AFFIDAVIT OF NOTICE
FOR THE TOWN OF ZIONSVILLE

STATE OF INDIANA

COUNTY OF BOONE SS:

I, WILLIAM PAUL PEEPLES, DO HEREBY CERTIFY THAT LEGAL NOTICE TO PERSONS WITH A PROPERTY INTEREST IN 4075 SOUTH 875 EAST, to consider the RENOTIFICATION DUE TO DATE ERROR, NOTICE OF CODE VIOLATION FOR AN UNSAFE BUILDING AND FOR JUNK TRASH AND DEBRIS INCLUDING AN ORDER OF DEMOLITION FOR ALL STRUCTURES LOCATED ON THE PROPERTY was served by First Class Mail, by Certified Mail with a Return Receipt and that said Public Notice was posted on the structures subject to the demolition order. Said Notices were sent to each of the following property owners at the following addresses:

OWNER	ADDRESS
Jack Norton	12405 McCord Lane, Indianapolis, IN 46236
Gary and Colleen Wagner	600 East 8th Street, Sheridan, IN 46069
Gary and Collen Wagner	4075 S 875 E, Zionsville, IN 46077

Said Legal Notices were sent by Certified Mail, Return Receipt Requested; by First Class Mail; and by posting on the property on the 10th day of January, 2020, (copies of the "Receipt for Certified Mail" attached).

(Name of person mailing letters)

State of Indiana)

County of Boone) SS:

Subscribed and sworn to before me this 10 day of JANUARY, 2020.

Notary Public Signature / CHRISTINE I. KOENIG
Notary Public Printed

My commission expires 6-14-2022

My county of residence is BOONE County.

OFFICIAL SEAL
CHRISTINE I. KOENIG
NOTARY PUBLIC - INDIANA
BOONE COUNTY
My Comm. Expires June 14, 2022

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

7012 1640 0002 2924 7685

Sent To: JACK NORTON
Street, Apt. No.; or PO Box No.: 12405 McCORD LANE
City, State, ZIP+4: INDIANAPOLIS, IN 46236

PS Form 3800, August 2006 — See Reverse for Instructions

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Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

7012 1640 0002 2924 7692

Sent To: GARRY AND COLLEEN WAGNER
Street, Apt. No.; or PO Box No.: 4075 S 875 E
City, State, ZIP+4: ZIONSVILLE, IN 46077

PS Form 3800, August 2006 — See Reverse for Instructions

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Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

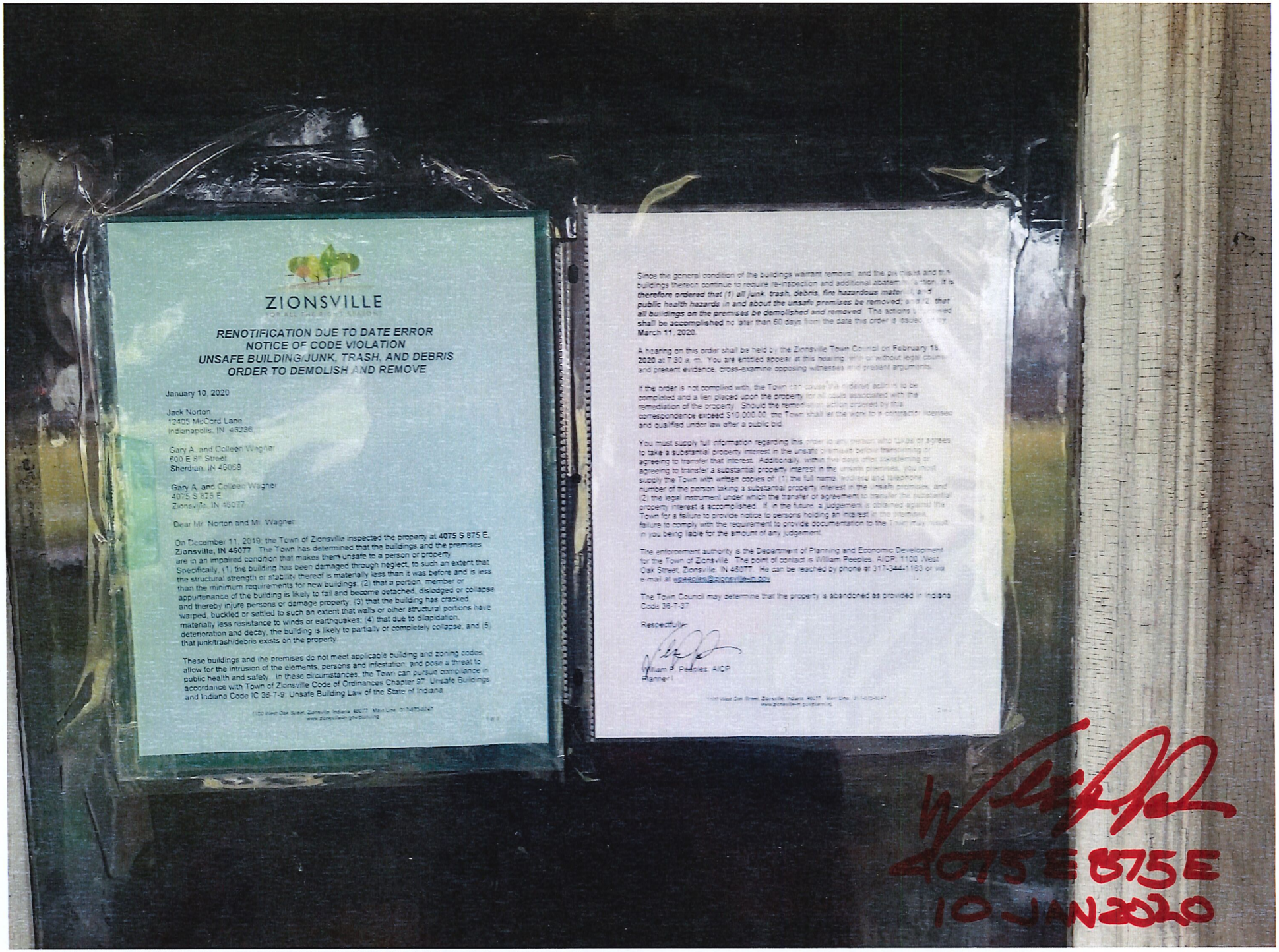
Postmark Here

7012 1640 0002 2924 7678

Sent To: GARRY A ; COLLEEN WAGNER
Street, Apt. No.; or PO Box No.: 600 E 8TH STREET
City, State, ZIP+4: SHERIDAN, IN 46069

PS Form 3800, August 2006 — See Reverse for Instructions

ET 10, 2020



ZIONSVILLE

FOR ALL THE RIGHT REASONS

RENOTIFICATION DUE TO DATE ERROR
NOTICE OF CODE VIOLATION
UNSAFE BUILDING/JUNK, TRASH, AND DEBRIS
ORDER TO DEMOLISH AND REMOVE

January 10, 2020

Jack Norton
12405 McCord Lane
Indianapolis, IN 46236

Gary A. and Colleen Wagner
600 E 8th Street
Sheridan, IN 46069

Gary A. and Colleen Wagner
4075 S 875 E
Zionsville, IN 46077

Dear Mr. Norton and Mr. Wagner:

On December 11, 2019, the Town of Zionsville inspected the property at **4075 S 875 E, Zionsville, IN 46077**. The Town has determined that the buildings and the premises are in an impaired condition that makes them unsafe to a person or property. Specifically, (1) the building has been damaged through neglect, to such an extent that the structural strength or stability thereof is materially less than it was before and is less than the minimum requirements for new buildings, (2) that a portion, member or appurtenance of the building is likely to fall and become detached, dislodged or collapse and thereby injure persons or damage property, (3) that the building has cracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes; (4) that due to dilapidation, deterioration and decay, the building is likely to partially or completely collapse, and (5) that junk/trash/debris exists on the property.

These buildings and the premises do not meet applicable building and zoning codes, allow for the intrusion of the elements, persons and infestation, and pose a threat to public health and safety. In these circumstances, the Town can pursue compliance in accordance with Town of Zionsville Code of Ordinances Chapter 97: Unsafe Buildings and Indiana Code IC 36-7-9: Unsafe Building Law of the State of Indiana.

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www.zionsville-in.gov/planning

1 of 3

Since the general condition of the buildings warrant removal, and the premises and the buildings thereon continue to require re-inspection and additional abatement action, it is ***therefore ordered that (1) all junk, trash, debris, fire hazardous materials, and public health hazards in and about the unsafe premises be removed; and (2) that all buildings on the premises be demolished and removed.*** The actions required **shall be accomplished** no later than 60 days from the date this order is issued, by **March 11, 2020.**

A hearing on this order shall be held by the Zionsville Town Council on February 18, **2020** at 7:30 p.m. You are entitled appear at this hearing with or without legal counsel and present evidence, cross-examine opposing witnesses and present arguments.

If the order is not complied with, the Town may cause the ordered action to be completed and a lien placed upon the property for all costs associated with the remediation of the property. Should the remediation action ordered by this correspondence exceed $10,000.00, the Town shall let the work to a contractor licensed and qualified under law after a public bid.

You must supply full information regarding this order to any person who buys or agrees to take a substantial property interest in the unsafe premises before transferring or agreeing to transfer that interest. Additionally, within five days after transferring or agreeing to transfer a substantial property interest in the unsafe premises, you must supply the Town with written copies of (1) the full name, address and telephone number of the person taking a substantial property interest in the unsafe premises, and (2) the legal instrument under which the transfer or agreement to transfer the substantial property interest is accomplished. If, in the future, a judgement is obtained against the Town for a failure to provide notice to persons holding an interest in the premises, failure to comply with the requirement to provide documentation to the Town may result in you being liable for the amount of any judgement.

The enforcement authority is the Department of Planning and Economic Development for the Town of Zionsville. The point of contact is William Peeples, AICP, 1100 West Oak Street, Zionsville, IN 46077. He can be reached by phone at 317-344-1183 or via e-mail at wpeeples@zionsville-in.gov.

The Town Council may determine that the property is abandoned as provided in Indiana Code 36-7-37.

Respectfully,

William S. Peeples, AICP
Planner I

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2 of 3

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4075 E 875 E
10 JAN 2020

4075 E 875E

10 JAN 2020