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City Shuts Down North Columbus Hotel Following Years of Unsafe Physical Conditions, Violent Crime and Drug Overdoses
Columbus City Attorney Zach Klein says City needed to take action in the interest of protecting public health and safety

COLUMBUS, OH—Today, Columbus City Attorney Zach Klein announced the City obtained a court order to shut down a hotel in North Columbus. The owners of the America's Best Value Inn (ABVI) at 4875 Sinclair Road vacated the premises Monday following years of code violations, violent crime and drug activity on the premises. The property will remain shuttered until it is sold or all outstanding violations and safety issues are addressed.

"Providing visitors with safe, secure accommodations is the bare minimum to ask of hotel operators. When properties become unsafe or hubs of criminal or drug activity, it's our duty to step in to protect public safety, and in this case it means shutting the property down until those standards are met either by current or future ownership," said City Attorney Zach Klein.

According to court documents, the property was issued building code violations beginning in 2017, mainly for unsafe and dangerous conditions in a vacant building, one of three buildings on the premises, as well as a failure to obtain work permits throughout the complex. The City filed a building nuisance case against the property in 2018, and property owners came to an agreement to fix outstanding code violations by March 2021. Property owners failed to make progress in remediating the unsafe conditions by March 23, 2021, and were held in contempt with the Court issuing $16,950 in fines.

Additionally, the property has a history of police calls for service, violent crime and drug activity and overdoses occurring on the premises. As a result, property owners entered into an agreement in August 2020 to address crime, fix outstanding violations and bring the property into compliance. As part of the order, the property owners agreed to improve lighting, install additional security cameras, bolster check-in procedures and implement other security measures, including the hiring of security personnel.

However, ABVI owners failed to meet several requirements of this agreement, including provisions to address unsafe physical conditions and deter criminal and drug activity. In fact, 2021 saw a substantial spike in drug overdoses, robberies and calls for service at the premises.

Due to the high levels of crime and overdoses and continued noncompliance with court-ordered fixes to the property, the City objected to the renewal of the hotel's license to operate at the premises, ultimately leading to the latest filing in July 2022.

This latest court order requires the suspension of the hotel license at the property effective August 1, 2022, at which time the premises will close until the property is sold or the owners repair unsafe physical conditions, bring the property into compliance and create an updated safety plan to address crime and drug activity on site. If the property is sold, new owners are still required to bring the property into compliance with all local and state codes and address security issues.

"In every case, our goal is to ensure public safety by pushing for property and business owners to be accountable and compliant with basic health, safety and security standards," said Assistant City Attorney Sarah Pomeroy. **"Today's action gives peace of mind to area residents and business owners who've suffered and worried about this property for far too long."**

Court documents regarding the former America's Best Value Inn at 4875 Sinclair Road are attached.

2018_EVH_060262-7_14_2022-DEVAGREE-CV_Docket-7_14_2022
2018_EVH_060262-5_10_2018-EVHCOMP-CV_Docket-5_14_2018
2018_EVH_060262-7_25_2019-DEVAGREE-CV_Docket-7_25_2019
2018_EVH_060262-3_25_2021-DEVCE-CV_Docket-3_25_2021
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