



"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, June 15, 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: **229 N. OHIO STREET, HOBART, IN 46342**
3. LEGAL DESCRIPTION: Attached "Exhibit A"
4. OWNER: KAREN L BORUFF

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 **229 N. OHIO STREET, 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 15<sup>th</sup> DAY OF JUNE, 2022 CITY OF HOBART UNSAFE BUILDINGS HEARINGS AUTHORITY.

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

GINA PIMENTEL  
RECORDER

**2022-020572**

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

12:27 PM 2022 Jun 28

CITY OF HOBART,  
BOARD OF PUBLIC WORKS AND SAFETY

*[Signature]*  
\_\_\_\_\_  
PRESIDENT

ATTEST:

*[Signature]*  
\_\_\_\_\_  
CLERK-TREASURER

**NON-TAXABLE**

**JUN 28 2022**

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

LAKE COUNTY RECORDER  
14076143  
12500  
LK

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"EXHIBIT A"

## 229 NORTH OHIO LEGAL DESCRIPTION

THE NORTH 150 FEET OF THE SOUTH 525 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN THE CITY OF HOBART, LAKE COUNTY, INDIANA, EXCEPTING THE WEST 25 FEET THEREOF, RESERVED FOR A STREET, COMMONLY KNOWN AS 229 NORTH OHIO STREET, HOBART, INDIANA.

Property of Lake County Recorder

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

### NOTICE OF PUBLIC HEARING

Owners:	Karen L. Boruff	
	239 N. Ohio Street	Hobart IN 46342

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, June 15, 2023 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 March 24, 2023. The City of Hobart Building Official has determined the residence located at 239 N. Ohio St. Hobart, Indiana 46342, with Parcel I.D. Numbers of 45-09-29-429-003-000-018, 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**

Cent # 0005 5-4-22 ex  
312 Renda Dr Apt 204  
Hobart  
772 Camelot Manor  
Portage, IN

Date: May 4, 2022

**Via Certified Mail Return Receipt Number**

Karen L. Boruff  
229 N Ohio Street  
Hobart, IN 46342

RE: Address: 229 N. Ohio Street Hobart IN 46342  
Legal Description: N. 150 FT OF S 525 FT. S. OF N. 1 AC. IN W 3 SW. NE. SE. 1. 14 A. EX. W 25 FT IN ST. S 29 T. 36 R. 7.

Dear Ms. Boruff:

Be advised an inspection of the above referenced property on March 24, 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:

animal infestation, debris on rear deck, addition in poor condition, possible mold issues, areas of unstable flooring, rotted wood

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, / OR
- 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 June 15, 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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**229 N Ohio Street  
Hobart, Indiana**

Site Visit: March 24, 2022 9:15am

## REPORT OF INVESTIGATION (*exterior*)

After arriving at the property, it is evident that the gutters need cleaned out. The brick has some signs of algae/moss growing on it. All the windows are intact. The roof appears to be in average condition and I can not see any easily visible foundation or structural issues from the front of the house. I was able to get a few photos of the interior of the garage and bedrooms from the front windows.

As I walked to the back of the house, I noticed the fence falling over on the East side (rear) of the property. There are two piles of brick stacked on the property. The rear deck is covered with debris and plywood. The gutters on the addition are falling down and the soffit is rotted. There was an old sign posted on the rear door indicating not to enter due to the property being treated for mice.

Overall, the house itself does not have any easily visible structural or foundation damage. The rear addition is in poor condition with the falling gutters and rotting soffit. The deck needs to be cleaned off in order to better determine it's condition.

  
Karen Hansen, Building Official

Lake County Recorder

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229 N Ohio Street

Hobart, Indiana

March 24, 2022 9:15am – Photos taken by Karen Hansen, Building Official



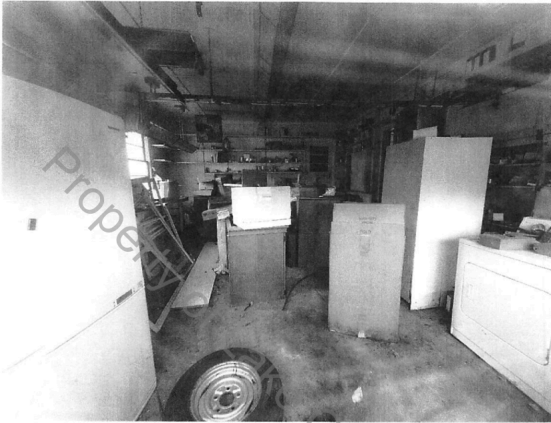


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Lake County Recorder

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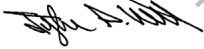
**229 N Ohio Street  
Hobart, Indiana**

Site Visit: March 24, 2022 Noon

## REPORT OF INVESTIGATION

The inside of the house was in very poor condition. I saw several areas of animal/rodent feces throughout the house. The rear addition was falling apart and had signs of water damage and rotting wood. There was garbage throughout the kitchen and various areas of the house. The bathroom was in disarray and there was feces present. There were areas in the house where the floor was unstable. There was a strong musty odor throughout the entire house. The basement bathroom was full of debris. I saw several dark areas of what appeared to be black mold in the house. There was also some type of dark liquid on the basement floor.

Tyler Wilk, Code Enforcement Officer



County of Lake County Recorder



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229 N Ohio Street

Hobart, Indiana

March 24, 2022 12:05 pm – Photos taken by Tyler Wilk, Code Enforcement Officer

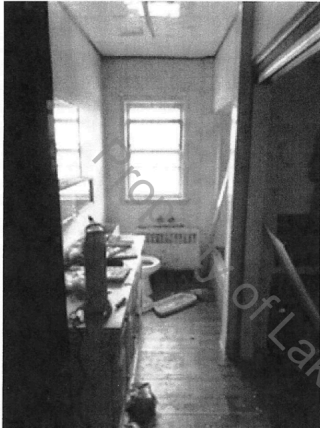


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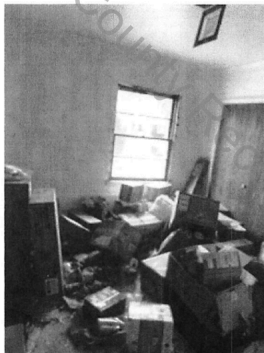
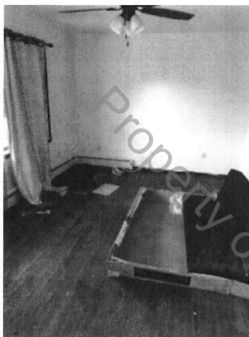


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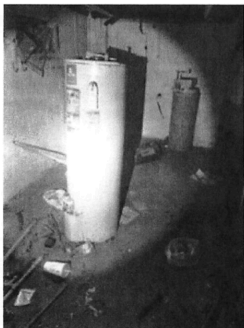


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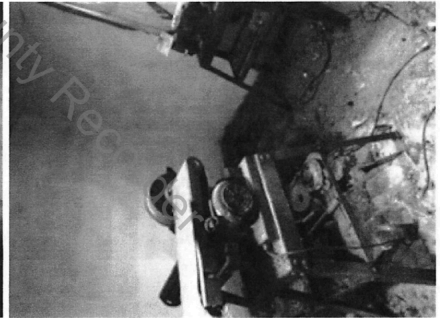
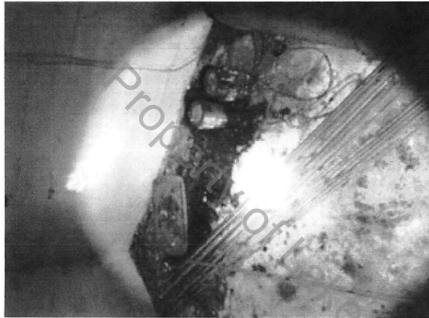
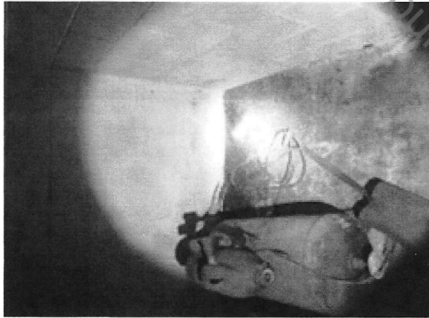


Recorder

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Code

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