

ORDER TO DEMOLISH & NOTICE OF HEARING

City of Indianapolis | Department of Business & Neighborhood Services | Bureau of Property Safety and Maintenance

CASE NUMBER: DEM18-00076
DATE OF ISSUANCE: 4/16/2018

ADDRESSEE:

Jhs Indy Llc



STRUCTURE TYPE: HOTEL

HEARING DATE: 05/01/2018

HEARING TIME: 9:00 AM

PROPERTY LOCATED AT:

1509 ASBURY ST

LEGAL DESCRIPTION:

ASBURY MILLERS ORPHANS HOME S
E ADD L25

PARCEL: 1048074

ORDER TO DEMOLISH

A recent inspection of the above described real estate revealed it to be structurally dangerous and warrants demolition. In accordance with the Indiana Unsafe Building Law (Ind. Code 36-7-9) and Chapter 537 of the Revised Code of the Consolidated City of Indianapolis and Marion County, you are hereby ordered to complete demolition of the structure. If compliance with this Order has not been achieved by 05/01/2018, the Bureau of Property Safety and Maintenance of the Department of Business & Neighborhood Services may take further enforcement action.

Andrew Chandler, Property Safety & Maintenance Inspector

Phone: 317-473-8346 Email: Andrew.Chandler@Indy.Gov

ALL INQUIRIES REGARDING THIS ORDER SHOULD BE DIRECTED TO THE INSPECTOR LISTED ABOVE

Para información en Español acerca de esta carta, por favor contactenos al teléfono (317) 327-1437 o al a dirección de correo electrónico: BNS-Inspecciones@indy.gov. Haga referencia del número de caso DEM18-00076.

NOTICE OF HEARING

HEARING DATE: 05/01/2018

HEARING TIME: 9:00 AM

HEARING LOCATION: DCE | 1200 MADISON AVE, SUITE #100, INDIANAPOLIS, IN 46225

You are hereby notified that an administrative hearing, conducted pursuant to Ind. Code 36-7-9-7, will be held relative to this Order at 9:00 AM on 05/01/2018 at the Department of Business & Neighborhood Services located at 1200 Madison Avenue, Suite 100, Indianapolis, Indiana 46225. The hearing will be held before the Hearing Authority. The person to whom this Order was issued, any person having a substantial property interest in the premises, and any other person with an interest in the proceeding are entitled to appear at the hearing, with or without legal counsel, to present evidence, cross-examine opposing witnesses, and present arguments. At the hearing, the Hearing Authority may affirm, modify, or rescind this Order. If the Hearing Authority affirms this Order and finds there has been a willful failure to comply with the order, a civil penalty in an amount not to exceed \$5,000 may be imposed. If the person to whom this Order was issued fails to appear, the matter will be determined in your absence and a civil penalty may be imposed.

Department of Business & Neighborhood Services
1200 Madison Ave., Ste. 100 | Indianapolis, IN 46225 | Phone (317) 327-8300 | www.indy.gov/bus
File Numbers: Building - 327-8435 | Business Licensing - 327-8284 | Contractor Licensing - 327-8401
Crafts - 327-5357 | Infrastructure/Right of Way - 327-3102 | Permits - 327-5134 | Zoning - 327-8686

SERVICE INFORMATION

The following parties were notified of this Order:

DHS INDY LLC C/O LEGAINC CORPORATE SERVICES INC
120 E MARKET ST, STE 1259
INDIANAPOLIS, IN 46204

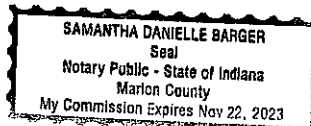
This instrument was prepared by: Andrew Chandler

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law -Andrew Chandler.

Subscribed and sworn before me, a Notary Public, in and for the county of Marion and state of Indiana.

This 17th day of April, 2018.

Notary Public: Samantha D. Barger



CASE NUMBER: DEM18-00076

HEARING DATE: 05/01/2018

HEARING TIME: 9:00 AM

ENFORCEMENT

If this Order is not complied with, and has been affirmed or modified by the Hearing Authority, the Indiana Unsafe Building Law (Ind. Code 36-7-9-1, et seq) provides that a court may be requested to grant injunctive relief, impose a court ordered forfeiture, appoint a receiver, or require the work to be accomplished by a contractor.

If a contractor is hired by the City, any person(s) who hold a fee interest, life estate interest, or interest of a contract purchaser in the unsafe premises is jointly and severally responsible for the bid price of the work accomplished by the contractor and a processing fee of six hundred dollars (\$600), which represents the average administrative costs incurred in performing the required actions. If the bid price and processing fee remain unpaid fifteen (15) days after the completion of the required actions by the contractor, the City may impose a lien on the property and/or seek to obtain a personal judgment for this amount.

PERMITS & OTHER IMPORTANT INFORMATION

PERMITS: Many types of repair and demolition require a permit. When permits are required, they should be obtained PRIOR to the commencement of work. To find out if your demolition requires a permit please contact: **Department of Business & Neighborhood Services, Permit Issuance Section, 317-327-8700, PermitQuestions@indy.gov.**

ASBESTOS ABATEMENT: The Indianapolis Air Pollution Control Board has adopted *Regulation 14-10: Asbestos Abatement*, which applies to wrecking activities. Demolition must comply with all local, state, and federal regulations concerning asbestos. For more information on the application of asbestos control in demolitions, please contact: **Department of Business & Neighborhood Services, Bureau of Environmental Services, 317-327-2236.**

HISTORIC PRESERVATION & REGIONAL CENTER PROPERTIES: In addition to BNS permits, additional approvals may be required for the repair or demolition of any building in a locally designated historic district or within the Regional Center. For further information, please contact: **Department of Metropolitan Development, 317-327-5355.**

TRANSFER OF PROPERTY SUBJECT TO ORDER

Any person who has been issued and received notice of an order relative to unsafe premises and has not complied with that order must do the following:

Apply full information regarding the order 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
within five (5) days after transferring or agreeing to transfer a substantial property interest in the unsafe premises, supply the Department of Code Enforcement, at the address mentioned below, with written copies of the following:

- 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 or agreement to transfer the substantial property interest is accomplished.

If you are transferring the unsafe premises through a "conditional sale of real estate contract," you are still the legal owner of the property until a deed is executed. You, as well as the contract purchaser, may be held responsible for the condition of the unsafe premises. The law requires you to notify the Department of Business & Neighborhood Services of any contract sale of the unsafe premises so that all persons who have a substantial interest in the property may be contacted.



April 25, 2018

NOTICE OF PAYMENT DUE

DHS INDY LLC
[REDACTED]

Due Date: May 25, 2018

DH/Owner

As a result of an ORDER TO SECURE BY BOARDING not being complied with, it was necessary for the enforcement authority to have a contractor perform the ordered action, in accordance with the Unsafe Building Law (Ind. Code 36-7-9). As a result, the fees below have been assessed.

Unsafe Structure Address	Parcel Number	Unsafe Building Case Number	Structure Type
1509 ASBURY ST	1048074	VBO18-00725	House

Violation

Description	Charge
Average Processing and Board Cost	\$ 456.00
Total	\$ 456.00

Mail Payment To:
The City of Indianapolis
Department of Business & Neighborhood Services
1200 Madison Ave Suite 100
Indianapolis, In. 46225

Make check or money order payable to: **City of Indianapolis**. Exact change is required when paying with cash.

FAILURE TO PAY IN FULL BY THE ABOVE DUE DATE WILL RESULT IN THE AMOUNT OWED BEING CERTIFIED TO THE MARION COUNTY AUDITOR FOR PLACEMENT ON THE PROPERTY TAX BILL FOR THE AFFECTED PROPERTY AS A SPECIAL ASSESSMENT.

For questions in reference to the above services or Unsafe Building Case, contact the Department of Business & Neighborhood Services at (317) 327-4600.

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.