

Michael & Alicia Vermillion  
283 Suncrest Dr.  
Greenwood, IN 46143

31 January 2025

## Order of Demolition – Notice of Hearing

Mr. & Mrs. Vermillion,

Your property located at 283 Suncrest Dr. Greenwood, IN 46143 has been declared unsafe with respect to the illegal addition to the rear of the primary residence and that addition specifically is hereby ordered to be removed or demolished in accordance with the City of Greenwood Unsafe building Law (Art.2), as well as the State of Indiana Unsafe Building Law (Chapter 9 IC 36-7-9). The addressed property listed above consists two structures on an individual lot, a main residence and a detached accessory structure on parcel 41-02-28-022-054.000-026, These structures are located in the Meadow glen subdivision 5<sup>th</sup> section lot 106, and is located on the south corner of Suncrest Dr. and Summer Rd.

**IC 36-7-9-4 Unsafe buildings and unsafe premises described.** *Sec. 4. (a) For purposes of this chapter, a building or structure, or any part of a building or structure, that is: (1) in an impaired structural condition that makes it unsafe to a person or property; (2) a fire hazard; (3) a hazard to the public health; (4) a public nuisance; (5) dangerous to a person or property because of a violation of a statute or ordinance concerning building condition or maintenance; or (6) vacant or blighted and not maintained in a manner that would allow human habitation, occupancy, or use under the requirements of a statute or an ordinance;*

**IC 36-7-9-5 Orders; contents; notice; expiration** **Sec. 5. (7) (A)** *the general condition of the building warrants removal. In accordance with standards established by ordinance. Notice of the order must be given under section 25 of this chapter. The ordered action must be reasonably related to the condition of the unsafe premises and the nature and use of nearby properties. The order supersedes any permit relating to building or land use, whether that permit is obtained before or after the order is issued.*

**Sec. 7-28 Nuisance Declared; Abatement Required.** *All buildings, or portions thereof within the City which are determined after inspection by the Building Commissioner to be unsafe as defined in this Article are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition, or removal in accordance with the procedure specified in this Article. (Ord. No. 82-29, § 3, 1-3-83; 1983 Greenwood Municipal Code, § 4-50)*

**Sec. 7-30 Additions to Definition of Unsafe Building.** *The definition of an unsafe building contained in I.C., 36-7-9-4, is supplemented to provide minimum standards for building conditions or maintenance in the City, by adding the following to said definition:*

*Any building or structure which has any or all of the unsafe conditions or defects hereinafter described shall be deemed to be an unsafe building, provided that such conditions or defects exist to the extent that life, health, property, or safety of the public or its occupants are endangered:*



**BUILDING COMMISSIONER**

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*(g) Whenever the building or structure, or any portion thereof, because of (1) dilapidation, deterioration, or decay; (2) faulty construction; (3) the removal, movement, or instability of any portion of the ground necessary for the purpose of supporting such building; (4) the deterioration, decay, or inadequacy of its foundation; or (5) any other cause; is likely to partially or completely collapse.*

*(l) Whenever any building or structure has been constructed, exists, or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations of the City, or of any law or ordinances of this state or county relating to the condition, location, or structure of buildings.*

Regarding the sections above, concerning your property, the following statements are known to be true:

- The addition to the rear of your home meets one or more of the definitions of an unsafe structure or premise as defined by the State of Indiana and the City of Greenwood.
- Your addition was constructed without permits nor inspection.
- The building department has been working with you to obtain the proper permits since 5-9-2023.
- Your project does not appear to be code compliant, as noted by inspectors.
- The general condition of the addition warrants removal.

As required by IC 36-7-9-7, you are hereby notified that at 7:00pm on Monday February 10 2025, the Greenwood Plan Commission hearing regarding the property identified above will be held on the first floor of 300 S. Madison Ave. Greenwood, IN. 46142. At the hearing, it shall be requested that by order of the Building Commissioner, the effected structure erected to the rear of your property identified as 283 Suncrest Dr, be demolished, razed, or otherwise removed completely including the foundation that attached structure. You, as well as any party that may have real interest in the property effected by this order may be present in person or by counsel, and present any information or evidence you wish should you object to this order, or wish the commission to consider alternative action. At the conclusion of this hearing, the plan commission may make findings and take action to: (1) affirm the order, (2) rescind the order, or (3) modify the order but unless the person to whom the order was issued, or counsel for that person, is present at the hearing, the hearing authority may modify the order in only a manner that makes its terms less stringent. In addition to affirming the order, in those cases in which the hearing authority finds that there has been a willful failure to comply with the order, the hearing authority may impose a civil penalty in an amount not to exceed five thousand dollars (\$5,000).

A demolition permit may be obtained from my office at any time should you choose. Should this order be affirmed, a demolition permit shall be obtained within 10 days of the hearing, and the effected property shall be demolished or removed within 30 days of the hearing. Failure to comply with this requirement may result in the City of Greenwood taking appropriate steps to remove the structures and recoup any damages incurred.

*Authority for this action is: Section 7-29 (Ord. No. 82-29, §§ 4, 5, 1-3-83; 1983 Greenwood Municipal Code, § 4-51)*



**KENNETH SEAL**  
BUILDING COMMISSIONER  
DEPARTMENT OF COMMUNITY  
DEVELOPMENT SERVICES



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