

NOTICE OF VIOLATION OF THE  
VALPARAISO UNSAFE BUILDING  
REGULATIONS AND ORDER TO DEMOLISH  
OR REPAIR AND NOTICE OF DEMOLITION  
ORDER THEREON REQUESTED BY THE  
VALPARAISO BUILDING COMMISSIONER

TO: James R. Youngjohn

756 Franklin St.

Valparaiso, Indiana 46383

and the unknown heirs, devisees, legatees, husbands, wives, widows, widowers, successors, executors, administrators, personal representatives, guardians, trustees, receivers, and unknown grantees and lessees; and any Party Claiming a Substantial Interest Whose Real Names are Unknown.

Re: 756 Franklin St., Valparaiso, Indiana 46383

Legal Description: BEGINNING IN THE CENTER OF THE ROAD LEADING SOUTH FROM FRANKLIN STREET (WHICH ROAD IS NOW KNOWN AS SOUTH FRANKLIN STREET), IN THE CITY OF VALPARAISO, AT THE FIRST ANGLE IN SAID ROAD SOUTH OF THE PITTSBURG, FORT WAYNE & CHICAGO RAILWAY, AT THE SOUTHEAST CORNER OF LAND HERETOFORE OWNED BY SARAH MARKS; THENCE WEST ON THE SOUTH LINE OF LAND HERETOFORE OWNED BY SAID MARKS 4 CHAINS AND 62 LINKS; THENCE SOUTH 15 FEET, MORE OR LESS, TO THE NORTH LINE OF THE RIGHT OF WAY OF THE NEW YORK, CHICAGO & ST. LOUIS RAILROAD COMPANY, THENCE EASTERLY ON THE NORTHERLY LINE OF SAID RIGHT OF WAY TO THE CENTER OF SAID ROAD (OR SOUTH FRANKLIN STREET) AND THENCE NORTH 7-1/2 DEGREES EAST 138 FEET AND 2 LINKS, MORE OR LESS, TO THE POINT OF BEGINNING.

Key No.: 64-09-25-126-009.000.004

Pursuant to City Ordinance Number 156 and State Statute I.C. 36-7-9-1, et seq., you are hereby notified that your property has been inspected and found to be an unsafe building.

You are notified to repair or demolish this unsafe structure on or before the hearing date which is more than ten (10) days and less than thirty (30) days from the date of the hearing.

You are further notified that a hearing on this property will be held on June 14, 2019 at 10:00 AM before the Valparaiso Board of Public Works and Safety (the Hearing Authority) 653 Hayes Leonard Rd., Valparaiso IN, 46383, "Temporary City Hall", for the purpose of reviewing and hearing an order issued by the Building Department of City of Valparaiso and the Valparaiso Code Administrator (the Enforcement Authority) that the above described property be repaired by or, in the alternative demolished by the City of Valparaiso because of the following particulars which render the property unsafe:

You have a right to appear at the hearing with or without counsel; present evidence; cross-examine opposing witnesses; and present arguments as to why this Notice and Order should be modified or withdrawn. Upon application by you to the Board of Public Work and Safety the hearing may be postponed for a reasonable time beyond the hearing date, if in the judgment of the Board of Public Works and Safety, you have submitted good and sufficient reason for such a postponement. All hearings on the above listed property are open to the public.

At the conclusion of the scheduled hearing, the Hearing Authority (the Valparaiso Board of Public Works and Safety) will make and enter written findings and take action to:

1. Affirm the order of the Enforcement Authority that the property in question should be ordered to be repaired or in the alternative, ordered to be demolished. If no party appears for the hearing this notice is automatically considered an Order to Demolish. An Order issued by the Hearing Authority will be recorded with the Porter County Recorder;
2. Rescind that order; or
3. Modify that order; or
4. Continue the hearing for good cause.

If you fail to appear, the above-described action will be ordered to be performed by you within the number of days prescribed by the Valparaiso Board of Public Works and Safety, from the date of hearing.

If you fail to complete ordered action within the number of days prescribed by the Valparaiso

Board of Public Works and Safety from the date of hearing, this agency will cause the ordered work to be performed by a contractor who has been awarded a contract to perform such work or by the agency's own personnel. You will be liable and charged for all costs and expenses incurred for performing said work, and these costs will be placed as a lien upon the property. If you are aggrieved by the decision of the Hearing Authority, you may seek relief by submitting within ten (10) days after the decision, an appeal to the Circuit or Superior Court of Porter County. Such an appeal is prosecuted by filing a verified complaint setting forth a copy of this Notice as affirmed by the Hearing Authority and the date thereof, and a copy of the decision of the Hearing Authority, from which you are appealing, and the date thereof. Furthermore, the Valparaiso Board of Public Works and Safety may determine the property to be abandoned pursuant to I.C. 36-7-37.

Vicky Thrasher, Building Commissioner  
City of Valparaiso Building Department  
166 Lincolnway  
Valparaiso, Indiana 46383  
(219) 462-1161/Fax: (219) 464-4273  
5/24, 5/31/19 - hspaxlp