

COUNTY PLAN COMMISSION  
PORTER COUNTY

NOTICE OF VIOLATION OF THE PORTER  
COUNTY UNSAFE BUILDING REGULATIONS  
AND ORDER TO DEMOLISH OR REPAIR  
AND NOTICE OF DEMOLITION ORDER  
THEREON REQUESTED BY THE PORTER  
COUNTY BUILDING COMMISSIONER  
AND PLAN COMMISSION

Via Publication, First Class Mail & Certified  
Mail, Return Receipt Requested

October 8, 2019

Parcel Owner: Peter Coulopoulos  
2902 Windsor Trail  
Valparaiso, IN 46385

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

RE: 4304 Goodrich Rd., Valparaiso, IN 46383

Legal Description: S10A W1/2 Se 2-35-6 10A  
Dr466 P409

Key No.: 64-09-02-451-013.000-003003

Pursuant to Porter County Unsafe Building Or-  
dinance Number 8.36 and State Statute I.C.  
36-7-9 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 this notice

You are further notified that a hearing on this  
property will be held on November 6, 2019 AT  
1:30 P.M. before the Hearing Authority at the  
Office of the Porter County Plan Commission,  
(Enforcement Authority), for the purpose of re-  
viewing and hearing an order issued by the En-  
forcement Authority that the above described  
property be repaired by or, in the alternative de-  
molished by Porter County because of the fol-  
lowing particulars which render the property un-  
safe:

4304 Goodrich Rd., Valparaiso, IN 46383: The  
structure is vacant, unsecure with only partially  
boarded windows and doors, and has no work-  
ing utilities. The interior of the structure has no  
specific signs of squatters at this time but is  
covered in graffiti. The parcel is completely  
wooded with an assortment of mature trees and  
newly grown scrub trees and bushes.

Violation of Ordinance 8.36 include:

8.36.040 Public nuisance. All buildings, struc-  
tures or portions thereof which are determined  
after inspection by the enforcement authority to  
be unsafe, as defined in this chapter, are de-  
clared to be a public nuisance and shall be  
abated by repair, rehabilitation, demolition or re-  
moval.

Other:

Pursuant to I.C. 36-7-9, these premises are  
considered a public nuisance and a serious  
health and fire hazard. This building is aban-  
doned and vacant, and not maintained in a  
manner that would allow human habitation, oc-  
cupancy and use. This building has been found  
to be in an impaired structural condition posing  
an immediate danger to the life, health and  
safety of passerby and neighboring properties.  
The condition of this property is such that it  
constitutes a hazard to the public health, safety  
and welfare; and contributes to blight within  
the community and potentially causing a decrease  
and decline in property values.

You have a right to appear at the hearing with  
or without counsel; present evidence; cross-ex-  
amine opposing witnesses; and present argu-  
ments as to why this Notice and Order should  
be modified or withdrawn. Upon application by  
you to the Porter County Plan Commission the  
hearing may be postponed for a reasonable  
time beyond the hearing date, if in the judgment  
of the Porter County Plan Commission, 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 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 Porter County Plan Commission, for the date of the hearing.

If you fail to complete ordered action within the number of days prescribed by the Porter County Plan Commission 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 Porter County Plan Commission may determine the property to be abandoned pursuant to I.C. 36-7-37.

If you transfer your interest to the above-described property to any subsequent interest holder after the date you receive this notice, I.C. 36-7-9 et. seq. requires that you must do the following:

(1) Must supply full information regarding this notice to a person who takes or agrees to take a substantial property interest in the unsafe premises before transferring or agreeing to transfer that interest; and

(2) Must within five (5) days after transferring or agreeing to transfer a substantial property interest in the unsafe premises, supply the Enforcement Authority with written copies of:

a. The full name, address and telephone number of the person taking a substantial property interest in the unsafe premises; and

b. The legal instrument under which the transfer of agreement to transfer the substantial property interest is accomplished.

If you fail to inform either a subsequent interest holder or this agency as required above, you will be held liable for any losses, attorney fees and other costs incurred in defending any actions taken against this agency because of your failure to inform. Any and all written responses to this notice must be directed to the attorney listed below.

Robert Thompson  
Director, Development & Storm  
Water Management  
155 Indiana Ave., Suite 311  
Valparaiso, IN 46383  
(219)465-3540

By: \_\_\_\_\_

Scott R. McClure  
RHAME, ELWOOD & MCCLURE, P.C.  
3200 Willowcreek Rd., Suite A  
Portage, IN 46368  
(219)762-0494

Attorney for Porter County  
10/9, 10/16/19 - hspaxlp