

**PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
CITY HALL McCLOSKEY CONFERENCE ROOM
February 19, 2014, 4:00 P.M.**

I. ROLL CALL

II. REVIEW OF SUMMARY – December 18, 2013, January 15, 2014 pp. 3-4

III. OLD BUSINESS

- (1) 13-TV-03 **3100 E. Braeside Drive**, Scott May. Request for an extension of time to complete repairs. Previously heard January 16, 2013. pp. 5-32
- (2) 13-TV-59 **3111 S. Leonard Springs Road**, Scott May. Request for an extension of time to complete repairs. Previously heard June 19, 2013. pp. 33-37.

IV. NEW BUSINESS

- (3) 14-TV-08 **409 E. University Street**, John Boruff. Request for an extension of time to complete repairs. pp. 38-43
- (4) 14-TV-09 **1525 W. 7th Street**, Jason D. Cox. Request for an extension of time to complete repairs. pp. 44-48
- (5) 14-TV-10 **3200 E. Longview Avenue**, Scott May. Request for an extension of time to complete repairs. pp. 49-64
- (6) 14-TV-13 **1308 N. Dunn Street**, Ronnie Hanson. Request for an extension of time to complete repairs. pp. 65-70
- (7) 14-TV-14 **719 N. Grant Street**, Rose-Lo Properties, LLC. Request for an extension of time to complete repairs. pp. 71-76
- (8) 14-TV-15 **2151 S. Bent Tree Drive**, Chris Aungst. Request for an extension of time to complete repairs. pp. 77-83
- (9) 14-TV-16 **2311 S. Rockport Road**, Shannon Ramey. Request for an extension of time to complete repairs. pp. 84-88
- (10) 14-RV-17 **303 S. Washington Street**, H.A.N.D. Request for rescission of a variance. p. 89
- (11) 14-TV-20 **1319 E. University Street**, Hallmark Rentals and Management, Inc. Request for an extension of time to complete repairs. pp. 90-95
- (12) 14-TV-23 **210 E. 11th Street**, Christine Vansteenwyk. Request for an extension of time to complete repairs. pp. 96-102
- (13) 14-AA-24 **607 E. 7th Street**, Indiana District of the Lutheran Church Missouri Synod. Request for relief from an administrative decision. pp. 103-108

ITEMS WITHDRAWN OR PULLED FROM AGENDA

- (14) [PULLED BY H.A.N.D.] 13-TV-116 **2370 S. Henderson Street**, Carolyn Baber (Jeanne Walters Real Estate). Request for an extension of time to complete repairs. Previously heard November 20, 2013.
- (15) [WITHDRAWN] 14-TV-11 **2526 S. Milton Drive**, Juanita Grayson. Request for an extension of time to complete repairs.
- (16) [WITHDRAWN] 14-TV-12 **1002 E. Keri Marie Lane**, R2R Properties. Request for an extension of time to complete repairs.
- (17) [WITHDRAWN] 14-TV-18 **629 N. College Avenue**, John Simpson. Request for an extension of time to complete repairs.
- (18) [WITHDRAWN] 14-TV-22 **1306 N. Lincoln Street**, Aaron Stolberg & Tom Winger. Request for an extension of time to complete repairs.

V. **GENERAL DISCUSSION**

VI. **PUBLIC COMMENT**

VII. **ADJOURNMENT**

B.H.Q.A. MEETING OF DECEMBER 18, 2013

SUMMARY

MEMBERS PRESENT: Megan Binder, Elizabeth Gallman, Susie Hamilton, Nikki Johnson, Eric Spoonmore, Ryan Strauser

STAFF PRESENT: Lisa Abbott, Michael Arnold, Christina Finley, John Hewett, Maria McCormick, Norman Mosier, Jo Stong, Dee Wills (HAND), Greg Small (Legal)

OTHERS PRESENT: Paul Colbert (601 S. Woodlawn Avenue)

I. REVIEW OF SUMMARY

Hamilton made a motion to approve the minutes for November 20, 2013. Johnson seconded. Motion passed, 5-0-1 (Gallman abstained).

II. CONSENT AGENDA

303 E. Smith Avenue, Michel King, 13-TV-67. Request for an extension of time to complete repairs. Previously heard July 17, 2013, August 21, 2013 and October 16, 2013. Staff recommendation to grant the request with a January 31, 2014 deadline.

601 S. Woodlawn Avenue, Jean Ann Colbert, 13-TV-97. Request for an extension of time to complete repairs. Previously heard September 18, 2013. Staff recommendation to grant the request with a February 08, 2014 deadline.

615 N. Lincoln Street, H.A.N.D., 13-RV-126. Request for rescission of a variance. Staff recommendation to grant the rescission.

2372 S. Henderson Street, Pengyum Li, 13-TV-127. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a February 18, 2014 deadline.

2404 S. Woolery Mill Drive, Orion Property Management, 13-TV-128. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a March 15, 2014 deadline.

221 E. 12th Street, Teresa Klassen, 13-TV-129. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a December 31, 2013 deadline.

108 E. Cottage Grove Avenue, H.A.N.D., 13-RV-130. Request for rescission of a variance. Staff recommendation to grant the rescission.

808 S. Rogers Street, Jon Thomas, 13-TV-131. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a May 31, 2014 deadline.

Approved.

III. GENERAL DISCUSSION

Reminder to the Commissioners that Officer Elections are next month.

IV. PUBLIC COMMENT

None.

V. ADJOURNMENT

Gallman made a motion to adjourn. Johnson seconded. Motion unanimously passed. Meeting adjourned at 4:04 PM.

B.H.Q.A. MEETING OF JANUARY 15, 2014

SUMMARY

MEMBERS PRESENT: Megan Binder, Susie Hamilton, Eric Spoonmore, Ryan Strauser

STAFF PRESENT: Lisa Abbott, Christina Finley, John Hewett, Maria McCormick, Norman Mosier, Jo Stong, Dee Wills (HAND), Greg Small (Legal)

I. ELECTION OF 2014 OFFICERS

Hamilton nominated Kris Floyd for Chair and Ryan Strauser for Vice-Chair. Spoonmore seconded. Motion passed, 4-0.

II. CONSENT AGENDA

1007 W. Gourley Pike, Brenda Baugh, 14-TV-01. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a May 31, 2014 deadline.

134 N. Roosevelt Street, H.A.N.D., 14-RV-02. Request for rescission of a variance. Staff recommendation to grant the rescission.

915 S. Basswood Drive, Copper Beech Townhomes, 14-TV-03. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a January 31, 2014 deadline.

1500 ½ S. Walnut Street, H.A.N.D., 14-RV-04. Request for rescission of a variance. Staff recommendation to grant the rescission.

914 E. 2nd Street, Bruce Solomon, 14-TV-05. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a deadline of compliance prior to occupancy.

1225 N. Lindbergh Drive, H.A.N.D., 14-RV-06. Request for rescission of a variance. Staff recommendation to grant the rescission.

208 N. Fairview Street, Barbara McKinney, 14-TV-07. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a September 01, 2014 deadline.

Approved.

III. GENERAL DISCUSSION

None.

IV. PUBLIC COMMENT

None.

V. ADJOURNMENT

Strauser made a motion to adjourn. Spoonmore seconded. Motion unanimously passed. Meeting adjourned at 4:02 PM.



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: February 19, 2014

Petition Type: An extension of time to complete repairs.

Petition Number: 13-TV-03 (Old Business)

Address: 3100 E. Braeside Dr.

Petitioner: The Legacy Group

Inspector: Norman Mosier

Staff Report: October 15, 2012 – Conducted Cycle Inspection
December 12, 2012 – Received BHQA Appeal
March 18, 2013 – Conducted Re-inspection
January 15, 2014 – Received BHQA Appeal (Old Business)

It was noted during the cycle inspection that there are numerous repairs to the exteriors of the structures. The exterior repairs will need to be painted. Petitioner stated that almost half of the structures are painted and is requesting more than 60 days to complete the rest of the exterior painting.

Staff recommendation: Grant the request.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: May 19, 2014

Attachments: Cycle Report, Remaining Violations Report, BHQA Appeal, Petitioner's Letter

old business



RECEIVED
7-15-14

Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov

Property Address: 3112 E. Braeside Drive

Petitioner's Name: The Legacy Group

Address: 3112 E. Braeside Dr

City: Bloomington State: In Zip Code: 47408

Phone Number: 812-339-1400 Email Address: _____

Property Owner's Name: Scott May

Address: 701 E. Summitview

City: Bloomington State: In Zip Code: 47401

Phone Number: 812-331-2666 Email Address: _____

Occupants: _____

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please circle the petition type that you are requesting:

- A) An extension of time to complete repairs (Petition type TV)
- B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- C) Relief from an administrative decision (Petition type AA)
- D) Rescind a variance (Petition type RV)

REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

OFFICE USE ONLY
Petition Number 13-TV-03 (old)

SEE REVERSE

Under Old Business

Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance, and any modifications and/or alterations you are suggesting.

The Legacy Group is requesting extra time to complete the exterior painting. All interior repairs are complete as well as the exterior repairs.

We have scheduled the inspector to come and look at the exterior of the buildings and all interior items have already passed inspection.

The exterior painting is complete on 7 of the 15 buildings. Due to the weather we are requesting more than 60 days to complete the painting.

Thank you.

Signature (required):

Scott C. May

Name (please print):

Scott May

Date:

01-15-14

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.



**City of Bloomington
Housing and Neighborhood Development**

REMAINING VIOLATIONS REPORT

47

OWNERS

May, Scott G.
701 Summitview Place
Bloomington, IN 47401

AGENT

Legacy Group
3112 Braeside Dr.
Bloomington, IN 47408

Prop. Location: 3100 E Braeside DR

Number of Units/Structures: 140/15

Units/Bedrooms/Max # of Occupants: Bld 1: 6/2/4, Bld 2: 8/2/4 4/1/2, Bld 3: 8/2/4 4/1/2, Bld 4: 8/1/2, Bld 5: 8/2/4 4/1/2, Bld 6: 8/1/2, Bld 7: 6/2/4, Bld 8: 16/1/2, Bld 9: 8/2/4 4/1/2, Bld 10: 6/2/4, Bld 11: 8/2/4, Bld 12: 8/3/5, Bld 13: 6/2/4, Bld 14: 8/1/2, Bld 15: 8/1/2 4/2/4

Date Inspected: 10/15/2012

Primary Heat Source: Gas

Property Zoning: RH

Number of Stories: 2

Inspectors: Mosier/Hoole

Foundation Type: Slab

Attic Access: Yes

Accessory Structure: Carports

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

EXTERIOR:

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. PM-303.2

Note: This item has a compliance deadline of 10/15/2013.

Permanently label all electrical service disconnects and air conditioner electrical disconnects to indicate which units they serve. PM-605.1

Replace the rotted trim on the front window of unit 3120. PM-303.6

Replace the rotted material on the north side of the breezeway adjacent to unit 3122. PM-303.6

Replace all rotted materials on the north and south walls of building 2. PM-303.6

Replace the rotted material below the guardrail of the deck on unit 3124. PM-303.10

Replace the rotted materials on the north-facing area of the rear of unit 3158. PM-303.6

Replace the rotted material on the north-facing wall of the storage closet of unit 3152. PM-303.6

Replace the rotted window trim, front window of unit 3148. PM-303.6

Replace the rotted material on the north-facing wall of the breezeway adjacent to unit 3144. PM-303.6

Replace the rotted trim on the front window of unit 3144. PM-303.6

Replace the deteriorated shingles and roof decking of the carport adjacent to building 4. PM-303.7

Eliminate the lean of the carport adjacent to building 4 and install additional bracing to prevent the lean from recurring, or provide documentation from a licensed structural engineer that the carport is structurally sound and stable. PM-302.7

Replace the rotted materials on the rear wall of unit 3166. PM-303.6

Replace the deteriorated materials on the east-facing wall of the rear of unit 3162. PM-303.6

Replace the rotted soffit above the rear door of unit 3162. PM-303.6

Replace the deteriorated material below the back door of unit 3162. PM-303.6

Replace the rotted material below the front window on the first floor of unit 3162. PM-303.6

Secure the loose board on the west-facing wall of 3172 near the roof. PM-303.6

Replace the rotted materials on the west-facing wall of unit 3172. PM-303.6

Replace the rotted material adjacent to the front door of unit 3172. PM-303.6

Eliminate the lean of the carport adjacent to building 4 and install additional bracing to prevent the lean from recurring, or provide documentation from a licensed structural engineer that the carport is structurally sound and stable. PM-302.7

Replace the deteriorated shingles of the carport adjacent to building 4. PM-303.7

Replace the rotted materials at the lower portion of the north-facing wall of units 3178 and 3180. PM-303.6

Replace the rotted materials at the lower portion of the north-facing wall of building 5. PM-303.6

Replace the rotted material at the southeast corner of the rear deck of unit 3182. PM-303.6

Replace the missing weather-proof cover of the electrical enclosure at the southeast corner of building 5. PM-605.1

Replace the rotted material below the south window of unit 3176. PM-303.6

Replace the rotted material between the front windows of unit 3176. PM-303.6

Replace the fallen soffit on the west wall of unit 3182. PM-303.6

Replace the rotted material below the front window of unit 3184. PM-303.6

Replace the rotted materials adjacent to the front windows of units 3188 and 3186. PM-303.6

Replace the rotted materials on the lower portion of the north-facing wall of unit 3186. PM-303.6

Replace the rotted materials adjacent to the front windows of unit 3218. PM-303.6

Replace the rotted materials below the front window of unit 3224. PM-303.6

Replace the deteriorated materials on the north-facing wall of the storage closet of unit 3230. PM-303.6

Replace the deteriorated materials on the north-facing wall of units 3224 and 3230. PM-303.6

Replace the deteriorated material on the south-facing wall of the storage closet of unit 3220. PM-303.6

Secure the fence where it is detached from the wall at the rear of unit 3218. PM-302.7

Replace the rotted material on the west-facing wall of unit 3240. PM-303.6

Replace the rotted material between the front doors of units 3240 and 3242. PM-303.6

Replace the rotted material adjacent to the front window of unit 3242. PM-303.6

Replace the deteriorated material on the east wall of building 7. PM-303.6

Replace the broken and/or rotted components of the storage shed at unit 3242. PM-302.7

Replace the deteriorated materials on the lower portion of the south-facing wall of unit 3236. PM-303.6

Replace the fallen soffit on the south wall of unit 3236. PM-303.6

Replace the deteriorated attic access door and adjacent materials on the west wall of building 7. PM-303.6

Replace the rotted material adjacent to the front windows of units 3250 and 3244. PM-303.6

Replace the rotted materials adjacent to the front windows of units 3248 and 3246. PM-303.6

Replace the rotted materials adjacent to the front windows of units 3258 and 3252. PM-303.6

Replace the rotted materials on the lower portion of the front wall of unit 3252. PM-303.6

Replace the rotted material on the west-facing side of the breezeway adjacent to unit 3252. PM-303.6

Replace the rotted materials adjacent to the front windows of units 3256 and 3254. PM-303.6

Replace the rotted material on the lower portion of the front wall of unit 3254. PM-303.6

Replace the rotted material on the northwest corner of the front wall of unit 3260. PM-303.6

Replace the rotted material adjacent to the front windows of units 3266 and 3260. PM-303.6

Replace the rotted material on the front wall of units 3264 and 3262. PM-303.6

Replace the rotted material on the lower portion of the front wall of unit 3262. PM-303.6

Replace the rotted material adjacent to the front window of unit 3268. PM-303.6

Replace the rotted materials adjacent to the front windows of units 3272 and 3270. PM-303.6

Replace the rotted material on the south and west sides of the rear deck of unit 3272. PM-303.6

Replace the rotted material adjacent to the rear door of unit 3270. PM-303.6

Replace the rotted material on the east wall of the rear deck of unit 3264. PM-303.6

Completely remove the tree growing in close proximity to the foundation and the gas meters behind unit 3254. PM-302.4.1

Replace the rotted material on the west-facing wall of the storage closet at unit 3250. PM-303.6

Secure the loose board on the upper portion of the west wall of building 8. PM-303.6

Replace the rotted materials adjacent to the front windows of unit 3276. PM-303.6

Replace the rotted material on the lower portion of the front wall of unit 3276. PM-303.6

Replace the fallen soffit on the front wall of unit 3280. PM-303.6

Replace the rotted material adjacent to the front window of unit 3284. PM-303.6

Replace the rotted material on the north and south walls of the breezeway adjacent to unit 3284. PM-303.6

Replace the deteriorated material on the north wall of building 9. PM-303.6

Replace the rotted material below the rear window of unit 3294. PM-303.6

Replace the rotted material adjacent to the rear door of unit 3292. PM-303.6

Replace the rotted material on the south wall of the rear deck of unit 3298. PM-303.6

Replace the rotted rake board between units 3298 and 3288. PM-303.6

Replace the rotted material above the rear door of unit 3286. PM-303.6

Replace the clouded sliding glass door at the rear of unit 3288. PM-303.15

Replace the rotting material on the east side of the rear deck of unit 3290. PM-303.6

Replace the rotted material adjacent to the storage closet door for unit 3284. PM-303.6

Replace the rotted material below the rear window of unit 3278. PM-303.6

Replace the rotted material on the north wall of rear deck of unit 3280. PM-303.6

Replace the rotted material adjacent to the meter bases between units 3276 and 3278. PM-303.6

Properly enclose the electrical splice near the base of the light pole in the parking area between buildings 9 and 10. PM-605.1

Replace the rotted materials on the lower portion of the south wall of the patio area of unit 3255. PM-303.6

Replace the rotted material on the lower portion of the south wall of the patio area of unit 3259. PM-303.6

Seal the opening into the attic area above the soffit on the south wall of the patio area of unit 3259. PM-303.6

Replace the rotted material on the north wall of building 10. PM-303.6

Replace the missing shingles on the south side of the carport adjacent to building 10. PM-302.7

Replace the rotted materials on the east side of the carport adjacent to building 10. PM-302.7

Properly enclose the electrical splice near the base of the light pole at the south side of building 11. PM-605.1

Replace the rotting materials on the north wall of the breezeway adjacent to unit 3227. PM-303.6

Replace the rotted materials above the breezeway adjacent to unit 3227. PM-303.6

Replace the rotted materials between the front windows of unit 3217. PM-303.6

Replace the rotted material on the lower portion of the front wall of unit 3219. PM-303.6

Properly protect the electrical cable on the ground outside of the southeast corner of the patio of unit 3219. PM-605.1

Replace the rotted material at the east edge of the rear deck of unit 3223. PM-303.10

Replace the rotted material at the northeast corner of the rear deck of unit 3229. PM-303.10

Replace the rotted material at the southeast corner of the rear deck of unit 3231. PM-303.10

Replace the rotted structural elements and secure the loose light fixture on the light pole adjacent to the east end of building 12. PM-605.1, PM-302.7

Replace the rotted material adjacent to the west window of unit 3201. PM-303.6

Replace the rotted material on the east wall of the patio area of unit 3211. PM-303.6

Replace the missing roof shingles above unit 3167. PM-303.7

Replace the rotted materials on the west wall of building 13. PM-303.6

Replace the rotted material and secure the loose board at the west wall of the patio area of unit 3169. PM-303.6

Replace the rotted material on the east wall of the patio area of unit 3171. PM-303.6

Replace the rotted material on the south wall of building 14. PM-303.6

Replace the rotted material below the electrical meter bases between units 3145 and 3143. PM-303.6

Replace the rotted material on the north wall of building 14. PM-303.6

Replace the rotted material adjacent to the front windows of units 3149 and 3143. PM-303.6

Replace the rotted materials adjacent to the front window of unit 3145. PM-303.6

Replace the rotted materials adjacent to the front window of unit 3111. PM-303.6

Replace the rotted materials at the northwest corner of the rear deck of unit 3115. PM-303.6

Replace the rotted material below the meter bases between units 3121 and 3119. PM-303.6

Replace the rotted material on the east and west walls of the rear deck area of unit 3125. PM-303.10

Replace the rotted material on the east walls of units 3125 and 3119. PM-303.6

Replace the rotted material on the north edge of the deck of unit 3131. PM-303.10

Install a lock or an interior cover over the line voltage connections on the timer on the west wall of the pool house. PM-605.1

Eliminate all unused openings in service panel on the west wall of the pool house by installing approved rigid knockout blanks. PM-604.3

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)

This is the end of this report.



City of Bloomington
Housing and Neighborhood Development

CYCLE REPORT

47

OWNERS

May, Scott G.
701 Summitview Place
Bloomington, IN 47401

AGENT

Legacy Group
3112 Braeside Dr.
Bloomington, IN 47408

Prop. Location: 3100 E Braeside DR
Number of Units/Structures: 140/15

Units/Bedrooms/Max # of Occupants: Bld 1: 6/2/4, Bld 2: 8/2/4 4/1/2, Bld 3: 8/2/4 4/1/2, Bld 4: 8/1/2, Bld 5: 8/2/4 4/1/2, Bld 6: 8/1/2, Bld 7: 6/2/4, Bld 8: 16/1/2, Bld 9: 8/2/4 4/1/2, Bld 10: 6/2/4, Bld 11: 8/2/4, Bld 12: 8/3/5, Bld 13: 6/2/4, Bld 14: 8/1/2, Bld 15: 8/1/2 4/2/4

Date Inspected: 10/16/2012
Primary Heat Source: Gas
Property Zoning: RH
Number of Stories: 2

Inspectors: Mosier/Hoole
Foundation Type: Slab
Attic Access: Yes
Accessory Structure: Carports

The Monroe County Assessor's records indicate that this structure was built in 1983.
Minimum egress requirements for a multi-family dwelling built at the time of construction.
Openable area: 4.75 Sq. Ft.
Clear height: 24 inches
Clear width: 18 inches
Sill height: Not more than 48 inches above finished floor.

NOTE:

- ☞ Room dimensions are in the file or listed on the previous cycle inspection report.
 - ☞ Only Units/Rooms with violations shall be listed on this report.
-

GENERAL VIOLATIONS:

Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. Servicing shall include a test for carbon monoxide. Acceptable levels of carbon monoxide are as follows:

Desired level: 0 parts per million (ppm)
Acceptable level in a living space: 9 ppm
Maximum concentration for flue products: 50 ppm
PM-603.1

Show documentation that the fireplaces have been inspected within the last twelve months, or permanently and visibly seal the fireplace to prevent its use. Service and inspection shall include the firebox, damper, chimney and/or flue. Cleaning by a professional service is highly recommended. PM-603.1

Install the missing smoke detectors in units containing a loft. PM-704.1

GENERAL STATEMENT

Egress window measurements for complex are as follows:

Townhouses

Existing Egress Window Measurements: Slider: Const. Yr. - 1983

Height: 44 inches
Width: 33.5inches
Sill Height: 36 inches
Openable Area: 10.24 sq. ft.

Existing Egress Window Measurements: Slider: Const. Yr. - 1983

Height: 45 inches
Width: 33 inches
Sill Height: 36 inches
Openable Area: 10.31 sq. ft.

Flats

Existing Egress Window Measurements: Slider: Const. Yr. - 1983

Height: 57 inches
Width: 22 inches
Sill Height: 24 inches
Openable Area: 8.71 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

INTERIOR:

BLDG 15

3111

Bathroom:

Repair or replace exhaust fan so that it functions as intended, loud. PM-603.1

Hallway:

Repair or replace existing smoke detector in a manner so that it functions as intended, also secure smoke detector to its base. PM-704.1

3117

Furnace Closet:

Repair the bi-fold doors to function as intended. PM-304.6

Balcony:

Secure the handrail so it is capable of withstanding normally imposed loads. PM-303.12 (exterior)

3119

Bathroom:

Repair or replace exhaust fan so that it functions as intended, loud. PM-603.1

3123

Living Room:

Replace the missing door handle on the sliding glass door. PM-303.15

Balcony:

Secure the handrail so it is capable of withstanding normally imposed loads. PM-303.12 (exterior)

L Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

3129

Kitchen:

Repair the defective power switch for the garbage disposal to function as intended. PM-605.1

Replace the discharged fire extinguisher. PM-704.3

3131

Balcony:

Secure the handrail so it is capable of withstanding normally imposed loads. PM-303.12 (exterior)

Bedroom:

Repair the window to lock as intended. PM-303.13.2

3133

Kitchen:

Repair the rear burners on the stove to light as intended. PM-603.1

BLDG 14

3137

Kitchen:

Repair the right rear burner on the stove to light as intended. PM-603.1

Bathroom:

Repair or replace exhaust fan so that it functions as intended, loud. PM-603.1

Bedroom:

Repair the door to latch properly. PM-304.6

Repair the window to lock as intended. PM-303.13.2

3141

Kitchen:

Repair the left front burner on the stove to light as intended. PM-603.1

3143

Bedroom:

Repair the window to lock as intended. PM-303.13.2

3147

Balcony:

Replace the deteriorated deck boards. PM-303.10

3149

Living Room:

Replace the broken receptacle cover plate on the south wall. PM-605.1

Kitchen:

Replace the discharged fire extinguisher. PM-704.3

BLDG 13

3167

Living Room:

Repair the entry storm door to fit the door jamb and to latch properly. PM-303.15

3169

Furnace Closet:

Repair the right side bi-fold door to function as intended, top pin defective. PM-304.6

3175

Kitchen:

Replace the discharged fire extinguisher. PM-704.3

Dining Room:

Provide operating power to smoke detector. PM-704.1

BLDG 12

3201

Kitchen:

Repair the left rear burner on the stove to light as intended. PM-603.1

Dining Room:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

UPSTAIRS

Hallway:

Repair or replace existing smoke detector in a manner so that it functions as intended.
PM-704.1

3205

Dining Room:

Provide operating power to smoke detector. PM-704.1

3213

Dining Room:

Repair or replace existing smoke detector in a manner so that it functions as intended.
PM-704.1

Repair the overhead light to function as intended. PM-605.1

N Bedroom:

Replace the missing receptacle cover plate on the south wall. PM-605.1

Hall Bath:

Properly repair the soft floor. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members.
PM-304.2 & PM-304.4

Seal edge of floor covering adjacent to bathtub. PM-304.1

BLDG 11

3217

Living Room:

Repair the sliding glass door screen to function as intended. PM-303.15

3219

Living Room:

Clean the spot stained carpet. PM-304.3

Furnace Closet:

Install the missing knobs on the bi-fold doors, to function s intended. PM-304.6

3223 – Tenant Violation – House keeping:

Every occupant of a structure or part thereof shall keep that structure or part thereof which the tenant occupies, controls or uses in a clean and sanitary condition. PM-304.1.

Kitchen:

Repair the front burners to light as intended. PM-603.1

Bathroom:

Repair the sink drain to function as intended, clogged. PM-504.1

3227

Kitchen:

Replace the discharged fire extinguisher. PM-704.3

3229

Balcony:

Secure the handrail so it is capable of withstanding normally imposed loads. PM-303.12
(exterior)

3231

Living Room:

Repair/replace the sliding glass screen door. PM-303.15

Dining Room:

Secure the loose ceiling fan. PM-605.1

BLDG 10

3251

Kitchen:

Repair the wiring splice to be inside the garbage disposal housing. PM-605.1

3253

½ Bath:

Repair the toilet to eliminate unnecessary water use. PM-504.1

3255

½ Bath:

Repair or replace exhaust fan so that it functions as intended, noisy. PM-603.1

Dining Room:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

UPSTAIRS

Stairway/Hallway:

Secure the smoke detector to its base. PM-704.1

Replace the missing protective cover for the light fixture. PM-605.1

Hall Bath:

Seal edge of floor covering adjacent to bathtub. PM-304.1

3259 Note: Gas was not turned on at the time of cycle inspection, furnace and stove must meet code requirements within the same 60 day period as complex.

BLDG 9

3292

Kitchen:

Replace the discharged fire extinguisher. PM-704.3

3296

S Bedroom:

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. Also check the roof for leaks. PM-304.3 & PM-303.7

3298

Kitchen:

Mount the fire extinguisher. A minimum **1A 10BC** classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Balcony:

Secure the loose handrail. PM-303.12 (exterior)

3284

Kitchen:

Repair all burners on the stove to light as intended. PM-603.1

3288

Balcony:

Secure the loose handrail. PM-303.12 (exterior)

3290

Balcony:

Secure the loose handrail. PM-303.12 (exterior)

3278

Kitchen:

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. PM-504.1

3280

Balcony:

Secure the loose handrail. PM-303.12 (exterior)

3282

Kitchen:

Repair the garbage disposal to function as intended, jammed. PM-603.1

Bathroom:

Replace or clean the aerator on sink faucet so that it functions as intended, clogged. PM-504.1

Repair the tub drain to function as intended, clogged. PM-504.1

BLDG 1

3106

Kitchen:

Mount the fire extinguisher. A minimum **1A 10BC** classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

3108

Living Room:

Provide operating power to smoke detector. PM-704.1

3110

Living Room:

Provide operating power to smoke detector. PM-704.1

Kitchen:

Mount the fire extinguisher. A minimum **1A 10BC** classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

UPSTAIRS

Hallway:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

BLDG 2

3116

Kitchen:

Replace the discharged fire extinguisher. PM-704.3

3126

Loft:

Install the smoke detector on the loft level. PM-704.1

BLDG 3

3154

Furnace Closet:

Repair the flue for the water heater to fit on diverter hood and secure. PM-603.1

3156

Kitchen:

Replace the discharged fire extinguisher. PM-704.3

BLDG 4

3164

Furnace Closet:

Repair the flue for the water heater to fit on diverter hood and secure. PM-603.1

Kitchen:

Replace the discharged fire extinguisher. PM-704.3

UPSTAIRS

Hallway:

Replace the smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

3168

Living Room:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

UPSTAIRS

Hallway:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

3170

Living Room:

Replace the smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

3172

Kitchen:

Replace the discharged fire extinguisher. PM-704.3

3174

Kitchen:

Replace the discharged fire extinguisher. PM-704.3

BLDG 5

3180

Hallway:

Secure the hanging smoke detector to its base. PM-704.1

3182

Kitchen:

Replace the discharged fire extinguisher. PM-704.3

3188

Furnace Closet:

Repair the water heater flue pipe to fit properly. PM-603.1

Hallway:

Secure the hanging smoke detector to its base. PM-704.1

3184

Bedroom:

Replace the damaged door. PM-304.6

3190

Hallway:

Secure the hanging smoke detector to its base. PM-704.1

3196

Kitchen:

Relocate the fire extinguisher. A minimum **1A 10BC** classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

BLDG 8

3254

Bathroom:

Repair the toilet to eliminate unnecessary water use. PM-504.1

EXTERIOR:

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. PM-303.2
Note: This item has a compliance deadline of 10/15/2013.

Permanently label all electrical service disconnects and air conditioner electrical disconnects to indicate which units they serve. PM-605.1

Replace the rotted trim on the front window of unit 3120. PM-303.6

Replace the rotted material on the north side of the breezeway adjacent to unit 3122. PM-303.6

Replace all rotted materials on the north and south walls of building 2. PM-303.6

Replace the rotted material below the guardrail of the deck on unit 3124. PM-303.10

Replace the rotted materials on the north-facing area of the rear of unit 3158. PM-303.6

Replace the rotted material on the north-facing wall of the storage closet of unit 3152. PM-303.6

Replace the rotted window trim, front window of unit 3148. PM-303.6

Replace the rotted material on the north-facing wall of the breezeway adjacent to unit 3144. PM-303.6

Replace the rotted trim on the front window of unit 3144. PM-303.6

Replace the deteriorated shingles and roof decking of the carport adjacent to building 4. PM-303.7

Eliminate the lean of the carport adjacent to building 4 and install additional bracing to prevent the lean from recurring, or provide documentation from a licensed structural engineer that the carport is structurally sound and stable. PM-302.7

Replace the rotted materials on the rear wall of unit 3166. PM-303.6

Replace the deteriorated materials on the east-facing wall of the rear of unit 3162. PM-303.6

Replace the rotted soffit above the rear door of unit 3162. PM-303.6

Replace the deteriorated material below the back door of unit 3162. PM-303.6

Replace the rotted material below the front window on the first floor of unit 3162. PM-303.6

Secure the loose board on the west-facing wall of 3172 near the roof. PM-303.6

Replace the rotted materials on the west-facing wall of unit 3172. PM-303.6

Replace the rotted material adjacent to the front door of unit 3172. PM-303.6

Eliminate the lean of the carport adjacent to building 4 and install additional bracing to prevent the lean from recurring, or provide documentation from a licensed structural engineer that the carport is structurally sound and stable. PM-302.7

Replace the deteriorated shingles of the carport adjacent to building 4. PM-303.7

Replace the rotted materials at the lower portion of the north-facing wall of units 3178 and 3180. PM-303.6

Replace the rotted materials at the lower portion of the north-facing wall of building 5. PM-303.6

Replace the rotted material at the southeast corner of the rear deck of unit 3182. PM-303.6

Replace the missing weather-proof cover of the electrical enclosure at the southeast corner of building 5. PM-605.1

Replace the rotted material below the south window of unit 3176. PM-303.6

Replace the rotted material between the front windows of unit 3176. PM-303.6

Replace the fallen soffit on the west wall of unit 3182. PM-303.6

Replace the rotted material below the front window of unit 3184. PM-303.6

Replace the rotted materials adjacent to the front windows of units 3188 and 3186. PM-303.6

Replace the rotted materials on the lower portion of the north-facing wall of unit 3186. PM-303.6

Replace the rotted materials adjacent to the front windows of unit 3218. PM-303.6

Replace the rotted materials below the front window of unit 3224. PM-303.6

Replace the deteriorated materials on the north-facing wall of the storage closet of unit 3230. PM-303.6

Replace the deteriorated materials on the north-facing wall of units 3224 and 3230. PM-303.6

Replace the deteriorated material on the south-facing wall of the storage closet of unit 3220. PM-303.6

Secure the fence where it is detached from the wall at the rear of unit 3218. PM-302.7

Replace the rotted material on the west-facing wall of unit 3240. PM-303.6

Replace the rotted material between the front doors of units 3240 and 3242. PM-303.6

Replace the rotted material adjacent to the front window of unit 3242. PM-303.6

Replace the deteriorated material on the east wall of building 7. PM-303.6

Replace the broken and/or rotted components of the storage shed at unit 3242. PM-302.7

Replace the deteriorated materials on the lower portion of the south-facing wall of unit 3236. PM-303.6

Replace the fallen soffit on the south wall of unit 3236. PM-303.6

Replace the deteriorated attic access door and adjacent materials on the west wall of building 7. PM-303.6

Replace the rotted material adjacent to the front windows of units 3250 and 3244. PM-303.6

Replace the rotted materials adjacent to the front windows of units 3248 and 3246. PM-303.6

Replace the rotted materials adjacent to the front windows of units 3258 and 3252. PM-303.6

Replace the rotted materials on the lower portion of the front wall of unit 3252. PM-303.6

Replace the rotted material on the west-facing side of the breezeway adjacent to unit 3252. PM-303.6

Replace the rotted materials adjacent to the front windows of units 3256 and 3254. PM-303.6

Replace the rotted material on the lower portion of the front wall of unit 3254. PM-303.6

Replace the rotted material on the northwest corner of the front wall of unit 3260. PM-303.6

Replace the rotted material adjacent to the front windows of units 3266 and 3260. PM-303.6

Replace the rotted material on the front wall of units 3264 and 3262. PM-303.6

Replace the rotted material on the lower portion of the front wall of unit 3262. PM-303.6

Replace the rotted material adjacent to the front window of unit 3268. PM-303.6

Replace the rotted materials adjacent to the front windows of units 3272 and 3270. PM-303.6

Replace the rotted material on the south and west sides of the rear deck of unit 3272. PM-303.6

Replace the rotted material adjacent to the rear door of unit 3270. PM-303.6

Replace the rotted material on the east wall of the rear deck of unit 3264. PM-303.6

Completely remove the tree growing in close proximity to the foundation and the gas meters behind unit 3254. PM-302.4.1

Replace the rotted material on the west-facing wall of the storage closet at unit 3250. PM-303.6

Secure the loose board on the upper portion of the west wall of building 8. PM-303.6

Replace the rotted materials adjacent to the front windows of unit 3276. PM-303.6

Replace the rotted material on the lower portion of the front wall of unit 3276. PM-303.6

Replace the fallen soffit on the front wall of unit 3280. PM-303.6

Replace the rotted material adjacent to the front window of unit 3284. PM-303.6

Replace the rotted material on the north and south walls of the breezeway adjacent to unit 3284. PM-303.6

Replace the deteriorated material on the north wall of building 9. PM-303.6

Replace the rotted material below the rear window of unit 3294. PM-303.6

Replace the rotted material adjacent to the rear door of unit 3292. PM-303.6

Replace the rotted material on the south wall of the rear deck of unit 3298. PM-303.6

Replace the rotted rake board between units 3298 and 3288. PM-303.6

Replace the rotted material above the rear door of unit 3286. PM-303.6

Replace the clouded sliding glass door at the rear of unit 3288. PM-303.15

Replace the rotting material on the east side of the rear deck of unit 3290. PM-303.6

Replace the rotted material adjacent to the storage closet door for unit 3284. PM-303.6

Replace the rotted material below the rear window of unit 3278. PM-303.6

Replace the rotted material on the north wall of rear deck of unit 3280. PM-303.6

Replace the rotted material adjacent to the meter bases between units 3276 and 3278. PM-303.6

Properly enclose the electrical splice near the base of the light pole in the parking area between buildings 9 and 10. PM-605.1

Replace the rotted materials on the lower portion of the south wall of the patio area of unit 3255. PM-303.6

Replace the rotted material on the lower portion of the south wall of the patio area of unit 3259. PM-303.6

Seal the opening into the attic area above the soffit on the south wall of the patio area of unit 3259. PM-303.6

Replace the rotted material on the north wall of building 10. PM-303.6

Replace the missing shingles on the south side of the carport adjacent to building 10. PM-302.7

Replace the rotted materials on the east side of the carport adjacent to building 10. PM-302.7

Properly enclose the electrical splice near the base of the light pole at the south side of building 11. PM-605.1

Replace the rotting materials on the north wall of the breezeway adjacent to unit 3227. PM-303.6

Replace the rotted materials above the breezeway adjacent to unit 3227. PM-303.6

Replace the rotted materials between the front windows of unit 3217. PM-303.6

Replace the rotted material on the lower portion of the front wall of unit 3219. PM-303.6

Properly protect the electrical cable on the ground outside of the southeast corner of the patio of unit 3219. PM-605.1

Replace the rotted material at the east edge of the rear deck of unit 3223. PM-303.10

Replace the rotted material at the northeast corner of the rear deck of unit 3229. PM-303.10

Replace the rotted material at the southeast corner of the rear deck of unit 3231. PM-303.10

Replace the rotted structural elements and secure the loose light fixture on the light pole adjacent to the east end of building 12. PM-605.1, PM-302.7

Replace the rotted material adjacent to the west window of unit 3201. PM-303.6

Replace the rotted material on the east wall of the patio area of unit 3211. PM-303.6

Replace the missing roof shingles above unit 3167. PM-303.7

Replace the rotted materials on the west wall of building 13. PM-303.6

Replace the rotted material and secure the loose board at the west wall of the patio area of unit 3169. PM-303.6

Replace the rotted material on the east wall of the patio area of unit 3171. PM-303.6

Replace the rotted material on the south wall of building 14. PM-303.6

Replace the rotted material below the electrical meter bases between units 3145 and 3143. PM-303.6

Replace the rotted material on the north wall of building 14. PM-303.6

Replace the rotted material adjacent to the front windows of units 3149 and 3143. PM-303.6

Replace the rotted materials adjacent to the front window of unit 3145. PM-303.6

Replace the rotted materials adjacent to the front window of unit 3111. PM-303.6

Replace the rotted materials at the northwest corner of the rear deck of unit 3115. PM-303.6

Replace the rotted material below the meter bases between units 3121 and 3119. PM-303.6

Replace the rotted material on the east and west walls of the rear deck area of unit 3125. PM-303.10

Replace the rotted material on the east walls of units 3125 and 3119. PM-303.6

Replace the rotted material on the north edge of the deck of unit 3131. PM-303.10

Install a lock or an interior cover over the line voltage connections on the timer on the west wall of the pool house. PM-605.1

Eliminate all unused openings in service panel on the west wall of the pool house by installing approved rigid knockout blanks. PM-604.3

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)

This is the end of this report.



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: February 19, 2014

Petition Type: An extension of time to complete repairs.

Petition Number: 13-TV-59-Old

Address: 3111 S. Leonard Springs Road

Petitioner: Julie Cooper

Inspector: Dee Wills

Staff Report: February, 21, 2013 Completed Cycle Inspection
May 6, 2013 Receive Application for Appeal
June 19, 2013 Application for Appeal Approved
September 23, 2013 Completed Re-inspection
December 17, 2013 Completed Re-inspection
January 8, 2014 Receive Application for Appeal

Petitioner is requesting an extension of time to complete repairs of exterior painting due to the cold weather. The painters had been needed at a different property to finish for a HAND inspection.

Staff recommendation: Grant the extension of time.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: June 15, 2014

Attachments: Application for Appeal, Remaining Violation Report

Over Business



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov

RECEIVED
JAN 08 2014

BY: _____

Property Address: Woodland Springs Apts.

Petitioner's Name: Julie Cooper - Property Manager

Address: 3115 Leonard Springs Rd

City: Bloomington State: IN Zip Code: 47403

Phone Number: 812 336 5603 Email Address: woodland Springs@sbcglobal.net

Property Owner's Name: Scott May

Address: 701 Summitview Place

City: Bloomington State: IN Zip Code: 47403

Phone Number: 812 331 2666 Email Address: woodland Springs@sbcglobal.net

Occupants: _____

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please circle the petition type that you are requesting:

- (A) An extension of time to complete repairs (Petition type TV)
- (B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- (C) Relief from an administrative decision (Petition type AA)
- (D) Rescind a variance (Petition type RV)

REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

OFFICE USE ONLY
Petition Number 13-TV-590LD

SEE REVERSE

Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance, and any modifications and/or alterations you are suggesting.

Requesting an extension of time to complete
exteriors painting due to cold weather and our painters
were doing the necessary painting at other property per
their HAWO Inspections. Need until June 15, 2014 to
complete repairs, weather permitting.

Signature (required):

Jolie Cooper

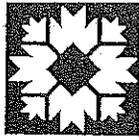
Name (please print):

Jolie Cooper

Date:

1-8-14

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.



City of Bloomington
Housing and Neighborhood Development

OCT 03 2013

Remaining Violations Report

927

OWNERS

May, Scott G.
701 Summitview Place
Bloomington, IN 47401

AGENT

Cooper, Julie
3111 S. Leonard Springs Rd.
Bloomington, IN 47403

Prop. Location: 3111 S Leonard Springs RD

Number of Units/Structures: 118/7

Units/Bedrooms/Max # of Occupants: Bld A: 30/2/4 8/2/4, Bld B: 10/3/5 10/1/2, Bld C: 10/1/2
10/3/5, Bld D: 8/3/5 8/1/2, Bld E: 8/2/4, Bld F: 8/2/4, Bld G: 8/2/4

Date Inspected: 09/23/2013

Primary Heat Source: Gas

Property Zoning: RM

Number of Stories: 2

Inspectors: Norman Mosier/ Dee Wills

Foundation Type: Crawl Space

Attic Access: Yes

Accessory Structure: None

Monroe County Assessor's records indicate that these structures were built in 1974.
There are no minimum requirements for emergency egress at the time of construction.

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under BMC 16.03.040

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

Bldg. A

Properly repair dormers # 1, 4, 7, 10, 11, 12, 13, 16, 18 and 20 on the south side of structure. BMC 16.04.050(a)

Bldg. B

Properly repair dormer adjacent to unit # 10, and dormers # 7, 9, 10, 12, 13, 14, 15, 16 and 20.

Bldg. C

Properly repair the dormers on the north side of structure. BMC 16.04.050(a)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed on the north side of structure. BMC 16.04.050(e)

Bldg. E

Properly repair dormer # 7 on the south end, east side of structure. BMC 16.04.050(a)

Bld. G

Unit # 6

Properly repair the # 4 dormer on the south end of building on the east side of structure. BMC 16.04.050(a)

Bld. F

Properly repair dormers # 1, 3, 6 and 8 from the south end of structure. BMC 16.04.050(a)

This is the end of this report.



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: February 19, 2014
Petition Type: An extension of time to complete repairs.
Petition Number: 14-TV-08
Address: 409 E. University St.
Petitioner: Bobbie Sommers C/O John Boruff
Inspector: Norman Mosier
Staff Report: November 8, 2013-Conducted Cycle Inspection
December 17, 2013-Received January BHQA Appeal
January 10, 2014 – Moved to February BHQA meeting

It was noted during the cycle inspection that there are numerous repairs to be made on this property. Petitioner is requesting an extension of time to complete repairs due to family illness and the unavailability of contractors to complete the work needed to be done.

Staff recommendation: Grant the request.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: March 19, 2014

Attachments: Cycle Report, BHQA Appeal, Petitioner's Letter



RECEIVED
DEC 17 2013

BY: _____

Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov

Property Address: 409 E University Blgton, In 47401

Petitioner's Name: Bobbie Summers (John Boruff)

Address: same

City: _____ State: _____ Zip Code: _____

Phone Number: 345-9383 Email Address: _____

Property Owner's Name: John Boruff

Address: 1958 E County 1100 Acachdale, In 46172

City: Cloverdale State: IN Zip Code: _____

Phone Number: 765-522-1492 Email Address: _____

Occupants: Bobbie Summers

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please circle the petition type that you are requesting:

- A) An extension of time to complete repairs (Petition type TV)
- B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- C) Relief from an administrative decision (Petition type AA)
- D) Rescind a variance (Petition type RV)

REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

OFFICE USE ONLY
Petition Number 14-TV-08

SEE REVERSE

Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance, and any modifications and/or alterations you are suggesting.

My landlord lives out of town and requested I take care of inspection on his behalf. My father is very ill and I need to leave town for 2 wks of our allotted repair time. I attempted to get everything done in November, but have not been able to get plumber and finisher (for plaster) in — they were contacted on Monday after the inspection on Friday. Several jobs are completed but not all. I would like an extension until the end of Feb. Thank you

Signature (required): Bobbie Summers

Name (please print): Bobbie Summers Date: 12-17-2013

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.



City of Bloomington
Housing and Neighborhood Development

CYCLE REPORT

2356

OWNERS

=====
Boruff, John D.
1958 E. County Rd. 1100 N.
Roachdale, IN 46172

Prop. Location: 409 E University ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/2/3

Date Inspected: 11/08/2013
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 1

Inspectors: Norman Mosier
Foundation Type: Basement
Attic Access: No
Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1899.
There were no requirements for emergency egress at the time of construction.

INTERIOR:

MAIN LEVEL

Living Room 15 x 13:

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. BMC 16.04.060(a)

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster, west wall under window. BMC 16.04.060(a)

S Bedroom 13-5 x 13: Exit door for egress requirements.

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. BMC 16.04.060(a)

Dining Room 15-3 x 11:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster, north wall at chimney. BMC 16.04.060(a)

Kitchen 1 x 9:

Properly ground the electrical receptacle on the north wall and tighten the receptacle. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. BMC16.04.020(a)(5); 2009 IEC Article 406(D)(3)

Determine the source and eliminate the water leak under the sink. BMC 16.04.060(b)

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Enclosed Back Porch:

Properly install a weather strip on the entrance door to exclude air infiltration as completely as possible, and to substantially exclude rain. BMC 16.04.060(a)

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster, north wall. BMC 16.04.060(a)

Hallway:

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. BMC 16.04.060(a)

Install the missing doorknob on the hall closet door. BMC 16.04.060(a)

Hall Bath:

No violations noted.

N Bedroom 13-6 x 11-3: Exit door for egress requirements.

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster north wall at ceiling. BMC 16.04.060(a)

BASEMENT

Stairway:

No violations noted.

Main Room: Furnace Doc. presented, 0-supply

Temperature/pressure relief (TPR) valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

EXTERIOR:

Replace the missing soffit on the west end of structure at gable end. BMC 16.04.050(a)

Front Porch:

Replace the missing protective cover for the light fixture. BMC 16.04.060(c)

OTHER REQUIREMENTS:

Required documentation:

Complete the enclosed registration form. A street address is required for both owner and agent. **This form must be signed by the owner. This form must be submitted to the HAND office within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC 16.03.010(b) and BMC 16.01.030(b)**

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.03.030(d)

This is the end of this report.



City of Bloomington
H.A.N.D.



**City of Bloomington
Housing and Neighborhood Development**

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: February 19, 2014
Petition Type: An extension of time to complete repairs.
Petition Number: 14-TV-09
Address: 1525 W 7th Street
Petitioner: Jason D. Cox
Inspector: Dee Wills
Staff Report: July 30, 2013 Completed Cycle Report
October 07, 2013 Completed Remaining Violation Report
December 16, 2013 Completed Re-Inspection
December 16, 2013 Received Application for Appeal

The petitioner is requesting an extension of time to finish repairs due to the current weather conditions, which are preventing him from repairing the outstanding violations.

Staff recommendation: Grant the extension of time.
Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.
Compliance Deadline: April 15, 2014
Attachments: Application for Appeal, Remaining Violation Report

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44



Application for Appeal
 To The
 Board of Housing Quality Appeals
 P.O. Box 100
 Bloomington, IN 47402
 812-349-3420
hand@bloomington.in.gov

RECEIVED
 12-16-13

Property Address: 1525 ~~1000~~ W. 7th Street

Petitioner's Name: Jason D. Cox

Address: 6481 W. Rockeast Rd

City: Bloomington State: IN Zip Code: 47403

Phone Number: 812-824-4032 Email Address: Flexer40@hotmail.com

Property Owner's Name: Jason D Cox

Address: ~~1000~~ 6481 W. Rockeast Rd

City: Bloomington State: IN Zip Code: 47403

Phone Number: 812-824-4032 Email Address: Flexer40@hotmail.com

Occupants: Lucas + Traci

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

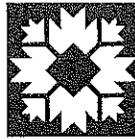
Please circle the petition type that you are requesting:

- A) An extension of time to complete repairs (Petition type TV)
- B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- C) Relief from an administrative decision (Petition type AA)
- D) Rescind a variance (Petition type RV)

REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

OFFICE USE ONLY
 Petition Number 14-TV-09

SEE REVERSE



City of Bloomington
Housing and Neighborhood Development

Remaining Violation Report

4005

OWNERS

Cox, Jason Dale
6481 West Rockeast Road
Bloomington, IN 47403

Prop. Location: 1525 W 7th ST
Units/Bedrooms/Max # of Occupants: 1/2/3
Date Inspected: 07/30/2013
Primary Heat Source: Gas
Property Zoning: RS
Number of Stories: 1

Number of Units/Structures: 1/1
Inspectors: Dee Wills
Foundation Type: Basement
Attic Access: No
Accessory Structure: Storage Shed

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under BMC 16.03.040

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

INTERIOR

Northwest Bedroom

Repair the window to be weather tight. The sashes shall fit snugly and properly within the frame. Replace any missing or deteriorated glazing compound. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Scrape and paint interior surfaces where paint is peeling or bare surfaces are exposed. BMC 16.04.060(f)

Southwest Bedroom

Repair the window to be weather tight. The sashes shall fit snugly and properly within the frame. Replace any missing or deteriorated glazing compound. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Scrape and paint interior surfaces where paint is peeling or bare surfaces are exposed. BMC 16.04.060(f)

EXTERIOR

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e)

(this violation has a one-year deadline from the date of the cycle inspection)

Replace the missing and deteriorated (cracked and peeling) glazing compound on the windows. BMC 16.04.050(a)

Properly secure the attic scuttle to prevent rodent infiltration. BMC 16.04.050(a), BMC 16.04.050(b)

Other requirements

Required documentation:

A completed copy of the Tenants and Owners Rights and Responsibilities Summary must be provided to this office or reviewed with the inspector within 60 days of the date of the inspection **or a \$25.00 fine will be levied.** BMC 16.12.050 (d) and 16.10.030(b)

Required documentation:

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement. **A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied.** BMC 16.12.040 and 16.10.030(b)

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)

This is the end of this report.



**City of Bloomington
Housing and Neighborhood Development**

City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: February 19, 2014
 Petition Type: An extension of time to complete repairs.
 Petition Number: 14-TV-10
 Address: 3200 E. Longview
 Petitioner: The Legacy Group
 Inspector: Dee Wills
 Staff Report: October 08, 2013 – Conducted Cycle Inspection
 December 13, 2013 – Received BHQA Appeal

A cycle inspection was conducted by the HAND department where there were several violations noted. The petitioner is asking for an extension of time to complete repairs due to the weather.

Staff recommendation: Grant the request.
 Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.
 Compliance Deadline : Life Safety Violations: March 01, 2014 (Bolded)
 All Other Violations: April, 21, 2014
 Attachments: Cycle Report, BHQA Application for Appeal

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RECEIVED
12-18-13

Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov

Property Address: 3200 E. Longview Ave

Petitioner's Name: The Legacy Group

Address: 3112 E. Braeside Dr

City: Bloomington State: In Zip Code: 47408

Phone Number: 812.339.1400 Email Address: _____

Property Owner's Name: Scott May

Address: 701 E. Summitview Place

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812.331.2666 Email Address: _____

Occupants: _____

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please circle the petition type that you are requesting:

- (A) An extension of time to complete repairs (Petition type TV)
- (B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- (C) Relief from an administrative decision (Petition type AA)
- (D) Rescind a variance (Petition type RV)

REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

OFFICE USE ONLY
Petition Number 14-TV-10

SEE REVERSE

Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance, and any modifications and/or alterations you are suggesting.

We need a 60 day ext, due to weather,
we haven't been able to work on it
that much due to snow & ice removal

Signature (required): The Legacy Group / Leesa Fleener
The Legacy Group
Name (please print): Leesa Fleener Date: 12/13/13

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.



City of Bloomington
Housing and Neighborhood Development

Cycle Report

647

OWNERS

Woodson, Mike
701 Summitview Place
Bloomington, IN 47401

AGENT

Legacy Group
3112 Braeside Dr.
Bloomington, IN 47408

Prop. Location: 3200 E Longview AVE
Units/Bedrooms/Max # of Occupants: Bld 1: 1/Eff/5 7/1/5 16/2/5, Bld 2: 1/Eff/5 3/1/5 8/2/5,
Bld 3: 4/1/5 8/2/5, Bld 4: 1/Eff/5 1/1/5 6/2/5 8/3/5
Date Inspected: 10/08/2013
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Number of Units/Structures: 64/4
Inspectors: McCormick/Wills
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: Pool

Monroe County Assessor's records indicate that these structures were built in 1964/1965. At that time there were no minimum requirements for emergency egress.

Note: Floor plans and room dimensions are in the file. Only rooms with violations will be listed in this report.

Basement Apartments –
Existing Egress Window Measurements:
Height: 11 ½ inches
Width: 31 ¾ inches
Sill Height: 49 inches
Openable Area: 2.54 sq. ft.

Existing Egress Window Measurements:
Height: 30 ½ inches
Width: 24 inches
Sill Height: 50 inches
Openable Area: 5.09 sq. ft.

Note: At the time this structure was built, there were no code requirements for emergency egress for a sleeping room. The Housing & Neighborhood Development Department strongly recommends that the sleeping room egress windows be modified or replaced with a larger window with a lower sill height to aid in emergency escape.
BMC-16.04.020

52

1st & 2nd Floor Apts. –

Existing Egress Window Measurements:

Height: 30 ½ inches

Width: 26 inches

Sill Height: 30 inches

Openable Area: 5.51 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

INTERIOR:

Apt. 1 –

No violation noted.

Apt. 2 –

Kitchen:

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Apt. 3 –

Bathroom:

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Apt. 4 –

Bathroom:

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Apt. 5 –

Living Room/Dining Room:

Clean and sanitize or paint all interior surfaces. BMC 16.04.060(a) & BMC 16.04.060(d)

Properly clean and repair or replace the damaged and stained floor covering. BMC 16.04.060(a) & BMC 16.04.060(d)

Left Bedroom:

Clean and sanitize or paint all interior surfaces. BMC 16.04.060(a) & BMC 16.04.060(d)

Properly clean and repair or replace the damaged and stained floor covering. BMC 16.04.060(a) & BMC 16.04.060(d)

Right Bedroom:

Clean and sanitize or paint all interior surfaces. BMC 16.04.060(a) & BMC 16.04.060(d)

Properly clean and repair or replace the damaged and stained floor covering. BMC 16.04.060(a) & BMC 16.04.060(d)

Bathroom:

Replace all the missing or damaged grout in the bathtub/shower surround. BMC 16.04.060(a)

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Apt. 6 –

No violation noted.

Common Hallway –

Replace the missing floor tiles in the hallway adjacent to apts. 5 & 6. BMC 16.04.060(a)

Apt. 7 –

Bathroom:

Repair the GFCI to function as intended. BMC 16.04.060(b)

Apt. 8 –

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Apt. 9 –

No violation noted.

Apt. 10 –

Living Room:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. IC 22-11-18-3.5

Apt. 11 –

No violation noted.

Apt. 12 –

No violation noted.

Apt. 13 –

Bathroom:

Replace the missing tiles in the bathtub surround. BMC 16.04.060(a)

Properly repair/replace the broken towel racks. BMC 16.04.060(a)

Left Bedroom:

Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

Apt. 14 –

No violation noted.

Apt. 15 –

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Eliminate all unused openings in service panel/junction box, by installing approved rigid knockout blanks. BMC 16.04.060(c)

Apt. 16 –

No violation noted.

Apt. 17 –

Bathroom:

The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks (repair faucet in a manner so that there is adequate water pressure and volume on the hot water side). BMC 16.04.060(b)

Apt. 18 –

No violation noted.

Apt. 19 –

Kitchen:

The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks (repair faucet in a manner so that there is adequate water pressure and volume). BMC 16.04.060(b)

Apt. 20 –

No violation noted.

Apt. 21 –

Kitchen:

Repair garbage disposal to function as intended. BMC 16.04.060(c)

Apt. 22 –

No violation noted.

Apt. 23 –

No violation noted.

Apt. 24 –

Bathroom:

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Properly repair then clean and surface coat the damaged or stained ceiling area above the shower head. BMC 16.04.060(a)

Apt. 25 –

No violation noted.

Apt. 26 –

Right Bedroom:

Properly secure the loose outlet cover. BMC 16.04.060(a)

Apt. 27 –

Bedroom:

Repair the north window frame to function as intended. To be completely openable and operable. BMC 16.04.060(b)

Common Hallway –

Secure the handrail adjacent to apts. 29 & 26 so it is capable of withstanding normally imposed loads. BMC 16.04.060(b)

Apt. 28 –

Living Room:

Every occupant of a structure or part thereof shall keep that structure or part thereof which the tenant occupies, controls or uses in a clean & sanitary condition. BMC 16.04.060(d)

Kitchen:

Note: The fire extinguisher has been discharged. **It is strongly recommended that a minimum 1A 10BC classification fire extinguisher be mounted in a visible, accessible location in or adjacent to the kitchen, away from the stove, and in the path of egress.**

Every occupant of a structure or part thereof shall keep that structure or part thereof which the tenant occupies, controls or uses in a clean & sanitary condition. BMC 16.04.060(d)

Bathroom:

Properly repair or replace the bathtub drain plug so that it may function as intended. BMC 16.04.060(a)

Properly secure the transition strip along the edge of the floor covering in a manner that reduces trip hazards. BMC 16.04.060(b)

Every occupant of a structure or part thereof shall keep that structure or part thereof which the tenant occupies, controls or uses in a clean & sanitary condition. BMC 16.04.060(d)

Left Bedroom:

Every occupant of a structure or part thereof shall keep that structure or part thereof which the tenant occupies, controls or uses in a clean & sanitary condition. BMC 16.04.060(d)

Right Bedroom:

Every occupant of a structure or part thereof shall keep that structure or part thereof which the tenant occupies, controls or uses in a clean & sanitary condition. BMC 16.04.060(d)

Apt. 29 –

Bathroom:

Properly repair, then clean and surface coat damaged or stained ceiling area. BMC 16.04.060(a)

Apt. 30 –

Bedroom:

Repair the door to open and close with ease and properly latch. BMC 16.04.060(a)

Hallway:

Properly repair, then clean and surface coat damaged or stained ceiling area. BMC 16.04.060(a)

Apt. 31 –

Bathroom:

Clean, service and repair the exhaust fan so that it may function as intended. BMC 16.04.060(c)

Apt. 32 –

Right Bedroom:

Repair the hole(s) in the door or replace the door. BMC 16.04.060(a)

Apt. 33 –

No violation noted.

Apt. 34 –

Living Room:

Replace the cracked cover plate on the north wall. BMC 16.04.060(b)

Dining Room:

Repair the window to be weather tight. The sashes shall fit snugly and properly within the frame. Replace any missing or deteriorated glazing compound. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Bathroom:

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Apt. 35 –

Bathroom:

Properly repair floor between the bathtub and toilet. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. BMC 16.04.060(a)

Apt. 36 –

Bathroom:

Properly repair floor between the bathtub and toilet. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. BMC 16.04.060(a)

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Apt. 37 –

No violation noted.

Apt. 38 –

Kitchen:

Repair or replace the peeling linoleum. BMC 16.04.060(a)

**Repair or replace the switch for the light fixture over the sink to function as intended.
BMC 16.04.060(b)**

Bathroom:

**Determine the source and eliminate the water leak above the bathtub. BMC
16.04.060(b)**

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. Repair the damage from the water leak. BMC 16.04.060(a)

Properly repair floor between the bathtub and toilet. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. BMC 16.04.060(a)

Repair the hole in the wall above the light switch. BMC 16.04.060(a)

Apt. 39 –

Kitchen:

Repair garbage disposal to function as intended. BMC 16.04.060(c)

Apt. 40 –

Kitchen:

Replace the deteriorated backsplash and counter behind the sink. BMC 16.04.060(a)

Repair the hole in the wall adjacent the light switch. BMC 16.04.060(a)

Bathroom:

Properly repair floor between the bathtub and toilet. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. BMC 16.04.060(a)

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Apt. 41 –

Right Bedroom:

Repair the window to be weather tight & secure (the upper right clip for the pop-out is broken). The sashes shall fit snugly and properly within the frame. Replace any missing or deteriorated glazing compound. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Apt. 42 –

No violation noted.

Apt. 43 –

No violation noted.

Apt. 44 –

Kitchen:

Repair the hole in the west wall. BMC 16.04.060(a)

Repair garbage disposal to function as intended. BMC 16.04.060(c)

Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

Right Bedroom:

Repair or replace door knob/lock assembly in a manner so that it functions as intended. BMC 16.04.060(a)

Repair the hole(s) in the door or replace the door. BMC 16.04.060(a)

Common Hallway 45-43 –

Repair or replace the broken window on the 2nd floor landing. BMC 16.04.060(a)

Apt. 45 –

Kitchen:

Repair the wall around the phone jack to be free of holes. BMC 16.04.060(a)

Apt. 46 –

Kitchen:

It is strongly recommended that a minimum 1A 10BC classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor.

Repair or replace the bottom plate of the dishwasher so that is securely attached. BMC 16.04.060(c)

Apt. 47 –

Bathroom:

Properly repair floor between the bathtub and toilet. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. BMC 16.04.060(a)

Repair or replace the peeling linoleum. BMC 16.04.060(a)

Apt. 48 –

No violation noted.

Apt. 49 –

Bathroom:

Properly repair floor between the bathtub and toilet. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. BMC 16.04.060(a)

Kitchen:

Repair or replace the stove to function as intended, allowing the left front burner to light fully. BMC 16.04.060(c)

Living Room:

Repair or replace the entry door to function as intended. BMC 16.04.060(a)

Apt. 50 –

South Bedroom:

Check windows at re-inspection. The tenants asked that we not remove the foil at that time. The same 60 day deadline applies to the windows.

Bathroom:

Clean the heating/air conditioning supply/return grille. BMC 16.04.060(c)

Properly repair floor between the bathtub and toilet. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. BMC 16.04.060(a)

North Bedroom:

Check windows at re-inspection. The tenants asked that we not remove the foil at that time. The same 60 day deadline applies to the windows.

Apt. 51 –

No violation noted.

Apt. 52 –

Bathroom:

Properly repair floor between the bathtub and toilet. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. BMC 16.04.060(a)

Apt. 53 –

No violation noted.

Apt. 54 –

Kitchen:

Repair garbage disposal to function as intended. BMC 16.04.060(c)

Apt. 55 –

No violation noted.

Apt. 56 –

Kitchen:

Repair the faucet to eliminate the constant dripping. BMC 16.04.060(c)

Bathroom:

Remove the mildewed caulk in the tub surround, and then properly reseal the tub. BMC 16.04.060(a)

Common Hallway 57 - 60 –

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Apt. 57 –

No violation noted.

Apt. 58 –

Bathroom:

Properly repair floor between the bathtub and toilet. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. BMC 16.04.060(a)

Apt. 59 –

No violation noted.

Apt. 60 –

Bathroom:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the wall behind the toilet. BMC 16.04.060(a)

Repair the toilet in a manner so that it functions as intended and prevents the water from constantly running. BMC 16.04.060(c)

Apt. 61 –

This unit was not inspected at the time of this inspection, as it was gutted. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

Apt. 62 –

Kitchen:

Replace the damaged and deteriorated backsplash behind the sink. BMC 16.04.060(a)

Repair or replace the stove to function as intended, including all burners functioning as intended and all knobs being in place. 16.04.060(c)

Hallway:

Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

South Bedroom:

Repair or replace the damaged window screen. BMC 16.04.060(a)

Determine the source and eliminate the water leak adjacent to the door. BMC 16.04.060(b)

Bathroom:

Repair or replace door knob/lock assembly in a manner so that it functions as intended. BMC 16.04.060(b)

Properly repair floor between the bathtub and toilet. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. BMC 16.04.060(a)

Properly replace all damaged or missing tiles in the shower surround. BMC 16.04.060(a)

Properly repair the hole in the wall behind the door. BMC 16.04.060(a)

Middle Bedroom:

Properly secure the loose receptacle on the south wall. BMC 16.04.060(a)

Repair or replace the damaged window screen. BMC 16.04.060(a)

Repair or replace door knob/lock assembly in a manner so that it functions as intended.
BMC 16.04.060(a)

North Bedroom:

Repair the leak in the ceiling adjacent to the window. Properly repair the damage to the ceiling. BMC 16.04.060(a)

Apt. 63 –

No violation noted.

Apt. 64 –

Bathroom:

Properly repair floor where it is soft and spongy between the bathtub & toilet. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. BMC 16.04.060(a)

Remove the mildewed caulk in the tub surround, and then properly reseal the tub. BMC 16.04.060(a)

Kitchen:

Repair or replace the stove to function as intended with the right burner lighting. BMC 16.04.060(c)

Apt. 65 –

Kitchen:

Repair or replace the water heater where there is exposed wiring and it is blocked off by cardboard and duct tape. BMC 16.04.060(c)

Bathroom:

Properly repair, then clean and surface coat damaged or stained ceiling area. BMC 16.04.060(a)

Apt. 66 –

No violation noted.

EXTERIOR:

All Buildings –

Properly repair or replace damaged/deteriorated soffit/fascia in a manner that seals all openings. BMC 16.04.050(a)

Trim all tree branches away from the siding and roofline to maintain a 3' clearance. BMC 16.04.040(e)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e) (This item only has a compliance deadline of October 8, 2014)

If a residential unit is damaged, mutilated or defaced by marking, carving or graffiti, the owner of said unit shall restore the surface to an approved state of maintenance and repair. BMC 16.04.050(g)

Building 1-6 –

Properly seal the ac unit on the lower level SW corner apartment to prevent the infiltration of rodents. BMC 16.04.050(b)

Properly tuck point all missing or defective mortar joints. BMC 16.04.040(a) and BMC 16.04.050(a)

Properly seal the 2nd level window 3rd from the southwest corner. BMC 16.04.050(a)

OTHER REQUIREMENTS:

Required documentation:

Complete the enclosed registration form. A street address is required for both owner and agent. **This form must be signed by the owner. This form must be submitted to the HAND office within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC 16.03.010(b) and BMC 16.01.030(b)**

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.03.030(d)

This is the end of this report.



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: February 19, 2014

Petition Type: An extension of time to Complete Repairs

Petition Number: 14-TV-13

Address: 1308 N. Dunn Street

Petitioner: Ronnie Hanson

Inspector: Maria McCormick

Staff Report: October 10, 2013 Completed Cycle Inspection
December 24, 2013 Received Application for Extension of Time for exterior
February 26, 2014 Re-inspection for interior items scheduled

During the cycle inspection there were exterior violations noted. Due to the severe winter that we are experiencing the owner has been having difficulty securing contractors to complete the work. Petitioner is requesting an extension of time until the weather improves to complete the exterior work.

Staff recommendation: Grant the request.

Conditions: All exterior repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: March 15, 2014

Attachments: Cycle Report, BHQA Application

A



RECEIVED
12-24-13

Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov

Property Address: 1308 N. Dunn

Petitioner's Name: Ronnie Hanson

Address: 7995 S. Fairfax Rd.

City: Bloomington State: IN Zip Code: 47401

Phone Number: 327-8315 Email Address: ProfessionalLaw@live.com

Property Owner's Name: Ronnie Hanson

Address: Same as above

City: _____ State: _____ Zip Code: _____

Phone Number: _____ Email Address: _____

Occupants: _____

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please circle the petition type that you are requesting:

- (A) An extension of time to complete repairs (Petition type TV)
- (B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- (C) Relief from an administrative decision (Petition type AA)
- (D) Rescind a variance (Petition type RV)

REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

OFFICE USE ONLY
Petition Number 14-TV-13

SEE REVERSE



City of Bloomington
Housing and Neighborhood Development

Cycle Report

323

OWNERS

Hanson, Ronnie F.
7995 S. Fairfax Rd
Bloomington, IN 47401

Prop. Location: 1308 N Dunn ST
Units/Bedrooms/Max # of Occupants: 8/1/2
Date Inspected: 10/10/2013
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Number of Units/Structures: 8/1
Inspectors: Maria McCormick
Foundation Type: Slab
Attic Access: No
Accessory Structure: None

Monroe County Assessor's records indicate that this structure was built in 1960. At that time there were no minimum requirements for emergency egress.

Typical Unit –

Living Room 11-0 x 8-0; Kitchen 7-6 x 6-0; Bathroom; Bedroom 9-0 x 8-0

Existing Egress Window Measurements:

Height: 32 inches
Width: 15 inches
Sill Height: 47 inches
Openable Area: 3.34 sq. ft.

Existing Egress Window Measurements:

Height: 10 ½ inches
Width: 29 inches
Sill Height: 48 inches
Openable Area: 2.12 sq. ft.

Note: At the time this structure was built, there were no code requirements for emergency egress for a sleeping room. The Housing & Neighborhood Development Department strongly recommends that the sleeping room egress windows be modified or replaced with a larger window with a lower sill height to aid in emergency escape.
BMC-16.04.020

INTERIOR:

Apt. 1 –

Living Room:

Repair or replace the damaged screen in the storm door. BMC 16.04.060(a)

Replace the damaged entry door. BMC 16.04.060(a)

Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

Kitchen:

Provide documentation of a treatment plan from a certified pest control specialist to eradicate the roach infestation. BMC 16.04.090(d)

Bathroom:

Repair or replace the shower head to eliminate the constant drip. BMC 16.04.060(a)

Apt. 2 –

All residential rental units shall conspicuously display the unit's address number on the front of the unit. Provide a number on the entry door. BMC 16.04.100

Apt. 3 –

Kitchen:

Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5 (Recommendation: Move the smoke detector into the living room to prevent nuisance alarms from the kitchen and bathroom.)

Apt. 4 –

No violation noted.

Apt. 5 –

Kitchen:

Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

Apt. 6 –

Kitchen:

Temperature/pressure relief (TPR) valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

Bathroom:

Repair the faucet to eliminate the constant dripping. BMC 16.04.060(c)

Apt. 7 –

Kitchen:

Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

Apt. 8 –

Kitchen:

Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

Living Room:

Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

Clean the heating/air conditioning supply/return grille. BMC 16.04.060(c)

Bathroom:

Replace door knob/lock assembly in a manner so that it functions as intended. BMC 16.04.060(b)

Unclog the sink drain so that it functions as intended. BMC 16.04.060(a)

Replace or repair the deteriorated shower pan. BMC 16.04.060(a)

Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

EXTERIOR:

Remove the furniture not intended for outdoor use from in front of Apt. 2. BMC 16.04.040(f)

Remove and properly dispose of all accumulated or scattered trash on property. BMC 16.04.040(d)

Properly repair or replace damaged/deteriorated soffit/fascia in a manner that seals all openings. BMC 16.04.050(a)

OTHER REQUIREMENTS:

Required documentation:

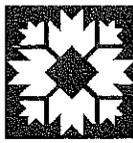
A completed copy of the Tenants and Owners Rights and Responsibilities Summary must be provided to this office or reviewed with the inspector **within 60 days of the date of the inspection or a \$25.00 fine will be levied.** BMC 16.03.060(c) and BMC 16.10.030(b)

Required documentation:

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement. **A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC 16.03.050(e) and BMC 16.10.030(b)**

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.03.030(d)

This is the end of this report.



City of Bloomington
Housing and Neighborhood Development



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: February 19, 2014
Petition Type: An extension of time to complete repairs.
Petition Number: 14-TV-14
Address: 719 N. Grant St.
Petitioner: Debbie Rosenberg/Rose – Lo Properties LLC
Inspector: Norman Mosier
Staff Report: November 1, 2013 – Conducted Cycle Inspection
January 9, 2014 – Received BHQA Application
January 10, 2014 – Conducted Re-inspection

It was noted during the cycle inspection that the retaining wall is failing, the petitioner is requesting an extension of time to complete the repairs to the retaining wall.

Staff recommendation: Grant the request.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: May 1, 2014

Attachments: Cycle Report, BHQA Application, Petitioner's Letter



RECEIVED
JAN 09 2014

Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov

Property Address: 719 N Grant Street
Petitioner's Name: Debbie Rosenberg - Rose-10 Properties LLC
* Address: 12546 Scottish Bend
City: Carmel State: IN Zip Code: 46033
Phone Number: 3175074050 Email Address: debbie@rose-10.com
Property Owner's Name: Debbie Allen Rosenberg
Address: SAME AS ABOVE
City: _____ State: _____ Zip Code: _____
Phone Number: _____ Email Address: _____
Occupants: Haley Vogel Robin Hargrave Yasmine Wery

The following conditions must be found in each case in order for the Board to consider the request:

- 1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
- 2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please circle the petition type that you are requesting:

- A) An extension of time to complete repairs (Petition type TV)
- B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- C) Relief from an administrative decision (Petition type AA)
- D) Rescind a variance (Petition type RV)

REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

OFFICE USE ONLY
Petition Number 14-TV-14

SEE REVERSE

* PO Box 572
Carmel IN 46033

Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance, and any modifications and/or alterations you are suggesting.

Currently there is a retaining wall in the front/side of the property. One section is beginning to lean. The inspector flagged that portion for repair. I am currently having bids submitted and exploring the option of re-grading the yard. The cold weather is creating an obstacle as this involves landscape work. I have no doubt this work can be completed by April 30th if the weather co-operates.

Signature (required):

D. Rosenberg

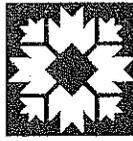
Name (please print):

Deborah Rosenberg

Date:

12/29/2013

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.



City of Bloomington
Housing and Neighborhood Development

CYCLE REPORT

7204

OWNERS

Rosenberg, Allen & Deborah
12546 Scottish Bend
Carmel, IN 46033

Prop. Location: 719 N Grant ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/3/3

Date Inspected: 11/01/2013
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 1

Inspectors: Norman Mosier
Foundation Type: Cellar
Attic Access: No
Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1920.
There were no requirements for emergency egress at the time of construction.

INTERIOR:

Living Room 14-4 x 14:

No violations noted.

SE Bedroom 14 x 12:

No violations noted.

Existing Egress Window Measurements: Dbl hung pop out: Const. Yr. - 1920
Height: 25.75 inches
Width: 28.5 inches
Sill Height: 17 inches
Openable Area: 5.09 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

SW Bedroom 14 x 12:

No violations noted.

Existing Egress Window Measurements: Dbl hung pop out: Const. Yr. - 1920

Height: 49 inches

Width: 27 inches

Sill Height: 25.5 inches

Openable Area: 9.18 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Kitchen, S. Bathroom/Water Heater Closet:

No violations noted.

Laundry Closet, N Bathroom:

No violations noted.

N Bedroom 13-9 x 10:

No violations noted.

Existing Egress Window Measurements: Dbl hung pop out: Const. Yr. - 1920

Height: 49 inches

Width: 27 inches

Sill Height: 26.5 inches

Openable Area: 9.18 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

CELLAR

Stairway:

C Eliminate all unused openings in service panel/junction box, by installing approved rigid knockout blanks. BMC 16.04.060(c)

Main Room:

C Install the missing cover plate on the junction box above the furnace. BMC 16.04.060(b)

C Seal the exhaust duct for the furnace above the cabinet, (hole drilled), and where the coupling increases in size. BMC 16.04.060(b)

EXTERIOR:

C Clean debris from the roof, gutters and downspouts. BMC 16.04.050(a)

N/C Repair the failing retaining wall south of the front steps. BMC 16.04.050(a)

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.03.030(d)

This is the end of this report.



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: 19 February 2014

Petition Type: An extension of time to complete repairs.

Petition Number: 14-TV-015

Address: 2151 S. Bent Tree Dr.

Petitioner: Chris Aungst

Inspector: Michael Arnold

Staff Report: 08 October 2013 Cycle Inspection
23 October 2013 Cycle Report sent
03 January 2014 Remaining Violations report sent
09 January 2013 Received BHQA appeal

During the cycle inspection it was noted that the windows did not meet the minimum code requirements at the time of construction. The following measurements are the requirements at the time of construction:

Required for a structure built in 1994:

Height: 24 inches
Width: 18 inches
Sill Height: 44 inches
Openable Area: 4.75 sq. ft.

Actual for Master Bedroom

Height: 23.75 inches
Width: 27.75 inches
Sill Height: 28 inches
Openable Area: 4.57 sq. ft.

Actual for NW and Center Bedrooms:

Height: 23.75 inches
Width: 27 inches
Sill Height: 28 inches
Openable Area: 4.45 sq. ft.

Handwritten initials

The petitioner has applied for a variance from the Department of Homeland Security Fire Prevention and Building Safety Commission and that will be heard at the 07 January 2014 meeting.

The petitioner is asking for additional time to complete the repairs to the deteriorated trim work on the exterior of the structure.

Staff recommendation: Grant the variance

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 01 March 2014

Attachments: Application, Reports.



RECEIVED
MAY 26 2015

Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov

Property Address: 2151 Bent Tree Drive 47401

Petitioner's Name: Chris August

Address: 541 Hampton Manor Ct

City: Valparaiso State: IN Zip Code: 46385

Phone Number: (812) 606-9400 Email Address: Chrisaugust@gmail.com

Property Owner's Name: Chris August

Address: Same as above

City: _____ State: _____ Zip Code: _____

Phone Number: _____ Email Address: _____

Occupants: _____

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please circle the petition type that you are requesting:

- (A) An extension of time to complete repairs (Petition type TV)
- (B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- (C) Relief from an administrative decision (Petition type AA)
- (D) Rescind a variance (Petition type RV)

REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

OFFICE USE ONLY
Petition Number 14-IV-15

SEE REVERSE

Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance, and any modifications and/or alterations you are suggesting.

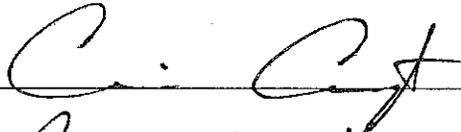
My initial inspection report indicated a few items that needed to be addressed.

1) Windows were slightly smaller than the Code allowed for. - I have applied to the IDHS for a variance and their hearing is not until January 7, 2014.

2) Some trim on the outside is a little deteriorated. With the holidays, it has been hard to schedule the work. I will have it completed in January.

All other items have already been addressed. Can I have a 1 month extension for reinspection?

Signature (required):



Name (please print):

Chris August

Date: 12/20/2013

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.



City of Bloomington Housing and Neighborhood Development

Remaining Violation Report

10228

OWNERS

=====

Aungst, Christopher
541 Hampton Manor Ct.
Valparaiso, IN 46385

Prop. Location: 2151 S Bent Tree
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/3/3

Date Inspected: 10/08/2013
Primary Heat Source: Gas
Property Zoning: PUD
Number of Stories: 1

Inspectors: Mike Arnold
Foundation Type: Slab
Attic Access: Yes
Accessory Structure: none

Monroe County records show this structure was built in 1994. The minimum emergency egress requirements at the time of construction were as follows:

- Height: 24 inches
- Width: 18 inches
- Sill Height: 44 inches
- Openable Area: 4.75 sq. ft.

Interior:

Living Room/Dining Room (25-5 x 13-9):

Replace the broken/missing outlet cover plate. BMC 16.04.060(a) (Left of hallway).

NW Bedroom (12-2 x 10-7), Center Bedroom (11-9 x 10-9):

The emergency egress window does not meet the minimum requirements for a one and two family dwelling built in 1994:

- | | | | |
|-------------------------|--------------------------------|------------------|--------------|
| Clear height required: | 24 inches | Existing height: | 23.75 inches |
| Clear width required: | 18 inches | Existing width: | 27 inches |
| Maximum sill height: | 44 inches above finished floor | Existing sill: | 28 inches |
| Openable area required: | 4.75sq. ft. | Existing area: | 4.45sq. ft. |

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the **window is**

altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.04.020 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Master Bedroom (17-6 x 11-5):

The emergency egress window does not meet the minimum requirements for a one and two family dwelling built in 1994:

Clear height required:	24 inches	Existing height:	23.75 inches
Clear width required:	18 inches	Existing width:	27.75 inches
Maximum sill height:	44inches above finished floor	Existing sill:	28 inches
Openable area required:	4.75sq. ft.	Existing area:	4.57sq. ft.

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the **window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance** with the Indiana Fire and Building Safety Commission. BMC-16.04.020 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Exterior:

Replace the deteriorated trim work on the NE and SE corners of the structure. BMC 16.04.050(a) (At ground level).

Required Documentation:

A completed copy of the Tenants & Owners Rights and Responsibilities Summary must be provided to the office or reviewed with the inspector within 60 days of the date of the inspections **or a \$25.00 fine will be levied. BMC 16.03.060(c) and BMC 16.10.030(b)**

A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection **or a \$25.00 fine will be levied. BMC16.03.050 and BMC 16.10.030(b)**

Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged.

Servicing shall include a test for carbon monoxide. Acceptable levels of carbon monoxide are as follows:

Desired level:	0 parts per million (ppm)
Acceptable level in a living space:	9 ppm
Maximum concentration for flue products:	50 ppm

BMC 16.01.060(f) and 16.04.060 (c)

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.03.050(d)

This is the end of this report.



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: February 19, 2014
Petition Type: An extension of time to complete repairs.
Petition Number: 14-TV-16
Address: 2311 S. Rockport Rd.
Petitioner: Dorothy Apartment Rentals
Inspector: Norman Mosier
Staff Report: August 27, 2013 - Conducted Cycle Inspection w/Owner
December 27, 2013 – Received February BHQA Appeal

It was noted during the cycle inspection that this property has two units, unit A is under renovation and the second unit B has several violations. Petitioner is requesting an extension of time to complete the repairs.

Staff recommendation: Grant the request.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: March 1, 2014 - for smoke detectors
April 19, 2014 – all other violations

Attachments: Cycle Report, BHQA Appeal, Petitioner's Letter

50

84



RECEIVED
1/28/13

Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov

Property Address: 2311 South Rockport Road # A

Petitioner's Name: Dorothy Apt Rentals

Address: 2226 South Rogers St.

City: Bloomington State: In Zip Code: 47403

Phone Number: 812 336 7939 Email Address: _____

Property Owner's Name: Shannon Ramey

Address: 3400 South Claybridge Dr.

City: Bloomington State: In Zip Code: 47401

Phone Number: 812 331 9182 Email Address: _____

Occupants: _____

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please circle the petition type that you are requesting:

- A) An extension of time to complete repairs (Petition type TV)
- B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- C) Relief from an administrative decision (Petition type AA)
- D) Rescind a variance (Petition type RV)

REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

OFFICE USE ONLY
Petition Number 14-TV-16

SEE REVERSE

NM
85



City of Bloomington
Housing and Neighborhood Development

Cycle Report

7276

OWNERS

Ramey, Shannon
3400 S Claybridge Dr
Bloomington, IN.47401

Prop. Location: 2311 S Rockport RD
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: 2/3/5

Date Inspected: 08/27/2013
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Inspectors: Norman Mosier
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: None

The Monroe county Assessor's records indicate that this structure was built in 2003.
Minimum egress requirements for a multi-family dwelling built at the time of construction.
Openable area: 5.7 Sq. Ft.
Clear height: 24 inches
Clear width: 20 inches
Sill height: Not more than 44 inches above finished floor.

GENERAL STATEMENT:

Egress window measurements for structure are as follows:

Existing Egress Window Measurements: Dbl hung pop outs: Const. Yr. - 2003
Height: 25.5 inches
Width: 33 inches
Sill Height: 25 inches
Openable Area: 5.84 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

86

INTERIOR:

UNIT A

Finish the turn over of the unit, will check at the re-inspection.

UNIT B

½ Bath, Furnace Closet, Storage Closet, Kitchen 10 x 9:

No violations noted.

Living Room 22 x 16:

No violations noted.

2nd LEVEL

Stairway/Hallway:

No violations noted.

Laundry Closet:

Replace the missing doorknob on the bi-fold door, left side. BMC 16.04.060(a)

Hall Bath:

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials, north edge. BMC 16.04.060(a)

Master Bedroom 12 x 12, Master Bath:

No violations noted.

SE Bedroom 10 x 10: See general statement.

Install/replace batteries in smoke detectors so that they function as intended.
IC 22-11-18-3.5

SW Bedroom 10 x 10: See general statement.

Repair the door to fit the doorjamb and to latch properly. BMC 16.04.060(a)

EXTERIOR:

Remove the tar from the siding adjacent to unit B, between the 2nd level window and entry door.
BMC 16.04.050(a)

Replace the missing soffit on the NW corner of structure. BMC 16.04.050(a)

Properly label electrical service meters and A/C disconnects with corresponding unit numbers.
BMC 16.04.020 and BMC 16.04.050(b)

OTHER REQUIREMENTS:

Required documentation:

A completed copy of the Tenants and Owners Rights and Responsibilities Summary must be provided to this office or reviewed with the inspector **within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC 16.03.060(c) and BMC 16.10.030(b)**

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.03.030(d)

This is the end of this report.



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition to Rescind Variance**

Meeting Date: February 19, 2014
Petition Type: Rescind a Variance
Petition Number: 14-RV-17
Address: 303 S. Washington St.
Petitioner: HAND
Inspector: Norman Mosier
Staff Report: December 13, 2013 – Conducted Cycle Inspection
January 16, 2014 – Received BHQA Application

This property was previously granted a variance to the light and ventilation requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a light and ventilation requirement and the Building Code in place at the time of construction did not address light and ventilation; therefore we are asking the Board to rescind this variance.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: February 19, 2014
Petition Type: An extension of time to complete repairs.
Petition Number: 14-TV-20
Address: 1319 E University
Petitioner: Hallmark Rentals & Management
Inspector: John Hewett
Staff Report: November 14, 2013 – Conducted Cycle Inspection
January 21, 2014 – Received BHQA Appeal
February 3, 2014- Scheduled for reinsp.

It was noted during the cycle inspection that there are large dead branches in the trees on the property. Petitioner is requesting an extension of time to have the branches removed.

Staff recommendation: Grant the request.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: April 1, 2014

Attachments: Cycle Report, BHQA Application



RECEIVED
JAN. 21. 2014

BY: _____

Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov

Property Address: 1319 E. University St. Bloomington, IN 47401

Petitioner's Name: Hallmark Rentals & Management, Inc.

Address: 1205 N. Walnut St.

City: Bloomington State: IN Zip Code: 47404

Phone Number: (812) 334-8819 Email Address: Katelyn@hallmarkrentals.com

Property Owner's Name: RL Rentals, LLC

Address: 1205 N. Walnut St.

City: Bloomington State: IN Zip Code: 47404

Phone Number: (812) 334-8819 Email Address: Brenda@hallmarkrentals.com

Occupants: Lily Kinder (812) 320-2588

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please circle the petition type that you are requesting:

- A) An extension of time to complete repairs (Petition type TV)
- B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- C) Relief from an administrative decision (Petition type AA)
- D) Rescind a variance (Petition type RV)

REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

OFFICE USE ONLY
Petition Number 14-TV-20

SEE REVERSE

Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance, and any modifications and/or alterations you are suggesting.

Requesting an extension of time to complete removal of
branches, as detailed on Cycle Inspection Report. Report stated that
large dead branches must be removed from trees on property.
Weather has been nearly constantly preventative to having
this work done. In addition, these branches are in such a
position that power will need to be turned off to the house
to safely complete removal. This involves time to coordinate
with the energy company, further complicating the process.
Given the extraordinary weather that our area has
been experiencing, and complicated work involved, we are
requesting an extension until April 1, 2014.

Signature (required):



Name (please print):

Brenda Lewis

Date:

1/16/14

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.



City of Bloomington
Housing and Neighborhood Development

Cycle Report

5631

OWNERS

R L Rentals
1205 N Walnut
Bloomington, IN 47404

AGENT

Hallmark Rentals & Mgmt. Inc.
1205 N. Walnut St.
Bloomington, IN 47404

Prop. Location: 1319 E University ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/3/3

Date Inspected: 11/14/2013
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 1

Inspectors: John Hewett
Foundation Type: Basement
Attic Access: No
Accessory Structure:

Monroe County Assessor's records indicate this structure was built in 1950.
There were no requirements for emergency egress at the time of construction.

Interior

Living room

19-5 x 13-7

Show documentation that the fireplace has been inspected within the last twelve months, or permanently and visibly seal the fireplace to prevent its use. Service and inspection shall include the firebox, damper, chimney and/or flue. Cleaning by a professional service is highly recommended. BMC 16.01.060(f)

Dining room

12-0 x 11-0

No violations noted.

Screened in porch

No violations noted.

93

Kitchen

10-0 x 7-10

Inspector's recommendation: Update the inspection tag on the fire extinguisher.

Breakfast nook

12-10 x 9-0

No violations noted.

½ bathroom

No violations noted.

Basement

NE room

This room contains a bed and other furnishings that indicate it may have been used as a bedroom in the past. It does not appear to be occupied at this time. If this room is occupied, this unit is over occupied. Please remove the bed.

Main room

Repair the door to latch properly. The door can be pulled open without turning the doorknob. BMC 16.04.060(a)

Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. Servicing shall include a test for carbon monoxide. Acceptable levels of carbon monoxide are as follows:

Desired level:	0 parts per million (ppm)
Acceptable level in a living space:	9 ppm
Maximum concentration for flue products:	50 ppm
BMC 16.01.060(f) and 16.04.060 (c)	

2nd Floor

Bath

No violations noted.

NE bedroom

9-9 x 12-1

Existing Egress Window Measurements:

Height: 24.25 inches

Width: 33 inches

Sill Height: 25 inches

Openable Area: 5.5 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

SW bedroom

13-0 x 15-0

The window measurements are the same as noted above.

No violations noted.

NW bedroom

10-0 x 11-3

The window measurements are the same as noted above.
No violations noted.

Exterior

Garage

No violations noted.

All residential rental unit premises which contain trees shall maintain the trees in good health so that they pose no danger to persons or property. **Remove the large dead branches from the trees above the driveway and garage.** BMC 16.04.040(e)

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)

This is the end of this report.



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: February 19, 2014
Petition Type: An extension of time to Complete Repairs
Petition Number: 14-TV-23
Address: 210 E. 11th Street
Petitioner: Christie VanSteenwyr
Inspector: Maria McCormick
Staff Report: November 8, 2013 Completed Cycle Inspection
January 23, 2014 Received Application for Extension of Time

During the cycle inspection there were several violations noted. The Petitioner is requesting an extension of time to complete repairs due to the tenants not allowing access to the house. The petitioner is currently in the process of evicting the tenants. She is requesting an extension of time until June 1, 2014 to complete the repairs.

Staff recommendation: Grant the request.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: June 1, 2014 or prior to re-occupancy

Attachments: Cycle Report, BHQA Application



RECEIVED

Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov

Property Address: 210 E 11th Street, Bloomington, IN 47408

Petitioner's Name: CHRISTIE VANSTEENWYR

Address: (PROPERTY OWNER)

City: _____ State: _____ Zip Code: _____

Phone Number: _____ Email Address: _____

Property Owner's Name: CHRISTIE VANSTEENWYR

Address: 7528 TIMBER SPRING DRIVE SOUTH

City: FISHERS State: IN Zip Code: 46038

Phone Number: 317-849-4437 Email Address: CHRISTIECSA@SBCglobal.net

Occupants: FILIMON ADHANOM, ANDREW WILLIS, STEVEN RUTHERFORD

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please circle the petition type that you are requesting:

- A) An extension of time to complete repairs (Petition type TV)
- B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- C) Relief from an administrative decision (Petition type AA)
- D) Rescind a variance (Petition type RV)

REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

OFFICE USE ONLY
Petition Number 14-TV-23

SEE REVERSE

97
MM

Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance, and any modifications and/or alterations you are suggesting.

I, CHRISTIE VANSTEENWYK IS ASKING FOR AN EXTENSION OF TIME UNTIL 6-1-14 TO GET THE NECESSARY REPAIRS MADE ON THE PROPERTY LOCATED AT 210 E 11TH ST. BLOOMINGTON, IN. THE TENANTS ARE IN THE PROCESS OF BEING EVICTED FROM THE PROPERTY FOR FAILURE TO PAY RENT. SCHEDULED EVICTION COURT DATE IS SCHEDULED FOR 2-18-14. ENCLOSED IS THE FILING. THE TENANTS HAVEN'T ANSWERED CALLS/EMAILS SO I COULD ENTER THE PROPERTY. THANK YOU FOR THIS CONSIDERATION.

Signature (required):



Name (please print):

CHRISTIE VANSTEENWYK

Date:

1-21-14

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.

FILED

JAN 03 2014

NOTICE OF ALL CLAIMS AND TIME AND PLACE OF TRIAL
IN THE MONROE CIRCUIT COURT, SMALL CLAIMS COURT
JUSTICE BUILDING — 301 N. COLLEGE AVENUE
BLOOMINGTON, IN 47404
(812) 349-2600 CLERK

SHERIFF SERVICE FEE PAID

[Signature]
CLERK MONROE CIRCUIT COURT

CAUSE NO. 53C0 41401SC000006

Plaintiff(s)

CHRISNE VANSTEENWYK
7528 TIMBER SPRINGS DRIVE SO
FISHERS, IN 46038
317-847-2278

Name, Address, Telephone

Defendant(s)

FILMON ADHAMOM
5075 OLYMPIA BLVD
INDIANAPOLIS, IN 46228
ANDREW WILLIS
9434 EDEN WOODS COURT
INDIANAPOLIS, IN 46260
STEVEN RUTENFAD
5601 MUSKOGEE LANE
INDIANAPOLIS, IN
46250

Name, Address, Telephone

Statement of Claim for \$ 2936.40 + Attorney Fees (if applicable) \$ _____ + Court Cost of \$ 114.⁰⁰/₁₀₀

PAST NEW DAMAGE DEPOSIT RECEIVED NONE UPON
MOVE-IN WAS GOING TO RECEIVE WHEN got SCHOOL GRANT
CITY OF BLOOMINGTON UTILITIES + DUKE ENERGY
Failed to ^{put} utilities in their names per lease agree.

(If the above claim is an account or note, an itemized statement must be attached to this claim. If the claim comes from a written contract, that must also be attached or explain why that is not possible. If these documents are not attached to all copies of this Notice, a claim cannot be scheduled.)

Plaintiff Signature *[Signature]*

Attorney Signature & No. _____

NOTICE OF TRIAL DATE AND INSTRUCTIONS TO DEFENDANT

An initial hearing, merely to determine if the claim is contested or not, about the above claim will be heard by the Court in the Monroe Circuit Court, on the 18 day of FEBRUARY, 2014, at 9:00 am / ~~pm~~ Whether you believe Plaintiff's claim to be true or untrue, you should appear at the court on that day and time to protect your interests in the amount legally owing, if any, and the manner of payments, if any are to be made. The defendant should bring to the trial all documents in the possession of or under the control of the defendant concerning the claim. If that matter is contested and cannot be resolved at the initial hearing, then the Court will schedule a contested trial date where more time is allocated to hear this case. If the defendant does not wish to dispute the claim he may nonetheless appear for the purpose of allowing the court to establish the method by which the judgment shall be paid.

Please remember that, although you may be represented by an attorney at trial, you are not required to have an attorney represent you. You have a right to trial by jury. You will lose that right unless you request a jury trial in writing within ten (10) days after you receive this notice of claim. Once a jury trial request has been granted, it may not be withdrawn without the consent of the other party or parties; and within ten (10) days after the jury trial request has been granted, the party requesting a jury trial shall pay the clerk the additional amount required by statute to transfer the claim to the plenary docket; otherwise, the party requesting a jury trial shall be deemed to have waived the request.

If you will be unable to appear in Court on the date and time stated above, please contact in writing, at least three days in advance of the hearing, the Small Claims Court, P.O. Box 547, Bloomington, IN 47402.

Should you fail to appear in Court on the date set for any hearing or trial, a judgment against you may be entered by the Court. If you have a claim against the plaintiff which arises from the same circumstances of plaintiff's claim against you, you should bring or mail a statement of your claim to this Court immediately and also mail a copy of it to the other party. Failure to do this may result in your losing your claim. You should bring to the trial all documents you have concerning the plaintiff's claim.

A Small Claims Handbook is available in the Office of the Clerk in the Justice Building as a public service to help you understand the procedures and policies of the Small Claims Court.

[Signature]
Clerk, Monroe Circuit Court

GUARANTEED FUNDS ONLY.
NO PERSONAL/BUSINESS CHECKS WILL BE ACCEPTED.



City of Bloomington
Housing and Neighborhood Development

Cycle Report

2354

OWNERS

Vansteenwyk, Christie A.
7528 Timber Spring Dr. So.
Fishers, IN 46038

Prop. Location: 210 E 11th ST
Units/Bedrooms/Max # of Occupants: 1/3/5
Date Inspected: 11/08/2013
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 1

Number of Units/Structures: 1/1
Inspectors: Maria McCormick
Foundation Type: Crawl Space
Attic Access: No
Accessory Structure: None

Monroe County Assessor's records indicate that this structure was built in 1945. At that time there were no minimum requirements for emergency egress.

INTERIOR:

Living Room 12-0 x 15-0:

Every window shall be capable of being easily opened and held in position by its own hardware. East window will not stay open. BMC 16.04.060(a)

Kitchen 11-0 x 4-0:

Properly repair or cap the hole in the ceiling adjacent to the kitchen sink. BMC 16.04.060(a)

Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

Laundry/Mechanical Closet:

Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. Servicing shall include a test for carbon monoxide. Acceptable levels of carbon monoxide are as follows:

Desired level: 0 parts per million (ppm)
Acceptable level in a living space: 9 ppm
Maximum concentration for flue products: 50 ppm

BMC 16.01.060(f) and 16.04.060 (c)

100

SE Bedroom 12-0 x 8-0:

Properly repair or replace loose, damaged, or missing floor covering. BMC 16.04.060(a)

Existing Egress Window Measurements (Dbl pop-out both sashes removed):

Height: 35 inches

Width: 31 ½ inches

Sill Height: 40 inches

Openable Area: 7.66 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Bathroom:

Properly repair or replace loose, damaged, or missing floor covering. BMC 16.04.060(a)

Properly repair floor. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. BMC 16.04.060(a)

Properly seal the entire perimeter of the tub/shower including the floor remove all the deteriorated caulking. BMC 16.04.060(a)

SW Bedroom 12-0 x 10-0:

Repair/replace the damaged door panel. BMC 16.04.060(a)

Existing Egress Window Measurements (Dbl pop-out both sashes removed):

Height: 35 inches

Width: 31 ½ inches

Sill Height: 40 inches

Openable Area: 7.66 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

NW Bedroom 8-0 x 12-0:

Properly repair or replace loose, damaged, or missing floor covering. BMC 16.04.060(a)

Existing Egress Window Measurements (Dbl pop-out both sashes removed):

Height: 35 inches

Width: 31 ½ inches

Sill Height: 40 inches

Openable Area: 7.66 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Hallway:

Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

Repair or replace door knob/lock on the closet door assembly in a manner so that it functions as intended. BMC 16.04.060(b)

EXTERIOR:

Clean debris from the roof, gutters and downspouts. BMC 16.04.050(a)

Repair the light fixture on the front porch to function as intended and not flicker when the front door is knocked on. BMC 16.04.050(a)

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)

This is the end of this report.



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Relief from an Administrative Decision**

Meeting Date: February 19, 2014
Petition Type: Relief from an administrative decision
Variance Request: Relief from the requirement to register as a rental
Petition Number: 14-AA-24
Address: 607 E. 7th Street
Petitioner: Rev. Richard Woelmer

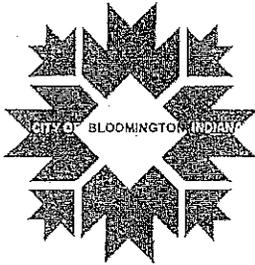
The Religious Land Use and Institutionalized Persons Act (RLUIPA) limits government's ability to impose or implement land use regulations against a religious institution. This act would likewise apply to HAND's ability to apply Title 16 legislation against religious institutions. In order to ensure compliance with the act in this instance, a variance is recommended.

Staff recommendation: Grant relief from the rental registration process

Conditions: This unit will not be considered a rental as long as it is owned by the current owner and occupied by students who provide services to the church.

Compliance Deadline: None

Attachments: Appeal form



RECEIVED
1-16-14

Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov

Property Address: 607 E. 7th Street

Petitioner's Name: Richard Woelmer

Address: 112 S. Chaseway Ct

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812-361-4504 Email Address: rwoelmer@gmail.com

Property Owner's Name: Indiana District - LCMS

Address: 1145 South Barr St.

City: Fort Wayne State: IN Zip Code: 46802

Phone Number: 800-837-1145 Email Address: geoff.robinson@in.lcms.org

Occupants: Immanuel Kottlowski, Yoshi Masaki

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please circle the petition type that you are requesting:

A) An extension of time to complete repairs (Petition type TV)

B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)

C) Relief from an administrative decision (Petition type AA)

D) Rescind a variance (Petition type RV)

REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

OFFICE USE ONLY

Petition Number 14-AA-24

SEE REVERSE

Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance, and any modifications and/or alterations you are suggesting.

University Lutheran Church is a part of the Indiana District - Lutheran Church Missouri Synod, and has been at this location from it's establishment in 1930. The pastor's family lived in the parsonage attached to the church until approximately 1957. Since that time the parsonage has served as a Student Center, creating a daily hub for student activity, community service, and study. A few students have lived there each year, benefiting generations of IU students who pay no rent, but provide a continual presence to thwart vandalism, and maintain the lawn and interior of the building. The congregation has not been aware of any need to register with the city in all these years because we were under the impression that the parsonage was to house church workers. We would like to continue this service to our student members without being considered a rental property.

Signature (required): Richard Welmer (agent of the Indiana District - LCMS)

Name (please print): Richard Welmer Date: 1/15/2014

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.

UNIVERSITY LUTHERAN STUDENT CENTER

House Fellow Application

Due by November 15th. Please return to the church office in person, or mail to:
University Lutheran Church / 607 E. 7th Street / Bloomington, IN 47408

NAME _____

Campus Address _____

Telephone _____ E-mail _____

Permanent Address _____

In case of emergency notify: _____

Address _____

Emergency phone _____

Year in school during the time applied for _____

Major and minor field of study _____

Birthday _____ Do you have a car? _____ Do you smoke? _____

Home Church _____

Address _____

Pastor _____

Applying for: 200__
Summer Session I _____ Summer session II _____ 200__ - __ school year _____

Why do you want to become a house resident?

Why do you feel you would make a good house resident?

If you are selected to live in the house, would you be working? If yes, how many hours per week? (yes/no) _____ Number of hours _____

Please list two references—one former or current employer, and one pastor. If you have no employment history, a former or current teacher will do.

1. Pastor _____ Phone _____

Address _____

2. Other _____ Phone _____

Address _____

List below the times you are available to come for a personal interview (if necessary). Be prepared to answer the following: How can you benefit University Lutheran? How great is your financial need?

I, _____, have read and understand what is expected of me as a resident as expressed in the *Lutheran Student Center Resident Guidelines*. I agree with and will comply with all guidelines pertaining to: Basic Assumptions, Terms of Residency, Work Requirements, and Use of the Facilities as stated in these guidelines.

Signature _____

Date _____

Office/Policies and Forms/House Resident Application

PROCLAMATION

WHEREAS, on June 22, 1930, University Lutheran Church became the first Lutheran Church to be established in Monroe County, Indiana; and

WHEREAS, for 75 years, University Lutheran Church has never wavered from its purpose of providing Word and Sacrament ministry to its faithful congregation and those visiting from other cities, states and countries; and

WHEREAS, thousands of bright and talented students, faculty and Bloomington residents have been part of University Lutheran's fellowship, contributing to the world around them by pursuing their vocations in a myriad of professions including education, medicine, business, music, law, science, journalism and public service; and

WHEREAS, their accomplishments were all based on a firm foundation of faith and a strong desire to serve their fellow man and make a real difference in the world; and

WHEREAS, University Lutheran Church continues to be a positive and reaffirming part of our community, offering hope, healing and a sense of belonging to everyone who enters its doors.

NOW, THEREFORE, I, Mark Kruzan, Mayor of Bloomington, Indiana, do congratulate University Lutheran Church on its

Seventy-Fifth Anniversary

and urge all residents to celebrate this milestone with you and thank you for the fine services you have provided over the past seven and a half decades.



IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed, the Seal of the City of Bloomington this 9th day of October 2005.



Mark Kruzan, Mayor
City of Bloomington