

RESOLUTION NO. 035-2025(PSH), *First  
Reading*

By Mayor Seren

A Resolution declaring the fire-damaged property at 3690 Grosvenor Road in Cleveland Heights, Ohio to be a nuisance; authorizing abatement of the nuisance; and declaring an emergency.

WHEREAS, the Assistant Housing Director, Allan Butler, has reported to this Council that the fire-damaged residential property located at 3690 Grosvenor Road, is currently vacant and in a state of severe disrepair, and hazardous; and

WHEREAS, Mr. Butler has further reported that the owner of the subject property has been cited by the Housing Inspection Department for numerous housing code violations on the property dating back to July of 2024, and no progress has been made toward correction of the violations; and

WHEREAS, Mr. Butler has further reported that the property has deteriorated over the years to the point that it is a hazard to the health, safety, and welfare of potential occupants and the public and is a blighting and deteriorating factor in the neighborhood adversely affecting the value of neighboring property, and that razing the structure on the property is the best way to abate the nuisance.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Cleveland Heights, Ohio, that:

SECTION 1. This Council hereby finds and determines that the premises known as 3690 Grosvenor Road (PPN 683-24-047), is in a state of disrepair to the extent that it constitutes a health and safety hazard and a blighting influence and hereby declares said property to be a public nuisance pursuant to Chapter 553 of the Codified Ordinances of the City of Cleveland Heights.

SECTION 2. The Assistant Housing Director is authorized and directed to cause the nuisance to be abated in accordance with Chapter 553 of the Codified Ordinances of the City of Cleveland Heights or in any manner determined to be appropriate and in accordance with law, up to and including razing the structures on the property.

SECTION 3. It is found and determined that all formal actions and deliberations of Council and its committees relating to the passage of this legislation that resulted in formal action were in meetings open to the public in compliance with all legal requirements of Section 121.22 of the Ohio Revised Code.

SECTION 4. Notice of the passage of this Resolution shall be given by publishing the title and abstract of its contents, prepared by the Director of Law, once in one

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newspaper of general circulation in the City of Cleveland Heights, or by posting the full text of this Resolution to the City of Cleveland Heights website.

SECTION 5. This Resolution is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health and safety of the inhabitants of the City of Cleveland Heights, such emergency being that the condition of the property is so hazardous that it must be abated at the earliest time permitted by law. Wherefore, provided it receives the affirmative vote of five (5) or more of the members elected or appointed to this Council, this Resolution shall take effect and be in force immediately upon its passage; otherwise, it shall take effect and be in force from and after the earliest time allowed by law.



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TONY CUDA  
President of Council



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ADDIE BALESTER  
Clerk of Council

PASSED: March 3, 2025

Presented to Mayor: March 5, 2025 Approved: March 13, 2025



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KAHLIL SEREN  
Mayor