



**FILED**  
SUBJECT TO FINAL ACCEPTANCE

MAR 17 2025

*Elizabeth A. May*  
AUDITOR, JOHNSON COUNTY

2025-004908  
RECORDED ON  
03/17/2025 10:44:53 AM  
TERESA K. PETRO  
JOHNSON COUNTY RECORDER  
REC FEE: 25.00  
PAGES: 4  
RECORDED AS PRESENTED

JGJ Property LLC  
Karan Gill (Karandhir)  
18388 Hidden Ranch Rd.  
Riverside, CA 92508

RE: 1761 E Main St.  
Greenwood, IN 461423

13 March 2025

## Order of Demolition – Notice of Hearing

Owner: JGJ Property LLC – RA: Karan Gill,

Your property(s), or the property(s) you represent located at 1761 E Main St. Greenwood, IN 46143 has been deemed unsafe, and ordered to be 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 of Three separate structures on two individual lots, a main residence and a detached accessory structure on parcel 41-02-34-042-029.000-030, and a second residence located on parcel 41-02-34-041-030.000-030. These structures are located on the south side of Main St one parcel West of Commerce Parkway West Dr. Please reference the statements below that directly apply to the structure(s) located on your property.

**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)*



**BUILDING COMMISSIONER**

300 South Madison Avenue | Greenwood, IN 46142 | 317.881.8698

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102691811200

**Sale Disclosure NOT Required**  
**Johnson County Assessor**



**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:*

*(c) Whenever any portion thereof has been damaged by fire, earthquake, wind, flood, or by any other cause, to such extent that the structural strength or stability thereof is materially less than it was before such catastrophe, and less than the minimum requirements for new buildings of similar structure, purpose or location as established by the applicable Indiana State Building Code then in force.*

*(d) Whenever any portion, member, or appurtenance thereof is likely to fail, to become detached or dislodged, or to collapse and thereby injure persons or damage property.*

*(j) Whenever the building or structure, exclusive of the foundation, shows thirty-three (33) percent or more damage or deterioration of its supporting member or members, or fifty (50) percent damage or deterioration of its non-supporting members, enclosing or outside walls or coverings.*

*(k) Whenever the building or structure has been so damaged by fire, wind, earthquake, or flood or has become so dilapidated or deteriorated as to become (1) an attractive nuisance to children, or (2) freely accessible to persons for the purpose of committing unlawful acts.*

*(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.*

*(m) Whenever any building or structure which, whether or not erected in accordance with all applicable laws and ordinances has in any non-supporting part, member, or portion less than fifty (50) percent, or in any supporting part, member, or portion less than sixty-six (66) percent of the (1) strength, (2) fire-resisting qualities or characteristics, or (3) weather resisting qualities or characteristics required by law in the case of a newly-constructed building of like area, height, and occupancy in the same location.*

*(p) Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned for a period in excess of six (6) months so as to constitute such building or portion thereon an attractive nuisance or hazard to the public. (Ord. No. 82-29, § 6, 1-3-83; 1983 Greenwood Municipal Code, § 4-52)*

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

- Your property(s) as a whole meet one or more of the definitions of an unsafe structure or premise as defined by the State of Indiana and the City of Greenwood.
- Ongoing enforcement measures from the City of Greenwood Code Enforcement have not been addressed.
- Your property is identified as a nuisance to the public, it has created a burden on your neighbors, and has proved to be attractive in nature to those who may wish to commit unlawful acts or seek shelter or play.
- Your properties have been left unsecured, and abandoned resulting in Greenwood Police to be dispatched 16 in the past 24 months for criminal mischief, trespassing, squatting, firearms complaint, and a suicidal attempt or complaint.



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- Given the extent of damage created by the clearing of trees in the area as well as the continued exposure to weather, it is not likely that the structure will be repaired or rebuilt to a habitable standard. It is projected that this site will require continued inspection, enforcement, and resources, further burdening the City of Greenwood.
- The general condition of all three buildings warrant removal.

As required by IC 36-7-9-7, you are hereby notified that at 7:00pm on Monday April 14 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(s) at the property identified as 1761 E Main St, and neighboring lot. Be demolished or razed completely including accessory structure(s), foundations, wells, or septic systems that may also be located on or within the property(s). 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 structures on the property(s) shall be demolished and cleared or substantial progress shall be made 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

STATE OF INDIANA            )  
  ) SS:  
COUNTY OF JOHNSON        )

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared Kenneth Seal, Building Commissioner, Department of Community Development Services, who acknowledged the execution of the Order of Demolition.



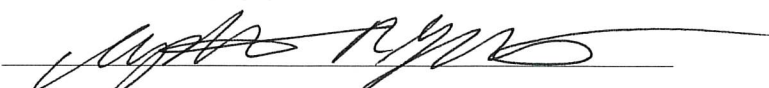
**BUILDING COMMISSIONER**

300 South Madison Avenue | Greenwood, IN 46142 | 317.881.8698

WITNESS my hand and Notarial Seal this 17<sup>th</sup> day of March, 2025.

My Commission Expires:

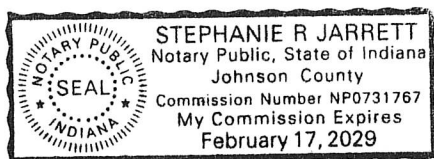
Date: 2-17-2029

  
Notary Public Stephanie R. Jarrett

Resident of Johnson County, Indiana

I affirm that I have taken reasonable care to redact each social security number in this document, unless required by law. Kenneth Seal

This document prepared by Kenneth Seal, Building Commissioner, Department of Community Development Services, 300 S. Madison Avenue, Greenwood, IN 46142.



**BUILDING COMMISSIONER**

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