



*Engineering and Planning Department*

November 21, 2019

Greenfield Engineering and Planning Memorandum  
to the Board of Public Works and Safety  
**UNSAFE BUILDING**

RE: 239 W. South Street

The purpose of this memorandum is to alert you that the City of Greenfield is initiating the legal process to pursue compliance with all local and state regulations as they pertain to the above referenced properties, which may include the demolition of structures and/or site repair. Please be advised, as of November 19, 2019 the property owner at the above referenced location has been ordered to repair or remove the building structure thereon. In that notification, delivered in person, the property owner was also informed of a hearing by the Board of Public Works and Safety to present evidence, cross-examine opposing witnesses, and present arguments as they pertain to this property. The hearing is scheduled for the November 26, 2019 Board of Public Works and Safety meeting.

In accordance with Indiana State Law and the Zoning Ordinance of the City of Greenfield the Board of Public Works and Safety may have the structure completely removed by a contractor, working for the City of Greenfield. In accordance with Indiana Code, Section 36-7-9-12, the property owner will be responsible for all enforcement and demolition costs incurred by the City of Greenfield.

**239 W. South Street**

With what appears to be consistent diminishing structural integrity of the home, it's publicly visible location to the downtown area of our community, and in regards to the safety of the current resident and adjoining property owners, this site has become the Planning Department's priority location. This project site has *current* UNSAFE BUILDING notifications and citation dating back to August 2017, with only public right-of-way observation and no response from the property owner. A brief file review indicates that this project site also has *previous* UNSAFE BUILDING notifications, citations, on-site inspections, and actions dating back to approximately 1996.

A requested on-site structure inspection was not accepted on the above referenced November 19, 2019 site visit. The Planning Department would request an on-site inspection as part of this Board of Public Works and Safety hearing to determine structural integrity and habitability in accordance with the above referenced Indiana Code, the Code of Ordinances of the City of Greenfield, and the Indiana Residential Building Code. It is requested that the City Engineer be present at the time of this inspection.

From the public right-of-way observations please find the following areas of concern as referenced in the notification dated November 19, 2019. "Specifically it appears that a portion of the residence roof is damaged and has collapsed in on the structure leaving the interior and attic spaces exposed to the exterior elements. In addition, it appears that a portion of the residence East structure wall, near the Southeast corner, has given way to deterioration and has collapsed in on the structure as well. The dilapidated condition of the remaining primary structure and its apparent structural listing and bearing wall bowing is also of major concern."

**239 W. South Street (current)**

14 August 2017	<b>US</b> notification	<i>no response</i>
01 October 2018	<b>US</b> notification	<i>no response</i>
22 October 2018	<b>US</b> notification/warning	<i>no response</i>
19 November 2019	<b>US</b> notification	<i>hand delivered</i>

Respectfully,



Erik S. Knapp  
Building Commissioner

enclosure

cc: Joan Fitzwater, Zoning Administrator  
Gregg Morelock, City Attorney  
File