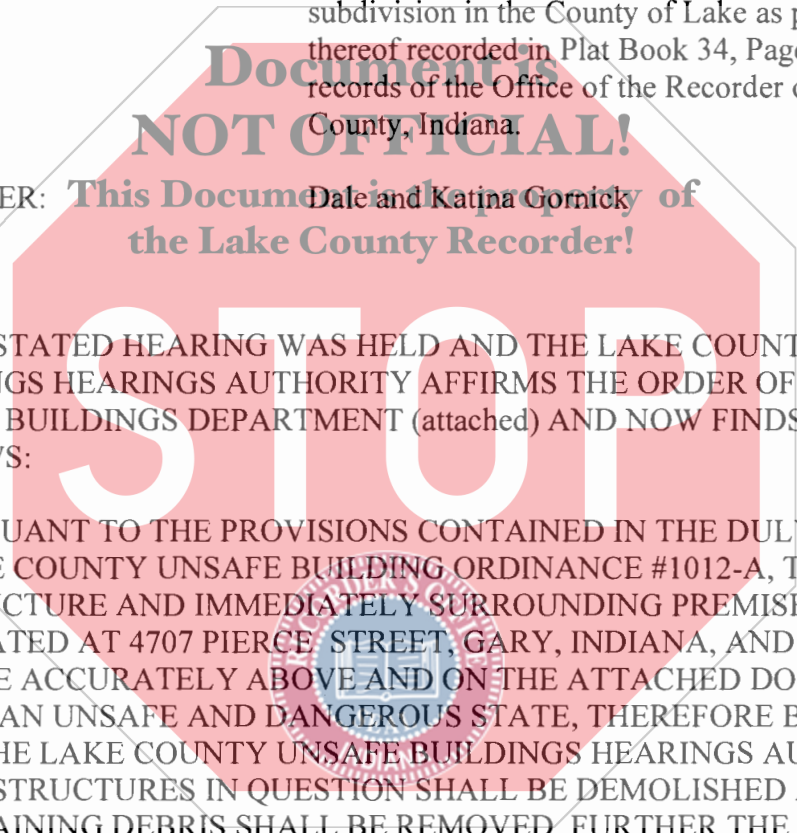




**ORDER OF THE LAKE COUNTY UNSAFE HEARING AUTHORITY**

A HEARING WAS HELD BEFORE THE LAKE COUNTY UNSAFE BUILDINGS HEARING AUTHORITY, 2293 NORTH MAIN STREET, CROWN POINT, INDIANA

1. DATE OF HEARING: Friday, November 15, 2013 at 10:00 a.m. in the Lake County Council Conference Room on the third (3rd) floor of Building "A", Lake County Government Center, 2293 North Main Street, Crown Point, Indiana.
2. PROPERTY: Address: 4740 Ralston Place, Griffith, Indiana  
Parcel Number: 45-07-36-251-001.000-001
3. LEGAL DESCRIPTION: Lot Numbered 1 in Block 3 in Elmwood Park, a subdivision in the County of Lake as per plat thereof recorded in Plat Book 34, Page 2, in the records of the Office of the Recorder of Lake County, Indiana.
4. OWNER: Dale and Katina Gornicky



2014 003232

ABOVE STATED HEARING WAS HELD AND THE LAKE COUNTY UNSAFE BUILDINGS HEARINGS AUTHORITY AFFIRMS THE ORDER OF THE UNSAFE BUILDINGS DEPARTMENT (attached) AND NOW FINDS AS FOLLOWS:

PURSUANT TO THE PROVISIONS CONTAINED IN THE DULY ADOPTED LAKE COUNTY UNSAFE BUILDING ORDINANCE #1012-A, THE STRUCTURE AND IMMEDIATELY SURROUNDING PREMISES LOCATED AT 4707 PIERCE STREET, GARY, INDIANA, AND STATED MORE ACCURATELY ABOVE AND ON THE ATTACHED DOCUMENTS IS IN AN UNSAFE AND DANGEROUS STATE, THEREFORE BY ORDER OF THE LAKE COUNTY UNSAFE BUILDINGS HEARINGS AUTHORITY THE STRUCTURES IN QUESTION SHALL BE DEMOLISHED AND ALL REMAINING DEBRIS SHALL BE REMOVED. FURTHER THE PROPERTY SHALL BE GRADED SUCH THAT IT DOES NOT POSE A THREAT TO THE PUBLIC.

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
MICHAEL J. BROWN  
RECORDER  
2014 JAN 16 AM 10:52

1 M.E  
NE

SO ORDERED THIS 15th DAY OF November, 2013, LAKE COUNTY UNSAFE  
HEARINGS AUTHORITY.

  
\_\_\_\_\_  
Ned Kovachewich, Director  
UNSAFE BUILDINGS DEPARTMENT





LAKE COUNTY PLAN COMMISSION

PLANNING & BUILDING DEPARTMENTS

2293 N. MAIN STREET  
CROWN POINT, IN 46307

755-3700

755-3701

374-5955

24 HOUR ANSWERING SERVICE 755-3702

**Order of the Unsafe Buildings Department**

October 11, 2013

Via Certified Mail Return Receipt No. 7007 2680 0000 9890 9144

Mr. & Mrs. Dale Gornick  
4740 Ralston Place  
Griffith, Indiana 46319

RE: Address: 4740 Ralston Place, Gary, Indiana  
Property or Parcel Number: 45-07-36-251-001.000-001

To Whom it may Concern:

**Document is  
NOT OFFICIAL!**

Be advised inspections of the above referenced property on August 15 2013, September 11, 2012, and March 22, 2011, by the Lake County Unsafe Buildings Department showed it to be in an unsafe state according to Unsafe Buildings Ordinance #1012, as amended (Ordinance). The Ordinance incorporates all provisions of Indiana Code 36-7-9 et al, entitled Unsafe Building Law, including the negative impact that unsafe structures have on the health and safety of the public, I.C. 36-7-9-4.5.

We have attempted to contact you at least two different times by written Letters of the Unsafe Buildings Department's Enforcement Authority on May 5, 2011 and again on April 8, 2013. To date, nothing has been done to correct the unsafe situation contained on your premises.

Your premises have been identified as unsafe because a building or structure, or any part of a building or structure was identified as being;

- in an impaired structural condition that makes it unsafe to a person or property;
- a fire hazard;
- a hazard to the public health;
- a public nuisance;
- dangerous to a person or property because of a violation of a statute or ordinance concerning building condition or maintenance; or

- vacant and not maintained in a manner that would not allow human habitation, occupancy or use under the requirements of a statute or an ordinance

Among the items identified during our inspection that classifies this property as an unsafe premises are:

The structures have deteriorated beyond a point that it appears they are salvageable and are open and pose a hazard to the public. There is a great deal of debris spread about the property. The structure appears to have had a catastrophic fire that has reduced the building to ash and debris.

Because of the hazard this property poses to the safety of the public, let this letter serve as an notice issued by the Unsafe Buildings Department that the following action(s) shall be taken;

- immediate vacation of the unsafe building or structure;
- immediate sealing of the unsafe building, structure, or property against intrusion by unauthorized persons;
- immediate extermination of vermin in and about the unsafe premises;
- immediate removal of trash, debris or fire hazardous material in and about the unsafe premises;
- immediate repair or rehabilitation of the unsafe building or structure to bring it into compliance with the Laws and Codes of Lake County, Indiana, including all building, planning, zoning and health codes; and,
- immediate removal of the unsafe building or associated structure(s) and grading of the remaining property such that it does not pose a threat to the public.

As used in the preceding list of options, *immediate*, means within twenty-one (21) days of the date that this order was issued.

In the event you choose to comply with this Order, please check with the Lake County Planning and Building Department to determine whether a Building and Zoning Permit is required prior to beginning any work. They may be reached at 219-755-3700. Due to the fact that we have granted you twenty-one (21) days to complete all work related to this Order, if you choose to comply, you must show a substantial beginning toward completion of this Order within ten (10) days of the date this Order was issued. If a Building and Zoning Permit is required, it may take up to five (5) working days to be issued after a proper and complete application is submitted. A substantial beginning means at least fifty (50) percent of the total work involved is completed. Since we have made attempts to contact you previously, we will schedule public hearing with the Unsafe Buildings Hearing Authority (Board) in order to obtain the necessary Order to return the property to a safe condition.



You have the right to appeal the findings of this Order with the Unsafe Buildings Hearing Authority (Board) at a public hearing to be held Friday, November 15, 2013 at 10:00 a.m. in the Lake County Commissioners Courtroom/Council Chambers on the third (3rd) floor of Building "A", Lake County Government Center, 2293 North Main Street, Crown Point, Indiana. This will be an advertised public hearing at which time you will have the opportunity to appear, present evidence, cross-examine witnesses, present arguments and state your case to the Board. This is the only notice that you will receive regarding your hearing. Any additional notice will be provided as directed by the Ordinance. Be advised that the Unsafe Buildings Department will be seeking an Order from the Unsafe Buildings Hearing Authority to proceed as indicated above on your property or the property indicated herein where you have a substantial property interest.

At the conclusion of your hearing, the Hearing Authority may make findings and take action to affirm the Order issued by the Unsafe Buildings Department, rescind the Order issued by the Unsafe Buildings Department or modify the Order issued by the Unsafe Buildings Department. If the person or persons to whom the Order was issued are not present at the hearing, the Board may modify the Order in only a manner that makes the terms less stringent.

Please notify us of your intention to appear before the Board to dispute our findings at least ten (10) working days prior to your above scheduled hearing.

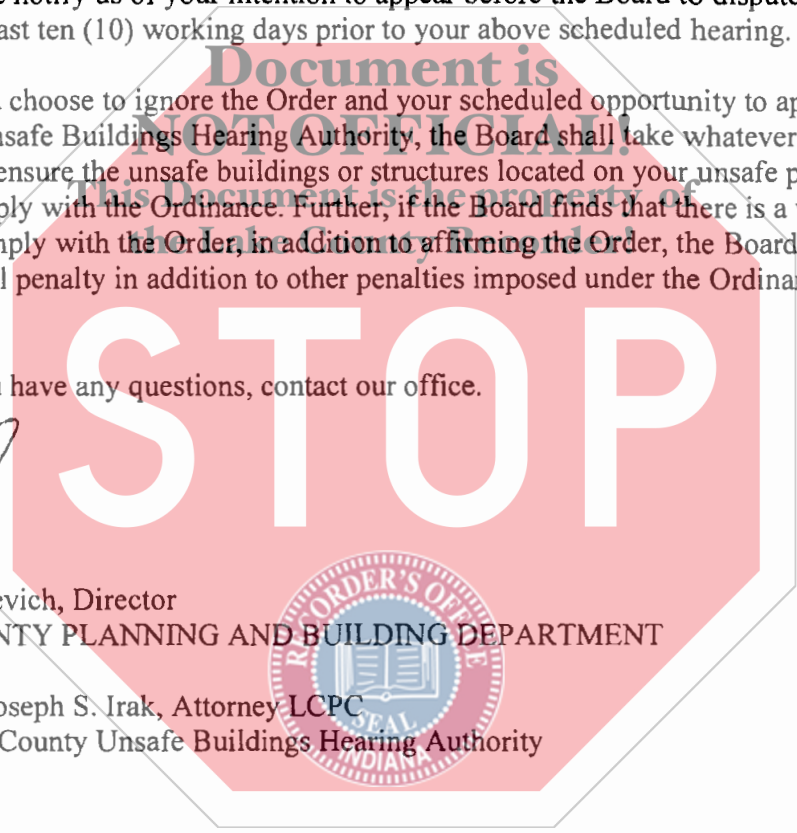
If you choose to ignore the Order and your scheduled opportunity to appear before the Unsafe Buildings Hearing Authority, the Board shall take whatever action necessary to ensure the unsafe buildings or structures located on your unsafe premises are made to comply with the Ordinance. Further, if the Board finds that there is a willful failure to comply with the Order, in addition to affirming the Order, the Board may impose a civil penalty in addition to other penalties imposed under the Ordinance and State Law.

If you have any questions, contact our office.

Respectfully,

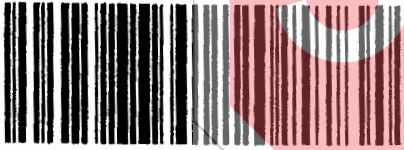
  
Ned Kovachevich, Director  
LAKE COUNTY PLANNING AND BUILDING DEPARTMENT

cc: Mr. Joseph S. Irak, Attorney LCPC  
Lake County Unsafe Buildings Hearing Authority



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Sent To  
**Mr. & Mrs. Dale Gornick**  
 Street, Apt. No. or PO Box No. **4740 Ralston Place**  
 City, State, Zip+4 **Griffith, IN 46319**  
 PS Form 3800, April 2005 See Reverse for instructions



**LAKE COUNTY PLAN COMMISSION**  
**PLANNING & BUILDING DEPARTMENTS**  
 2293 N. MAIN STREET  
 CROWN POINT, IN 46307

**ADDRESS SERVICE REQUESTED**

**RECEIVED**

OCT 21 2009

LAKE COUNTY  
 PLAN COMMISSION

**CERTIFIED MAIL<sup>TM</sup>**



7007 2680 0000 9890 9144

*Handwritten:* VST  
**Mr. & Mrs. Dale Gornick**  
**4740 Ralston Place**  
**Griffith, Indiana 46319**

452 SE 2009 0010/17/13

RETURN TO SENDER  
 NOT DELIVERABLE AS ADDRESSED  
 UNABLE TO FORWARD

BC: 46307186799 \*0361-04301-11-43

46307 01867  
 4631902517

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10/17/2013  
 10/17/2013  
 Hasler

**STOP**  
 This Document is the property of the Lake County Recorder!