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City Of East Chicago Building Department

Division of Inspections and Permits/Code Enforcement
4444 Railroad Avenue, East Chicago, Indiana 46312
Phone: (219) 391-8294/Fax: (219) 391-7013

2013 031755

January 3, 2013

Via Hand-Delivery, First Class Mail & Certified Mail, Return Receipt Requested

TO: ZAVALA, EUTIMIO
3909 GRAND BOULEVARD
EAST CHICAGO, IN 46312

ECH PROPERTIES LLC
810-12 E. 151ST STREET
EAST CHICAGO, IN 46312

RE: 810-12 E. 151ST Street, East Chicago, IN- *Basement Area*

Legal Description: SUBDIV. N2. NW. S.33 T.37 R.9 ALL L.24 BL.7 ALL L.25 BL.7
Key No.: 45-03-33-132-019.000-024

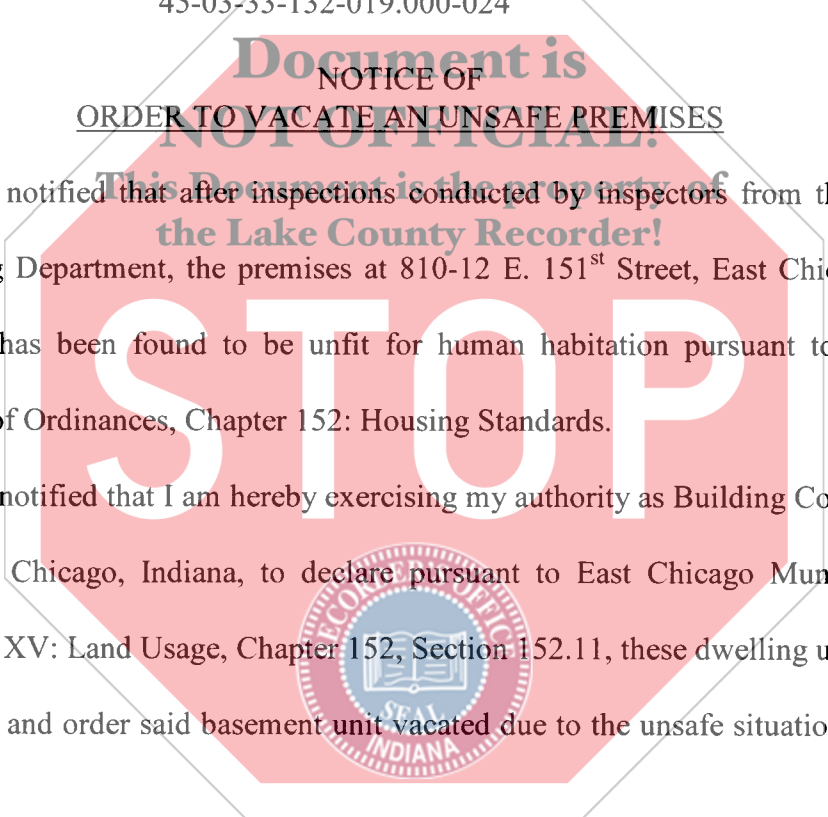
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2013 MAY -6 PM 2:56
MICHAEL S. BROWN
RECORDER

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NOTICE OF
ORDER TO VACATE AN UNSAFE PREMISES

Please be notified that after inspections conducted by inspectors from the City of East Chicago Building Department, the premises at 810-12 E. 151st Street, East Chicago, Indiana - *Basement Area*, has been found to be unfit for human habitation pursuant to East Chicago Municipal Code of Ordinances, Chapter 152: Housing Standards.

Please be notified that I am hereby exercising my authority as Building Commissioner for the City of East Chicago, Indiana, to declare pursuant to East Chicago Municipal Code of Ordinances, Title XV: Land Usage, Chapter 152, Section 152.11, these dwelling units as unfit for human habitation and order said basement unit vacated due to the unsafe situation that exists, to wit:

1. The basement area does not comply with the minimum egress requirements.
2. Windows do not meet the minimum egress requirements.
 - a) Each bedroom must be provided with a window of at least 5 square feet.



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- b) *The minimum width is 20"; the minimum height is 22".*
- c) *The maximum sill height is of 44" from the floor. R310.1.1.*
- 3. *Open electrical receptacles throughout.*
- 4. *Exposed electrical wiring throughout.*
- 5. *Violation of the East Chicago Zoning Ordinance 156.125, as this property is Zoned R-2 which limits use to two units.*
 - a) *Basement area has been partially rehabbed.*
 - b) *Attic area appears to have been partially remodeled as well for a possible third unit.*
 - i. *Visible construction work performed within attic areas, i.e. kitchen cabinets, drywall, framing bathroom toilet; as well as construction material throughout.*


I am therefore designating said premises as unfit for human habitation pursuant to East Chicago Municipal Code of Ordinances, Title XV: Land Usage, Chapter 152, Section 152.11(A)(1), which reads in relevant part as follows:

“A. Any dwelling or dwelling unit which shall be found to have any of the following defects shall be condemned as unfit for human habitation and shall be so designated and placarded by the building commissioner...”

I am therefore issuing this order for you to vacate these premises within **ten (10)** days from the date of this order. Should you fail to comply with this order, the East Chicago Building Department may cause the action required by this order under Sections 152.16 of this Chapter to be performed.

Also, be advised that the East Chicago Building Department may recover any costs incurred by the enforcement of this action against the persons who held a fee interest, life estate interest, or equitable interest of a contract purchaser in the unsafe premises at the time the enforcement authority found it necessary to take this action. This department is not liable for the cost of this civil action.

If you wish to appeal this action you may within ten (10) days after service of this notice request and shall be granted by the Building Commissioner, a hearing on this matter before the East Chicago Board of Public Safety. The request for a hearing must be a written petition requesting such hearing and setting forth a brief statement of the grounds therefore.


WINNA G. GUZMAN, Building Commissioner

cc: East Chicago Health Department
East Chicago Board of Public Safety
East Chicago Police Department
Carla Morgan, City Attorney – East Chicago Law Department
Kevin Smith, Attorney At Law
Basement Occupant (Via Hand-Delivery)

