

5

NOTICE OF VIOLATION OF THE HAMMOND HOUSING  
CODE AND NOTICE OF ORDER THEREON  
BY THE CODE ENFORCEMENT SERVICES DEPARTMENT

TO: Obiel M. Campuzano  
13450 S. Brandon  
Chicago, IL 60633

Address of Unsafe Building: 415 Huehn Street

2004 04 13 00

**Legal Description:**

Huehn's Addition All Lot 1. West half of lot 2

Commonly known as 415 Huehn Street

Certified Mail

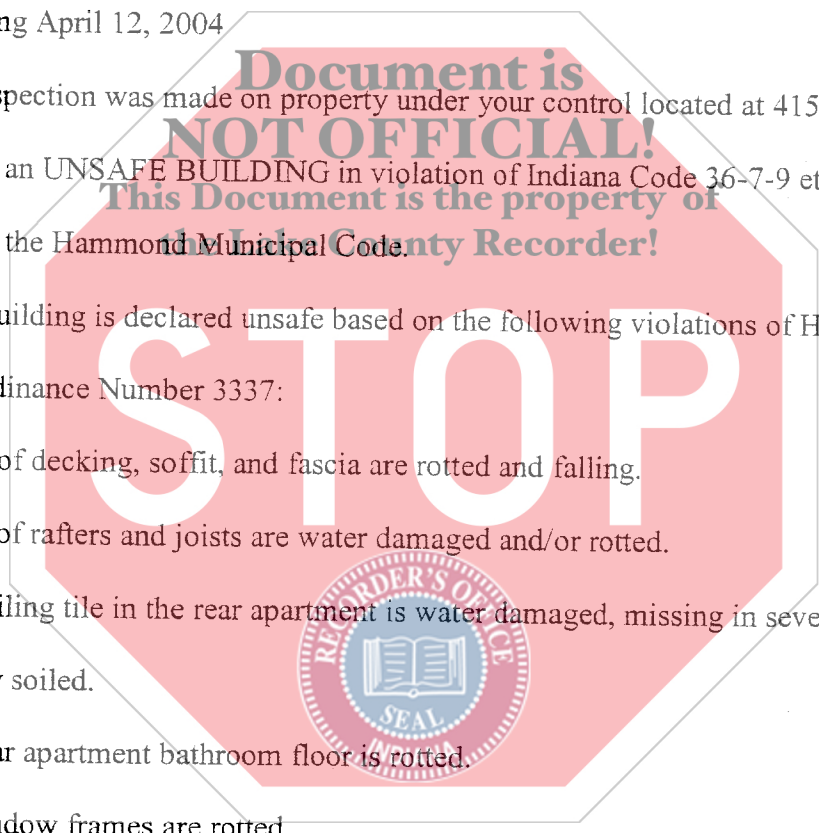
Return Receipt Requested: 7002-2030-0001-6998-4564

Date of Mailing April 12, 2004

An inspection was made on property under your control located at 415 Huehn Street and is found to be an UNSAFE BUILDING in violation of Indiana Code 36-7-9 et. seq. and Chapters 96 and 150 of the Hammond Municipal Code.

This building is declared unsafe based on the following violations of Hammond Municipal Ordinance Number 3337:

1. The roof decking, soffit, and fascia are rotted and falling.
2. The roof rafters and joists are water damaged and/or rotted.
3. The ceiling tile in the rear apartment is water damaged, missing in several places and heavily soiled.
4. The rear apartment bathroom floor is rotted.
5. All window frames are rotted.
6. All windows lack screens



18.00  
CS  
CP

7. All siding is warped and/or rotted.
8. Front and side stairs are not properly constructed.
9. The windows in both apartments exceed the maximum height of 42 inches from the floor.
10. The front apartment bathroom lacks adequate ventilation.
11. The bathroom fixtures and toilets leak in both apartments.
12. Excessive amounts of debris are scattered throughout the crawl space.

**YOU ARE HEREBY NOTIFIED TO DEMOLISH THIS UNSAFE BUILDING WITHIN THIRTY (30) DAYS.** If you fail to comply with this Order, the Code Enforcement Services Department will institute legal proceedings against you for violation of Chapter 96 of the Hammond City Code. The penalty provision is Section 10.99 of the Hammond City Code and it provides for a maximum fine of One Thousand Dollars (\$1,000.00) per violation, each day of violation is considered a separate offense.

You have the right to request, and will be granted, a hearing on the matter before the Board of Public Works and Safety of the City of Hammond. To enforce your right to a hearing, you must petition the **Board of Public Works and Safety, 5925 Calumet Avenue, Hammond, Indiana, 46320**, in writing within ten (10) days of your receipt of this notice. In that petition, you must set forth a brief statement of the grounds for requesting the hearing. The Board of Public Works and Safety, upon receipt of your request for a hearing, will set a time and place for a hearing and shall give you written notice thereof.

At the hearing before the Board of Works, you will be given an opportunity to be heard and show why this Order and this Notice should be modified or withdrawn. You may appear at the hearing with or without legal counsel, present evidence, cross-examine opposing witnesses,

and present arguments. The hearing must be commenced not later than ten (10) days after the day on which your Petition is filed with the Board of Works. However, upon application by you to the Board of Works, the hearing may be postponed for a reasonable time beyond the ten (10) day period, if, in the judgment of the Board of Works, you have submitted a good and sufficient reason for such a postponement. All hearings on any petitions are open to the public. The Board of Works will enter its Order based on the findings of the evidence presented at the hearing and may sustain, modify or withdraw this notice. If no petition for hearing is filed with the office of the Board of Works within ten (10) days of your receipt of this notice, this notice to you is automatically considered an **ORDER**, with which you must comply.

If you appear before the Board of Public Works and Safety to request additional time to reconstruct and/or to rehabilitate the building, or correct violations, you must present evidence of your intent to make improvements.

If the Order of Demolition is affirmed and the unsafe property is demolished, the City will obtain a DEMOLITION LIEN and you will be obligated to pay any and all costs and expenses incurred in the demolition of said structure.

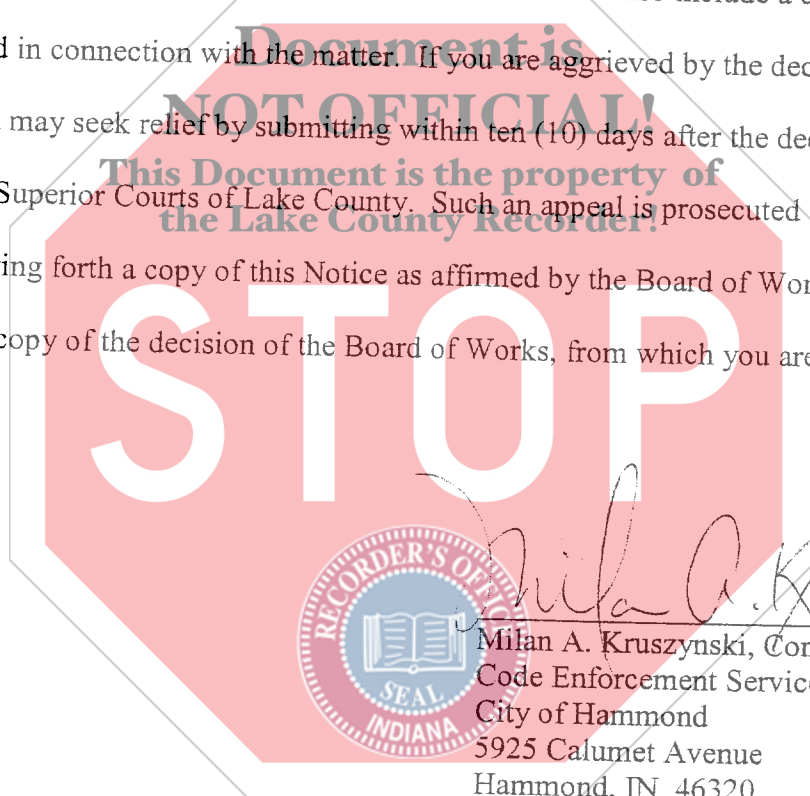
In addition, I.C. 36-7-9, et seq. holds you responsible for notice requirements to interested parties or subsequent owners. If you intend to transfer this property after receipt of this Notice, and have not complied with the Order, you MUST:

1. Supply information regarding the Order to any person who may take a substantial property interest in the unsafe premises. This information shall be supplied prior to the time when there is any transfer or agreement to transfer any substantial property interest in the unsafe premises; and

2. Supply the following information to the Code Enforcement Services Department in writing within five (5) calendar days, after there is any transfer or agreement to transfer a substantial property interest in the unsafe building:
  - a. The full name, address, and telephone number of the person(s) taking a substantial property interest in the unsafe premises; and
  - b. A true and complete copy of the legal instrument under which the transfer or agreement to transfer the substantial property interest is complied.

Please be advised that you may be liable for damages if you fail to comply with these notice requirements.

The proceedings at your hearing before the Board of Works, including the findings and decision of the Board, shall be summarized, reduced to writing and entered as a matter of public record in the Office of the Board of Works. This record shall also include a copy of every notice or order issued in connection with the matter. If you are aggrieved by the decision of the Board of Works, you may seek relief by submitting within ten (10) days after the decision, an appeal to the Circuit or Superior Courts of Lake County. Such an appeal is prosecuted by filing a Verified Complaint setting forth a copy of this Notice as affirmed by the Board of Works and the date thereof, and a copy of the decision of the Board of Works, from which you are appealing, and the date thereof.



*Milan A. Kruszynski*  
Milan A. Kruszynski, Commissioner  
Code Enforcement Services Department  
City of Hammond  
5925 Calumet Avenue  
Hammond, IN 46320  
(219) 853-6447



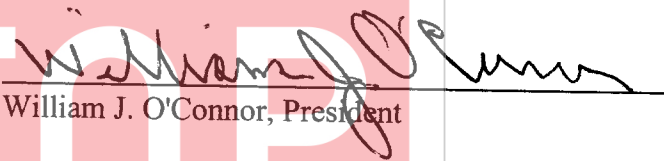
**DECISION AFFIRMING DEMOLITION ORDER OF  
THE BOARD OF PUBLIC WORKS & SAFETY  
REGARDING PROPERTY LOCATED AT  
415 HUEHN STREET**

This matter having come before the Board of Public Works & Safety of the City of Hammond for hearing on the demolition order issued by Milan Kruszynski, Commissioner of Code Enforcement Services, for the real property commonly known as 415 Huehn Street, Hammond, Indiana; and

This Board having heard evidence now finds that the subject real property as described by Mr. Milan Kruszynski and as supported by photographic evidence is structurally unsafe and poses a threat of serious injury and jeopardizes public safety and welfare.

THEREFORE, by unanimous vote this 27<sup>th</sup> day of May, 2004, the Board of Public Works & Safety affirms the Commissioner of Code Enforcement's Order to demolish the real property commonly known as 415 Huehn Street, Hammond, Indiana.

**This Document is the property of  
the Lake County Recorder**  
**BOARD OF PUBLIC WORKS & SAFETY**

  
William J. O'Connor, President

ATTEST:

  
Lynn Laviolette, Secretary

