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STATE OF INDIANA)
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COUNTY OF LAKE)

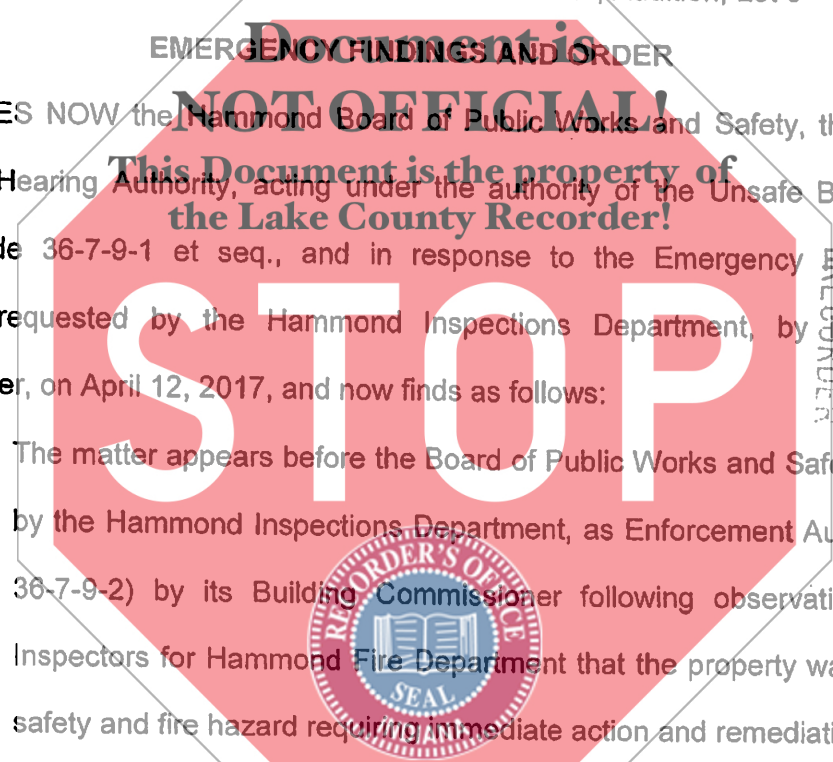
BEFORE THE BOARD OF PUBLIC WORKS
AND SAFETY
CITY OF HAMMOND, INDIANA

2017 04 19 26

IN RE THE PROPERTY LOCATED AT: 907 170th Street, Hammond, IN 46324
Key Number: 45-07-07-302-035.000-023
Legal: Resub Lot 5 to 8, Mott & Wiltsees Calumet Avenue, Addition, Lot 9

EMERGENCY FINDINGS AND ORDER

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 Emergency Request for Demolition requested by the Hammond Inspections Department, by ss Building Commissioner, on April 12, 2017, and now finds as follows:



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 following observation by Fire Inspectors for Hammond Fire Department that the property was a health, safety and fire hazard requiring immediate action and remediation.
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 due to condition or vacancy in violation of City Ordinance concerning Building Condition or Maintenance. (I.C. 36-7-9-4)

STATE OF INDIANA
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3. Pursuant to these findings, and acting to eliminate blight and protect public health and safety, the Enforcement Authority attempted to reach property owner and insurance agent, and required that because of the emergency nature of the fire damage, that the above listed property be vacated, repaired or demolished, pursuant to I.C. 36-7-9-5.
 4. This Emergency 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 order 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. Notice was provided to the owner's insurance adjuster.
 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, Hammond Fire Department and City of Hammond citation information on the property.
 6. Service on the above listed property was attempted upon the following persons with a recorded interest in the property by first class mail:
Posting on Property: 907 170th Street
Allstate Insurance Agent: Griffith Indiana.
- This above manner of service complies with the statutory requirements,

and the Hearing Authority determined that a reasonable effort has been made to obtain service in light of the emergency nature of the demolition action and the danger the property in the present condition poses to neighborhood and in light of neighbor complaints.

7. A hearing on the Notice and Order to Repair or Demolish was held before the Hammond Board of Public Works, pursuant to I.C. 36-7-9-7 on Thursday April 13, 2017, at 9:00 a.m., and conducted on that date by the hearing authority at a public meeting.
8. No party appeared at the hearing and photos were presented showing the fire damaged property with a chimney about to collapse. Occupied residences are located on either side of the fire damaged house.
9. The property listed above was not substantially repaired, abated, demolished nor secured to protect neighboring occupied residential structures, nor removed by the property owner prior to the scheduled hearing and the Emergency Notice and Order to Repair or Demolish issued by the Hammond Inspections Department 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 and the danger posed to those properties. (36-7-9-5)
10. Demolition of the unsafe property is necessary and reasonable in relation to the present condition of the property, located in a residential neighborhood, which is adversely affecting the surrounding houses in the neighborhood and 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 safety, 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. This affirmation shall be an ORDER to DEMOLISH the structures at this lot, which shall be recorded in the office of the Recorder of Lake County, Indiana, with demolition of the property to subsequently follow once bid or proposals sought. The costs of this demolition shall be assessed against the property, and shall constitute a lien.

SO ORDERED this 13th day of April, 2017.

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:

Kristina Kantar
Kristina Kantar (#18022-45)
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