

CITY OF HAMMOND
DIVISION OF CODE ENFORCEMENT

STATE OF INDIANA,)

SS:

Date 5-15-86

COUNTY OF LAKE,)

CITY OF HAMMOND,)

Petitioner,)

854721

Case No. 86-051

vs)

Arthur & Verla Biancardi)

17964 Henry)

Lansing, IL 60438)

Respondent(s)

FINDING OF FACT AND ACTION TAKEN

STATE OF INDIANA
LAKE COUNTY
FILES FOR RECORDS
MAY 19 3 10 PM '86
RUDOLPH O'LEARY
RECORDER

Comes now the Division of Code Enforcement by the Enforcement Officer of the Unsafe Building Program, William A. Bowers, and the following respondent(s) appear(s): Mrs. Biancardi & Roger Reeder

Service of Notice of Hearing and Order to Comply having been made pursuant to C.C. 36-7-9-25 on:

sending a copy of said Notice and Order by United States Mail certified.

X personal delivery of said Notice and Order to the respondent(s).

leaving a copy of said Notice and Order at the dwelling house or usual place of abode of the respondent(s).

publishing said Notice and Order in **The Times**, after a reasonable effort to serve by certified mail failed.

Hearing of said Order to Comply is now held and the hearing officer being duly advised, NOW FINDS as follows:

1. The premises herein are legally described as follows:

Fogg & Hammond's 2nd Add. L. 56 Bl. 3

in the City of Hammond, Lake County, Indiana,
and commonly known as:

903 Summer

2. The above-described premises is owned by: Arthur & Verla Biancardi,

17964 Henry, Lansing, IL 60438

and the following person or entities have an interest therein:

3. The allegations contained in the Order to Comply and, more specifically, the List of Code Violations or Repair List attached thereto, made a part thereof and dated 5-15-86, are accurate, true and correct and exist on the premises as of this date 5-15, 1986.

Respondent(s) do(es) not contest(s) the allegations of the Order to Comply. The respondent(s) do(es) not request(s) an extension of time within which to comply with said Order. A cash performance bond is \$_____.

It is, therefore, found that the cumulative effect of the code violations present on the premises renders the premises unsafe, substandard, and a danger to the health and safety of the public as defined by I.C. (1981) 36-7-9-2.

It is further found that major reconstruction of the building(s) is necessary to bring the property up to the Property Maintenance Code of the City of Hammond and that respondent(s) made no serious efforts to make the property safe, although respondent(s) had notice and opportunity to do so since ^{waived 10 day notice} time period.

IT IS, THEREFORE, THE ACTION OF THE UNDERSIGNED TO:

Affirm the order issued by the Division of Code Enforcement in having the structure repaired as per attached itemized list and to return on 6-19-86. Re: Status report.

Catherine L. Molnar-Boncela
Catherine L. Molnar-Boncela, Hearing Officer
Division of Code Enforcement
City of Hammond, Indiana

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Arthur & Verla Biancardi)
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Lansing, IL 60438)
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Respondent(s)

No. 86-051

ORDER TO COMPLY AND NOTICE

To Repair

Re: 903 Summer

Key No.: 33-88-53

Date: 5-15-86

This order and notice to comply is served pursuant to Indiana Code Section 36-7-9 et. seq. to demolish and or/repair the items noted on the document attached to this document as "Exhibit A." Exhibit A is a list of building violations concerning the premises located at Hammond, Indiana, which is more particularly described as follows:

Fogg & Hammond's 2nd Add. All L. 56 BL.3

The Repairs noted on Exhibit A or Demolition of the structure described in Exhibit A must be completed before the 15th day of June, 1986. If you request an additional period of time in which to accomplish the above action at the hearing set below, the Hearing Officer may, as a condition for granting additional time, require you to post a cash bond. This bond will be forfeited if the action is not completed within the additional time. If additional time is granted there must be substantial

compliance with the order within the original period of time granted by this order.

A hearing on this matter will be held in Room 209 of the Hammond City Hall, located at 5925 Calumet Avenue, in the City of Hammond, County of Lake, State of Indiana, on the 15th day of May, 1986, at 1:30 pm. Should the above named individual be unable to attend this hearing, a continuance may be granted by the enforcement authority if a written request for said continuance is received by the enforcement authority not later than five (5) business days after notice is given. The enforcement authority may continue the hearing to a business day not later than fourteen (14) days after the hearing date shown on the order.

As an interested party with a substantial property interest in the property you have a right to appear at the hearing of this cause with or without legal counsel. You also have the right to present evidence in your favor, to cross-examine opposing witnesses, and to present your views regarding this particular matter.

Among the issues to be considered is whether or not your property is "unsafe" as defined by Indiana Law. Under Indiana Code Section 36-7-9-4, an "unsafe building" shall mean any building or structure, or any part thereof, that is in an impaired structural condition or state which renders it unsafe or dangerous to any person or property; or is a fire hazard; or is a hazard to the public health, or is a public nuisance; or does not comply with standards for building conditions or maintenance, the violation of which would be dangerous to any person or property, found in an ordinance enacted by the City Council or in a State Law.

On the date scheduled for the hearing, the Hearing Officer will make findings with respect to this order, based upon the evidence presented to

him. If he affirms or modifies this order, you must comply with the order within the time period allowed. Failure to comply with the Hearing Officer's order may result in one or more of the following:

- 1) A mandatory or prohibitory injunction issued by the Lake County Circuit or Superior Court which would require compliance;
- 2) Imposition of a civil forfeiture against you in an amount not exceeding one-thousand (\$1,000.00) dollars;
- 3) Appointment of a receiver to take possession of the unsafe premises for a period of time sufficient to accomplish and pay for repairs and improvements;
- 4) Employment of a contractor to perform the work required by this order, and a judgment taken against you for the cost of accomplishing the work along with the appropriate processing charge.

You are required to supply full information, in writing, to the enforcement authority, of the existence of any individuals or entities which have taken, may take or may agree to take a substantial property interest in the above referenced property. This information must be supplied prior to the time of a transfer or an agreement to transfer any substantial property interest. The failure to comply with the above requirements may result in a criminal sanction.

Dated: 5-19-86

William A. Bowers
William A. Bowers
Division of Code Enforcement
5925 Calumet Avenue
Room 135
Hammond, Indiana 46320
(219) 853-6316

CITY OF HAMMOND
DIVISION OF CODE ENFORCEMENT

STATE OF INDIANA,)

No. 86-051

COUNTY OF LAKE,)

SS:

Address: 903 Summer

CITY OF HAMMOND,)

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1. Front porch - replace stair treads, railings, porch deck, columns, joist support columns, joists are pulling apart, tear off roof and reshingle.
 2. Replace all windows and frames.
 3. Replace rotted coving, fascia, & soffit as necessary.
 4. Scrape, prime and paint all peeling surfaces.
 5. Replace damaged siding with same type.
 6. Remove junk car.
 7. Rear porch - replace all rotted materials, separating plywood, siding, railings, repair roof as necessary, and replace entry to basement.
 8. Bring electric up to code.
 9. Bring heating up to code.
 10. Replace all rotted siding and sheathing.
 11. Bring plumbing up to code.
 12. Repair roof as needed.
 13. Check flues on chimneys.
 14. Replace broken sections of basement floor.
 15. Replace hot water heaters.
 16. Repair foundation wall as to the Building Commissioner's specifications.
 17. Tuck-point lower joints on brick column.
 18. Replace rotted joist under bath.
 19. Properly cut in stairs to 1st floor landing rear porch.
- 1st Floor
20. Replace all damaged plaster, new drywall and old drywall is to be 5/8" on exterior walls & ceiling, 1/2" on interior walls.
 21. Finish all floors.
 22. Completely replace bath.
 23. Replace kitchen cabinets, sink.
- 2nd Floor
24. Replace all damaged plaster, new and old drywall is to be 5/8" on exterior walls & ceilings & 1/2" on all interior walls.
 25. Replace all damaged doors.
 26. Chimney leaking in living room.
 27. Check for plaster or drywall on middle bedroom ceiling panels.
 28. Completely replace bath.
 29. Replace cabinets, and damaged plaster above ceiling panels.