

City of East Chicago Building Department

Division of Inspections and Permits/Code Enforcement
4444 Railroad Avenue, East Chicago, IN 46312
219.391.294 ~ 219.391.7013

2014 025704

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March 12, 2014

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

TO: Danielle Holt
3838 Carey Street
East Chicago, IN 46312

RE: 3838 Carey Street, East Chicago, IN 46312

Legal Description: 4TH ADD. INDIANA HARBOR ALL L.13 BL.13
Parcel No: 45-03-21-406-012.000-024

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2014 MAY -7 AM 11:06
MICHAEL B. BROWN
RECORDER

Document is
NOTICE OF
ORDER TO VACATE AN UNSAFE PREMISE
NOT OFFICIAL!

Please be notified that after inspections conducted by inspectors from the City of East Chicago's Health and Building Departments, the premises at 3838 Carey Street, East Chicago, Indiana, has been found to be unfit for human habitation and is dangerous to the health or safety of occupants of said premises.

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, Chapter 152, Section 152.11, these dwelling units condemned as unfit for human habitation and order these occupied units vacated due to the unsafe situation that exists, to wit:

Exterior Walls:

1. Siding throughout is missing and/or detached from structure, exposing rotted wood. MC 152.08 (A2) HOUSING STANDARDS/MAINTENANCE
2. Foundation wall is in deteriorated and dilapidated condition throughout - crumbling, cracks, etc. MC 152.08 (A1) HOUSING STANDARDS/MAINTENANCE
3. Eaves and fascia are in deteriorated and dilapidated condition throughout. MC 152.08 (A2/3) HOUSING STANDARDS/MAINTENANCE

16
CBD
DN
NOW-COM

4. *Roof is in deteriorated and dilapidated condition. MC 152.08 (A3) HOUSING STANDARDS/MAINTENANCE*
5. *Front south and side entrance doors are in total disrepair. MC 152.08 (C4) HOUSING STANDARDS/MAINTENANCE*
6. *All window frames and sashes are in deteriorated and dilapidated condition.*
7. *Structure is boarded throughout; visible broken windows/glass remaining. MC 152.08 (C1, 2 & 3) HOUSING STANDARDS/MAINTENANCE AND I.C. 36-7-9*

Interior:

8. *No gas/electrical services. MC 152.08 HOUSING STANDARDS/MAINTENANCE, MC 152.04 (F&G) SANITATION, WATER AND HEATING*
 - a. *Gas meter locked by NIPSCO.*
 - b. *Electrical services terminated on 05/20/13 per NIPSCO records.*
 - c. *Gas services terminated on 06/07/13 per NIPSCO records.*
9. *Water services pending termination per Water Department. MC 152.04 (A, E, J & I) SANITATION, WATER AND HEATING*
 - a. *No water usage since October 2013 as reflected on Water Department records.*
10. *Ceiling is cracked and buckled throughout and on verge of collapse, posing an unsafe condition. MC 152.08 (B4) HOUSING STANDARDS/MAINTENANCE*
11. *Walls have visible cracks, openings and chipping paint throughout; and pieces of loose plaster on verge of collapse. MC 152.08 (B4) HOUSING STANDARDS/MAINTENANCE*
12. *Floors throughout are weak, visible deteriorated wood and buckling; and on verge of collapse. MC 152.08 (B2) HOUSING STANDARDS/MAINTENANCE*
13. *Excessive accumulation of garbage, rubbish and waste throughout entire dwelling. MC 152.08 HOUSING STANDARDS/MAINTENANCE*

Basement:

14. *Abandoned chimney structure. 2008 IMC SEC. 801.8/MC 152.08 (G)*
 - a. *No furnace connection.*
 - b. *No water heater unit present.*
15. *Opened gas lines for furnace connection and water heater. (2008 IFGC SEC. 404.12)*
16. *Water meter disconnected and on ground near chimney structure.*

Other:

17. *Any dwelling or dwelling unit which shall be found to have defects shall be deemed as unfit for human habitation and shall be so designated and placarded by the Building Commissioner.*
18. *Pursuant to I.C. 36-7-9, these premises are considered a serious health, safety and fire hazard. The condition of this property is such that it constitutes a hazard to the public welfare, is a public nuisance, unsafe and not maintained in a manner that would allow human habitation, occupancy, or use.*

Note: These premises are occupied.

I am therefore designating said premises as unfit for human habitation pursuant to East Chicago

Municipal Code, Chapter 15.12, Section 15.12.110(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.

1. One which is so damaged, decayed, dilapidated, insanitary, unsafe or vermin-infested that it creates a serious hazard to the health or safety of the occupants or of the public...”

I am therefore issuing this order for you to vacate and seal these premises within ten (10) days from receipt of this order and contact the East Chicago Building Department as to your intentions to bring the dwelling units into compliance before they can be occupied. Should you fail to comply with this order, the East Chicago Building Department may cause the action required by this order under Sections 15.12.160 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 by filing a civil 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
Kevin Smith, Building Department Counsel
East Chicago Fire Department