

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 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, December 19, 2014 at 10:00 a.m. in the Lake County Commissioners/Council Chambers on the third (3rd) floor of Building "A", Lake County Government Center, 2293 North Main Street, Crown Point, Indiana.
- 2. PROPERTY: Address: 523 North Colfax Street, Griffith, Indiana
Parcel Number: 45-07-36-151-011.000-001
- 3. LEGAL DESCRIPTION: The South 50 feet of the North 1052.87 feet of the West 125 feet of the West 1/2 of the Southwest 1/4 of the Northwest 1/4 except the West 30 feet of Section 36, Township 36 North, Range 9 West of the Second Principal Meridian in Lake County, IN.
- 4. OWNER: Harold L. & Margaret L. Reeves

2015 004170

Document is NOT OFFICIAL!

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 523 NORTH COLFAX STREET, GRIFFITH, IN AND STATED MORE ACCURATELY ABOVE AND ON THE ATTACHED DOCUMENT 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.

SO ORDERED THIS 19th DAY OF December, 2014, LAKE COUNTY UNSAFE HEARINGS AUTHORITY.


Ned Kovachevich, Director
UNSAFE BUILDINGS DEPARTMENT

N/e
SS



LAKE COUNTY PLAN COMMISSION

PLANNING & BUILDING DEPARTMENTS

2293 N. MAIN STREET
CROWN POINT, IN 46307

755-3700

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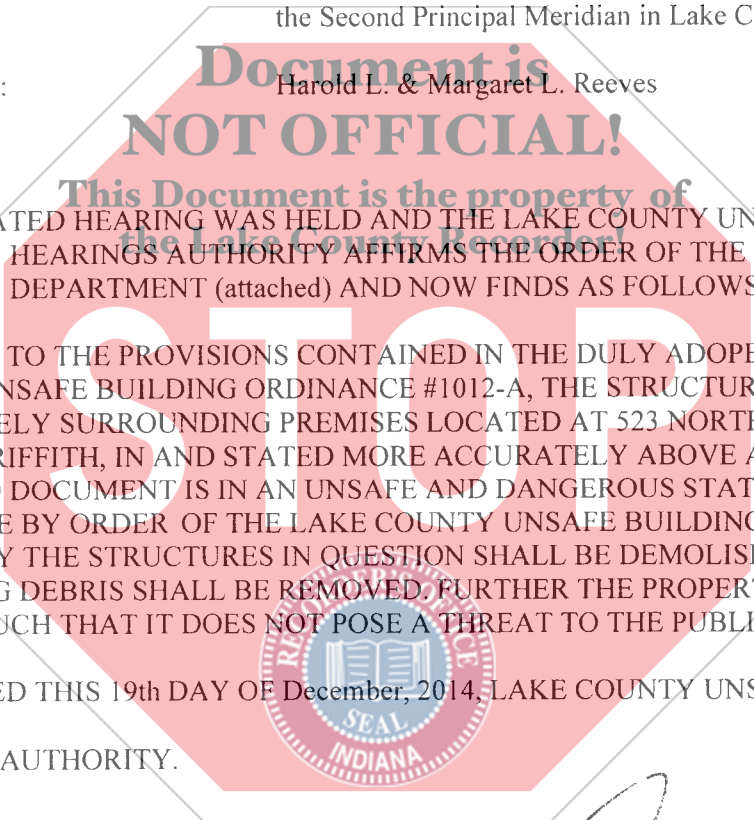
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- 3. LEGAL DESCRIPTION: The South 50 feet of the North 1052.87 feet of the West 125 feet of the West 1/2 of the Southwest 1/4 of the Northwest 1/4 except the West 30 feet of Section 36, Township 36 North, Range 9 West of the Second Principal Meridian in Lake County, IN.
- 4. OWNER: Harold L. & Margaret L. Reeves



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 523 NORTH COLFAX STREET, GRIFFITH, IN AND STATED MORE ACCURATELY ABOVE AND ON THE ATTACHED DOCUMENT 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.

SO ORDERED THIS 19th DAY OF December, 2014, LAKE COUNTY UNSAFE HEARINGS AUTHORITY.

Ned Kovachevich, Director
UNSAFE BUILDINGS DEPARTMENT

Order of the Unsafe Buildings Department

November 6, 2014

Via US Certified Mail Return Receipt No. 7004 2890 0001 2278 2437

Harold L. & Margaret L. Reeves
1108 East 39th Place
Griffith, Indiana 46319-1928

RE: Address: 523 North Colfax Street. Gary, Indiana 46408
Property Tax Key No: 45-07-36-151-011.000-001
Brief Legal Description: Attached

To Whom it may Concern:

Be advised an inspection of the above referenced property on April 14, 2013 and September 17, 2014 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.

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 noted above.

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; OR, 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 thirty (30) 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 thirty (30) 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 fifteen (15) 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 twenty-five (25) 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, December 19, 2014 at 10:00 a.m. in the Lake County Commissioners Court Room/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. Be advised that the Unsafe Buildings Department will be seeking an Order from the Unsafe 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.

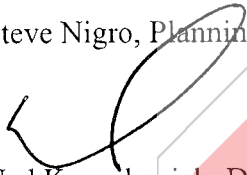
Please notify us of your intention to appear before the Board to dispute our findings at least ten (10) working days prior to your above scheduled hearing.

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,

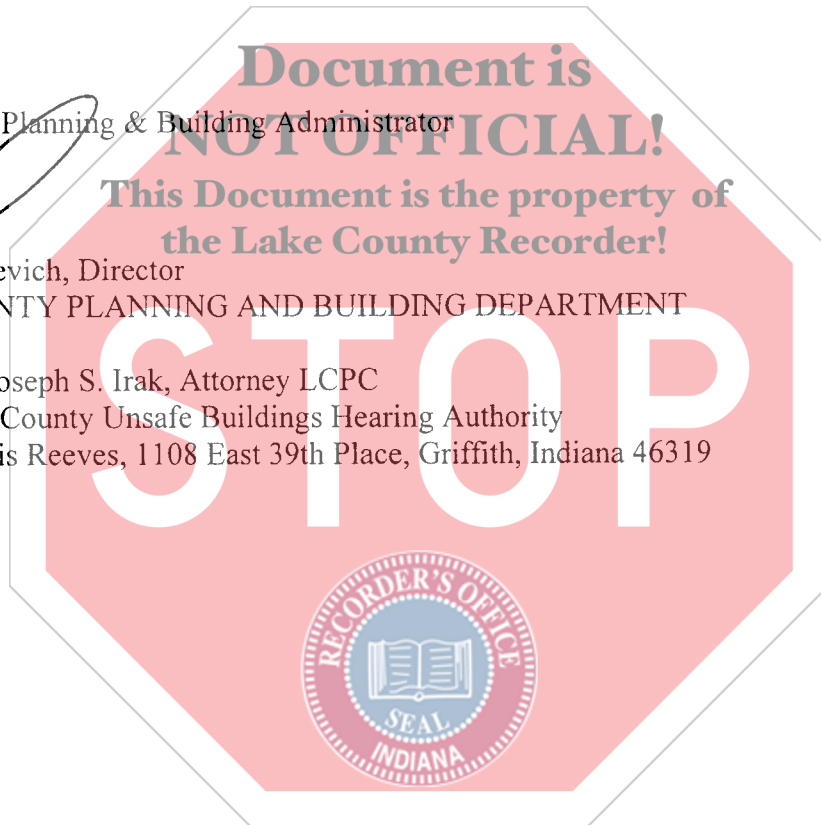
Steve Nigro, Planning & Building Administrator



Ned Kovachevich, Director

LAKE COUNTY PLANNING AND BUILDING DEPARTMENT

cc: Mr. Joseph S. Irak, Attorney LCPC
Lake County Unsafe Buildings Hearing Authority
Dennis Reeves, 1108 East 39th Place, Griffith, Indiana 46319



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