

"The Friendly City"

# The City of Hobart

414 Main Street · Hobart, Indiana 46342



## ORDER OF THE CITY OF HOBART UNSAFE HEARING AUTHORITY

A PUBLIC HEARING WAS HELD BEFORE THE CITY OF HOBART UNSAFE BUILDINGS HEARING AUTHORITY, 414 MAIN STREET, HOBART, INDIANA

1. DATE OF HEARING: Wednesday, May 4, 2022 at 3:30 p.m. in the Council Chambers on the second (2<sup>nd</sup>) floor of City of Hobart City Hall, 414 Main Street, Hobart, Indiana
2. PROPERTY: 282 CRESTWOOD DRIVE, HOBART, IN 46342
3. LEGAL DESCRIPTION: Attached "Exhibit A"
4. OWNER: BARBARA J DENTA TRUST

\*RECORDING TO INCLUDE EXHIBIT A

ABOVE STATED HEARING WAS HELD AND THE CITY OF HOBART UNSAFE BUILDING HEARING AUTHORITY AFFIRMS THE ORDER OF THE UNSAFE BUILDINGS DEPARTMENT AND NOW FINDS AS FOLLOWS:

PURSUANT TO THE PROVISIONS CONTAINED IN THE DULY ADOPTED City of Hobart Municipal Code Unsafe Buildings § 150.110 et. seq. (Ordinance No. 1747), THE STRUCTURE AND IMMEDIATELY SURROUNDING PREMISES LOCATED AT **282 CRESTWOOD DRIVE, HOBART, INDIANA 46342** AND STATED MORE ACCURATELY ABOVE AND ON THE ATTACHED DOCUMENTS IS IN AN UNSAFE AND DANGEROUS STATE, THEREFORE BY ORDER OF THE CITY OF HOBART 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 4<sup>th</sup> DAY OF May, 2022 CITY OF HOBART UNSAFE BUILDINGS HEARINGS AUTHORITY.

**FILED**

**JUN 06 2022**

**JOHN E. PETALAS  
LAKE COUNTY AUDITOR**

*Karen Hansen*  
Karen Hansen, Building Official  
UNSAFE BUILDINGS DEPARTMENT

CITY OF HOBART,  
BOARD OF PUBLIC WORKS AND SAFETY

*[Signature]*  
PRESIDENT

ATTEST

*[Signature]*  
CLERK-TREASURER

GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

**2022-018382**

11:58 AM 2022 Jun 6

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075952  
rn

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EXHIBIT A

282 CRESTWOOD LEGAL DESCRIPTION

CRESTWOOD PARK 2ND SUBDIVISION LOT 10, BLOCK 2, LAKE COUNTY, INDIANA.

Property of Lake County Recorder

## CITY OF HOBART BUILDING DEPARTMENT 414 Main Street, Hobart, IN 46342

### NOTICE OF PUBLIC HEARING

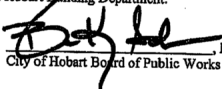
Owners:	<i>Barbara Denta Trust</i>

NOTICE IS HEREBY given that a Public Hearing will be held by Unsafe Building Hearing Authority of the City of Hobart, the Hobart Public Works and Safety, on Wednesday, May 4<sup>th</sup>, 2022 at 3:30 pm. in the Council Chambers on the second (2nd) floor of Hobart City Hall, 414 Main Street, Hobart, Indiana, 46342 to consider:

Pursuant to the provisions of the City of Hobart Municipal Code § 150.110 et. seq. an Order of the Hobart Building Department was issued on April 11, 2022. The City of Hobart Building Official has determined the residence located at 382 Crestwood Dr Hobart, Indiana 46342, with Parcel I.D. Numbers of 45-08-36-203-009, 000-018 to be in an unsafe condition. Further, the Order of the Hobart Building Department, in part, has required potential removal of the unsafe building or associated structure(s) and debris and grading of the remaining property such that it does not pose a threat to the public.

A copy of the Hobart Municipal Code § 150.110 et. seq. (Ordinance 1747) and Order of the Unsafe Buildings Department are both on file in the Office of the Hobart Building Department, 414 Main Street, Hobart, Indiana 46342, and may be examined, along with other records pertaining to the property, in their entirety from 8:30 a.m. to 4:00 p.m., Monday through Friday, excluding approved holidays, prior to the Public Hearing.

Written objections will be considered at the Public Hearing and may be filed with the Hobart Building Department, 414 Main Street, Hobart, Indiana 46342. Such written objections shall be filed at least three (3) working days prior to the Public Hearing. Oral comments concerning the proposal will be heard at the Public Hearing at the date and time affixed above. The Public Hearing may be continued by the City of Hobart Board of Public Works and Safety from time to time as may be found necessary. After hearing any and all parties having a substantial property interest and taking into account all information presented, the City of Hobart Board of Public Works and Safety will render a decision on the Order of the City of Hobart Building Department.

  
\_\_\_\_\_, Presiding Officer  
City of Hobart Board of Public Works and Safety

  
\_\_\_\_\_, Building Official  
City of Hobart Building Department

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## Order of the Unsafe Buildings Hobart Building Department

Date: April 11, 2022

Via Certified Mail Return Receipt Number

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

RE: Address: 282 Crestwood Dr. Hobart IN 46342  
Legal Description: Crestwood Park 2nd Sub L. 10 Bl. 2

Dear Barbara Amenta TR:

Be advised an inspection of the above referenced property on March 8, 2022 showed it to be in an unsafe state according to Hobart Municipal Code § 150.110 et. seq., (Ordinance 1747). 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:

Structural issues, roof partially collapsed,  
doors missing, severe water damage

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Because of the hazard this property poses to the safety of the public, let this letter serve as an Order issued by the City of Hobart Building Department (Enforcement Authority) that the following action(s) shall be taken;



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- immediate vacation of the unsafe building or structure;
- immediate sealing of the unsafe building or structure 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;
- immediate removal of part of the unsafe structure; and,
- immediate removal of the unsafe building or structure 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 City of Hobart Building Department to determine whether a Building Permit is required prior to beginning any work. They may be reached at 219-942-1722. 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 Permit is required, it may take up to ten (10) 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.

You have the right to appeal the findings of this Order with the City of Hobart Board of Public Works and Safety (Board) at a public hearing to be held May 4th, 2022 at 3:30 p.m. in the Council Chambers, Hobart City Hall, 414 Main Street, Hobart, Indiana, 46342. This will be a 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 Enforcement Authority will be seeking an Order from the City of Hobart Board of Public Works and Safety 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 City of Hobart Board of Public Works and Safety may make findings and take action to affirm the Order issued by the Enforcement Authority, rescind the Order issued by the Enforcement Authority or modify the Order issued by the Enforcement Authority. 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 so that we may add you to our Agenda.

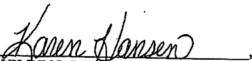
If you choose to ignore the Order and your scheduled opportunity to appear before the City of Hobart Board of Public Works and Safety, the Board shall take whatever action necessary to ensure the unsafe buildings or structures located on your unsafe premises are made to comply with the Ordinance. Further, if the Board finds that there is a willful failure to comply

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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 at 219-942-1722.

Respectfully,



BUILDING OFFICIAL  
CITY OF HOBART BUILDING DEPARTMENT

cc: Ms. Heather A. McCarthy, City Attorney  
City of Hobart Board of Public Works and Safety

Property of Lake County Recorder

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282 Crestwood Drive

Hobart, Indiana

Site Visit: March 8, 2022 10:15am

## REPORT OF INVESTIGATION

I arrived at the property to find the front door (on the North side) missing and only an unsecured storm door at the front entry. The storm door had an old notice still posted by the Hobart Police Department "A Continuous Notice to Abate" relating to high grass. From the front doorway, I observed major structural issues including a partially collapsed roof as shown in the attached photos. The living room ceiling was also collapsing and there were signs of severe water damage. On the floor inside of the house I saw debris that had fallen from the ceiling and roof along with several piles of leaves. There was another storm door on the South side without an exterior door present. I deem this property unsafe and have contacted a local company to board up the doors to prevent entry. I have also notified the Hobart Fire Department of the extreme unsafe conditions of this property so they are aware of it incase they would get a call to respond to this address. The next door neighbor approached me as I was inspecting the exterior and informed me that this house has been vacant for about 10 years, since the previous owner passed away. He also indicated her son had been mowing the property up until about one year ago.

*Karen Hansen* 03-08-22

Karen Hansen, Building Official

County of Lake County Recorder

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282 Crestwood Drive

Hobart, Indiana

March 8, 2022 10:15am – Photos taken by Karen Hansen, Building Official



Recorder

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282 Crestwood Drive

Hobart, Indiana

March 8, 2022 10:15am – Photos taken by Karen Hansen, Building Official

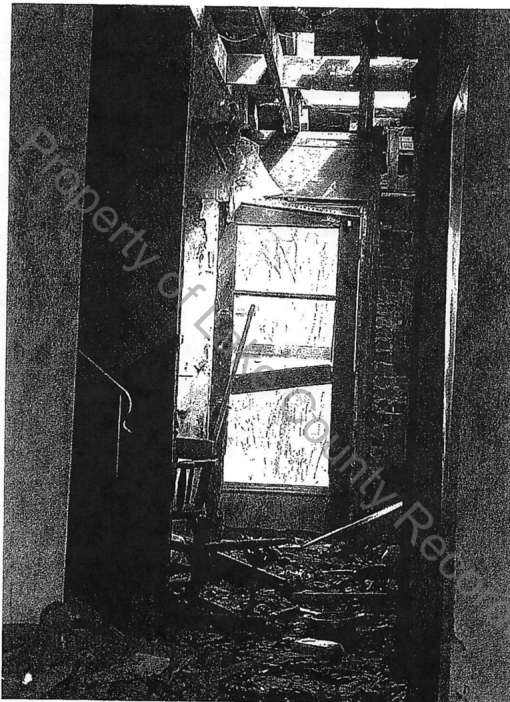


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