



CITY OF FORT WAYNE
THOMAS C. HENRY, MAYOR
NEIGHBORHOOD CODE COMPLIANCE
200 E Berry St, Suite 320
Fort Wayne, IN 46802-2737

Re: 925 HIGH ST

19-152MH-03575

The purpose of the Work Plan Request is to establish completion dates for the correction of the violations listed. When requested, Neighborhood Code Compliance (NCC) is willing to assist with specifics by scheduling a meeting at the property between the owner and/or representative and a Code Officer.

Attached is the Work Plan Approval Request form. To file this request, please complete the following sections:

* Responsible Party Information

Note: The two questions under the "Responsible Party Information" heading refer to Chapter 152: Housing and Building Standards section 152.04.A.2.6 of the City ordinance requiring any property that is not owner occupied to be registered with NCC or the posting of the owner's contact information in a prominent location (front door, window).

* Repairs To Be Completed By date - the date **each** violation will be corrected.

Please note - Criteria considered for approval include the violations cited, the current season and are the requested dates achievable.

* Signature of Responsible Party

* Date (of signature)

Please return the Work Plan Request and the Housing Registration Form (if necessary) on or before the deadline in bold print listed on the Notice of Violation. Both documents can be returned by mail, FAX (260-427-1409) or e-mailed to NCEWorkPlan@ci.ft-wayne.in.us. A Housing Registration Form must be submitted for every property owned (except owner occupied). The form can be obtained online at <http://cityoffortwayne.org/neighborhoodcodeenforcement.html>.

Questions should be directed to Neighborhood Code Compliance at (260) 427-1324.
Thank you.



CITY OF FORT WAYNE
THOMAS C. HENRY, MAYOR
NEIGHBORHOOD CODE COMPLIANCE

REC'D FEB 04 2020

2/4/2020

Case #: 19-152MH-03575

WORK PLAN REQUEST - Neighborhood Code Compliance (NCC)

Property Address: **925 HIGH ST**

RESPONSIBLE PARTY INFORMATION

Is this property owner occupied? ☐ Yes ☒ No If no, is it registered with NCC? ☒ Yes ☐ No

Name Gregory Addis ☒ Owner
Address 10700 S 700 W ☐ Contract Buyer
City, State & Zip Columbus In. 47201 ☐ Property Manager
Telephone Number 812-350-0207 Email Address: addisgm1@gmail.com ☐ Other

WORK PLAN

152.04.A.1.b - General. Scope:

Repairs to be Completed By 3/15/2020
mm/dd/yyyy

Violation: SPRAY FOAM IS NOT APPROVED FOR A PERMANENT OUTDOOR REPAIR MATERIAL

152.04.C.5 - Exterior Property Areas. Accessory structures:

Repairs to be Completed By 3/30/2020
mm/dd/yyyy

Violation: DAMAGED METAL SHED WALLS NEED TO BE REPAIRED TO A WEATHER TIGHT CONDITION OR REMOVED THE SHED; PRIVACY FENCE IS LEANING AND HAS DAMAGED/MISSING MATERIALS

152.04.D.2 - Exterior Structure. Protective treatment:

Repairs to be Completed By 5/30/2020
mm/dd/yyyy

Violation: SCRAPE AND PAINT PEELING/FLAKING/MISSING PAINT ON WOOD SURFACES OF THE HOUSE, GARAGE, AND SHED; MISSING VINYL SIDING NEEDS TO BE REPLACED ON THE HOUSE AND GARAGE

152.04.D.5 - Exterior Structure. Exterior walls:

Repairs to be Completed By 5/30/2020
mm/dd/yyyy

Violation: DETERIORATED/MISSING WOOD SIDING NEEDS TO BE REPAIRED/REPLACED; ROTTEN TRIM BOARDS NEED TO BE REPLACED

152.04.D.6 - Exterior Structure. Roofs and drainage - Roofs:

Repairs to be
Completed By 6/31/2020
mm/dd/yyyy

Violation: DETERIORATED SHINGLES ON THE HOUSE NEED TO BE REPLACED; SAGGING FRAMING MEMBERS OF THE GARAGE ROOF NEED TO BE REPAIRED

152.04.D.8 - Exterior Structure. Overhang extensions:

Repairs to be
Completed By 6/30/20
mm/dd/yyyy

Violation: DETERIORATED/MISSING SOFFIT AND FASCIA MATERIALS ON THE GARAGE NEED TO BE REPAIRED/REPLACED

152.04.D.9 - Exterior Structure. Stairways, Steps, Decks, Porches, Balconies, Walkways, Driveways and Ramps:

Repairs to be
Completed By 5/30/2020
mm/dd/yyyy

Violation: FRONT PORCH HAS LOOSE/MISSING FLOOR BOARDS AND DETERIORATED TRIM BOARDS

152.04.D.12 - Exterior Structure. Glazing:

Repairs to be
Completed By 4/29/2020
mm/dd/yyyy

Violation: BROKEN GLASS NEEDS TO BE REPLACED

152.04.D.14 - Exterior Structure. Exterior Doors:

Repairs to be
Completed By 01/15/2020
mm/dd/yyyy

Violation: GARAGE STORM DOOR IS MISSING CLOSURE HARDWARE

152.04.D.6 - Exterior Structure. Roofs and drainage - Gutters and Downspouts:

Repairs to be
Completed By 6/30/2020
mm/dd/yyyy

Violation: MISSING GUTTER AND DOWNSPOUT COMPONENTS THROUGHOUT ON THE HOUSE AND GARAGE; GUTTERS ON THE HOUSE AND GARAGE NEED TO BE CLEANED OUT

Rugger A. Cardillo

Signature of responsible party

02/24/2020

Date

Additional Information:

Fence 98% done. Metal Shed repaired.

I might need more time. I'm on a fix
income, plus a ~~dis~~ It's work in progress.



CITY OF FORT WAYNE
THOMAS C. HENRY, MAYOR

NEIGHBORHOOD CODE COMPLIANCE
ORDER TO REPAIR

DATE: October 28, 2019

Case #: 19-152MH-03575

ADDIS JEFFERY M (DECEASED) & GREGORY A
10700 S 700 W
COLUMBUS, IN 47201

CERTIFIED AND FIRST CLASS

Legal Description: Wagners Subdivision E 23.5' Lot 10 & W 23' Lot 11

For the Property at: **925 HIGH ST** - House and Garage and SHED AND FENCE

An inspection of the above referenced property, in which you have a substantial property interest, on 10/25/2019 indicates the property is in need of repairs as defined in Chapter 150/152 of City Code. To comply, the following violations must be corrected and inspected by Neighborhood Code Compliance before the date of the hearing.

- 152.04.A.1.b - General. Scope: SPRAY FOAM IS NOT APPROVED FOR A PERMANENT OUTDOOR REPAIR MATERIAL
- ✓ 152.04.C.5 - Exterior Property Areas. Accessory structures: DAMAGED METAL SHED WALLS NEED TO BE REPAIRED TO A WEATHER TIGHT CONDITION OR REMOVED THE SHED; PRIVACY FENCE IS LEANING AND HAS DAMAGED/MISSING MATERIALS
- 152.04.D.2 - Exterior Structure. Protective treatment: SCRAPE AND PAINT PEELING/FLAKING/MISSING PAINT ON WOOD SURFACES OF THE HOUSE, GARAGE, AND SHED; MISSING VINYL SIDING NEEDS TO BE REPLACED ON THE HOUSE AND GARAGE
- 152.04.D.5 - Exterior Structure. Exterior walls: DETERIORATED/MISSING WOOD SIDING NEEDS TO BE REPAIRED/REPLACED; ROTTEN TRIM BOARDS NEED TO BE REPLACED
- ✓ 152.04.D.6 - Exterior Structure. Roofs and drainage - Roofs: DETERIORATED SHINGLES ON THE HOUSE NEED TO BE REPLACED; SAGGING FRAMING MEMBERS OF THE GARAGE ROOF NEED TO BE REPAIRED
- 152.04.D.6 - Exterior Structure. Roofs and drainage - Gutters and Downspouts: MISSING GUTTER AND DOWNSPOUT COMPONENTS THROUGHOUT ON THE HOUSE AND GARAGE; GUTTERS ON THE HOUSE AND GARAGE NEED TO BE CLEANED OUT
- 152.04.D.8 - Exterior Structure. Overhang extensions: DETERIORATED/MISSING SOFFIT AND FASCIA MATERIALS ON THE GARAGE NEED TO BE REPAIRED/REPLACED
- 152.04.D.9 - Exterior Structure. Stairways, Steps, Decks, Porches, Balconies, Walkways, Driveways and Ramps: FRONT PORCH HAS LOOSE/MISSING FLOOR BOARDS AND DETERIORATED TRIM BOARDS
- 152.04.D.12 - Exterior Structure. Glazing: BROKEN GLASS NEEDS TO BE REPLACED
- ✓ 152.04.D.14 - Exterior Structure. Exterior Doors: GARAGE STORM DOOR IS MISSING CLOSURE HARDWARE