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Housing Appeals Board

Documenter name: Carol Sparkman

Agency: None

Date: Jan. 23, 2025

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Summary

- Several houses reviewed were dilapidated and their owners were deceased.
- Two properties in Ward 3 submitted voluntary demolition waivers, saying the severe disrepair of the vacant, dilapidated houses posed a health and safety hazard to the community.
- A hearing under the Administrative Hearings on Appeal Cases was heard this morning. After a complaint was filed, the inspector discovered several violations. The homeowner filed an appeal, arguing the notice was vague, the orders unsupported, and the owner — a single mother on a fixed income — had made affordable repairs. While some issues were resolved, others, like driveway gravel and siding repairs, remained unaddressed, and no communication was received from the owner. The committee denied the appeal, citing valid and properly served orders, but an extension was noted for weather-related delays, with contact information provided for follow-up.

Follow-Up Questions

- Regarding the houses set up for demolition, is there an opportunity for ward members to rebuild on the land in their community? Perhaps through a system of

lottery or auction?

- Would creating an incentive work to draw the absent property owners to the Housing Appeals Board?
- What are the stories of the people whose homes are up for demolition? What are the top reasons they don't show up to Housing Appeals Board meetings?
- Regarding demolition, how much does it cost? Who pays out of which budget?

Notes

The [Housing Appeals Board](#) is made up of Akronites appointed by the mayor. They review cases from the [Department of Neighborhood Assistance Housing Compliance Division](#). The board reviews two kinds of cases: recommendations to demolish residential properties from the Housing Compliance Division and appeals of the [Environmental Health Housing Code](#) violation from the Akron Housing Division, whose job is to ensure residents have safe, sanitary and decent living conditions by enforcing the code.

Owners of the properties being considered for demolition are encouraged to attend these meetings and provide written plans and schedules describing how they will bring their property into compliance. Neighbors of the properties under review are also encouraged to attend and testify about how the property impacts the neighborhood.

Public meeting information

When: 4th Thursday of every month

Time: 9 a.m.

Where: Municipal Building, 166 S. High Street
City Council Chambers, 3rd floor

Parking: CitiCenter parking garage and all meter parking around City Hall.

Committee members

Alyssa Figueroa

Barb Waress

Hartense Pryear (alternate)

Kathy Wilkins

LaNeita Jones

Michael Howard (absent)

Robin Rohrich, chair

Meeting called to order: 9 a.m.

Meeting adjourned: 9:30 a.m.

I. APPROVAL OF THE MINUTES OF THE 10-24-24 HOUSING APPEALS BOARD MEETING

II. REVIEW OF PREVIOUS CASES:

	Ward #	Parcel #
Case # 6053 - <u>765 Euclid Ave.</u> Sherbondy Hill	3	67-25033
<ul style="list-style-type: none">On Oct. 24, the Housing Appeals Board granted an extension until Jan. 23 for this property to keep it free of trash, be secured, undergo significant repairs, transfer ownership, and schedule an interior inspection.Although the property title was transferred, the new owner did not attend today's hearing. Sanitarian Supervisor Jodie Forester confirmed she had not heard from the new owner despite a notification being sent for the hearing. According to the code, the previous owner must provide written notice of any existing orders or proceedings before the Housing Appeals Board.Since no repairs have been made and the new owner has not complied or responded, the board approved a motion to demolish the property.		

	Ward	Parcel #
Case #6102 - <u>1110 Santee Ave.</u> East Akron	5	67-47779
<ul style="list-style-type: none">At the Housing Appeals Board meeting on Oct. 24, the board granted an extension until Jan. 23 for the property owner to keep the property free of refuse, secure the property, make significant progress on repairs, obtain necessary permits and inspections, and schedule an interior inspection.On Jan. 21, Forester inspected the property inside and out with the owner. Improvements included all new: front porch, basement steps, supports installed in the basement, steps to the second floor, completion of all demolition work, and partial installation of new windows.Permits are still required for the front porch steps and basement supports.The owner was unable to attend today's hearing but told Forester that they plan to begin plumbing work and complete window installation within the next 60 to 90 days.The board approved a 30-day extension, allowing for continued maintenance		

of the property, initiating plumbing work, completing the window installations, and scheduling an interior inspection.

III. ADMINISTRATIVE HEARINGS ON NEW CASES:

	Ward	Parcel #
Case #6124 - <u>131 E. Archwood Ave.</u> South Akron	7	68-31368
<ul style="list-style-type: none">• This property is out of compliance with housing orders. It is heavily fire-damaged, dilapidated, tax delinquent, vacant, unregistered, and has been secured by the city.• Board approved a motion to demolish the building.		
	Ward	Parcel #
Case #6125- <u>803 Bisson Ave.</u> Sherbondy Hill	3	67-48025
<ul style="list-style-type: none">• This property is out of compliance. It was recently found vacant, open, heavily vandalized and dilapidated. The owner is deceased, the property is tax delinquent, has been secured by the city, and is not registered. Its deteriorating condition poses a blighting influence on the neighborhood. The Housing Division recommends that the property be demolished, with all associated costs assessed.• Board approved a motion to demolish the building.		
	Ward	Parcel #
Case #6126 - <u>340 Cleveland St.</u> Middlebury	10	67-33363
<ul style="list-style-type: none">• This property is out of compliance. It was recently found vacant, the owner is deceased, it is tax delinquent, has been secured by the city, and is not registered. The property's deteriorated condition is a blighting influence on the neighborhood. The Housing Division recommends demolition, with all associated costs assessed to the property.• Board approved a motion to demolish the building.		
	Ward	Parcel #
Case #6127 - <u>119 W. Crosier St.</u> Summit Lake	3	68-46423
<ul style="list-style-type: none">• This property is out of compliance with housing orders. The property is vacant, open, dilapidated, has heavy fire damage, has been secured by the city and has not been registered. The deteriorated condition of this property		

is a blighting influence on the neighborhood. The housing division recommends that it be demolished with all costs assessed.

- Board approved a motion to demolish the building.

		Ward	Parcel #
Case #6128 - <u>51 Rosalind Court</u>, Cascade Valley		5	68-10918
• There has been no compliance with the housing orders issued for this property. It is vacant, dilapidated, tax delinquent, unregistered, and the owner is deceased. The property's deteriorated condition is a blighting influence on the neighborhood. The Housing Division recommends demolition, with all associated costs assessed.			
• Board approved a motion to demolish the building.			

IV. ADMINISTRATIVE HEARINGS ON WAIVER CASES:

		Ward	Parcel#
Case #6129 - <u>730 Euclid Ave</u>, Sherbondy Hill		3	67-11989
• There has been no compliance with the housing orders issued for this property. It is vacant, heavily vandalized, dilapidated, tax delinquent, and unregistered. All owners on record have been notified, and a voluntary demolition waiver has been submitted by the owner, acknowledging that the property's severe disrepair poses a health and safety hazard to the community. The Housing Division recommends it be demolished.			
• Board approved a motion to demolish the building.			

		Ward	Parcel #
Case #6130 - <u>650 Moon St.</u> Sherbondy Hill		3	68-61670
• There has been no compliance with the housing orders issued for this property. It is vacant, heavily vandalized, dilapidated, tax delinquent and unregistered. All owners on record have been notified, and a voluntary demolition waiver has been submitted by the owner, acknowledging that the property's severe disrepair poses a health and safety hazard to the community. The Housing Division recommends it be demolished.			
• Board approved a motion to demolish the building.			

V. ADMINISTRATIVE HEARINGS ON APPEAL CASES

		Ward	Parcel#
Case #0546 - <u>2314 11th St. SW</u> Kenmore		9	67-02767

- This property was inspected on Oct. 1, and violations of the City of Akron Environmental Health housing code were found. Orders to comply were issued on Oct. 8. An appeal of these orders was filed on Oct. 18.
- An attorney for the property owners appealed, saying the notice was vague and unsupported and claimed that housing codes had not been violated. She also noted that her client, a single mother on a fixed income, had complied with repairs she could afford, adding that the property was comparable to others in the neighborhood.
- Forester confirmed that the front steps, porch, and gutters met the requirements, but the remaining orders included adding gravel to the driveway, repairing window screens, and fixing missing siding. Due to snow, the driveway couldn't be assessed. Forester mentioned that extensions are often granted when property owners show reasonable progress and maintain communication, but no updates or calls were reported from this property owner.
- A representative from the Housing Division clarified that the window screening order wouldn't be enforced during winter. He explained that portable, expandable screens could be used for rooms other than kitchens and bathrooms, which require permanent screens. He also emphasized that housing orders are based on code standards rather than comparisons to neighboring properties. Since orders were issued and repairs were initially not made, this demonstrated their validity. He added that extensions are usually granted for owner-occupied dwellings needing extra time to make repairs. However, he maintained that the orders were valid and properly served, and he recommended denying the appeal.
- The board voted to deny the appeal. Forester noted that she would file an extension due to current weather conditions and left her contact information for any follow-up questions.