

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

ALL PETITIONS ARE ON THE CONSENT AGENDA

I. **ROLL CALL**

II. **REVIEW OF SUMMARY** – February 19, 2014 pp. 3-4

III. **OLD BUSINESS**

(1) 13-TV-59 **3111 S. Leonard Springs Road**, Scott May. Request for an extension of time to complete repairs. Previously heard June 19, 2013. Tabled on February 19, 2014. pp. 5-9

IV. **NEW BUSINESS**

(2) 14-TV-25 **1504 E. Matlock Road**, Cindi Lewis. Request for an extension of time to complete repairs. pp. 10-16

(3) 14-TV-26 **200 E. 20th Street / 1506 N. Washington Street**, College Rentals, Inc. Request for an extension of time to complete repairs. pp. 17-23

(4) 14-TV-28 **601 E. University Street**, Cadjon Development, LLC. Request for an extension of time to complete repairs. pp. 24-29

(5) 14-TV-29 **413 S. Highland Avenue**, Kunga Norbu. Request for an extension of time to complete repairs. pp. 30-35

(6) 14-RV-30 **1307-1307 ½ S. Walnut Street**, H.A.N.D. Request for rescission of a variance. p. 36

(7) 14-RV-32 **609 S. Walnut Street**, H.A.N.D. Request for rescission of a variance. p. 37

(8) 14-RV-33 **910 E. 2nd Street**, H.A.N.D. Request for rescission of a variance. p. 38

(9) 14-RV-34 **2436 S. Rockport Road**, H.A.N.D. Request for rescission of a variance. pp. 39-41

(10) 14-TV-35 **1403 E. Dunstan Drive**, Kevin L. Combs. Request for an extension of time to complete repairs. pp. 42-50

(11) 14-TV-36 **804 E. 11th Street**, Baseline Properties. Request for an extension of time to complete repairs. pp. 51-66

(12) 14-TV-37 **107 E. 1st Street**, Eric and Mary Coleson. Request for an extension of time to complete repairs. pp. 67-72

(13) 14-TV-38 **540 S. Basswood Drive**, Herman and Kittle Properties. Request for an extension of time to complete repairs. pp. 73-97

- (14) 14-TV-39 **1313 N. Crescent Road**, David Devitt. Request for an extension of time to complete repairs. pp. 98-104
- (15) 14-TV-40 **319 N. Lincoln Street**, Omega Propertiest. Request for an extension of time to complete repairs. pp. 105-110
- (16) 14-RV-41 **321 W. Hillside Drive**, H.A.N.D. Request for rescission of a variance. pp. 111-113

ITEMS WITHDRAWN OR PULLED FROM AGENDA

- (17) [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. Pulled from the February 19, 2014 agenda.
- (18) [WITHDRAWN] 14-TV-27 **400-402 S. Village Court**, Marek Brustad (LK Rental Property Management, LLC). Request for an extension of time to complete repairs.

V. **GENERAL DISCUSSION**

VI. **PUBLIC COMMENT**

VII. **ADJOURNMENT**

B.H.Q.A. MEETING OF FEBRUARY 19, 2014

SUMMARY

MEMBERS PRESENT: Megan Binder, Susie Hamilton, Nikki Johnson, Ryan Strauser

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

OTHERS PRESENT: Leesa Fleener (The Legacy Group), Richard Woelmer (607 E. 7th Street)

I. REVIEW OF SUMMARY

Hamilton made a motion to approve the minutes for December 18, 2013. Strauser seconded. Motion passed, 4-0.

Hamilton made a motion to approve the minutes for January 15, 2014. Strauser seconded. Motion passed, 4-0.

II. CONSENT AGENDA

409 E. University Street, John Boruff, 14-TV-08. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a March 19, 2014 deadline.

1525 W. 7th Street, Jason D. Cox, 14-TV-09. Request for an extension of time to complete repairs. Staff recommendation to grant the request with an April 15, 2014 deadline.

3200 E. Longview Avenue, Scott May, 14-TV-10. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a March 01, 2014 deadline for life safety violations and April 21, 2014 for all other repairs.

1308 N. Dunn Street, Ronnie Hanson, 14-TV-13. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a March 15, 2014 deadline for all exterior repairs.

719 N. Grant Street, Rose-Lo Properties, LLC, 14-TV-14. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a May 01, 2014 deadline.

2151 S. Bent Tree Drive, Chris Aungst, 14-TV-15. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a March 01, 2014 deadline.

2311 S. Rockport Road, Shannon Ramey, 14-TV-16. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a March 01, 2014 deadline for smoke detectors and April 19, 2014 for all other repairs.

303 S. Washington Street, H.A.N.D., 14-RV-17. Request for rescission of a variance. Staff recommendation to grant the rescission.

1319 E. University Street, Hallmark Rentals and Management, Inc., 14-TV-20. Request for an extension of time to complete repairs. Staff recommendation to grant the request with an April 01, 2014 deadline.

210 E. 11th Street, Christine Vansteenwyk, 14-TV-23. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a June 01, 2014 deadline or prior to re-occupancy.

Approved.

III. PETITIONS

607 E. 7th Street, Indiana District of the Lutheran Church Missouri Synod, 14-AA-24. The petitioner, Richard Woelmer, was present to request relief from the rental registration process. Staff recommendation was to grant the request as long as the unit is owned by its current owner and occupied by students who provide services to the church. Hamilton made a motion to grant the request per staff recommendation. Binder seconded. Motion failed, 3-1 (Johnson voted nay). Request denied.

3100 E. Braeside Drive, Scott May, 13-TV-03. The petitioner, Leesa Fleener representing the Legacy Group, was present to request an extension of time to complete repairs. This was previously heard January 16, 2013. Staff recommendation was to grant the request with a May 19, 2014 deadline. Johnson made a motion to grant the request per staff recommendation. Binder seconded. Motion passed, 4-0. Request granted.

3111 S. Leonard Springs Road, Scott May, 13-TV-59. The petitioner, Leesa Fleener representing the Legacy Group, was present to request an extension of time to complete repairs. This was previously heard June 19, 2013. Staff recommendation was to grant the request with a June 15, 2014 deadline. Johnson recused herself. Motion tabled for lack of quorum. Request tabled until the March 19, 2014 meeting.

IV. GENERAL DISCUSSION

Discussion of Title XVI: Residential Rental Unit and Lodging Establishment Inspection Program.

V. PUBLIC COMMENT

None.

VI. ADJOURNMENT

Strauser made a motion to adjourn. Johnson seconded. Motion unanimously passed. Meeting adjourned at 4:28 PM.



City of Bloomington
H.A.N.D.

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

Meeting Date: March 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

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

[Handwritten mark]

Office Business



Application for Appeal
To The
Board of Housing Quality Appeals

RECEIVED
JAN 08 2014

P.O. Box 100
Bloomington, IN 47402
812-349-3420

BY: _____
hand@bloomington.in.gov

Property Address: Woodland Springs Apts.

Petitioner's Name: Julie Cooper - Property Manager

Address: 3111 S Leonard Springs Rd

City: Bloomington State: IN Zip Code: 47403

Phone Number: 812 336 5603 Email Address: woodlandsprings@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: woodlandsprings@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 exterior painting due to cold weather and our painters were doing the necessary painting at other property per their HADDO Inspections. Need until June 15, 2014 to complete repairs, weather permitting.

Signature (required):

Jolie Cooper

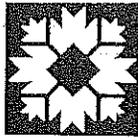
Name (please print):

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

C 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

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

Bldg. C

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

MC 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

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

Bld. G

Unit # 6

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

Bld. F

C 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
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: March 19, 2014
Petition Type: An extension of time to complete repairs.
Petition Number: 14-TV-25
Address: 1504 E. Matlock
Petitioner: Cindi Lewis
Inspector: Dee Wills
Staff Report: August 08, 2013 Completed Cycle Inspection
January 23, 2014 Receive Application for Appeal

The petitioner is requesting an extension of time to complete repairs due to the weather conditions.

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: May 30, 2014

RECEIVED
JAN 23 2014



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

Property Address: 1504 Matlock Rd.

Petitioner's Name: Cindi Lewis

Address: 9015 S. Gore Rd

City: Bloomington State: IN Zip Code: 47403

Phone Number: 812-327-7598 Email Address: cindi@lettucegogreek.com

Property Owner's Name: Cindi Lewis

Address: _____

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-25

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.

The winter turned so cold so fast with so much precipitation that it has made it nearly impossible to complete some of the items on our list.

We would like to have the spring to get the window repaired inside and painted outside. We also had the roof replaced and during that process they replaced a soffit board that needs to be primed and painted before the gutters can be replaced. We also have a spot on the roof leaking that needs to be fixed before we can fix some plaster in the house. I need an extension for all violations listed on the cycle report. I would like until May 30th to complete all violation on the cycle report.

Signature (required):

Cindi Lewis

Name (please print):

Cindi Lewis

Date:

1/23/14

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

10192

OWNERS

Cindi M. Lewis
9015 S Gore Rd.
Bloomington, IN 47403

Prop. Location: 1504 E Matlock RD
Units/Bedrooms/Max # of Occupants: 1/4/3
Date Inspected: 08/20/2013
Primary Heat Source: Gas
Property Zoning: RS
Number of Stories: 2

Number of Units/Structures: 1/1

Inspectors: Dee Wills
Foundation Type: Basement
Attic Access: No
Accessory Structure: Shed

Monroe County Assessor's records indicate this structure was built in 1942.
There are no minimum requirements for emergency egress at the time of construction.

INTERIOR

Lower Level

Living Room (9-11 x11-3)

Repair the northwest and northeast windows to remain fully open using hardware that is part of the window. BMC 16.04.060(a)

Front West Bedroom (13-3 x11-11)

Repair the northeast window to remain fully open using hardware that is part of the window. BMC 16.04.060(a)

Repair northeast window to latch securely. BMC 16.04.060(b)

Existing Egress Window Measurements:

Height: 22.75 inches
Width: 25.25 inches
Sill Height: 28.50 inches
Openable Area: 3.98 sq. ft.

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

Bathroom

Replace all damaged or missing 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)

Properly repair or replace the broken towel rack. BMC 16.04.060(a)

Properly remove and clean all mold and mildew from bathroom ceiling and walls. BMC 16.04.060(c)

Dining Room (10-2 x11-10)

No violations noted.

SW Bedroom (9-7 x10-5)

No violations noted.

Existing Egress Window Measurements:

Height: 22.75 inches

Width: 26.25 inches

Sill Height: 26.25 inches

Openable Area: 4.14 sq. ft.

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

½ Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

Kitchen (10-7 x11-8)

No violations noted.

Family Room (15-6 x22-2)

No violations noted.

Recreation Room (11-8 x23-4)

Every door which connects a rental unit with any area exterior to the unit shall have a functioning locking device, door hinge, and door latch and shall be maintained in good condition. Door locks in rental units shall be capable of tightly securing the door and shall be openable from the inside without the use of a key, special knowledge or effort. BMC 16.04.060(b)

South Back Bedroom (7-3 x7-0)

No violations noted.

Existing Egress Window Measurements:

Height: 34 inches

Width: 15.50 inches

Sill Height: 41 inches

Openable Area: 3.65 sq. ft.

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

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 to aid in emergency escape. BMC-16.04.020

Upper Level

Stairway Entry

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

Bedroom (9-11 x16-8, 9-10)

Measure window at re-inspection

Secure the guardrail and the handrail so they are capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b)

Bathroom

Repair the surface of the northeast corner of 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. BMC 16.04.060(a)

Basement

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)

Replace the missing/broken electrical junction box cover plate south ceiling. BMC 16.04.060(b)

Replace the broken/missing outlet cover plate north ceiling. BMC 16.04.060(a)

EXTERIOR

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

Secure guttering to the structure on the northwest corner. BMC 16.04.050(b)

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

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

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.** BMC16.12.040 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
H.A.N.D.

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

Meeting Date: March 19, 2014
Petition Type: An extension of time to Complete Repairs
Petition Number: 14-TV-26
Address: 200 E. 20th Street/1506 N. Washington St.
Petitioner: Jeanne Walters Real Estate
Inspector: Maria McCormick
Staff Report: October 9, 2013 Completed Cycle Inspection
January 24, 2014 Received application for appeal

During the cycle inspection there were several violations noted. The Petitioner is requesting an extension of time to complete repairs due the sever weather that we have had this winter. They have had other maintenance issues and this unoccupied house has had its repairs pushed back.

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 or prior to re-occupancy

Attachments: Cycle Report, BHQA Application



RECEIVED
4

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: 1506^N WASHINGTON

Petitioner's Name: JEANNE WALTERS REAL ESTATE

Address: 107 E. 6TH ST

City: BLOOMINGTON State: IN Zip Code: 47408

Phone Number: 812-331-8951 Email Address: _____

Property Owner's Name: College Rentals Inc

Address: 3330 Dundee Road Ste C-4

City: Northbrook State: IL Zip Code: 60062

Phone Number: 847-272-1234 Email Address: mrubinlawyer@sbcglobal.net

Occupants: NOT RENTED AT THIS TIME

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-26

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 ARE REQUESTING MORE TIME SO WE CAN
GLAZE THE EXTERIOR WINDOWS. AS WELL AS
SOME YARD WORK. THIS PROPERTY IS NOT
RENTED AT THIS TIME AND WE HAVE HAD A LOT
OF INTERIOR WORK TO ATTEND TO.

Signature (required):



Name (please print):

JOHN JAY MCKINNEY

Date: 1-24-13

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

OCT 25 2013

Cycle Report

4029

OWNERS

Rubin, Mort
3330 Dundee Road Suite C4
Northbrook, IL 60062

AGENT

Jeanne Walters Real Estate, Inc.
107 E. 6th Street
Bloomington, IN 47408

Prop. Location: 200 E 20th ST, 1506 N Washington ST Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/5/5
Date Inspected: 09/19/2013 Inspectors: Maria McCormick
Primary Heat Source: Gas Foundation Type: Crawl Space
Property Zoning: RH Attic Access: Yes
Number of Stories: 1 Accessory Structure: None

Monroe County Assessor's records indicate that this structure was built in 1940. At that time there were no minimum requirements for emergency egress.

INTERIOR:

Living Room 18-5 x 13-2:

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

Once the interior painting is complete all trim, light globes, cover plates and switch plates shall be reinstalled. BMC 16.04.060(a)

Hallway:

Once the interior painting is complete all trim, light globes, cover plates and switch plates shall be reinstalled. BMC 16.04.060(a)

Bathroom:

Properly repair floor. This includes but is not limited to replacing or repairing damaged and broken tiles. BMC 16.04.060(a)

Once the interior painting is complete all trim, light globes, cover plates and switch plates shall be reinstalled. BMC 16.04.060(a)

20

SE Bedroom 10-5 x 9-10:

Once the interior painting is complete all trim, light globes, cover plates and switch plates shall be reinstalled. BMC 16.04.060(a)

Existing Egress Window Measurements:

Height: 21 ½ inches
Width: 32 ½ inches
Sill Height: 26 ½ inches
Openable Area: 4.86 sq. ft.

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

SW Bedroom 13-3 x 13-4:

Once the interior painting is complete all trim, light globes, cover plates and switch plates shall be reinstalled. BMC 16.04.060(a)

Existing Egress Window Measurements:

Height: 21 ½ inches
Width: 32 ½ inches
Sill Height: 26 ½ inches
Openable Area: 4.86 sq. ft.

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

Kitchen 12-4 x 8-7:

There was no water in the kitchen at the time of inspection. Check all plumbing at re-inspection. Any violations found will have the same 60 deadline.

Properly repair or replace loose, damaged, or missing floor covering. BMC 16.04.060(a)

All spaces to be occupied for food preparation purposes shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner. Properly install approved food preparation equipment (stove). BMC 16.04.060(a)

Properly secure the existing cabinets and install the missing parts. BMC 16.04.060(a)

Dining Room 8-4 x 10-5:

Once the interior painting is complete all trim, light globes, cover plates and switch plates shall be reinstalled. BMC 16.04.060(a)

Properly repair the damaged wall and ceiling around the patio doors. BMC 16.04.060(a)

Laundry Room:

Once the interior painting is complete all trim, light globes, cover plates and switch plates shall be reinstalled. BMC 16.04.060(a)

Center Bedroom 7-10 x 13-8/Bathroom:

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

Once the interior painting is complete all trim, light globes, cover plates and switch plates shall be reinstalled. BMC 16.04.060(a)

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

Existing Egress Window Measurements:

Height: 28 ½ inches

Width: 29 ½ inches

Sill Height: 18 inches

Openable Area: 5.48 sq. ft.

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

NE Bedroom 8-8 x 13-4:

Once the interior painting is complete all trim, light globes, cover plates and switch plates shall be reinstalled. BMC 16.04.060(a)

Existing Egress Window Measurements:

Height: 21 inches

Width: 31 ¾ inches

Sill Height: 28 ½ inches

Openable Area: 4.63 sq. ft.

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

East Bathroom:

Once the interior painting is complete all trim, light globes, cover plates and switch plates shall be reinstalled. BMC 16.04.060(a)

Replace the broken shower enclosure. BMC 16.04.060(a)

East Bedroom 9-0 x 11-3:

Once the interior painting is complete all trim, light globes, cover plates and switch plates shall be reinstalled. BMC 16.04.060(a)

Existing Egress Window Measurements:

Height: 21 inches

Width: 31 ¾ inches

Sill Height: 28 ½ inches

Openable Area: 4.63 sq. ft.

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

EXTERIOR:

Re-grade the patio area on the north side of the house so that the water coming of 20th street does not run into the patio doors and the dining room or build up at the entrance to the crawl space. BMC 16.04.040(a) & BMC 16.04.040(b)

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

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

Crawl Space –

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 16.03.030(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: March 19, 2014
Petition Type: An extension of time to complete repairs.
Petition Number: 14-TV-28
Address: 601 E. University St.
Petitioner: GT Rental Group
Inspector: Maria McCormick
Staff Report: October 3, 2013 Completed Cycle Inspection
January 30, 2014 Completed Re-inspection
January 30, 2014 Received Application for Extension of Time

During the cycle inspection there were exterior violations noted for this house. Due to the severity of the winter the petitioner has been unable to complete the exterior repairs. All of the interior repairs have been completed and re-inspected. The petitioner is requesting an extension of time until the weather warms up.

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

Attachments: Cycle Report, BHQA Application



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
 11-30-14

Property Address: 601 E University

Petitioner's Name: GT Rental Group

Address: PO Box 1841

City: Bloomington State: IN Zip Code: 47402

Phone Number: 812-330-1501 Email Address: office@gtrentalgroup.com

Property Owner's Name: CADTON DEVELOPMENT LLC

Address: 555 N Morton

City: Bloomington State: IN Zip Code: 47404

Phone Number: 812-340-4911 Email Address: Jeff.Jones@Solution-Tree.com

Occupants: Timothy Harold, Connor Graves,

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-28

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.

Due to the extremely cold weather, we are asking for an extension to complete repairs to the sidewalk and exterior painting.

Signature (required): Tara M White

Name (please print): Tara M White Date: 1-30-14

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 22 2013

Cycle Report

1871

OWNERS

Cadjon Properties
555 N. Morton Street
Bloomington, IN 47404

Prop. Location: 601 E University ST
Units/Bedrooms/Max # of Occupants: 1/3/3
Date Inspected: 10/03/2013
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 2

AGENT

GT Rental Group
PO Box 1841
Bloomington, IN 47402

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

Monroe County Assessor's records indicate that this structure was built in 1925. At that time there were no minimum requirements for emergency egress.

INTERIOR:

Main Level –

Living Room 12-0 x 22-0; Dining Room 11-0 x 12-0:

No violation noted.

Bathroom:

Replace the broken toilet tank lid. BMC 16.04.060(a)

Kitchen:

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

Back Porch:

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

Basement –

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

Provide a complete directory of all service panels and circuits. BMC 16.04.020

2nd Level –

SE Bedroom 12-0 x 11-0; SW Bedroom 11-0 x 7-10:

No violation noted.

Existing Egress Window Measurements (Dbl pop-out both sashes removed):

Height: 50 inches

Width: 18 ½ inches

Sill Height: 25 inches

Openable Area: 6.43 sq. ft.

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

NW Bedroom 12-0 x 11-0:

No violation noted.

Existing Egress Window Measurements (Dbl pop-out both sashes removed):

Height: 50 inches

Width: 25 inches

Sill Height: 25 inches

Openable Area: 8.68 sq. ft.

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

EXTERIOR:

All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. For sidewalks in the public right of way, contact the City of Bloomington Engineering Department at 349-3417 to apply for the **required permit**. The fee will be waived but the permit must be obtained prior to work in the public right of way. BMC 16.04.040(c)

Replace the missing and deteriorated (cracked and peeling) glazing compound on the 3 windows on the west side of the structure. BMC 16.04.050(a)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. Only the 3 windows on the west side of the structure. BMC 16.04.050(e)

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

Properly secure the cover to the old coal drop on the west side of the structure in a manner that is reasonably weather tight and excludes the entrance of rodents. BMC 16.04.050(a) and (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: March 19, 2014
Petition Type: An extension of time to Complete Repairs
Petition Number: 14-TV-29
Address: 413 S. Highland Avenue
Petitioner: Kunga Norbu
Inspector: Maria McCormick
Staff Report: October 28, 2013 Completed Cycle Inspection
January 31, 2014 Completed Re-inspection
January 31, 2014 Received Application for Appeal

The petitioner is requesting an extension of time to complete the exterior repairs due to the sever winter weather this year. Interior violations have been completed and re-inspected and are all in compliance.

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



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: 413 S. HIGHLAND AVE

Petitioner's Name: Kunga G. NORBU

Address: P.O. Box 3251

City: Bloomington State: IND Zip Code: 47402

Phone Number: 812-320-2507 Email Address: _____

Property Owner's Name: Kunga G. NORBU

Address: P.O. Box 3251

City: Bloomington State: IND Zip Code: 47402

Phone Number: 812-320-2507 Email Address: _____

Occupants: TENANTS

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.

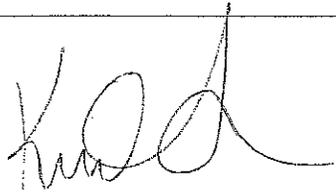
OFFICE USE ONLY
Petition Number 14-TV-29

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.

① BAD WEATHER & Horrible WINTER - will do it in Spring!
Whenever it gets WARMER!

Signature (required):



Name (please print):

Kungo G. NORBU

Date:

1-31-14

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

742

OWNERS

Norbu, Kunga G.
Po Box 3251
Bloomington, IN 47402

Prop. Location: 413 S Highland AVE
Units/Bedrooms/Max # of Occupants: 1/3/3
Date Inspected: 10/28/2013
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 2

Number of Units/Structures: 1/1
Inspectors: Maria McCormick
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

Monroe County Assessor's records indicate that this structure was built in 1920. At that time there were no minimum requirements for emergency egress.

INTERIOR:

Main Level –

Living Room 21-0 x 11-7:

- Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. Remove the duct tape from the joints of the drywall and replace with drywall tape then re-finish the ceiling. BMC 16.04.060(a)

Dining Room 11-0 x 11-0:

- Replace the broken window glass. BMC 16.04.060(b)

Kitchen 11-0 x 10-0:

- Repair or replace the peeling linoleum. BMC 16.04.060(a)
- Replace the broken window glass. BMC 16.04.060(b)
- Replace the deteriorated backsplash behind the sink. BMC 16.04.060 (a)

Basement –

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

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:

C
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 Level –

Bathroom:

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

C Remove the mildew and water stains from the walls. BMC 16.04.060(a)

SE Bedroom 12-0 x 10-6:

C Replace the broken window glass. BMC 16.04.060(b)

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

Existing Egress Window Measurements:

Height: 19 ½ inches
Width: 43 inches
Sill Height: 25 inches
Openable Area: 5.83 sq. ft.

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

SW Bedroom 11-0 x 10-0:

No violation noted.

Existing Egress Window Measurements:

Height: 19 ¾ inches
Width: 33 inches
Sill Height: 25 inches
Openable Area: 4.53 sq. ft.

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

NW Bedroom 10-6 x 10-0:

Replace the broken window glass. BMC 16.04.060(a)

Existing Egress Window Measurements:

Height: 19 ¾ inches

Width: 33 inches

Sill Height: 25 inches

Openable Area: 4.53 sq. ft.

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

EXTERIOR:

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

Properly repair or replace damaged/deteriorated soffit/fascia in a manner that seals all openings on the south side of the house. 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)

Secure the handrail on the south patio so it is capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(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)**

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
H.A.N.D.

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

Meeting Date: March 19, 2014
Petition Type: Rescind a variance
Petition Number: 14-RV-30
Address: 1307 - 1307 ¼ S. Walnut St.
Petitioner: HAND
Inspector: Norman Mosier
Staff Report: September 9, 2013 – Conducted Cycle Inspection
January 27, 2014 - Conducted Re-inspection

This property was previously granted a variance to the ceiling height requirements in unit 1307 and 1307 ¼, of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a ceiling height requirement and the Building Code in place at the time of construction did not address a ceiling height requirement; therefore we are asking the Board to rescind this variance.

This property was previously granted a variance to the minimum room size requirements in unit 1307 ¼, of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a room size requirement and the Building Code in place at the time of construction did not address the room size requirement; 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 to Rescind Variance**

Meeting Date: March 19, 2014

Petition Type: Rescind a variance

Petition Number: 14-RV-32

Address: 609 S. Walnut St.

Petitioner: HAND

Inspector: Norman Mosier

Staff Report: September 30, 2013 – Conducted Cycle Inspection
January 13, 2014 – Conducted Re-inspection
February 4, 2014 – Received BHQA Appeal to rescind variance

This property was previously granted a variance to the pass through requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a pass through requirement and the Building Code in place at the time of construction did not address the pass through requirement; 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 to Rescind Variance**

Meeting Date: March 19, 2014
Petition Type: Rescind a variance
Petition Number: 14-RV-33
Address: 910 E. 2nd St.
Petitioner: HAND
Inspector: Norman Mosier
Staff Report: November 5, 2013 – Conducted Cycle Inspection
January 4, 2014 – Received BHQA Appeal (HAND)

This property was previously granted a variance to the minimum room size requirements of the Property Maintenance Code, the structure was built in 1935. The Residential Rental and Lodging Establishment Inspection Program does not include a minimum room size requirement and the Building Code in place at the time of construction did not address minimum room size; 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 to Rescind Variance**

Meeting Date: March 19, 2014
Petition Type: Rescind a variance
Petition Number: 14-RV-34
Address: 2436 S. Rockport
Petitioner: HAND
Inspector: John Hewett
Staff Report: January 9, 2014 Cycle Inspection, no violations

During the process to renew the Rental Occupancy Permit, we reviewed the rental file for the property and noted a variance to the property. This variance is to the ceiling height requirements of the Property Maintenance Code that was in place at the time the variance was granted. This requirement is not a part of the Residential Rental Unit and Lodging Establishment Inspection Program which the City currently uses, nor was it a requirement of the Building Code in place at the time the structure was built in 1953. For this reason we are asking the Board of Housing Quality Appeals to rescind this un-necessary variance.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

A



RECEIVED
FEB 04 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: 2436 S ROCKPOET

Petitioner's Name: HAND

Address: _____

City: _____ State: _____ Zip Code: _____

Phone Number: _____ Email Address: _____

Property Owner's Name: RICHARD PAULY

Address: 1132 A S ROGERS

City: PL67N State: IN Zip Code: 47403

Phone Number: 335-0604 Email Address: RICK PAULY@AOL.COM

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-RV-34

SEE REVERSE



City of Bloomington
H.A.N.D.

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

Meeting Date: March 19, 2014

Petition Type: An extension of time to complete repairs.

Petition Number: 14-TV-35

Address: 1403 E. Dunstan Drive

Petitioner: Kevin L. Combs

Inspector: Jo Stong

Staff Report: February 15, 2013: Conducted cycle inspection
February 25, 2013: Sent report
May 2, 2013: Conducted reinspection
December 13, 2013: Sent Exterior Extension Reminder
February 4, 2014: Received appeal

During a cycle inspection of the property it was noted that the exterior of the property had paint that was peeling. The petitioner is requesting an extension of sixty days to complete the exterior painting, citing health issues and weather concerns as reasons for the extension.

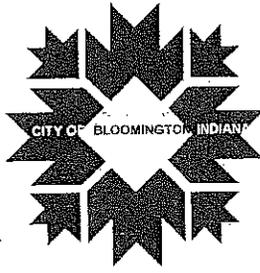
Staff recommendation: Grant the extension of time

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: May 19, 2014

Attachments: Cycle Report, temporary permit, exterior extension reminder, appeal

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: 1403 E. DUNSTAN DRIVE

Petitioner's Name: KEVIN L. COMBS

Address: 5828 BAN-DAL EAST DR.

City: INDPLS State: IN Zip Code: 46221

Phone Number: 317-777-8545 Email Address: KEVINCOMBS@COMCAST.NET

Property Owner's Name: KEVIN L. COMBS

Address: 5828 BAN-DAL EAST DR.

City: INDPLS State: IN Zip Code: 46221

Phone Number: 317-777-8545 Email Address: KEVINCOMBS@COMCAST.NET

Occupants: 2

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) - 60 DAYS
- 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-35

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.

Temporary Rental Occupancy permit requires
an inspection to determine if exterior surfaces cleaned
of peeling paint. I am the primary owner and
responsible for repairs. I suffered a heart attack
in September and rehabbed until December. At that
time physically unable to perform structural labor.
Since late December weather conditions too
bad to allow for repairs.

I request a 60 (sixty) day extension in
order to complete repairs.

Signature (required):



Name (please print):

Kevin Combs

Date:

February 1, 2017

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

New Cycle Inspection Report

10014

OWNERS

Combs, Kevin L
5828 Bar Del East Drive
Indianapolis, IN 46221

Prop. Location: 1403 E Dunstan DR
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/4/3

Date Inspected: 02/15/2013
Primary Heat Source: Gas
Property Zoning: RS
Number of Stories: 2

Inspector: Jo Stong
Foundation Type: Basement
Attic Access: No
Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1965.
There were no requirements for emergency egress at the time of construction.

INTERIOR:

Entry:

No violations noted.

UPPER LEVEL

Living Room (18-2 x 13-6), Dining Room (11-8 x 11-3), Kitchen (11-4 x 10-6), Hallway,

Bathroom:

No violations noted.

Southeast Bedroom (12-0 x 10-7):

The windows in this room were not inspected at the time of this inspection, as they were covered with plastic and tape. The windows in this room must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. Ensure that windows open easily and stay open by themselves, and latch securely. BMC 16.04.060

Southwest Bedroom (11-4 x 11-1):

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

LOWER LEVEL

Family Room (15-11 x 15-0):

Show documentation that the woodstove has been inspected within the last twelve months, or permanently and visibly seal the stove 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)

Bathroom:

No violations noted.

Southwest Bedroom (15-11 x 9-8):

The windows in this room were not inspected at the time of this inspection, as they were covered with plastic and tape. The windows in this room must be inspected and brought into compliance within the same 60 day deadline as the remainder of this property. Ensure that windows open easily and stay open by themselves, and latch securely. BMC 16.04.060

Southeast Bedroom (16-0 x 11-4):

The windows in this room were not inspected at the time of this inspection, as they were covered with plastic and tape. The windows in this room must be inspected and brought into compliance within the same 60 day deadline as the remainder of this property. Ensure that windows open easily and stay open by themselves, and latch securely. BMC 16.04.060

Laundry/Mechanical Room:

Replace all missing electrical receptacle and switch cover plates. BMC 16.040.060(a)

Replace the missing/broken electrical junction box cover plate on the ceiling near the door to the garage (or properly install a light fixture). BMC 16.04.060(b)

Garage:

Provide a complete directory of all circuits in the electrical panel. BMC 16.04.020

It is strongly recommended that a guardrail be installed around the open stairwell leading into the house.

EXTERIOR:

Replace the broken handle on the front (south) screen door. BMC 16.04.050(a)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. PM-303.2 (the painting violation has a one-year deadline from the date of the cycle inspection)

OTHER REQUIREMENTS:

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 inspection **or a \$25.00 fine will be levied.** BMC16.03.060(c), BMC16.10.030(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 shall at that time jointly complete an inventory and damage list, and this shall be signed by the owner and at least one tenant. Duplicate copies of the inventory and damage list shall be retained by all parties. 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), BMC 16.10.030(b)

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d): 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)

Thank you for your cooperation in the Residential Rental Occupancy Permit Program.

This is the end of this report.



401 N. Morton St.
Suite 130
Bloomington, IN 47404
(812) 349-3420

TEMPORARY RENTAL OCCUPANCY PERMIT

Address 1403 E Denton Drive

This Temporary Permit indicates that the interior violations listed on the Cycle Inspection Report dated February 15, 2013, are now in compliance, and the only remaining violations are not life-safety in nature.

The remaining violations are noted in the cycle report dated February 15, 2013; this document is incorporated by reference into the Temporary Permit.

All remaining violations shall be in compliance and the owner or agent shall call HAND to schedule a re-inspection of the property prior to the expiration of this Temporary Permit.

This Temporary Permit expires, February 15, 2014.

Director: [Signature] Date 5/4/13

Revised 02/10



**City of Bloomington
Housing and Neighborhood Development**

Exterior Extension Reminder Report

JAN 02 2014

10014

OWNERS

=====
Combs, Kevin L
5828 Bar Del East Drive
Indianapolis, IN 46221

Prop. Location: 1403 E Dunstan DR
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/4/3

Date Inspected: 02/15/2013
Primary Heat Source: Gas
Property Zoning: RS
Number of Stories: 2

Inspector: Jo Stong
Foundation Type: Basement
Attic Access: No
Accessory Structure: None

This report is your reminder from the Housing and Neighborhood Development Office that this rental property is operating under a Temporary Permit that expires on February 15, 2014.

If you have made all of the repairs on this report, contact our office immediately to schedule the required drive-by 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 16.10.030 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.

49

EXTERIOR:

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. PM-303.2
(the painting violation has a one-year deadline from the date of the cycle inspection)

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: March 19, 2014

Petition Type: An extension of time to complete repairs.

Petition Number: 14-TV-36

Address: 804 E. 11th St.

Petitioner: Baseline Properties, LLC

Inspector: Norman Mosier

Staff Report: July 26, 2013 – Conducted Cycle Inspection
October 15, 2013 – Sent Remaining Violations Report
November 14, 2013 – Start Legal
December 2, 2013 – Stop Legal
December 27, 2013 – Conducted Re-inspection
January 3, 2014 – Mailed 2nd Remaining Violations Report
January 14, 2014 – Maint. Scheduled Re-inspection
February 3, 2014 – Conducted Re-inspection
February 3, 2014 – Received BHQA Appeal

During the cycle inspection it was noted that the roof dormers needed repair, in the interim the owner decided to replace the entire roof. Petitioner is requesting an extension of time to complete this repair. Petitioner is requesting until August 15, 2014

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: August 15, 2014

Attachments: Cycle Report, Remaining Violations Reports, Petitioner's Letter



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: 804 E. 11TH STREET
Petitioner's Name: BASELINE PROPERTIES, LLC
Address: P.O. BOX 303
City: CLEAR CREEK State: IN Zip Code: 47426
Phone Number: 812-340-6710 Email Address: vce.250@gmail.com
Property Owner's Name: BASELINE PROPERTIES, LLC
Address: P.O. BOX 303
City: CLEAR CREEK State: IN Zip Code: 47426
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-36

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 WOULD LIKE AN EXTENSION UNTIL AUGUST 15TH, 2014
AS WE WANT TO REPLACE THE ENTIRE ROOF.
IT IS NOT LEAKING, AND IT MAKES SENSE TO
REPLACE THE WHOLE ROOF. IT WOULD BE GREAT
IF WE COULD DO THIS WORK THIS SUMMER WHEN
WEATHER IS BETTER AND TENANTS HAVE MOVED
OUT. THE INSPECTION CALLS FOR REPAIRS TO THE ROOF.

Signature (required): Vincent C. Emos, AGENT
Name (please print): VINCENT C. EMOS Date: 2-3-14
~~12-28-13~~

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

885

OWNERS

Baseline Properties
P.O. Box 303
Clear Creek, IN 47426

AGENT

Jamar Property Mgmt. Co.
P.O. Box 7812
Bloomington, IN 47407

Prop. Location: 804 E 11th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/5/5

Date Inspected: 07/26/2013
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 2

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

Monroe County Assessor's records indicate this structure was built in 1930.
There were no requirements for emergency egress at the time of construction.

INTERIOR:

MAIN LEVEL

Kitchen 16 x 12, Living Room 13 x 12, Laundry Room, Enclosed Back Porch, Garage:
No violations noted.

N Bedroom 11 x 10:

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

54

N Bedroom 11 x 10: (continued)

Existing Egress Window Measurements: Dbl hung pop out: Const. Yr. - 1930

Height: 28 inches

Width: 24 inches

Sill Height: 28 inches

Openable Area: 4.67 sq. ft.

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

S Bedroom 11 x 11:

No violations noted.

Existing Egress Window Measurements: Casement: Const. Yr. - 1930

Height: 28 inches

Width: 31 inches

Sill Height: 43 inches

Openable Area: 6.03 sq. ft.

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

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). Cold water side of sink faucet. BMC 16.04.060(b)

2nd LEVEL

Stairway:

Replace the missing spindle at the bottom of stairway. BMC 16.04.060(a)

Secure the handrail so it is capable of withstanding normally imposed loads.

BMC 16.04.050(b) and BMC 16.04.060(b)

Hallway:

Properly ground the electrical receptacle on the north wall. 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)

N Bedroom 10 x 10:

No violations noted.

N Bedroom 10 x 10: (continued)

Existing Egress Window Measurements: Casement: Const. Yr. - 1930
Height: 28 inches
Width: 31 inches
Sill Height: 36.5 inches
Openable Area: 6.03 sq. ft.

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

W Bedroom 10 x 9-6:

No violations noted.

Existing Egress Window Measurements: Dbl hung pop out: Const. Yr. - 1930
Height: 49 inches
Width: 24 inches
Sill Height: 25.5 inches
Openable Area: 8.17 sq. ft.

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

S Bedroom 10 x 9-6:

No violations noted.

Existing Egress Window Measurements: Casement: Const. Yr. - 1930
Height: 28 inches
Width: 31 inches
Sill Height: 36.5 inches
Openable Area: 6.03 sq. ft.

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

Hall Bath:

No violations noted.

BASEMENT

This unit/room was not inspected at the time of this inspection, as it was not accessible. This unit/room 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

BASEMENT (continued)

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)	

EXTERIOR:

Repair or replace damaged or deteriorating roofing, dormer on the south side of structure. This is to be done in a workmanlike manner and includes but is not limited to damaged or deteriorating roofing material, sheathing, and all structural members. BMC 16.04.050(a)

Clean debris from the roof, gutters and downspouts. 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

REMAINING VIOLATIONS REPORT

885

OWNERS

=====
Baseline Properties
P.O. Box 303
Clear Creek, IN 47426

AGENT

=====
Tempo Properties, Inc C/O William Thornbury
P.O. Box 5727
Bloomington, IN 47402

Prop. Location: 804 E 11th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/5/5

Date Inspected: 07/26/2013
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 2

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

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.

Monroe County Assessor's records indicate this structure was built in 1930. There were no requirements for emergency egress at the time of construction.

INTERIOR:

MAIN LEVEL

Kitchen 16 x 12, Living Room 13 x 12, Laundry Room, Enclosed Back Porch, Garage:

No violations noted.

N Bedroom 11 x 10:

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

Existing Egress Window Measurements: Dbl hung pop out: Const. Yr. - 1930
Height: 28 inches
Width: 24 inches
Sill Height: 28 inches
Openable Area: 4.67 sq. ft.

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

S Bedroom 11 x 11:

No violations noted.

Existing Egress Window Measurements: Casement: Const. Yr. - 1930
Height: 28 inches
Width: 31 inches
Sill Height: 43 inches
Openable Area: 6.03 sq. ft.

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

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). Cold water side of sink faucet. BMC 16.04.060(b)

2nd LEVEL

Stairway:

Replace the missing spindle at the bottom of stairway. BMC 16.04.060(a)

Secure the handrail so it is capable of withstanding normally imposed loads.
BMC 16.04.050(b) and BMC 16.04.060(b)

Hallway:

Properly ground the electrical receptacle on the north wall. 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)

N Bedroom 10 x 10:

No violations noted.

Existing Egress Window Measurements: Casement: Const. Yr. - 1930

Height: 28 inches

Width: 31 inches

Sill Height: 36.5 inches

Openable Area: 6.03 sq. ft.

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

W Bedroom 10 x 9-6:

No violations noted.

Existing Egress Window Measurements: Dbl hung pop out: Const. Yr. - 1930

Height: 49 inches

Width: 24 inches

Sill Height: 25.5 inches

Openable Area: 8.17 sq. ft.

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

S Bedroom 10 x 9-6:

No violations noted.

Existing Egress Window Measurements: Casement: Const. Yr. - 1930

Height: 28 inches

Width: 31 inches

Sill Height: 36.5 inches

Openable Area: 6.03 sq. ft.

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

Hall Bath:

No violations noted.

BASEMENT

This unit/room was not inspected at the time of this inspection, as it was not accessible. This unit/room 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

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)

EXTERIOR:

Repair or replace damaged or deteriorating roofing, dormer on the south side of structure. This is to be done in a workmanlike manner and includes but is not limited to damaged or deteriorating roofing material, sheathing, and all structural members. BMC 16.04.050(a)

Clean debris from the roof, gutters and downspouts. 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**

Remaining Violations Report

Note: Property was reinspected on December 27, 2013

885

OWNERS

=====
Baseline Properties
P.O. Box 303
Clear Creek, IN 47426

AGENT

=====
Tempo Properties, Inc C/O William Thornbury
P.O. Box 5727
Bloomington, IN 47402

Prop. Location: 804 E 11th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/5/5

Date Inspected: 07/26/2013
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 2

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

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.

Monroe County Assessor's records indicate this structure was built in 1930. There were no requirements for emergency egress at the time of construction.

INTERIOR:

MAIN LEVEL

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). Cold water side of sink faucet. BMC 16.04.060(b)

2nd LEVEL

Stairway:

Replace the missing spindle at the bottom of stairway. BMC 16.04.060(a)

Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b)

Hallway:

Properly ground the electrical receptacle on the north wall. 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)

BASEMENT (continued)

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)

EXTERIOR:

Repair or replace damaged or deteriorating roofing, dormer on the south side of structure. This is to be done in a workmanlike manner and includes but is not limited to damaged or deteriorating roofing material, sheathing, and all structural members. BMC 16.04.050(a)

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

OTHER REQUIREMENTS:

The following documents were not provided to the office or reviewed by the inspector within 60 days of the date of the inspection, and as such a fine will be levied:

- **A completed copy of the Tenants & Owners Rights and Responsibilities Summary BMC16.03.060(c)**
- **Inventory & Damage List:** 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
BMC16.03.050

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 the report



City of Bloomington
Housing and Neighborhood Development

REMAINING VIOLATIONS REPORT

885

OWNERS
=====

Baseline Properties
P.O. Box 303
Clear Creek, IN 47426

AGENT
=====

Tempo Properties, Inc C/O William Thornbury
P.O. Box 5727
Bloomington, IN 47402

Prop. Location: 804 E 11th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/5/5

Date Inspected: 07/26/2013
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 2

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

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.

EXTERIOR:

Repair or replace damaged or deteriorating roofing, dormer on the south side of structure. This is to be done in a workmanlike manner and includes but is not limited to damaged or deteriorating roofing material, sheathing, and all structural members. 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: March 19, 2014

Petition Type: An extension of time to complete repairs.

Petition Number: 14-TV-37

Address: 107 E. 1st Street

Petitioner: Mary Coleson

Inspector: Maria McCormick

Staff Report: November 22, 2013 Completed Cycle Inspection
February 7, 2014 Received Application of Appeal

During the cycle inspection there were multiple violations noted at this property. The petitioner is requesting an extension of time to complete these repairs due to the harsh winter that we have had. They have been unable to complete the work.

Staff recommendation: Grant the extension.

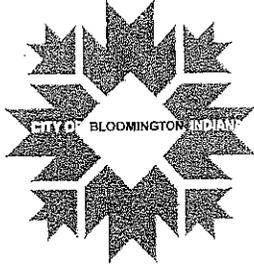
Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: April 1, 2014 for smoke detector and life safety violations
May 1, 2014 for all other violations

Attachments: Cycle Report. Application for Appeal

LA

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: 107 E. 1st St, Bloomington, IN

Petitioner's Name: Mary Coleson

Address: 4219 S. Dunlap Rd.

City: Bloomington State: IN Zip Code: 47403

Phone Number: 812-272-7236 Email Address: macoleson@yahoo.com

Property Owner's Name: Eric + Mary Coleson

Address: 4219 S. Dunlap Rd.

City: Bloomington State: IN Zip Code: 47403

Phone Number: 812-272-7236 Email Address: macoleson@yahoo.com

Occupants: Aaron Timm, William Buckser, Chris Harms

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-37

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.

Our property at 107 E. 1st St., Bloomington was inspected by the City of Bloomington at the appropriate, routine 5-year mark in late November, we received the report mid-December with about 7 moderate repairs that need to be done and a few other minor ones (along with a couple of more major outside painting, etc, that have a later deadline). We had until Feb 12 to get these done but have been unable to due to the crazy ^{winter} weather. We're asking for a new deadline in May in order to have complete all that needs to be done. Thank you for your consideration.

Signature (required): Mary Colson

Name (please print): Mary Colson Date: 2-4-14

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

1506

OWNERS

Coleson, Eric P. & Mary A.
4219 S. Dunlap Rd.
Bloomington, IN 47403

Prop. Location: 107 E 1st ST
Units/Bedrooms/Max.# of Occupants: 1/3/5
Date Inspected: 11/22/2013
Primary Heat Source: Gas
Property Zoning: CD
Number of Stories: 2

Number of Units/Structures: 1/1
Inspectors: Maria McCormick
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

Monroe County Assessor's records indicate that this structure was built in 1930. At that time there were no minimum requirements for emergency egress.

INTERIOR:

Main Level –

Living Room 21-0 x 12-3:
No violation noted.

Dining Room 13-6 x 12-6:

Repair or replace the peeling, broken and missing linoleum. BMC 16.04.060(a)

Kitchen 8-6 x 7-4:

Properly cover the opening where the sprayer hose could be. BMC 16.04.060(c)

Basement –

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

Repair or replace all the duct work that has become detached. Replace all duck tape on the duct work with approved HAVC tape. BMC 16.04.050(b) and BMC 16.04.060(b)

70

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 Level –

Hallway:

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

Bathroom:

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

NW Bedroom 9-3 x 9-3:

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

Existing Egress Window Measurements:

Height: 20 inches
Width: 23 inches
Sill Height: 20 inches
Openable Area: 3.20 sq. ft.

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

SW Bedroom 12-3 x 9-4; SE Bedroom 8-9 x 11-6:

No violation noted.

Existing Egress Window Measurements:

Height: 20 inches
Width: 23 inches
Sill Height: 20 inches
Openable Area: 3.20 sq. ft.

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

EXTERIOR:

Replace the missing protective cover for the light fixture on the front porch. BMC 16.04.050(a)

Remove the duck tape from around the electrical wiring coming in to the front porch. BMC 16.04.050(a)

Remove the couch from the front porch. BMC 16.04.050(f)

Properly repair or replace damaged/deteriorated soffit/fascia in a manner that seals all openings. Repair the damaged soffit on the NW corner of the structure. BMC 16.04.050(a)

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 11/22/2014.)

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
H.A.N.D.

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

Meeting Date: March 19, 2014

Petition Type: An extension of time to complete repairs.

Petition Number: 14-TV-38

Address: 540 S. Basswood Dr.

Petitioner: Tasha Nichols

Inspector: Mosier/McCormick/Wills

Staff Report: August 8, 2013 - Conducted Cycle Inspection
January 14, 2014 – Received March BHQA Appeal
January 21, 2014 - Re-inspection cancelled, no tenant notification
January 23, 2014 – Conducted Re-inspection

It was noted during the Cycle inspection that there are numerous exterior/interior repairs that are still outstanding. Petitioner is requesting additional time to complete the repairs.

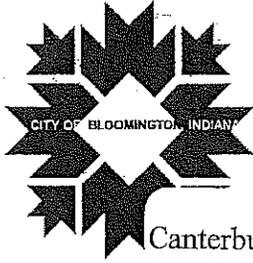
Staff recommendation: Grant the request.

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: April 1, 2014 – For all smoke detector and interior violations
May 19, 2014 – For all exterior violations

Attachments: Cycle report, Remaining Violations Report, BHQA Appeal

PA



Canterbury House Apartment
540 S Basswood Dr.
Bloomington, IN 47403

Property Address:

Petitioner's Name: Tasha Nichols

Address: 540 S. Basswood Dr.

City: Bloomington State: IN Zip Code: 47403

Phone Number: 812-332-7522 Email Address: bloomington@herman+kittle.com

Property Owner's Name: Herman + kittle Prop.

Address: 540 S. Basswood Dr

City: Bloomington State: IN Zip Code: 47403

Phone Number: 812-332-7522 Email Address: SAME

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-38

SEE REVERSE

RECEIVED
JAN 17 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

BY: _____

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.

To Housing And Neighborhood Development,

The requested interior work has been completed.

Due to the weather, we are unable to complete the following:

Concrete sidewalk and patio repairs.

Siding repairs.

Gutter repairs.

Roof repairs and roof replacement.

Power washing.

Front door repair and replacement.

We have bids, and contractors set up to complete these repairs once the weather is at a reasonable temperature.

Signature (required):

Tasha Nichols

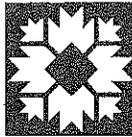
Name (please print):

Tasha Nichols

Date:

1/17/14

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

7739

OWNERS
=====

Herman & Kittle Properties
500 E. 96th St. Suite 300
Indianapolis, IN 46240

AGENT
=====

Chris Rubeck
540 S. Basswood Dr.
Bloomington, IN 47403

Prop. Location: 540 S Basswood DR

Number of Units/Structures: 208/17

Units/Bedrooms/Max # of Occupants: Bld 1: 12/2/5, Bld 2: 8/3/5, Bld 3: 16/3/5, Bld 4: 8/1/5,
Bld 5: 12/2/5, Bld 6: 12/2/5, Bld 7: 16/2/5, Bld 8: 16/2/5, Bld 9: 16/2/5, Bld 10: 8/1/5 8/2/5, Bld
11: 12/1/5, Bld 12: 8/3/5, Bld 13: 16/3/5, Bld 14: 8/3/5, Bld 15: 8/3/5, Bld 16: 12/2/5, Bld 17:
12/1/5

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

Inspectors: Mosier, McCormick, Wills
Foundation Type: Slab
Attic Access: Yes
Accessory Structure: Garages

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:

BLDG 560

UNIT B

L Bedroom:

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

BLDG 568

UNIT B

Repair all smoke detectors in this unit to be interconnected. BMC 16.04.060(b)

BLDG 548

UNIT A

L Bedroom:

Secure the loose receptacle and install the missing cover plate on the west wall.
BMC 16.04.060(b)

UNIT C

Bedroom:

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

BLDG 508

UNIT B

Entry Stairway:

Repair the entry door to be weather tight. BMC 16.04.060(a)

UNIT C - Repair all smoke detectors in this unit to be interconnected. BMC 16.04.060(b)

Entry Stairway:

Repair/replace the damaged entry door. BMC 16.04.060(a)

UNIT F

Entry Stairway:

Repair/replace the damaged entry door. BMC 16.04.060(a)

Laundry Closet:

Repair/replace the damaged bi-fold doors. BMC 16.04.060(a)

UNIT I

R Bedroom:

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

UNIT K

Hallway:

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

UNIT M

Kitchen:

Repair/replace the dishwasher to function as intended. BMC 16.04.060(c)

BLDG 500

UNIT M

L Bedroom:

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

BLDG 504

UNIT F

Entryway:

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)

Master Bedroom:

Repair/replace the damaged door. BMC 16.04.060(a)

UNIT G

Entryway:

Repair/replace the damaged door. BMC 16.04.060(a)

UNIT N

Kitchen:

Secure the loose sprayer hose. BMC 16.04.060(c)

BLDG 524

UNIT B

Hallway:

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

UNIT H

Kitchen:

Repair/replace the missing and /or damaged cabinet doors. BMC 16.04.060(c)

Hallway:

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

Laundry Closet:

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

R Rear Bedroom:

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

Master Bedroom/Bath:

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

Repair the toilet to eliminate unnecessary water use. BMC 16.04.060(c)

Repair/replace the damaged door. BMC 16.04.060(a)

BLDG 536

UNIT B

Entryway:

Repair/replace the rusted front door. BMC 16.04.060(a)

UNIT C

Entryway:

Repair/replace the rusted front door. BMC 16.04.060(a)

R Rear Bedroom:

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

BLDG 528

UNIT B

Entryway:

Repair/replace the rusted front door. BMC 16.04.060(a)

UNIT G

Kitchen:

Caulk around the counter top to prevent water infiltration into the walls. BMC 16.04.060(a)

UNIT J

Entryway:

Repair/replace the rusted front door. BMC 16.04.060(a)

UNIT K

Entryway:

Repair/replace the rusted front door. BMC 16.04.060(a)

EXTERIOR:

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

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

Secure the loose gutters and downspouts. BMC 16.04.050(a)

Repair or replace damaged or deteriorating roofing. This is to be done in a workmanlike manner and includes but is not limited to damaged or deteriorating roofing material, sheathing, and all structural members. BMC 16.04.050(a)

Repair the loose and/or missing siding on Buildings 528, 548, & 556. BMC 16.04.050(a)

Replace all of the broken dryer vents on BLDG. 568. BMC 16.04.050(a)

Properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure, and resolve the erosion that is associated with this violation.

BLDGS 500, 512, 520, 524, 548, 549.
BMC 16.04.050(a) & BMC 16.04.040 (b)

Clean all dryer vents. BMC 16.04.060(c)

Repair/replace the damaged columns adjacent to Bldg 536 - Units G and C and on Bldg. 532 - K .
BMC 16.04.050(a)

Repair the sidewalks to the second floor units for BLDG 504. BMC 16.04.050(a)

Remove the graffiti from the backside of the buildings. BMC 16.04.050(g)

Repair the failing retaining wall in front of the drainage pit behind BLDG 512. 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
Housing and Neighborhood Development

CYCLE REPORT

7739

OWNERS

=====
Herman & Kittle Properties
500 E. 96th St. Suite 300
Indianapolis, IN 46240

AGENT

=====
Jennifer Headley
540 S. Basswood Dr.
Bloomington, IN 47403

Prop. Location: 540 S Basswood DR

Number of Units/Structures: 208/17

Units/Bedrooms/Max # of Occupants: Bld 1: 12/2/5, Bld 2: 8/3/5, Bld 3: 16/3/5, Bld 4: 8/1/5,
Bld 5: 12/2/5, Bld 6: 12/2/5, Bld 7: 16/2/5, Bld 8: 16/2/5, Bld 9: 16/2/5, Bld 10: 8/1/5 8/2/5, Bld
11: 12/1/5, Bld 12: 8/3/5, Bld 13: 16/3/5, Bld 14: 8/3/5, Bld 15: 8/3/5, Bld 16: 12/2/5, Bld 17:
12/1/5

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

Inspectors: Mosier/McCormick/Wills
Foundation Type: Slab
Attic Access: Yes
Accessory Structure: Garages

The Monroe County Assessor's records indicate that these structures were built in 2002.
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.

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 STATEMENT:

Egress window measurements for complex are as follows:

TYPE 1

Existing Egress Window Measurements: Single hung pop out: Const. Yr. - 2002
 Height: 25 inches
 Width: 36 inches
 Sill Height: 24 inches
 Openable Area: 6.25 sq. ft.

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

TYPE 2

Existing Egress Window Measurements: Single hung pop out: Const. Yr. - 2002
 Height: 26 inches
 Width: 35 inches
 Sill Height: 24 inches
 Openable Area: 6.32 sq. ft.

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

TYPE 3

Existing Egress Window Measurements: Single hung pop out: Const. Yr. - 2002
 Height: 27 inches
 Width: 34 inches
 Sill Height: 24 inches
 Openable Area: 6.38 sq. ft.

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

INTERIOR:**BLDG 560****UNIT A****Hall Bath:**

Repair the damaged door casing. BMC 16.04.060(a)

L Bedroom:

Repair the damaged door casing. BMC 16.04.060(a)

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

R Bedroom:

Repair the damaged door casing. BMC 16.04.060(a)

UNIT BKitchen:

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

L Bedroom:

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

UNIT FHallway:

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

R Bedroom:

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

UNIT G – TENANT VIOLATION

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. Remove all of the recyclables and trash from the apartment. BMC 16.04.060(d)

UNIT JR Bedroom Bathroom:

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

UNIT KLiving Room:

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

BLDG 568**UNIT B**

Repair all smoke detectors in this unit to be interconnected. BMC 16.04.060(b)

UNIT DFurnace Closet:

Repair/replace the damaged door. BMC 16.04.060(a)

Bedroom:

Repair/replace the damaged door. BMC 16.04.060(a)

UNIT G**Living Room:**

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

BLDG 552**UNIT A****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)

UNIT B**Back Bedroom:**

Replace the damaged door. BMC 16.04.060(a)

UNIT D**Hall Bath:**

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

UNIT G**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)

BLDG 564**UNIT B****Master Bathroom:**

Repair or replace exhaust fan so that it functions as intended. BMC 16.04.060(c)

UNIT C**Balcony:**

Repair/replace the broken handrail. BMC 16.04.060(a)

2nd Bedroom:

Secure the loose receptacle on the north wall. BMC 16.04.060(a)

UNIT H**Kitchen:**

Repair/replace the broken cabinet drawer front, right of the stove. BMC 16.04.060(a)

UNIT I**Hallway:**

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

UNIT J**Living Room:**

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

BLDG 556**UNIT B****Entry Stairway:**

Replace the missing deadbolt on the entry door. BMC 16.04.060(a)

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

Hallway:

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

UNIT H**Living Room:**

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

1st Bedroom:

Secure the smoke detector to its base. IC 22-11-18-3.5

L Bedroom:

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

Repair the damaged door casing and repair the door to latch properly. BMC 16.04.060(a)

Bathroom:

Repair/replace the damaged door. BMC 16.04.060(a)

R Bedroom:

Repair/replace the damaged door. BMC 16.04.060(a)

BLDG 548**UNIT A****L Bedroom:**

Secure the loose receptacle and install the missing cover plate on the west wall. BMC 16.04.060(b)

UNIT C**Hallway:**

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

UNIT M**Master Bedroom:**

Rearrange furniture in a manner that does not block or hinder access to emergency egress window. BMC 16.04.020 and BMC 16.04.060(b)

BLDG 532**UNIT A****Living Room Closet:**

Install the closet doors to function as intended. BMC 16.04.060(a)

NW Bedroom:

Re-attach the trim on the window pane. BMC 16.04.060(a)

UNIT B**Living 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)

UNIT C**NW 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)

UNIT E**Hallway:**

Secure the hanging smoke detector to its base. IC22-11-18-3.5

N Bedroom:

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

UNIT F**Living Room:**

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

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)

Bathroom:

Repair the hole in the tub, inside of tub at top, left end. BMC 16.04.060(a)

UNIT GE Bedroom:

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

UNIT HFront Bedroom:

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

BLDG 508**UNIT A**Living Room:

Repair the broken window. BMC 16.04.060(b)

L Bedroom:

Repair/replace the damaged door. BMC 16.04.060(a)

Repair the broken window. BMC 16.04.060(b)

UNIT BEntry Stairway:

Repair the entry door to be weather tight. BMC 16.04.060(a)

Replace the broken light switch cover plate. BMC 16.04.060(a)

UNIT C - Repair all smoke detectors in this unit to be interconnected. BMC 16.04.060(b)Entry Stairway:

Repair/replace the damaged entry door. BMC 16.04.060(a)

L Bedroom Bath:

Repair/Replace the damaged door. BMC 16.04.060(a)

UNIT DHall Bath:

Caulk the counter top to prevent water infiltration into the wall. BMC 16.04.060(c)

UNIT FEntry Stairway:

Repair/replace the damaged entry door. BMC 16.04.060(a)

Laundry Closet:

Repair/replace the damaged bi-fold doors. BMC 16.04.060(a)

R Bedroom Bathroom:

Repair/Replace the damaged door. BMC 16.04.060(a)

UNIT IR Bedroom:

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

UNIT KLiving Room:

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

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

Kitchen:

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

Hallway:

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

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

R Bedroom:

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

UNIT MEntryway:

Replace the damaged entry door threshold. BMC 16.04.060(a)

Kitchen:

Repair/replace the dishwasher to function as intended. BMC 16.04.060(c)

UNIT OLiving 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

BLDG 500

UNIT B

Kitchen:

Secure the loose sprayer to the sink. BMC 16.04.060(c)

UNIT D

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)

UNIT E

Exterminate the flea infestation. The owner of a structure containing two or more dwelling units, a multiple occupancy unit or a rooming house shall be responsible for extermination of pests. BMC 16.04.090(d)

UNIT G

No Electricity, check entire unit at the re-inspection.

UNIT J

Kitchen:

Caulk the counter top. BMC 16.04.060(a)

L Bedroom:

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

Bathroom:

Caulk the counter top. BMC 16.04.060(a)

R Bedroom Bathroom:

Caulk the counter top. BMC 16.04.060(a)

UNIT K

No Electricity, check entire unit at the re-inspection.

UNIT L

Living Room:

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

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

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)

Master Bedroom Bath:

Replace the broken toilet seat. BMC 16.04.060(a)

UNIT M – TENANT VIOLATION

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. Remove the soiled diapers from the apartment. BMC 16.04.060(d)

Hallway:

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

BLDG 504

UNIT E

Bathroom:

Repair the toilet to eliminate unnecessary water use. BMC 16.04.060(c)

UNIT F

Entryway:

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)

Master Bedroom:

Repair/replace the damaged door. BMC 16.04.060(a)

UNIT G

Entryway:

Repair/replace the damaged door. BMC 16.04.060(a)

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

Kitchen:

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

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

Replace the missing cabinet door. BMC 16.04.060(a)

Hallway:

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

UNIT H

This unit/room was not inspected at the time of this inspection, as it was not accessible. This unit/room 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

UNIT K**R Bedroom:**

Replace the missing door. BMC 16.04.060(a)

UNIT N**Kitchen:**

Secure the loose sprayer hose. BMC 16.04.060(c)

Bathroom:

Replace the missing cabinet door. BMC 16.04.060(a)

Repair the toilet to function as intended. BMC 16.04.060(a)

UNIT P**Kitchen:**

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

BLDG 512**UNIT C – FIRE****Kitchen:**

The structure/unit sustained significant fire damage. Repairs will require a permit from the Monroe County Building Department. All work shall be complete in a workmanlike manner and shall be in accordance with all currently adopted state and local codes. The structure/unit shall be inspected by Housing and Neighborhood Development before being occupied.

All Other Rooms:

The structure/unit sustained minor fire damage. Repairs may require a permit from the Monroe County Building Department. Replacement of damaged materials shall be with like materials except when the current state and locally adopted codes require otherwise. A reinspection by Housing and Neighborhood Development shall be conducted upon completion of the work.

UNIT D**Kitchen:**

Repair the water damage from the fire in unit D. BMC 16.04.060(a)

Master Bath:

Repair the water damage from the fire in unit D. BMC 16.04.060(a)

UNIT E – No electricity, check unit at re-inspection.

UNIT G

Bathroom:

Repair or replace exhaust fan so that it functions as intended. BMC 16.04.060(c)

UNIT I

Kitchen:

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

UNIT K

Master Bedroom:

Repair/replace the damaged door jamb and repair the door to latch properly.
BMC 16.04.060(a)

R Rear Bedroom:

Repair/replace the damaged door. BMC 16.04.060(a)

UNIT N

L Rear Bedroom:

This unit/room was not inspected at the time of this inspection, as it was not accessible. This unit/room 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

Master Bedroom Bath:

Secure toilet to its mountings. BMC 16.04.060(a)

UNIT O

Hall Bath:

Caulk the counter top to prevent water infiltration into the walls. BMC 16.04.060(a)

BLDG 524

UNIT A

Hallway:

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

UNIT B

Entryway:

Repair/replace the rusted front door. BMC 16.04.060(a)

Living Room:

Replace the scorched smoke detector. IC22-11-18-3.5.

Kitchen:

Secure the loose sprayer on the sink. BMC 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

UNIT C

R Rear Bedroom:

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

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

UNIT D

Patio:

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

Kitchen:

Secure the loose sink faucet. BMC 16.04.060(c)

Secure the loose sprayer. BMC 16.04.060(c)

Hall Bath:

No access, check at re-inspection.

UNIT F

Front Bedroom:

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

UNIT G

R Rear Bedroom:

Install the missing light switch cover plates. BMC 16.04.060(a)

Master Bedroom Bath:

Repair/replace the missing and /or damaged cabinet doors. BMC 16.04.060(c)

UNIT H

Kitchen:

Repair/replace the missing and /or damaged cabinet doors. BMC 16.04.060(c)

Hallway:

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

Laundry Closet:

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

R Rear Bedroom:

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

Master Bedroom/Bath:

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

Repair the toilet to eliminate unnecessary water use. BMC 16.04.060(c)

Repair/replace the damaged door. BMC 16.04.060(a)

BLDG 536

UNIT B

Entryway:

Repair/replace the rusted front door. BMC 16.04.060(a)

UNIT C

Entryway:

Repair/replace the rusted front door. BMC 16.04.060(a)

R Rear Bedroom:

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

UNIT D

Master Bedroom:

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

UNIT L

Kitchen:

Repair/replace the defective microwave oven. BMC 16.04.060(c)

BLDG 528

UNIT B

Entryway:

Repair/replace the rusted front door. 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)

Bathroom:

Secure the loose counter top to the wall. BMC 16.04.060(a)

UNIT C

Entryway:

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

Hallway:

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

UNIT E

Master Bedroom/Bath:

Repair/replace the damaged door. BMC 16.04.060(a)

Replace the missing receptacle cover plate. BMC 16.04.060(b)

UNIT G

Kitchen:

Caulk around the counter top to prevent water infiltration into the walls. BMC 16.04.060(a)

UNIT I

Kitchen:

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

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 for the sink faucet) . BMC 16.04.060(b)

Master Bedroom:

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

UNIT J – NO ELECTRICITY, CHECK AT RE-INSPECTION.

Entryway:

Repair/replace the rusted front door. BMC 16.04.060(a)

Master Bedroom:

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

L Bedroom:

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

UNIT K

Entryway:

Repair/replace the rusted front door. BMC 16.04.060(a)

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)

Bathroom:

Repair the toilet to eliminate unnecessary water use. BMC 16.04.060(c)

R Rear Bedroom:

Repair/replace the damaged door. BMC 16.04.060(a)

Master Bedroom Bath:

Caulk the counter top to prevent water infiltration into the walls. BMC 16.04.060(a)

UNIT L - - NO ELECTRICITY, CHECK AT RE-INSPECTION.

Kitchen:

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

EXTERIOR:

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

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

Secure the loose gutters and downspouts. BMC 16.04.050(a)

Repair or replace damaged or deteriorating roofing. This is to be done in a workmanlike manner and includes but is not limited to damaged or deteriorating roofing material, sheathing, and all structural members. BMC 16.04.050(a)

Repair the loose and/or missing siding on Buildings 528, 548, & 556. BMC 16.04.050(a)

Replace all of the broken dryer vents on BLDG. 568. BMC 16.04.050(a)

Properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure, and resolve the erosion that is associated with this violation.

BLDGS 500, 512, 520, 524, 548, 549.
BMC 16.04.050(a) & BMC 16.04.040 (b)

Clean all dryer vents. BMC 16.04.060(c)

Repair/replace the damaged columns adjacent to Bldg 536 - Units G and C and on Bldg. 532 - K .
BMC 16.04.050(a)

Repair the sidewalks to the second floor units for BLDG 504. BMC 16.04.050(a)

Remove the graffiti from the backside of the buildings. BMC 16.04.050(g)

Repair the failing retaining wall in front of the drainage pit behind BLDG 512. 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)**

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 for Extension of Time**

Meeting Date: March 19, 2014

Petition Type: An extension of time to complete repairs.

Petition Number: 14-TV-39

Address: 1313 N. Crescent Road

Petitioner: David Devitt

Inspector: Dee Wills

Staff Report: November 13, 2013 Completed Cycle Inspecton
February 13, 2014 Receive Application for Appeal

Petitioner is asking for an extension of time to complete repairs of damaged and deteriorated siding to the garage. Mr. Devitt misunderstood the painting violation deadline of one year. He thought this applied to all of the exterior 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: June 15, 2014

Attachments: Application for Appeal, Cycle Report

JD



RECEIVED
10/11/2017

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: 1313 CRESCENT
Petitioner's Name: David Dewitt
Address: 6062 ALKI MEWS
City: BLMGTN State: IN Zip Code: 47408
Phone Number: 812 369-0810 Email Address: CRANEDAD @ GMAIL.COM

Property Owner's Name: _____
Address: _____
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-39

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.

MISUNDERSTOOD TIME FRAME ON GARAGE.

DUE TO WEATHER I NEED TIME TO RESIDE
BUILDING. I WOULD LIKE TO COMPLETE REPAIRS
BY JUNE 15/2014.

DAVID DEVITT.

Signature (required):

David Devitt

Name (please print):

Date:

FEB 13/2014

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.



City of Bloomington
Housing and Neighborhood Development

NOV 21 2013

RENTAL PERMIT INFORMATION

David Devitt
6062 Aliko Mews
Bloomington, IN 47408

Property Location: 1313 N. Crescent Road

Please find enclosed the Cycle Inspection Report which detail recommendations and violations found during the recent inspection of your rental property. You have sixty (60) days from the date of this letter to correct the violations listed on the report.

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office by **JAN 21 2014** to schedule a re-inspection. You have the right to appeal any violation to the Board of Housing Quality Appeals. An appeal form can be found at www.bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 812-349-3420 and a form will be provided.

This report is issued in accordance with BMC 16.10.020 (a) and 16.10.040 (a) of the Residential Rental Unit and Lodging Establishment Inspection Program. Residential Rental Occupancy Permits will not be issued until all interior and exterior violations have been corrected, and all fees have been paid. Please be advised that non-compliance by the deadlines listed in this letter can limit the permit period to a maximum of three (3) years. A copy of the Notice of Fees can be found at www.bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 349-3420 and a form will be provided.

If your address has changed since your last inspection, please submit a new registration form to the HAND Department. You can find the registration form online at the website listed above. If you do not have internet access, you may contact HAND at 812-349-3420 and a form will be mailed.

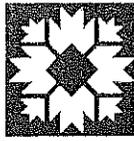
If you have any questions regarding the permit process, please call weekdays between 8:00 a.m. and 5:00 p.m., at (812) 349-3420.

Sincerely,

Housing and Neighborhood Development Department

Enclosures: Inspection Report

Xc:



City of Bloomington
Housing and Neighborhood Development

Cycle Report

7404

OWNERS

Devitt, David A.
6062 Aliko Mews
Bloomington, IN 47408

Prop. Location: 1313 N Crescent Road
Units/Bedrooms/Max # of Occupants: 1/3/3
Date Inspected: 11/13/2013
Primary Heat Source: Gas
Property Zoning: BP
Number of Stories: 1

Number of Units/Structures: 1/1
Inspectors: Dee Wills
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: Garage

Monroe County Assessor's records indicate that this structure was built in 1960.
There are no minimum requirements for emergency egress at the time of construction.

EXTERIOR

Living Room (17-4 x 14-9)
No violations noted.

Kitchen (12-6 x 9-9)
No violations noted.

Laundry/ Mechanical Room

Repair the back entry door to be weather tight. No gaps shall be visible around the edges.
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)

SE Bedroom (13-1 x 10-1)

⌋ Replace all of the missing outlet cover plates. BMC 16.04.060(a)

Existing Egress Window Measurements:

Height: 23.75 inches
Width: 29.50 inches
Sill Height: 30 inches
Openable Area: 4.86 sq. ft.

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

NW Bedroom (12-7 x 10-1)

No violations noted.

Existing Egress Window Measurements:

Height: 22.75 inches
Width: 29.50 inches
Sill Height: 29.50 inches
Openable Area: 4.66 sq. ft.

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

NE Bedroom (13-3 x 10-1)

No violations noted.

Existing Egress Window Measurements:

Height: 24.50 inches
Width: 29.50 inches
Sill Height: 30 inches
Openable Area: 5.01 sq. ft.

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

EXTERIOR

C Remove the vines that are growing on the front side structure. BMC 16.04.050(b)

Garage

Properly repair or replace damaged or deteriorated siding in a manner that leaves the structure weather tight and excludes the entrance of rodents. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating siding and structural members. BMC 16.04.050(a)

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)

Other requirements

Required documentation:

C 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:

C 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.** BMC16.12.040 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
H.A.N.D.

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

Meeting Date: March 19, 2014

Petition Type: An extension of time to complete repairs.

Petition Number: 14-TV-40

Address: 319 N. Lincoln St.

Petitioner: Omega Properties

Inspector: Maria McCormick

Staff Report: January 3, 2014 Completed cycle inspection
February 17, 2014 Received application for extension of time

During the cycle inspection there were several exterior violations noted as well as issues with the basement walls (non-structural). The petitioner is requesting an extension of time to complete these repairs. The interior repairs will be completed and a re-inspection scheduled within the 60 day deadline.

Staff recommendation: Grant the extension

Conditions: All repairs specified above 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: July 1, 2014

Attachments: Application for appeal; Cycle report

Dr



RECEIVED
FEB 17 2014

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

Property Address: 39 N. Lincoln

Petitioner's Name: Omega Properties

Address: 115 E 10th St, Ste 1

City: Bghtn State: In Zip Code: 47408

Phone Number: 812-333-0995 Email Address: OMEGAproperties@gmail.com

Property Owner's Name: Rob Friedman / Vision Holdings

Address: 115 E. 10th St Ste 1

City: Bghtn State: In Zip Code: 47408

Phone Number: 333-0995 Email Address: OMEGAproperties@gmail.com

Occupants: 5 of em

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.

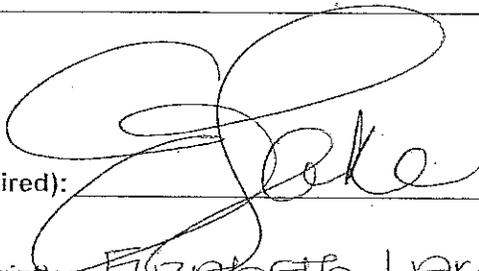
OFFICE USE ONLY
Petition Number 14-TV-40

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.

Extension of time on all exterior work
and basement wall work -
due to the HORRIBLE RETCHED
weather in Indiana -
Extension until July 1st 2014

Signature (required):



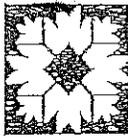
Name (please print):

ELIZABETH LAKE

Date:

2-17-14

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

1203

OWNERS

Friedman, Robert A.
115 E. 6th Street, Suite 1
Bloomington, IN 47408

Prop. Location: 319 N Lincoln ST
Units/Bedrooms/Max # of Occupants: 1/5/5
Date Inspected: 01/03/2014
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 2

AGENT

Omega Properties
115 E. 6th Street, Suite 1
Bloomington, IN 47408

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

Monroe County Assessor's records indicate that this structure was built in 1895. At that time there were no minimum requirements for emergency egress.

INTERIOR:

Main Level –

Entry:

No violation noted.

East Bedroom 11-4 x 16-0:

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

Existing Egress Window Measurements:

Height: 29 inches
Width: 27 inches
Sill Height: 27 inches
Openable Area: 5.43 sq. ft.

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

Living Room 14-1 x 13-11; Dining Room 15-5 x 13-3; Kitchen; Laundry Area:

No violation noted.

108

Bathroom:

Complete the installation of the flooring. BMC 16.04.060(a)

2nd Level –

SW Bedroom 11-10 x 13-2:

No violation noted.

Existing Egress Window Measurements:

- Height: 26 inches
- Width: 45 inches
- Sill Height: 27 inches
- Openable Area: 8.12 sq. ft.

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

South Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. Repair to window to open as intended and for the sashes to be secure in the frame. BMC 16.04.060(b)

Check window measurements at re-inspection.

Bathroom:

No violation noted.

East Bedroom 13-11 x 16-8:

No violation noted.

Existing Egress Window Measurements:

- Height: 26 inches
- Width: 24 inches
- Sill Height: 29 inches
- Openable Area: 4.87 sq. ft.

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

Basement –

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)

2/12/14
C
JM

All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. BMC 16.04.050(a) and BMC 16.04.060(a).

Determine the source and eliminate the water leak from the south side wall. BMC 16.04.060(b)

EXTERIOR:

Repair the chimney on the north side of the house to be plumb, replace missing bricks and properly tuck point all missing or defective mortar joints. BMC 16.04.040(a) and BMC 16.04.050(a)

All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. For sidewalks in the public right of way, contact the City of Bloomington Engineering Department at 349-3417 to apply for the **required permit**. The fee will be waived but the permit must be obtained prior to work in the public right of way. BMC 16.04.040(c)

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

Properly repair or replace damaged, missing or deteriorated siding on the west side of the house in a manner that leaves the structure weather tight and excludes the entrance of rodents. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating siding and structural members. BMC 16.04.050(a)

Secure guttering on the south side of the house. BMC 16.04.050(b)

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

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

Remove all furniture not intended for outdoor use from the exterior of the house. BMC 16.04.050(f)

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 January 3, 2015)

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: 19 March 2014
Petition Type: Rescind a variance
Petition Number: 14-RV-041
Address: 321 W. Hillside Dr.
Petitioner: HAND
Inspector: Michael Arnold
Staff Report: 18 February 2014 Cycle Inspection

This property was previously granted a variance to the minimum ceiling height requirement in the SE Bedroom of unit 3. The Residential Rental and Lodging Establishment Inspection Program does not include a ceiling height requirement and the Building Code in place at the time of construction did not address ceiling height; therefore we are asking the Board to rescind this variance. This structure was built in 1920.

Variance:
1999: Exception to minimum ceiling height requirements

Staff Recommendation: Rescind the variance.
Conditions: None
Attachments: Application, Inspection Report



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FEB 20 2011

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

BY: _____

Property Address: 321 W Hillside Dr.

Petitioner's Name: HAND

Address: P.O. Box 100

City: B State: IN Zip Code: 47402

Phone Number: _____ Email Address: _____

Property Owner's Name: MARIX W. VANCEY

Address: 1161 S VIRGINIA ST

City: HOBART State: IN Zip Code: 46032

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-RV-41

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.

The Residential Rental & Lodging Establishment - Inspection Program does not no longer include prohibition of smoking in sleeping rooms or minimum cly height. Is the Building Code in place at time of construction does not address either issue

Signature (required):

Michael Arnold

Name (please print):

Michael Arnold

Date:

12/13/14

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.