

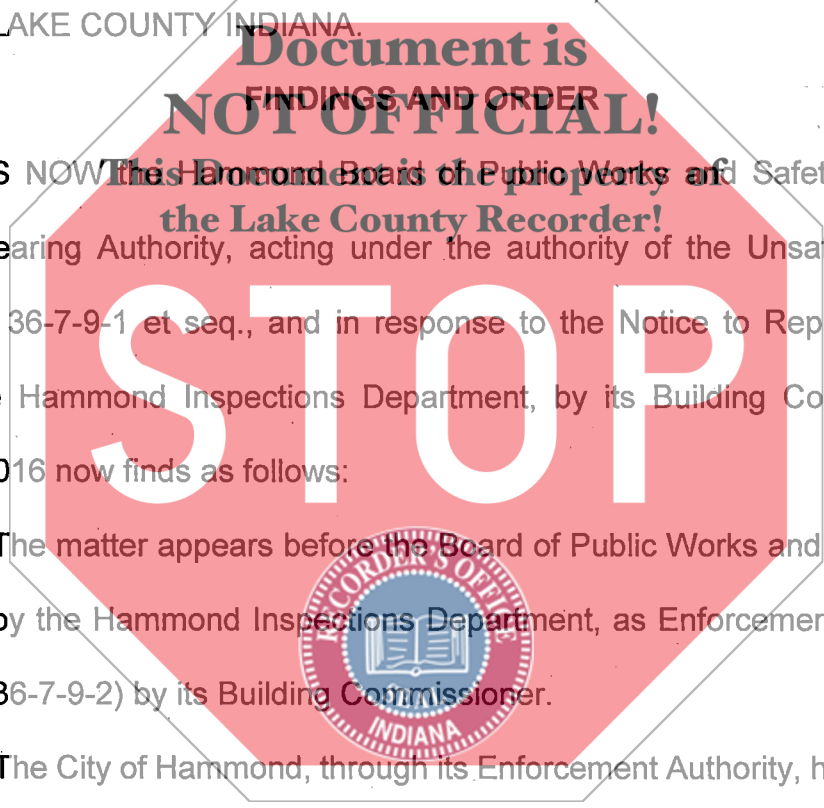
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STATE OF INDIANA)
) ss. BEFORE THE BOARD OF PUBLIC WORKS
) AND SAFETY
)
COUNTY OF LAKE) CITY OF HAMMOND, INDIANA

IN RE THE PROPERTY LOCATED AT: 47 MASON STREET, HAMMOND, IN 46820

Legal Description: LOT 14 AND THE EAST HALF OF LOT 15 IN BLOCK 3 IN
HOMWOOD ADDITION TO THE CITY OF HAMMOND, AS SHOWN IN PLAT BOOK 2,
PAGE 29, IN LAKE COUNTY INDIANA.

2016 01 24 09:44



COMES NOW ~~The Hammond Board of Public Works and Safety, the statutory~~
designated Hearing Authority, acting under the authority of the Unsafe Building Act
Indiana Code 36-7-9-1 et seq., and in response to the Notice to Repair or Demolish
issued by the Hammond Inspections Department, by its Building Commissioner,
January 25, 2016 now finds as follows:

STATE OF INDIANA
LAKE COUNTY
RECORDER
2016 MAR 6 4:11:55
MELBA B. BROWN
RECORDER

1. The matter appears before the Board of Public Works and Safety, brought by the Hammond Inspections Department, as Enforcement Authority (I.C. 36-7-9-2) by its Building Commissioner.
2. The City of Hammond, through its Enforcement Authority, has identified the above listed property as being a building or structure that is unsafe to person or property; a fire or health hazard; a public nuisance and due to condition or vacancy in violation of City Ordinance concerning Building Condition or Maintenance. (I.C. 36-7-9-4)
3. Pursuant to these findings, and acting to eliminate blight and protect public

#17
OK#4371
GP

health and safety, the Enforcement Authority issued notice of the condition of the above listed property, and required that the above listed property be repaired or demolished, pursuant to I.C. 36-7-9-5.

4. This Notice to Repair or Demolish complied with I.C. 36-7-9-5 and contained the required information including in part, the name of the person to whom the ordered was issued, a legal description and common address of the unsafe premises, the action requested on the unsafe property, the time frame permitted for compliance and notice of the time, date and place of a scheduled hearing before the Hammond Board of Public Works and Safety.

5. Service was made upon all parties possessing a known or recorded fee interest, life estate interest, substantial property interest, or equitable interest in the above listed property, as determined from information maintained by the Lake County Recorder.

6. Service on the above listed property was made upon, in the following manner on the following persons:

Leona Tichenor, Certified Mail, regular mail and publication;

Lake County Treasurer, certified mail, regular mail and publication,

Lake County Commissioners, certified mail, regular mail and publication,

Any and All Unknown Tenants, posted on premises & regular mail

This above manner of service complies with the statutory requirements, and the Hearing Authority determines that a reasonable effort has been made to obtain service.

7. A hearing on the Notice and Order to Repair or Demolish was scheduled before the Hammond Board of Public Works, pursuant to I.C. 36-7-9-7 on Thursday February 18, 2016 and was continued at the request of the property owner to March 3, 2016 and conducted on that date by the hearing authority at a public meeting.
8. Appearing at the hearing was Councilman Anthony Higgs, who represents the residents in the district where 47 Mason is located. Councilman Higgs testified that the residents are always calling to complain to him about this property because it is vacant and not maintained. Owner Leona Tichenor appears and acknowledged that a petition was circulated by the neighbors complaining about the property but claims the porch stairs shown in the photograph have been repaired by her and that the photos show it in a repaired condition, however, caution tape is shown across the steps.
9. The property listed above was not substantially repaired nor demolished by the property owner prior to the scheduled hearing and the Notice and Order to Repair or Demolish issued by the Hammond Inspections Department proposes demolition of the vacant, unsafe property above, and that recommendation is reasonably related to the condition of the property, the failure of the owners of the property to remedy the condition, and given the nature and use of nearby properties. (36-7-9-5)
10. Demolition of the unsafe property is necessary and reasonable in relation to the present condition of the property, which requires services of the government in excess of ordinary property, and which creates a negative



effect on property values, as well as affects the quality of life, and use, of the surrounding area in the City of Hammond.

NOW THEREFORE it is the finding and decision of the Hammond Board of Public Works and Safety to AFFIRM the Notice and Order to Repair and Demolish issued by the Enforcement Authority on the above named unsafe building at 47 Mason. This affirmation shall be an ORDER to demolish the structure which shall be recorded in the office of the Recorder of Lake County, Indiana, with demolition of the property to subsequently follow. The costs of this demolition shall be assessed against the property, and shall constitute a lien on the property. The Board now finds processing and expenses incurred by the City in the amount of \$
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SO ORDERED this 3rd Day of March, 2016.

Hammond Board of Public Works and Safety

By:

President

Vice President

Member

Attest:

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each and every Social Security Number in this document, unless required by law.

This instrument prepared by:

Kevin C. Smith

Kevin C. Smith (#18169-45)

SMITH SERSIC

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