

CITY OF HAMMOND
DIVISION OF CODE ENFORCEMENT

854725

STATE OF INDIANA,)
)
COUNTY OF LAKE,)
)
CITY OF HAMMOND,)
)
Petitioner,)
)
vs)
)
Nicholas & Harriet Rombotis)
)
5307 E. 61st Ave.)
)
Hobart, IN 46342)
)
Vic Brent)
)
12736 Escanaba)
)
Chicago, IL 60633)
)
)
)

SS:

Date 5-15-86

Case No. 86-032

Nicholas & Harriet Rombotis
5307 E. 61st Ave.
Hobart, IN 46342
Vic Brent
12736 Escanaba
Chicago, IL 60633

Respondent(s)

FINDING OF FACT AND ACTION TAKEN

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MAY 19 3 12 PM '86
RUDOLPH CLARKE
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): Vic Brent, Jim McNiece
Service of Notice of Hearing and Order to Comply having been made pursuant to I.C. 36-7-9-25 on:

- X sending a copy of said Notice and Order by United States Mail certified.
- 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:
Messenger's Add. L. 31, 32 Bl. 3

in the City of Hammond, Lake County, Indiana,
and commonly known as: 5633-35 Calumet
2. The above-described premises is owned by: Nicholas & Harriet Rombotis,
5307 E. 61st Ave, Hobart, IN 46342

and the following person or entities have an interest therein:

Vic Brent

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 3-18-86, 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 3-19-86/3-19-86.

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

Affirm the order issued by the Division of Code Enforcement except items 1, 2, 6, & 7 which are to be determined by the next hearing date, in having the structure repaired 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

CITY OF HAMMOND
DIVISION OF CODE ENFORCEMENT

STATE OF INDIANA,)

COUNTY OF LAKE,)

CITY OF HAMMOND,)

Petitioner,)

vs)

Nicholas & Harriet Rombotis)

5307 E. 61st Ave.)

Hobart, IN 46342)

Vic Brent)

12736 Escanaba)

Chicago, IL 60633)

Respondent(s)

No. 86-032

ORDER TO COMPLY AND NOTICE

To Demolish

Re: 5633-5 Calumet

Key No.: 35-73-27

Date: 3-18-86

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:

Messengers Add. L. 31, 32, Bl. 3

The Repairs noted on Exhibit A or Demolition of the structure described in Exhibit A must be completed before the 24th day of April, 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 17th day of April, 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: 3-18-86

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. 86-032

COUNTY OF LAKE,)

SS:

Address: 5633-5 Calumet

CITY OF HAMMOND,)

Petitioner,)

vs)

Nicholas & Harriet Rombotis)

&)

Vic Brent)

Respondent(s)

1. South wall - tear down and relay.
2. East wall - tear out rotted sheathing and replace and brick up old entry way, replace rotted window, replace rear door, replace damaged bricks.
3. Tear down chimney as necessary and relay.
4. Replace or repair missing and damaged screens.
5. Replace front damaged walk.
6. West wall - tear down and relay.
7. North wall - parapet starting to lay back.
8. 807 entrance - replace damaged nosing and kick board on stairs.
- #3
9. Replace all damaged ceilings.
10. Replace all ceiling panels.
11. Replace all damaged floors and finish.
12. Place drywall behind paneling.
13. Replace base cabinet in kitchen.
14. Exterminate for roaches.
15. Drywall is to extend above dropped ceiling to the old ceiling.
16. Plaster all electrical openings in walls.
17. Properly install heat defusers.
18. Remove stove from front entry door.
19. Replace damaged doors.
20. Place vent on furnace room door.
21. Roof leaking.
22. Properly install furnace.
23. Secure mirror to wall.
24. Patch all holes.
- #5
25. Replace hollow core entry door.
26. Need to inspect interior.
27. Front hall - replace damaged plaster, repair exit light, remove loose stair pads, secure railings, remove radiator stub and repair floor.
- #1
28. Replace entry door.
29. Remove kerosene heater.
30. Replace all damaged plaster ceilings.
31. Properly fit windows.

CITY OF HAMMOND
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STATE OF INDIANA,)
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SS:

No. 86-032

Address: 5633-5 Calumet

CITY OF HAMMOND,)

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Nicholas & Harriet Rombotis)

&)

Vic Brent)

Respondent(s)

32. Replace tile in bath.
33. Replace floor in kitchen.
34. Place drywall behind paneling.
35. Replace damaged base cabinet.
36. Place door on front bedroom.
37. Repair damaged plaster walls.
- Courtyard
38. Staircases - replace all rotted materials - stringers, railings, treads, kick boards, joists, columns, decking.
39. Remove collapsing concrete and replace.
40. Tear down foundation wall and relay where collapsing.
41. Secure electric fixtures.
42. Wall that has been constructed brick up and replace any rotted materials.
- Store
43. Replace damaged ceiling panels.
- Basement - west side
44. Replace plastic plumbing - water supply lines.
45. Copper connected to galvanized pipe.
46. Remove basement apartment.
- #2
47. Replace entry door.
48. Replace all ceiling panels.
49. Replace all damaged ceilings.
50. Roof leaking.
51. Wall plaster is to extend above dropped ceilings.
52. Properly install furnace and vent and stack.
53. Replace sink base cabinet in kitchen.
54. Bring electric up to code.
55. Replace tile in bath.
56. Plaster all holes where electric passes through walls.
57. Properly install sink in bath.
- #4
60. Replace all ceiling panels.
61. Properly install furnace and vent and stack.
62. Replace floor in kitchen.

CITY OF HAMMOND
DIVISION OF CODE ENFORCEMENT

STATE OF INDIANA,)
COUNTY OF LAKE,)
CITY OF HAMMOND,)

No. 83-032
Address: 5633-5 Calumet

Petitioner,)

vs)

Nicholas & Harriet Rombotis)
&)
Vic Brent)

Respondent(s))

- 63. Replace base cabinet in kitchen.
- 64. Place door on bedroom.
- 65. Unable to inspect basement.
- 66. Unable to inspect east lower apartment.