735-6530

FINAL NOTICE

September 25, 2025

ROBINETTE, DAMON
25589 GARDEN RD
BEDFORD, OH 44146

Re: Exterior Inspection - 38 HENRY ST - FINAL NOTICE

You are hereby notified as owner, operator or lessor of premises known as:

38 HENRY ST, BEDFORD, OH 44146

A recent **exterior inspection** of your property discloses the following corrections necessary to bring it up to the minimum requirements of the City of Bedford's Property Maintenance Code.

1. Demo and repair/replace all damage created from fire. Permits must be applied for and granted prior to work beginning.
2. Remove all trash, rubbish, garbage or debris on property, especially in driveway and front yard. Bedford Codified Ordinance 1333.07 (a) (1)
3. Remove all unused, unlicensed or inoperable motor vehicles. Bedford Codified Ordinance 1341.09
4. All wood, metal or vinyl siding must be present, in good condition and properly painted. Repaint the house or install new, vinyl siding throughout. Bedford Codified ordinance 1333.07 (b) (1) D
5. All wood trims, fascia, and soffits must be properly maintained and painted or covered with aluminum break-metal or vinyl. Bedford codified Ordinance 1333.07 (b) (1) D
6. Roofs must be free of holes, deterioration, leaks or missing shingles and be structurally sound. Remove the existing roofing shingles and install a new roof on the dwelling (and adjacent garage). Use Ice and water Shield where required. Make all necessary repairs to the existing roof Materials used for repairs must match the existing in type, quality and color. A maximum of two layers of roofing are permitted on the roof
7. Clean, repair or replace any missing and damaged gutters and downspouts as needed. Bedford Codified Ordinance 1333.07 (a) (7)
8. All doors must open and close properly. Repair or replace the exterior doors accordingly. Bedford Codified Ordinance 1333.07 (b) (1) D

9. All exterior light fixtures must be properly maintained and operate normally
Bedford Codified Ordinance 1333.07 (b) (1) D
10. Repair all windows to insure that glass is intact; that windows open and close properly; that windows lock securely; that glazing putty and weather stripping is present in good condition and is effective; and that every window is equipped with a screen. Remove the boards on the windows and replace windows accordingly. Bedford Codified Ord 1333.07

Please notify the Building Department when these corrections are completed. Your prompt attention to these matters is expected **no later than October 16, 2025,** or a [REDACTED] will be issued.

Sincerely,
Ryan McDaniel
Property Maintenance Inspector