



14601 MADISON AVENUE • LAKEWOOD, OHIO 44107-4303 ••• 216/529-6655 • FAX 216/226-9963

November 11, 2009

LAWRENCE E. MROZ
FIRE CHIEF

Mr. Oscar Graham
23-2990 3rd Street, East
Elmhurst, NY 11369

Dear Mr. Graham:

On November 6, 2009 a fire safety inspection of the property located at 1549-1559 Lakewood Avenue Lakewood, Ohio was completed. At that time the following item that needs correction was noted.

- 1) Structure shall be marked as an abandoned structure within five (5) days. A copy of the marking requirements is enclosed. The symbol shown in section ii shall be used. A copy of the marking requirements is enclosed.
OFC: 1301: 7-7-03, (d) 311.5.4.

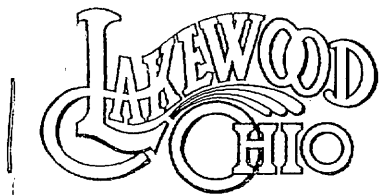
If you have any questions please call me at 216-529-6664. This was a visual inspection. The City assumes no liability or responsibility for failure to report violations that may exist, and makes no guarantee whatsoever that future violations(s) cannot or will not occur.

Sincerely,

Scott K. Gilman
Scott K. Gilman
Fire Marshal
Lakewood Fire Department

cc. Jeff Ashby, Building Department
Nate Kelly, Planning
Nora Hurley, Law
Pam Roessner, Law





CORRECTION NOTICE FILE COPY

12650 Detroit Avenue • 44107

Building Commissioner: (216) 529-6270
Commercial Division: (216) 529-6278
Housing Division: (216) 529-6285
Fax: (216) 529-5930
www.ci.lakewood.oh.us

WILLIAM OSCAR GRAHAM
18 NANTUCKET LANE
DEER PARK, NEW YORK 11729

DATE: 11/11/09
ZONING DISTRICT: R2
TYPE OF STRUCTURE: 5B
AUTHORIZED OCCUPANCY: 6 D/U
PRESENT OCCUPANCY: 6 D/U
PARKING SPACES AVAILABLE: N GARAGE Y OPEN

RE: 1549-59 LAKEWOOD AVE.

TYPE OF INSPECTION: Annual • Certificate of Occupancy • Complaint • DCD Program

Dear M/M GRAHAM:

A recent inspection of the above noted property disclosed the following corrections are necessary for safe, sanitary, and proper maintenance standards as required by the Codified Ordinances of the City of Lakewood (Ord. 85-78).

The personnel of the Division of Housing and Building want to cooperate with you in keeping this city a fine place to reside. Efforts in maintaining this property are appreciated. The enforcement of Lakewood's Codes is critical to the future of our city, and our department is prepared to work with you to make the following corrections.

EXTERIOR CORRECTIONS

- 1. Remove unlicensed/immobile vehicle (1143.09)
- 2. Cease parking on lawn (1143.02(f))
- 3. Remove unapproved furniture from porch/patio/deck (1306.31)
- 4. Remove debris/unsightly material from yard area(s) (1306.31)
- 5. Remove debris/unsightly material from porches (1306.31)
- 6. Store firewood 8 inches above grade (1779.01(d))
- 7. Provide house numbers a minimum of 4" high (1313.04(b))
- 8. Provide sufficient garbage/rubbish containers with lids (1306.26/27)
- 9. Remove dead tree/branches (1306.31)
- 10. Maintain lawn/landscaping (1306.31)
- 11. Provide/repair/replace steps (1306.30(b)(1))
- 12. Provide materials that match and conform (1306.30(b)(2))
- 13. Provide/maintain gutters/downspouts (1306.29(c))
- 14. Seal downspouts to storm sewer (1306.29(c))
- 15. Maintain/provide lattice (1306.30(b)(1))
- 16. Repair/replace porch decking/trim (1306.30(b)(1))
- 17. Provide/maintain porch ceiling/pillars/rails (1306.30(b)(1))
- 18. Maintain/provide doors/windows/screens (1306.25/29(d))
- 19. Repair soffit/fascia (1306.30(b)(1))
- 20. Maintain Siding (1306.30(b)(1))
- 21. Repair/Replace roof (1306.29(c))
- 22. Maintain foundation/exterior walls (1306.29(a))
- 23. Maintain chimney (1306.30(a))
- 24. Repair/replace driveway/service walk (1306.31)
- 25. Maintain fence (1306.31)
- 26. Maintain living fence 3 ft. maximum height (1153.02)
- 27. Raze and rebuild/repair garage (1306.30(b))
- 28. Maintain garage/siding/trim/windows/doors (1306.30(a))
- 29. Paint exterior surfaces where weathered/peeling (1306.30(c))
- 30. Paint/stain steps/porch (1306.30(c))
- 31. Paint/stain bare/new surfaces (1306.30(c)(3))
- 32. Provide/maintain handrail on stairs (1306.29(e))
- 33. Remove cooking appliance/device from porches (1306.31/60)
- 34. Remove temporary holiday lighting (1306.22)

INTERIOR CORRECTIONS

- | | |
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| <p><input type="checkbox"/> 35. Provide/maintain automatic door closures (1306.55)</p> <p><input type="checkbox"/> 36. Provide/maintain fire-rated doors (1306.55)</p> <p><input type="checkbox"/> 37. Maintain emergency lighting/exit signs (4101.3401.2)</p> <p><input checked="" type="checkbox"/> 38. Provide/maintain CO detector within 24 hours. CO detector shall be hard wired or 110 v A.C.(plug in) (1331.01(d))</p> <p><input checked="" type="checkbox"/> 39. Provide/maintain smoke detector within 24 hours. Smoke detectors shall be hard-wired or sealed, tamper proof, long life battery type. (1331.01(e))</p> <p><input checked="" type="checkbox"/> 40. Maintain Window(s) operable/in good repair (1306.29(d))</p> <p><input checked="" type="checkbox"/> 41. Maintain interior doors operable (1306.32(a))</p> <p><input checked="" type="checkbox"/> 42. Repair plaster (1306.29(k))</p> <p><input checked="" type="checkbox"/> 43. Maintain walls/floors/ceiling structurally sound (1306.29(a))</p> <p><input type="checkbox"/> 44. Provide/maintain handrail for all stairs (1306.29(e))</p> <p><input checked="" type="checkbox"/> 45. Maintain bath floor/walls impervious to water (1306.29(h))</p> <p><input type="checkbox"/> 46. Remove debris from interior (1306.29(k))</p> <p><input checked="" type="checkbox"/> 47. Provide/maintain approved heating facilities (1306.18/19)</p> <p><input type="checkbox"/> 48. Provide dirt leg for HWT/furnace (1306.29(f))</p> <p><input type="checkbox"/> 49. Provide proper pitch of flue pipe (1306.29(i))</p> <p><input type="checkbox"/> 50. Seal flue pipe at chimney (1306.29(j))</p> <p><input type="checkbox"/> 51. Provide approved flue pipe material (1306.29(i))</p> <p><input type="checkbox"/> 52. Provide full size HWT T & P valve runoff pipe (1306.29(i))</p> <p><input checked="" type="checkbox"/> 53. Maintain plumbing fixture(s) (1306.29(g)(8))</p> <p><input checked="" type="checkbox"/> 54. Replace waste pipes (1306.29(g)(7))</p> <p><input type="checkbox"/> 55. Repair/replace water supply pipes/valves (1306.29(g)(4))</p> <p><input type="checkbox"/> 56. Bond the water meter (NEC 250.68(B))</p> | <p><input type="checkbox"/> 57. Provide approved installation of elec. conductors (NEC 300.4)</p> <p><input type="checkbox"/> 58. Eliminate improper splices (NEC 300.15)</p> <p><input type="checkbox"/> 59. Eliminate extension cord used as permanent wiring (NEC 400.8)</p> <p><input checked="" type="checkbox"/> 60. Eliminate dead end wiring/exposed live parts (NEC 90.4)</p> <p><input checked="" type="checkbox"/> 61. Replace broken/missing switch/receptacle covers (NEC 406.5/404.9(A))</p> <p><input checked="" type="checkbox"/> 62. Correct reverse polarity/grounding of receptacle (NEC 200.1/250.146)</p> <p><input checked="" type="checkbox"/> 63. Maintain receptacles/switches/fixtures (1306.22)</p> <p><input checked="" type="checkbox"/> 64. Ground three-prong receptacle(s) (NEC 406.3(B))</p> <p><input checked="" type="checkbox"/> 65. Seal unused openings in all boxes/panels (NEC 110.12(A))</p> <p><input checked="" type="checkbox"/> 66. Provide covers to all junction boxes (NEC 314.28(C))</p> <p><input type="checkbox"/> 67. Remove two wires under one lug (NEC 110.14(A))</p> <p><input type="checkbox"/> 68. Maintain/provide G.F.C.I. receptacle(s) (NEC 210.8(A)and(B))</p> <p><input type="checkbox"/> 69. Ground all panel boards (NEC 250.80 & 408.40)</p> <p><input type="checkbox"/> 70. Reduce fuses to 15/20/30 amperes (NEC 240.4(d))</p> <p><input type="checkbox"/> 71. Provide equipment grounding bar (NEC 408.40)</p> <p><input type="checkbox"/> 72. Provide grounded receptacle for appliances (NEC 250.114)</p> <p><input type="checkbox"/> 73. Secure elec. equipment to surface (NEC 110.13(A))</p> <p><input type="checkbox"/> 74. Provide working clearance at electrical equipment (NEC 110.26(A)(1))</p> <p><input checked="" type="checkbox"/> 75. Secure required permit (1306.62)(1306.63)</p> <p><input type="checkbox"/> 76. Secure/post the housing license (1306.43(a)) (1306.45)</p> <p><input type="checkbox"/> 77. Provide/post the custodian's name, hours & location (1306.33(c))</p> <p><input checked="" type="checkbox"/> 78. Provide for re-inspection at 11:00AM on 12/11/09 (1306.50)</p> |
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79. Water terminated for non-payment 10/8/09.

80. Property vacated at that time.

81. All corrections noted required throughout.

82.

83.

84.

If you have any questions on complying with the aforementioned correction(s) noted by (X) all by 12/11/09 ; correction(s)* by ; and correction(s) by , or if I may be of any assistance, do not hesitate to contact me.

FAILURE TO COMPLY BY THE SPECIFIED DATES MAY RESULT IN THE FILING OF A CRIMINAL COMPLAINT IN THE MUNICIPAL COURT.

Property owners may qualify for financial assistance for major building corrections. Please contact the Division of Community Development at (216) 529-4663 for information about financial assistance.

This was a VISUAL INSPECTION. The city assumes no liability or responsibility for failure to report violations that may exist and makes no guarantee whatsoever that future violation(s) cannot or will not occur.

Prior to the start of work, permits are required for electrical, plumbing, heating, air conditioning, building, fencing, paving, and/or demolition work.

Thank you for your anticipated cooperation.



Phone: 216.529.6282

E-mail: Timothy.McDonough@lakewoodoh.net

Abbreviations used: BDR-bedroom, KIT-kitchen, BTRM-bathroom, LVRM-living room, DNR-dining room, CLR-cellar, AT-attic, D/U-dwelling unit

CC: SCOTT GILMAN
LAKEWOOD FIRE DEPT.



JEFFREY T. ASHBY
ASST. DIRECTOR of PUBLIC SAFETY
216/529-6280

DIVISION OF HOUSING & BUILDING
12650 DETROIT AVENUE • LAKEWOOD, OHIO 44107 • 216/529-6270 • FAX 216/529-5930
website: www.onelakewood.com

COPY

December 17, 2009

-Via Certified Mail -

Lakewood Ave. LLC
c/o William Oscar Graham
18 Nantucket Lane
Deer Park, NY 11729

William Oscar Graham
23-29 93rd Street
East Elmhurst, NY 11369

Copy to Attorney
(address below)

**YOU HAVE BEEN IDENTIFIED AS A POSSIBLE LIEN HOLDER IN THE PROPERTY KNOWN AS
1549 LAKEWOOD AVE., LAKEWOOD, OH 44107 PARCEL #315-11-114**

Per Ordinance 40-09, Section 1306.521 and 1306.522 the building structure at this location has been **Declared a Public Nuisance**. A copy of the ordinance has been enclosed for review.

This letter serves as written notice of our **Intent to Repair or Demolish** under the above stated ordinances, and specifically, pursuant to Lakewood Codified Ordinance 1306.522 (f).

Due to repeated inspections of the property and/or court appearances, whereby the owner failed, neglected, or refused to comply with previous Correction Notice(s) and shutoff orders of utilities due to non-payment, this structure has been deemed unsafe to occupy, is vacant, constitutes a fire and safety hazard by reason of inadequate maintenance and dilapidation. Latest issued "Correction Notice" attached.

Under Section 1306.522 (e) (1) A. The owner, agent or person in control of a public nuisance structure shall have a **Right to Appeal** this order to the Lakewood City Board of Building Standards and Building Appeals **within ten (10) days of the service of this notice** and B. The Board of Building Standards and Building Appeals shall hold and conduct a public hearing within twenty (20) days of the receipt of the notice of appeal. Under Ohio Revised Code 119.13 a party or affected person may be represented by an attorney.

Contact the Lakewood Building Department at 12650 Detroit Ave., Lakewood, OH between the hours of 8AM-5PM, Monday through Friday, should you wish to file a written appeal.

Unless the public nuisance is brought into compliance by the manners outlined, the City **may proceed with abatement, including demolition, no sooner than January 15th, 2010.**

Abatement of the nuisance structure can be achieved by correction of the violations to the minimum standards of the Codified Ordinances of Lakewood, Ohio, the Revised Code, and Ohio Administrative Code, including the Ohio Fire Code, or by demolition and removal of the public nuisance structure.

Should the owner not abate the nuisance within the required time, the Commissioner or designee may take the appropriate action to repair or remove the nuisance structure, including demolition. Costs of the abatement are the responsibility of the property owner(s) and will be collected by the City per the ordinance provisions.

FAILURE TO ABATE THE NUISANCE PER THIS NOTICE COULD RESULT IN PROSECUTIVE ACTION OR OTHER PENALTY AS PROVIDED BY LAW.

COPY

Jeffrey T. Ashby
Assistant Director of Public Safety
City of Lakewood

COPY

Robert J. Apanasewicz, P.E.
Assistant Building Commissioner
City of Lakewood

Attachments:

- Ordinance 40-09 Section 1306.521 and 1306.522
- Correction Notice dated 11/11/09
- Search Warrant dated 11/05/09
- Utility Disconnection Letter 10/01/09

CC: File Copy
Law Dept.
Planning & Development Dept.
Cuyahoga County Auditor
Cuyahoga County Recorder
Mr. Harold O. Maxfield Jr. (atty for W.O. Graham)
Cavitch Familo & Durkin LPA
1300 E. Ninth Street, 20th Floor
Cleveland, OH 44114

Mr. William Oscar Graham
21438 Whitehall Terrace
Queens Village, NY 11427-1829



CORRECTION NOTICE FILE COPY

12650 Detroit Avenue • 44107

Building Commissioner: (216) 529-6270
Commercial Division: (216) 529-6278
Housing Division: (216) 529-6285
Fax: (216) 529-5930
www.ci.lakewood.oh.us

WILLIAM OSCAR GRAHAM
18 NANTUCKET LANE
DEER PARK, NEW YORK 11729

DATE: 11/11/09
ZONING DISTRICT: R2
TYPE OF STRUCTURE: 5B
AUTHORIZED OCCUPANCY: 6 D/U
PRESENT OCCUPANCY: 6 D/U
PARKING SPACES AVAILABLE: N GARAGE Y OPEN

RE: 1549-59 LAKEWOOD AVE.

TYPE OF INSPECTION: Annual • Certificate of Occupancy • Complaint • DCD Program

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- 60. Eliminate dead end wiring/exposed live parts (NEC 90.4)
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- 62. Correct reverse polarity/grounding of receptacle (NEC 200.1/250.146)
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- 67. Remove two wires under one lug (NEC 110.14(A))
- 68. Maintain/provide G.F.C.I. receptacle(s) (NEC 210.8(A)and(B))
- 69. Ground all panel boards (NEC 250.80 & 408.40)
- 70. Reduce fuses to 15/20/30 amperes (NEC 240.4(d))
- 71. Provide equipment grounding bar (NEC 408.40)
- 72. Provide grounded receptacle for appliances (NEC 250.114)
- 73. Secure elec. equipment to surface (NEC 110.13(A))
- 74. Provide working clearance at electrical equipment (NEC 110.26(A)(1))
- 75. Secure required permit (1306.62)(1306.63)
- 76. Secure/post the housing license (1306.43(a)) (1306.45)
- 77. Provide/post the custodian's name, hours & location (1306.33(c))
- 78. Provide for re-inspection at **11:00AM** on **12/11/09** (1306.50)

COPY

RE: 1549 LAKEWOOD AVE.

Page 1 of 1

Jeffrey Ashby - Re: Minutes 12_28_09

From: Pamela Roessner
To: Ashby, Jeffrey; Belzer, Ashley; Fillar, Jeff; Gilman, Scott; Hurley, Nora; Kelly, Nathan; Leigh, Mary; Rocco, Andrea
Date: 12/28/2009 1:15 PM
Subject: Re: Minutes 12_28_09

New address for William Oscar Graham:

21438 WHITEHALL TER
QUEENS VILLAGE, NY 11427-1829
QUEENS COUNTY
(12/2003-Current)

SENT NOTICES via
CERT. MAIL TO THIS
NEW ADDRESS - 12/28/09

Possible phone number: 347-924-9499 GRAHAM WILLIAM (Current Listing Name)

also the phone number listed for the Whitehall address: 718-468-6141 GRAHAM EDWARD



These former addresses show he stopped living there in September of this year:

2329 93RD ST APT 1
EAST ELMHURST, NY 11369-1124
QUEENS COUNTY
18 NANTUCKET LN 9
DEER PARK, NY 11729-1013
SUFFOLK COUNTY
(07/1972-09/2009)