

**PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
CITY HALL McCLOSKEY CONFERENCE ROOM
September 18, 2013, 4:00 P.M.**

I. ROLL CALL

II. REVIEW OF SUMMARY – August 21, 2013 pp. 2-3

III. CONSENT AGENDA

- (1) 13-RV-91 **221-221 ½ E. 16th Street**, H.A.N.D. Request for rescission of a variance.
pp. 4-6
- (2) 13-TV-92 **2624 E. 7th Street**, Lan Pham. Request for an extension of time to
complete repairs. pp. 7-13
- (3) 13-TV-93 **1001 N. Woodburn Avenue**, Norman Ladd. Request for an extension of
time to complete repairs. pp. 14-21
- (4) 13-TV-94 **3315 E. Longview Avenue**, Nextwave Apartments. Request for an
extension of time to complete repairs. pp. 22-50
- (5) 13-TV-95 **415 S. Dunn Street**, Acacia Investment, LLC. Request for an extension
of time to complete repairs. pp. 51-55
- (6) 13-TV-96 **909 W. Ralston Drive**, Donna Dazey. Request for an extension of time to
complete repairs. pp. 56-65
- (7) 13-TV-97 **601 S. Woodlawn Avenue**, Jean Colbert. Request for an extension of
time to complete repairs. pp. 66-72
- (8) 13-AA-98 **1303 S. Washington Street**, JoAnn Chase. Request for relief from an
administrative decision. pp. 73-75
- (9) 13-RV-99 **1020 E. Maxwell Lane**, H.A.N.D. Request for rescission of a variance.
pp. 76-82
- (10) 13-TV-100 **1211 W. 20th Street**, Richard McClung. Request for an extension of time
to complete repairs. pp. 83-89

NEW PETITIONS

- (11) 13-AA-90 **3308 S. Daniel Court**, Kenyon Kopp. Request for relief from an
administrative decision. pp. 90-92

IV. GENERAL DISCUSSION

V. PUBLIC COMMENT

VI. ADJOURNMENT

B.H.Q.A. MEETING OF AUGUST 21, 2013

SUMMARY

MEMBERS PRESENT: Megan Binder, Kris Floyd, Elizabeth Gallman, Susie Hamilton, Nikki Johnson, Eric Spoonmore

STAFF PRESENT: Lisa Abbott, Michael Arnold, Daniel Bixler, John Hewett, Norman Mosier, Jo Stong, Dee Wills (HAND)

OTHERS PRESENT: Jennifer Haines, William Haines (1201 S. Palmer Avenue), Cheryl Underwood (508 N. Washington Street)

I. REVIEW OF SUMMARY

Gallman made a motion to approve the minutes for June 19, 2013. Binder seconded. Motion passed, 6-0.

Hamilton made a motion to approve the minutes for July 17, 2013. Binder seconded. Motion passed, 5-0-1 (Gallman abstained).

II. CONSENT AGENDA

1304-1304 ½ N. Lincoln Street, H.A.N.D., 13-RV-78. Request for rescission of variance.

Recommendation was to grant the rescission.

314-316 N. College Avenue, H.A.N.D., 13-RV-79. Request for rescission of a variance.

Recommendation was to grant the rescission.

321 E. 15th Street, H.A.N.D., 13-RV-80. Request for rescission of a variance. Recommendation was to grant the rescission.

1201 S. Palmer Avenue, William Haines, 13-AA-82. Request for relief from an administrative decision. Recommendation was to grant relief from the rental registration process as long as the unit continues to be owned by current owner and is occupied by Jennifer Haines. The property will be pull dated in one year to check its status.

1203 S. Lincoln Street, Rosalee Trimble, 13-TV-83. Request for an extension of time to complete repairs. Staff recommendation to grant the request with an October 21, 2013 deadline.

315 E. Cottage Grove Avenue, William Aronis, 13-AA-84. Request for relief from an administrative decision. Recommendation was to grant relief from the rental registration process as long as the unit continues to be owned by current owner and is occupied by Thanasi Aronis. The property will be pull dated in one year to check its status.

802 N. Fairview Street, H.A.N.D., 13-RV-87. Request for rescission of a variance. Recommendation was to grant the rescission.

401 W. Dodds Street, H.A.N.D., 13-RV-88. Request for rescission of a variance. Recommendation was to grant the rescission.

Approved.

III. PETITIONS

303 E. Smith Avenue, H.A.N.D., 13-RV-85. Pulled from Consent Agenda. Previously heard July 17, 2013. The petitioner was not present to request a rescission of the variance. Staff recommendation was to grant the rescission. Floyd made a motion to grant the request per staff recommendation. Hamilton seconded. Motion passed, 6-0. Request granted.

414 E. Cottage Grove Avenue, Fred Soskel, 13-TV-86. Pulled from Consent Agenda. Request for an extension of time to complete repairs. Staff recommendation was to deny the request. Hamilton made a motion to grant the request with a September 05, 2013 deadline. Johnson seconded. Motion passed, 6-0. Request granted.

508 N. Washington Street, Cheryl Underwood, 13-TV-81. The petitioner, Cheryl Underwood, was not present to request an extension of time to complete repairs. Staff recommendation was to grant the request with a September 15, 2013 deadline. Johnson made a motion to grant the request per staff recommendation. Spoonmore seconded. Motion passed, 6-0. Request granted.

The petitioner arrived (4:20 PM) after the matter was taken up by the Commission.

IV. GENERAL DISCUSSION

Lisa Abbott (HAND) discussed details of a collaboration with the IU Kelley School of Business Professor James Grandorf's students and HAND. The project should provide useful information concerning the implementation of the rental program.

V. PUBLIC COMMENT

None.

VI. ADJOURNMENT

Floyd made a motion to adjourn. Johnson seconded. Motion unanimously passed. Meeting adjourned at 4:31 PM.



City of Bloomington
H.A.N.D.

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

Meeting Date: September 18, 2013
Petition Type: Rescind a Variance
Petition Number: 13-RV-91
Address: 221-221 ½ E. 16th St.
Petitioner: HAND
Inspector: Norman Mosier
Staff Report: April 18, 2013 - Conducted Cycle Inspection
August 6, 2013 - Conducted Re-inspection

This property was previously granted a variance to the ceiling height, access, light, and ventilation for the upstairs bedrooms of unit 221 ½ on 06-08-1983 and a variance for the bathroom ventilation requirements of the same unit on 07/26/1978 of the Property Maintenance Code. This requirement is no longer a part of the Bloomington Municipal Code; therefore the variance should be rescinded by the Board of Housing Quality Appeals. This process may slightly delay the issuance of your Rental Occupancy Permit, but will not negatively affect the length of your permit.

Staff Recommendation: Rescind the variances

Conditions: None

Attachments: Application

RR



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AUG 06 2013

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: 221-221 1/2 E. 16th ST.

Petitioner's Name: H.A.N.D.

Address: 401 N. MORTON SUITE 130 P.O. BOX 100

City: BLOOMINGTON State: IN. Zip Code: 47402

Phone Number: 349-3420 Email Address: _____

Property Owner's Name: JEREMY MILOSZEWICZ

Address: 254 W. 75th ST. APT. #1

City: NEW YORK State: NY Zip Code: 10023

Phone Number: 1-917-992-0685 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 Housing Property Maintenance Code (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.

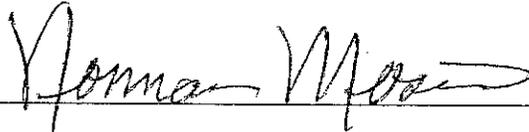
OFFICE USE ONLY
Petition Number 13-RV-91

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.

THIS PROPERTY WAS GRANTED A VARIANCE FOR THE
BATHROOM VENTILATION FOR UNIT 221 1/2 ON 7/26/10, ALSO
THIS PROPERTY WAS GRANTED A VARIANCE TO THE CEILING
HEIGHT, ACCESS, LIGHT, AND VENTILATION REQUIREMENTS FOR
THE UPSTAIRS BEDROOMS FOR UNIT 221 1/2. THESE
VARIANCES ARE NO LONGER A PART OF THE BLOOMINGTON
MUNICIPAL CODE AND THEREFORE ARE NO LONGER
NEEDED AND SHOULD BE RESCINDED BY THE
BHQA.

Signature (required):



Name (please print):

NORMAN MOSIER

Date:

8-6-13

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
H.A.N.D.

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

Meeting Date: September 18, 2013
Petition Type: An extension of time to complete repairs.
Petition Number: 13-TV-92
Address: 2624 E. 7th St.
Petitioner: Lan Pham
Inspector: Norman Mosier
Staff Report: May 21, 2013 – Conducted Cycle Inspection
August 7, 2013 – Received BHQA Application

It was noted during the cycle inspection that there is some exterior painting and concrete work to be done on the structure and the petitioner is requesting an extension of time to secure a contractor(s) 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: November 18, 2013

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

A

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AUG 07 2013



BY: _____

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

Property Address: 2624 E 7th St - BLOOMINGTON

Petitioner's Name: LAN PHAM

Address: 476 MANOR DR

City: SEYMOUR State: IN Zip Code: 47274

Phone Number: 812-522-9311 Email Address: LANP@INBUSDOONLINE.COM

Property Owner's Name: LAN PHAM

Address: SAME

City: _____ State: _____ Zip Code: _____

Phone Number: _____ Email Address: _____

Occupants: 3

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 Housing Property Maintenance Code (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-92

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 had about 90% completed w/ the inspection list, however, it's difficult to contract a painter for a "small job" at this time of the year.

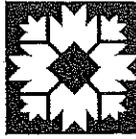
I'm requesting an extension to grant us enough time to locate a painter & a concrete professional to check the concrete works.

Regards
Lan.

Signature (required): Lan Pham

Name (please print): LAN PHAM Date: 8/6/2013

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



City of Bloomington
Housing and Neighborhood Development

CYCLE REPORT

8156

OWNERS

=====
Pham, Lan
476 Manor Dr.
Seymour, IN 47274

Prop. Location: 2624 E 7th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/3/3

Date Inspected: 05/21/2013
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 1

Inspectors: Norman Mosier
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: Shed

INTERIOR:

MAIN LEVEL

Living Room 20-8 x 11-8: **NOTE:** Basement level receptacles are grounded.

Properly ground the all of the electrical receptacles. 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)

Kitchen:

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

Repair the receptacle to the right of the sink to have correct polarity, hot/neutral reverse. BMC 16.04.060(b)

Hall Bath:

Clean and service the exhaust fan. BMC 16.04.060(c)

SE Bedroom 9-11 x 8-8: **NOTE:** Basement level receptacles are grounded.

Properly ground the all of the electrical receptacles. 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)

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. - 1953

Height: 52.5 inches
Width: 31 inches
Sill Height: 35 inches
Openable Area: 11.30 sq. ft.

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

SW Bedroom 12-7 x 9-2: **NOTE:** Basement level receptacles are grounded.

Properly ground the all of the electrical receptacles. 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)

Existing Egress Window Measurements: Dbl hung pop out: Const. Yr. - 1953

Height: 44.5 inches
Width: 31 inches
Sill Height: 37 inches
Openable Area: 9.58 sq. ft.

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

NW Bedroom 14-1 x 11-8: Same window as above.

NOTE: Basement level receptacles are grounded.

Properly ground the all of the electrical receptacles. 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)

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

BASEMENT

Stairway:

Install the missing doorknob. BMC 16.04.060(a)

Stairway: (continued)

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

Main Room, Storage Room:

No violations noted.

Bathroom:

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

Sump Pump Closet:

Repair the receptacle on the east wall to have correct polarity, hot/neutral reverse. BMC 16.04.060(b)

Repair the shower to drain into the sanitary sewer. BMC 16.04.060(b)

W Room:

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

Secure the loose receptacle in the SE corner of room. BMC 16.04.060(b)

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

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

BMC 16.01.060(f) and 16.04.060 (c)

Install the missing receptacle and light switch cover plates. BMC 16.04.060(b)

Secure the loose wire and receptacle box to the north wall. BMC 16.04.060(b)

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

EXTERIOR:

Repair the sagging soffit on the south side of structure. BMC 16.04.050(a)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed, all of the soffit. BMC 16.04.050(e)

Frame the bathroom window to be weather tight, interior wall exposed. BMC 16.04.050(a)

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

Shed:

No violations noted.

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)**

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: September 18, 2013
Petition Type: An extension of time to complete repairs.
Petition Number: 13-TV-93
Address: 1001 N. Woodburn Avenue
Petitioner: Norman Ladd
Inspector: Jo Stong
Staff Report: July 26, 2013: Received complaint
July 29, 2013: Conducted complaint inspection
August 1, 2013: Sent complaint report
August 9, 2013: Received appeal

During a complaint inspection of the above property violations of the Residential Rental Unit and Lodging Establishment Inspection Program were found. The petitioner is requesting an extension of time of one month to complete the repairs, citing unexpected issues with other rentals during turnover time.

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: October 7, 2013
Attachments: Complaint inspection report, complaint, photos, appeal



RECEIVED
AUG 09 2013

BY:.....

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

Property Address: 1001 N. Woodburn Ave, Bloomington, IN

Petitioner's Name: Simon Ladd

Address: 321 S. Lori Lane

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812-325-0333 Email Address: simonladd@att.net

Property Owner's Name: Norman Ladd

Address: 815 E. University St

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812-325-1986 Email Address: laddrentals@att.net

Occupants: John Andrew Bellner and Deborah Shebish

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 Housing Property Maintenance Code (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-93

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 a month extension in order to complete the repairs for 1001 N. Woodburn Ave. We are very busy with unexpected issues with our other rentals which are going through their turn over period right now.

Signature (required): Norman A. Ladd

Name (please print): Norman Ladd Date: 8-8-13

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

Complaint Inspection Report

1750

OWNERS

Ladd, Norman A.
306 1/2 S Fairview St
Bloomington, IN 47403

Ladd, Simon N.
306 1/2 S. Fairview Street
Bloomington, IN 47403

Prop. Location: 1001 N Woodburn AVE
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/2/3

Date Inspected: 07/29/2013
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 1

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

The following items are the result of a complaint inspection conducted on **July 29, 2013**. It is your responsibility to repair these items and to schedule a re-inspection within **fourteen (14)** days of the mailing of this report. Failure to comply with this inspection report will result in this matter being referred to the City of Bloomington Legal Department. Failure to comply with this complaint inspection report may result in fines of up to \$100.00/day. If you have questions regarding this report, please contact this office at 349-3420.

INTERIOR:

Living Room, Kitchen:

Properly repair the walls in these rooms. All portions of the interior of a residential unit shall be maintained and be in good repair. BMC 16.04.060(a)

Back (west) Room:

Properly seal the perimeter of this room to eliminate the entry of water and rodents. No light shall be seen around the lower perimeter of the room. BMC 16.04.060(a)

EXTERIOR:

Properly use mortar to tuck point all foundation walls. Foam is not an acceptable sealant for exterior walls. 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)

Properly secure all portions of the east entry stairs so that they are capable of supporting normally-imposed loads. All stairs shall be maintained in a proper state of repair and maintained free from hazardous conditions. BMC 16.04.040(c)

Ensure that grading is properly maintained so that water is directed away from the structure, particularly at the south side of the west entry to the back (west) room. BMC 16.04.040(b)

This is the end of this report.

Case #133033 *Delete Case

Category: Rental Complaint

Location: 1001 N Woodburn AVE

Status: open

Assigned To: Jo Stong

Referred To:

Created By: Christina Finley

Date Opened: 07-26-2013

Date Closed:

Last Modified: 07-26-2013



History

07-26-2013 Opened by Christina Finley

07-26-2013 Christina Finley assigned this case to Jo Stong

Case Actions

Update the history log with actions performed on this case

Action *

Date 07-26-2013
mm-dd-yyyy

Comments

✓Submit

✗Cancel

*Many openings
round house*

Associated Issues +Add Issue

07-26-2013 Comment Edit Issue *Delete Issue

Created By: Christina Finley

Reported By: John Bellner

Contacted Via: Phone

Attachments Upload Attachment

Details:

There is water damage in the corner of the house. Standing water/flooding in the basement and ceiling fan open access. Sch.complaint inspection for 7-29-30 @ 3:00 p.m. I left a message with the owner informing them of the time and date of the complaint.

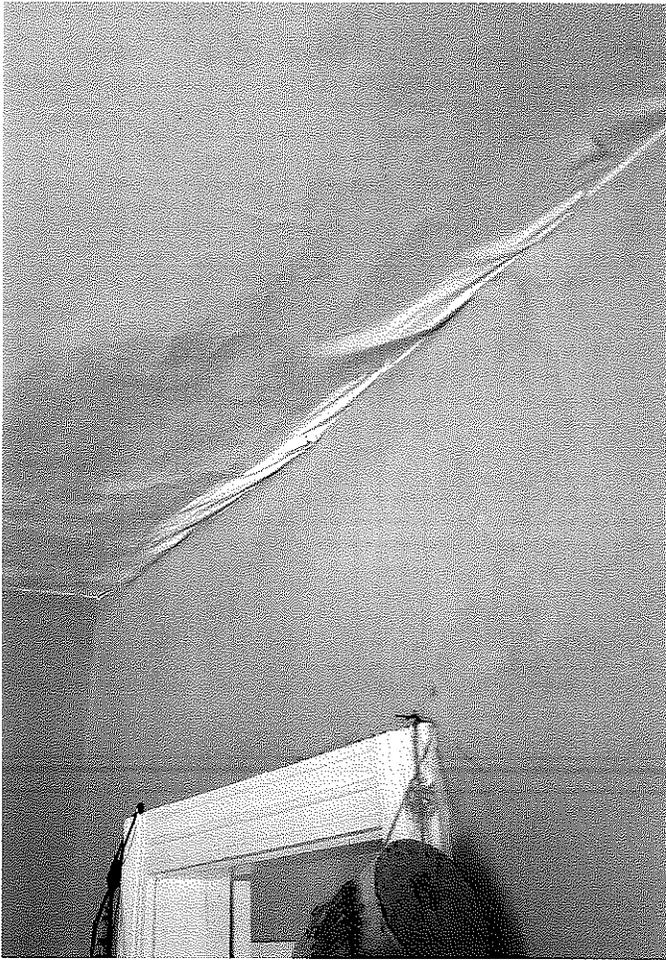
*Fixed Notations.
gump pump installed*

*Porch steps
loose*

Responses +Add Response

Date Person Contact Method Notes

Dead Rat and dead mouse were removed by me in the basement, and feces have been seen since lay one. Access to the outside is evident all around the basement and



← 3





City of Bloomington
H.A.N.D.

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

Meeting Date: September 18, 2013

Petition Type: An extension of time to complete repairs.

Petition Number: 13-TV-94

Address: 3315 E. Longview Avenue

Petitioner: Nextwave Apartments

Inspector: Stong; Mosier; McCormick; Wills

Staff Report: April 29, 2013 Completed Cycle Inspection
June 24, 2013 Complaint Inspection Apt. 51
July 18, 2013 Complaint Apt. 51 Remaining Violations Report Sent
July 19, 2013 Complaint Inspection Apt. 67
August 7, 2013 Cycle Remaining Violations Report Sent
August 9, 2013 Application for Appeal Received
August 29, 2013 Re-inspection for Apt. 51 complaint. All Complied

During the cycle inspection there were several violations noted. Since the cycle inspection there have been two complaints filed at the property. There was a re-inspection on one complaint. The second complaint and they violations from the cycle have not had re-inspections. The petitioner has requested an extension of time for both the cycle violations and the complaint in Apt. 67 citing August turns as the reason that the repairs have not been completed.

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: October 2, 2013 Life Safety violations (Bolded in the reports)
October 18, 2013 All other violations

Attachments: Application for appeal; Cycle Report; Complaint report for Apt. 67

RECEIVED
AUG 09 2013



BY: _____

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

Property Address: 3315 E. Longview Ave.

Petitioner's Name: Nextwave Apts.

Address: 505 N. Walnut Ave.

City: Bloomington State: IN Zip Code: 47404

Phone Number: 812-339-0799 Email Address: manager@nextwaveapts.com

Property Owner's Name: John Jacobs

Address: 505 N. Walnut Ave.

City: Bloomington State: IN Zip Code: 47404

Phone Number: 812-339-1106 Email Address: manager@nextwaveapts.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 Housing Property Maintenance Code (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-94

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 currently in the middle of turn season and are unable to free up maintenance staff to attend to these issues.

Signature (required):

Nathan P. Naugle

Name (please print):

Nathan P. Naugle

Date:

8/9/13

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.

RECEIVED
AUG 09 2013

BY:



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

Property Address: 3315 E. Longview Ave. Apt. 67

Petitioner's Name: Nextwave Apts.

Address: 505 N. Walnut Ave.

City: Bloomington State: IN Zip Code: 47404

Phone Number: 812-339-0799 Email Address: manager@nextwaveapts.com

Property Owner's Name: John Jacobs

Address: 505 N. Walnut Ave.

City: Bloomington State: IN Zip Code: 47404

Phone Number: 812-339-1106 Email Address: manager@nextwaveapts.com

Occupants: Alexis Henry

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)
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- 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 _____

SEE REVERSE

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We are currently in the middle of turn season and are unable to free up Maintenance staff to attend to these issues.

Signature (required):

Nathan P. Naylor

Name (please print):

Nathan P. Naylor

Date:

8/9/13

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 Inspection Report

1308

OWNERS

Jacobs, John
505 N Walnut Street
Bloomington, IN 47404

AGENT

Nextwave Apartment Homes
505 N. Walnut St.
Bloomington, IN 47404

Prop. Location: 3315 E Longview AVE

Number of Units/Structures: 78/3

Units/Bedrooms/Max # of Occupants: Bld A: 22/2/5, Bld B: 34/2/5, Bld C: 22/2/5

Date Inspected: 04/29/2013

Primary Heat Source: Gas

Property Zoning: RH

Number of Stories: 2

Inspectors: Jo Stong & Norman Mosier

Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1964.
There were no requirements for emergency egress at the time of construction.

Each sleeping room has at least one sliding egress window with one of the following two dimensions:

Height: 31 inches
Width: 30 ½ inches
Sill Height: 47 inches
Openable Area: 6.57 sq. ft.

Height: 31 inches
Width: 24 ½ inches
Sill Height: 47 inches
Openable Area: 5.27 sq. ft.

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

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Each unit consists of a Living/Dining Room, Kitchen, Bathroom, Mechanical Room, and two Bedrooms. Floor plan and room dimensions are in the file and are not included in this report.

Only rooms with violations will be listed in the inspection report.

INTERIOR:

GENERAL VIOLATION (all units):

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)

BUILDING A (Units 1-22)

Unit 1

Kitchen:

Eliminate the leak in the refrigerator. BMC 16.04.060(c)

Repair the stove to function as intended. BMC 16.04.0609(c)

Bathroom:

Properly repair the wall on the right end of the shower. BMC 16.04.060(a)

Properly repair the east wall. BMC 16.04.060(a)

Left Bedroom:

Properly repair the wall in the southwest corner at the floor. BMC 16.04.060(a)

Replace the missing electrical receptacle cover plate on the west wall. BMC 16.040.060(a)

Unit 2

Living Room:

Properly secure the loose electrical receptacle on the west wall. BMC 16.04.060(c)

Hallway:

Provide operating power to smoke detector. IC 22-11-18-3.5

Bathroom:

Repair the water pressure to the cold water supply in the sink faucet (very low). 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. BMC 16.04.060(b)

Properly repair the wall in the shower. BMC 16.04.060(a)

Unit 3

Hallway:

Provide operating power to smoke detector. IC 22-11-18-3.5

Right Bedroom:

Repair the loose striker plate on the entry door. BMC 16.04.060(a)

Unit 4

Bathroom:

Eliminate the water leak under the sink. BMC 16.04.060(b)

Eliminate the constant drip in the tub faucet. BMC 16.04.060(c)

Right Bedroom:

Properly repair the door and jamb so that the door functions as intended and latches properly.

Replace the missing striker plate. BMC 16.04.060(a)

Unit 5

Kitchen:

Properly install or replace the aerator on the sink faucet so that it functions as intended.

BMC 16.04.030(c)

Bathroom:

Properly repair the wall at the tub. BMC 16.04.060(a)

Unit 6

Living Room:

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

Furnace Closet:

Replace the missing knob on the bi-fold door. BMC 16.04.060(a)

Right Bedroom:

Replace the damaged door. BMC 16.04.060(a)

Unit 7

Kitchen:

Properly repair the leak in the sink faucet at the base of the spout. BMC 16.04.060(c)

Bathroom:

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

Right Bedroom:

Properly secure the loose door hinges. BMC 16.04.060(a)

Unit 8

Living Room:

This room was recently painted. Properly replace all receptacle covers. BMC 16.04.060(a)

Kitchen:

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

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

Right Bedroom:

Properly repair the door and jamb so that the door functions as intended and latches properly.
BMC 16.04.060(a)

Unit 9

Kitchen:

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

Bathroom:

Repair the sink drain to function as intended (very slow to drain). BMC 16.04.060(b)

Unit 10

No violations noted.

Unit 11

Living Room:

Properly repair the entry door and jamb so that the door functions as intended and latches properly.
BMC 16.04.060(a)

Kitchen:

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

Bathroom:

Repair the sink drain to function as intended (very slow to drain). BMC 16.04.060(b)

Secure toilet to its mountings. BMC 16.04.060(c)

Right Bedroom:

Repair or replace the damaged door. Door must latch properly. BMC 16.04.060(a)

Unit 12

Bathroom:

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

Replace the defective light switch and repair any defects or hazards in the wiring. BMC 16.04.060(b)

Left Bedroom:

Repair or replace the light switch so that it functions as intended. BMC 16.04.060(c)

Unit 13

Furnace Closet:

Repair the door to function as intended (pin missing from top). BMC 16.04.060(a)

Bathroom:

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Unit 14

Kitchen:

Properly seal the backsplash adjacent to the sink. BMC 16.04.060(a)

Furnace Closet:

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

Bathroom:

The bottom of the tub sinks significantly when a load is applied. Properly repair the foundation beneath the tub. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Right Bedroom:

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

Unit 15

Living Room:

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

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

Left Bedroom:

Properly repair the door and jamb so that the door functions as intended and latches properly. BMC 16.04.060(a)

Unit 16

Kitchen:

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

Furnace Closet:

Repair the bi-fold door to open easily and function as intended. BMC 16.04.060(a)

Bathroom:

Clean and service the exhaust fan so that it functions as intended (very loud). BMC 16.04.060(c)

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 17

Living Room:

Properly repair the south wall. BMC 16.04.060(a)

Kitchen:

Properly repair the east wall under the window. BMC 16.04.060(a)

It is strongly recommended that A minimum 1A 10BC classification fire extinguisher shall be mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.

Hallway:

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

Furnace Closet:

Repair the bi-fold door to function as intended. BMC 16.04.060(a)

Bathroom:

Clean and service the exhaust fan so that it functions as intended (very loud). BMC 16.04.060(c)

Bathroom (cont'd):

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

Left Bedroom:

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

Unit 18

Bathroom:

Repair the water pressure to the sink faucet (very low). 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. BMC 16.04.060(b)

Right Bedroom:

Repair door to latch properly. BMC 16.04.060(a)

Left Bedroom:

Replace the damaged door. BMC 16.04.060(a)

Unit 19

Bathroom:

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Right Bedroom:

Repair door to latch properly. BMC 16.04.060(a)

Left Bedroom:

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

Unit 20

Bathroom:

Properly repair the ceiling. BMC 16.04.060(a)

Properly repair the door and jamb so that the door functions as intended and latches properly. .
BMC 16.04.060(a)

Unit 21

Hallway:

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

Unit 22

Furnace Closet:

Repair the bi-fold door to function as intended. BMC 16.04.060(a)

Bathroom:

Eliminate the constant drip in the tub faucet. BMC 16.04.060(c)

BUILDING B (Units 23-56)

Unit 23

Hallway:

Provide operating power to smoke detector. IC 22-11-18-3.5

Bathroom:

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Unit 24

Bathroom:

Repair the tub drain to function as intended (very slow to drain). BMC 16.04.060(b)

Unit 25

Kitchen:

Eliminate the ant infestation. BMC 16.04.090(a)

Properly repair the control panel on the range (panel is punched in). BMC 16.04.060(b)

Bathroom:

Eliminate the constant drip in the tub faucet. BMC 16.04.060(c)

Repair the leak in the ceiling above the tub, and properly repair the ceiling. BMC 16.04.060(a), (c)

Unit 26

Kitchen:

Properly seal the backsplash and counter behind the sink. BMC 16.04.060(a)

Bathroom:

This room was not inspected at the time of this inspection, as it was not accessible. This room must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

Unit 27

Bathroom:

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

Bathroom (cont'd):

Clean and service the exhaust fan so that it functions as intended (very loud). BMC 16.04.060(c)

Unit 28

Hallway:

Provide operating power to smoke detector. IC 22-11-18-3.5

Bathroom:

This room was not inspected at the time of this inspection, as it was not accessible. This room must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

Unit 29

Kitchen:

Repair the left rear range burner to function as intended. BMC 16.04.060(c)

Unit 30

Kitchen:

Repair the left front range burner to function as intended. BMC 16.04.060(c)

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

Properly seal the backsplash and counter behind the sink. BMC 16.04.060(a)

Bathroom:

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Unit 31

Bathroom:

Repair the leak in the ceiling above the tub, and properly repair the ceiling. BMC 16.04.060(a), (c)

Kitchen:

It is strongly recommended that A minimum 1A 10BC classification fire extinguisher shall be mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.

The existing extinguisher had been discharged.

Unit 32

Hallway:

Provide operating power to smoke detector. IC 22-11-18-3.5

Bathroom:

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Unit 33

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:

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 34

Bathroom:

Scrape and paint where paint is peeling. BMC 16.04.060(f)

Unit 35

Kitchen:

Repair the range burners to function as intended. BMC 16.04.060(c)

Properly seal the backsplash and counter behind the sink. BMC 16.04.060(a)

Unit 36

Kitchen:

Eliminate the constant drip in the sink faucet. BMC 16.04.060(c)

Unit 37

Kitchen:

Eliminate the constant drip in the sink faucet. BMC 16.04.060(c)

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Bathroom:

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

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

Bathroom (cont'd):

Properly repair the ceiling. BMC 16.04.060(a)

Unit 38

Bathroom:

This room was not inspected at the time of this inspection, as it was not accessible. This room must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

Unit 39

Hallway:

Replace existing smoke detector with a new smoke detector (alarm is not loud enough). IC 22-11-18-3.5

Kitchen:

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 40 (VACANT)

No violations noted.

Unit 41

Left Bedroom:

Properly secure the loose electrical receptacle on the north wall. BMC 16.04.060(c)

Unit 42

Hallway:

Provide operating power to smoke detector. IC 22-11-18-3.5

Bathroom:

Properly repair the ceiling over the shower. BMC 16.04.060(a)

Properly secure the curtain rod. BMC 16.04.060(a)

Replace the deteriorated toilet seat. BMC 16.04.060(a)

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

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Unit 43

Bathroom:

Repair the stove so that all burners ignite and function as intended. BMC 16.04.060(c)

Repair the sink drain to function as intended (very slow to drain). BMC 16.04.060(b)

Unit 44

No violations noted.

Unit 45

Right Bedroom:

Repair door to latch properly. BMC 16.04.060(a)

Unit 46

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

Left Bedroom:

Properly secure the loose electrical receptacle on the north wall. BMC 16.04.060(c)

Unit 47

No violations noted.

Unit 48

Rear Bedroom:

Re-hang the closet doors on their rails so that they function as intended. BMC 16.04.060(c)

Scrape and paint the ceiling where paint is peeling. BMC 16.04.060(f)

Bathroom:

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

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Kitchen:

Repair the right rear range burner to function as intended. BMC 16.04.060(c)

Unit 49

No violations noted.

Unit 50

Living Room:

Properly secure the loose electrical receptacle on the west wall. BMC 16.04.060(c)

Properly repair the ceiling near the south wall. BMC 16.04.060(a)

Right Bedroom:

Properly secure the loose electrical receptacle on the west wall. BMC 16.04.060(c)

Unit 51

Bathroom:

Properly repair the ceiling over the shower. BMC 16.04.060(a)

Hallway:

Properly repair the ceiling. BMC 16.04.060(a)

Left Bedroom:

This room was not inspected at the time of this inspection, as it was not accessible. This room must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

Unit 52

No violations noted.

Common Hallway

Properly re-install and secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.060(b)

Unit 53

Hallway:

Provide operating power to smoke detector. IC 22-11-18-3.5

Bathroom:

Repair the sink drain to function as intended (very slow to drain). BMC 16.04.060(b)

Right Bedroom:

Properly secure the loose electrical receptacle on the west wall. BMC 16.04.060(c)

Replace the missing electrical receptacle cover plate. BMC 16.040.060(a)

Unit 54

Bathroom:

Repair the toilet to eliminate the intermittently-running water. BMC 16.04.060(c)

Kitchen:

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Unit 55

Kitchen:

Replace the defective switch for the garbage disposal. BMC 16.04.060(b)

Repair the right rear range burner to function as intended. BMC 16.04.060(c)

Unit 56

Bathroom:

Repair the sink drain to function as intended (very slow to drain). BMC 16.04.060(b)

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Kitchen:

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

BUILDING C (Units 57-78)

Unit 57

Living Room:

Repair the entry door to latch properly and securely. 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. BMC 16.04.060(b)

Hallway:

Provide operating power to smoke detector. IC 22-11-18-3.5

Bathroom:

Repair the sink drain to function as intended (very slow to drain). BMC 16.04.060(b)

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

Scrape and paint where paint is peeling. BMC 16.04.060(f)

Unit 58

Living Room:

Properly secure the loose electrical receptacle on the north wall. BMC 16.04.060(c)

Furnace Closet:

Repair the bi-fold door to open easily and function as intended (missing top pin). BMC 16.04.060(a)

Left Bedroom:

Properly secure the loose electrical receptacle on the east wall. BMC 16.04.060(c)

Unit 59

Kitchen:

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

Hallway:

Provide operating power to smoke detector. IC 22-11-18-3.5

Bathroom:

Repair the water pressure to the sink faucet (very low). 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. BMC 16.04.060(b)

Right Bedroom:

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

Unit 60

Bathroom:

Clean and service the exhaust fan so that it functions as intended (very loud). BMC 16.04.060(c)

Unit 61

NOTE: There was no electrical service to this unit/ at the time of the Cycle Inspection. Electrical service shall be restored and all associated items shall be checked at re-inspection. Any violations noted at that time shall have the same 60 day compliance deadline as the remainder of this report. BMC 16.04.060(c)

Bathroom:

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

Unit 62

Hallway:

Provide operating power to smoke detector. IC 22-11-18-3.5

Bathroom:

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Unit 63 (vacant)

This unit was recently painted. Replace all electrical receptacle cover plates. BMC 16.040.060(a)

Bathroom:

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

Unit 64

Left Bedroom:

Repair the door to latch securely. BMC 16.04.060(a)

Unit 65

Kitchen:

Properly seal the backsplash and counter behind the sink. BMC 16.04.060(a)

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 66

Front Bedroom:

Properly secure the blinds over the window. BMC 16.04.060(a)

Bathroom:

Secure the loose toilet seat. BMC 16.04.060(a)

Replace the hot and cold indicators on the faucet. BMC 16.04.060(a)

Kitchen:

Replace the missing trim on the upper cabinet door. BMC 16.04.060(a)

Unit 67

This unit was not inspected at the time of this inspection. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

Unit 68

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

Laundry Room, Mechanical Room:

No violations noted.

Unit 69

This unit was not inspected at the time of this inspection. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

Unit 70

Hallway:

Provide operating power to smoke detector. IC 22-11-18-3.5

Bathroom:

Clean and service the exhaust fan so that it functions as intended (very loud). BMC 16.04.060(c)

Unit 71

Living Room:

Correct the polarity of the electrical receptacle on the west wall. The hot and neutral conductors are reversed. BMC 16.04.060(b)

Hallway:

Provide operating power to smoke detector. IC 22-11-18-3.5

Front Bedroom:

Properly seal around the window to ensure that the window is weather-tight. No gaps shall be seen between the wall and the window. BMC 16.04.060(a)

Unit 72

Bathroom:

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

Kitchen:

It is strongly recommended that A minimum 1A 10BC classification fire extinguisher shall be mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.

Unit 73

No violations noted.

Unit 74

Entry Door:

Properly secure the loose weather-stripping around the door. BMC 16.04.060(a)

Hallway:

Provide operating power to smoke detector. IC 22-11-18-3.5

Front Bedroom:

Re-install the closet doors on their rails so that they function as intended. BMC 16.04.060(c)

Kitchen:

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

Unit 75 (vacant: Model unit)

Kitchen:

Properly wire the garbage disposal and install a cable clamp where the power supply enters the garbage disposal (wiring is coming out). BMC 16.04.060 (b), (c)

Bathroom:

Repair the toilet to eliminate the intermittently-running water. BMC 16.04.060(c)

Repair the exhaust fan to function as intended. BMC 16.04.060(c)

Repair the ceiling over the tub where the paint is bubbling up. BMC 16.04.060(a)

Unit 76

Front Bedroom:

Repair window to close properly and to latch securely. BMC 16.04.060(b)

Unit 77

Kitchen:

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Hallway:

Provide operating power to smoke detector. IC 22-11-18-3.5

Bathroom:

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

Install a cover for the drain lever mechanism. BMC 16.04.060(c)

Eliminate the constant drip in the tub faucet. BMC 16.04.060(c)

Scrape and paint the walls around the tub where paint is peeling. BMC 16.04.060(f)

Front Bedroom:

Replace the torn window screen. BMC 16.04.060(a)

Unit 78

Kitchen:

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Eliminate the constant drip in the sink faucet. BMC 16.04.060(c)

Attics:

No violations noted.

EXTERIOR:

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

OTHER REQUIREMENTS:

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.



City of Bloomington
Housing and Neighborhood Development

AUG 01 2013

John Jacobs
505 N. Walnut Street
Bloomington IN 47404

RE: NOTICE OF COMPLAINT INSPECTION

Dear Mr. Jacobs:

On July 30, 2013 a complaint inspection was performed at 3315 E. Longview Avenue #67. During the inspection violations of the Residential Rental Unit and Lodging Establishment Inspection Program were found.

Please correct the violations cited on the enclosed inspection report within fourteen days and call this office no later than **AUG 15 2013** to schedule the required re-inspection. Our mailing address and telephone number are listed below.

This directive is issued in accordance with Sections BMC 16.03.040 (c) and 16.10.040 (a) of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington. You have the right to appeal to the Board of Housing Quality Appeals. If you need more than fourteen to correct the violations, or if you want to appeal any violation, 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.

Please remember, it is your responsibility to contact the Housing and Neighborhood Development Department to schedule the required re-inspection.

Sincerely,

Housing & Neighborhood Development

Encl: Inspection Report



**City of Bloomington
Housing and Neighborhood Development**

AUG 01 2013

Complaint Report

1308

OWNERS

Jacobs, John
505 N Walnut Street
Bloomington, IN 47404

AGENT

Nextwave Apartment Homes
505 N. Walnut St.
Bloomington, IN 47404

TENANT

Alexis Henry
3315 E. Longview Ave. #67
Bloomington, IN 47408

Prop. Location: 3315 E Longview AVE
Units/Bedrooms/Max # of Occupants: Bld A: 22/2/5, Bld B: 34/2/5, Bld C: 22/2/5
Date Inspected: 07/30/2013
Primary Heat Source: Gas
Property Zoning: RH
Number of Stories: 3

Number of Units/Structures: 78/3
Inspectors: McCormick/Wills
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

The following items are the result of a complaint inspection conducted on 07/30/2013. It is your responsibility to repair these items and to schedule a re-inspection within **fourteen (14)** days of the mailing of this report. Failure to comply with this inspection report will result in this matter being referred to the City of Bloomington Legal Department. Failure to comply with this complaint inspection report may result in fines of up to \$100.00/day. If you have questions regarding this report, please contact this office at 349-3420.

Apt. 67 -
Kitchen:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the holes in the wall behind the range hood and adjacent to the stove outlet. BMC 16.04.060(a)

Repair or replace the sink faucet to properly identify the hot and cold water sides. BMC 16.04.060(c)

47

Properly clean and sanitize the areas behind the stove, range hood and refrigerator to remove all built up grease and dead roaches. BMC 16.04.060(b)

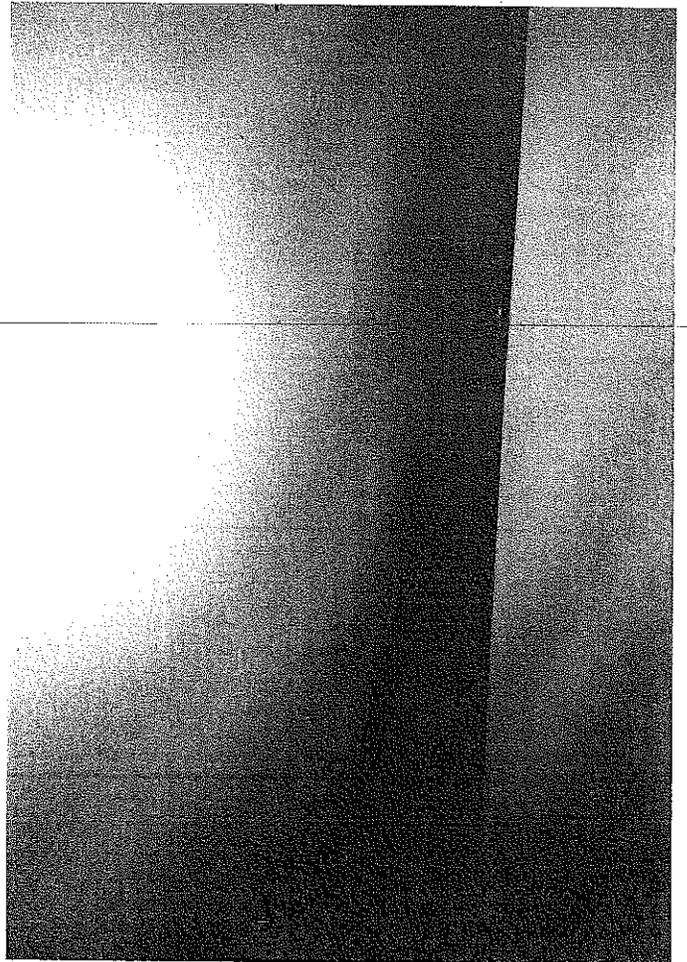
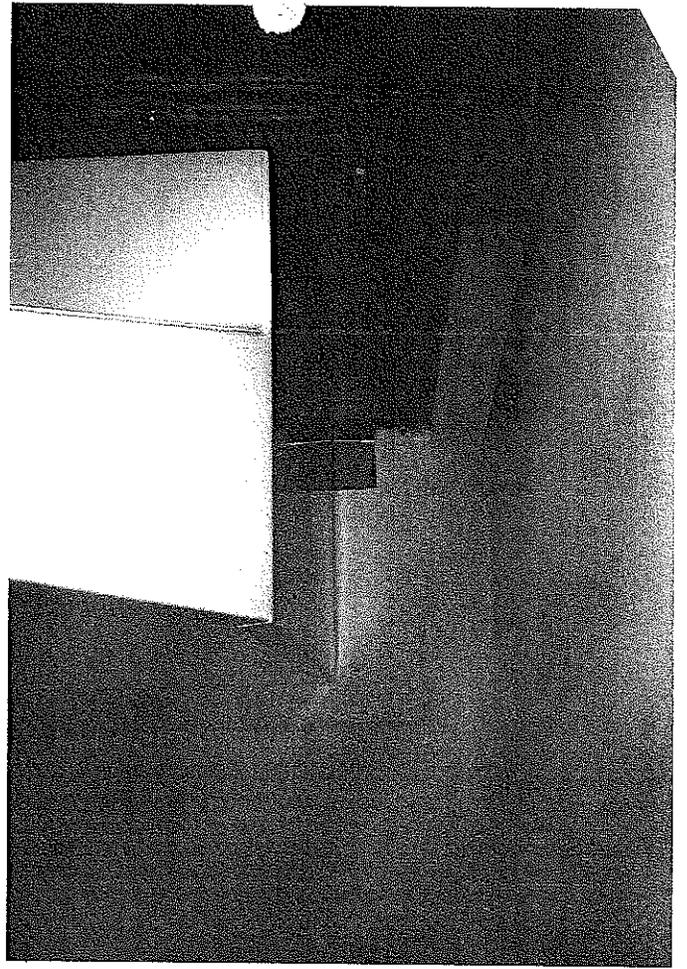
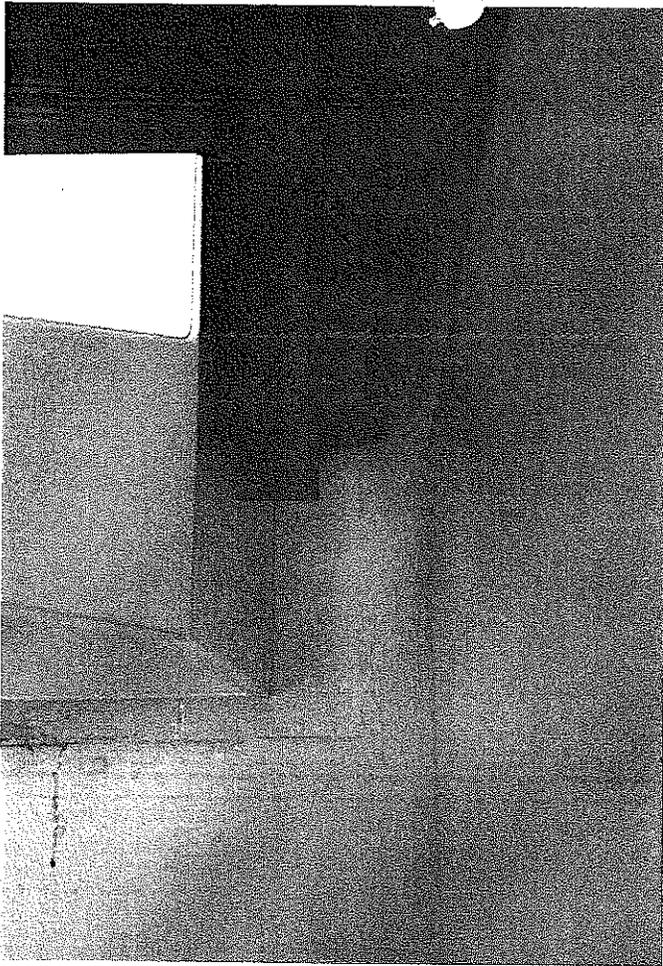
Bathroom:

Repair or replace the shower head so that it functions as intended and does not leak water. BMC 16.04.060(a)

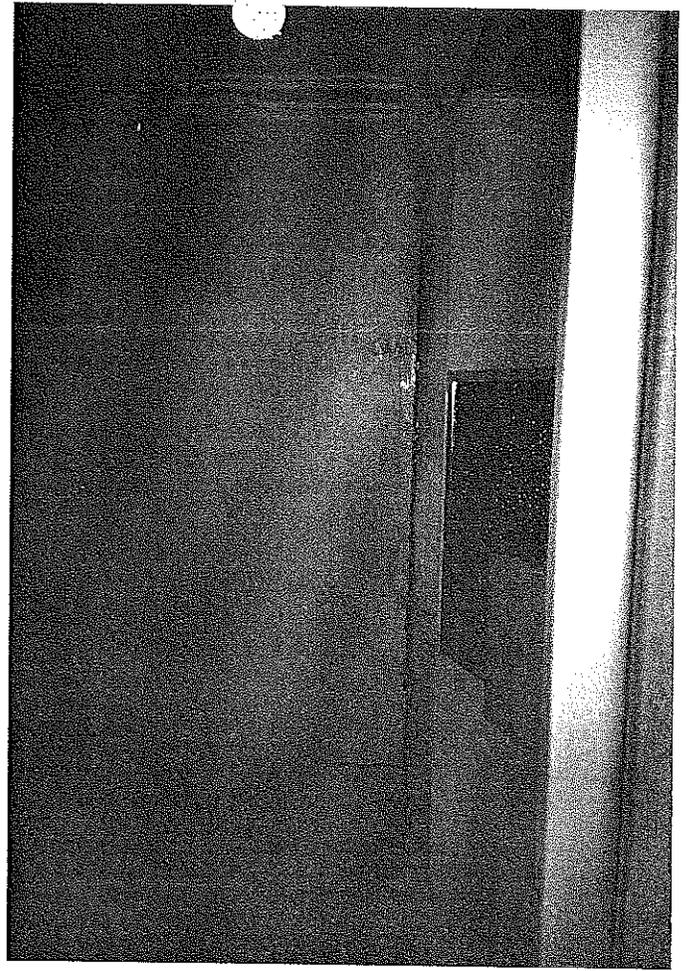
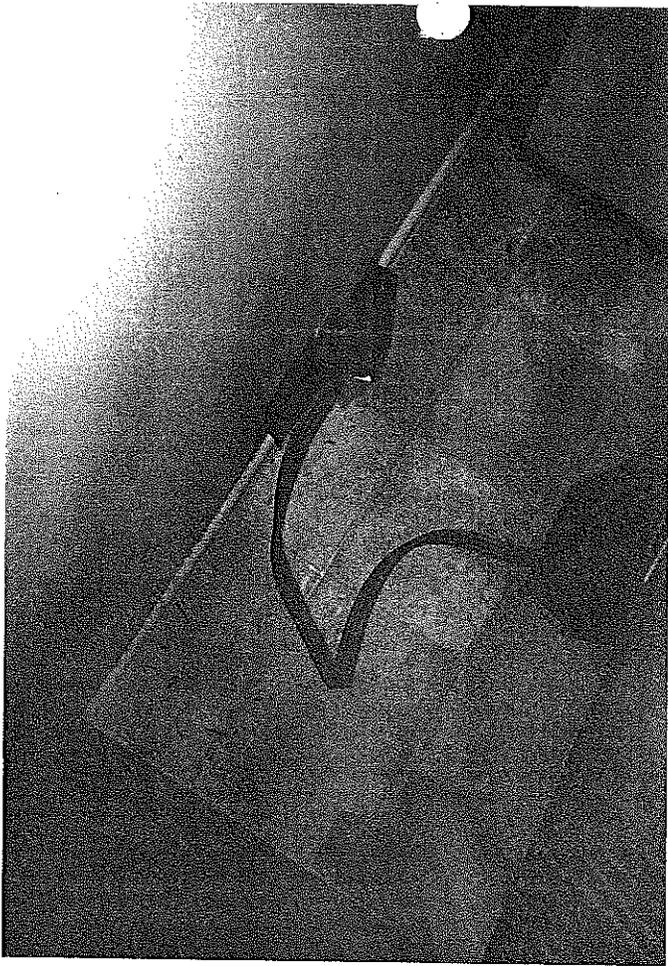
OTHER REQUIREMENTS:

Provide documentation from a pest control company outlining the treatment plan in place to deal with the roach infestation. BMC 16.04.090(a) and (e)

This is the end of this report.



Complaint Hwspectam 7/30/13 MM-DW



Complaint Inspection 7/30/13 MM & DW



City of Bloomington
H.A.N.D.

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

Meeting Date: September 18, 2013
Petition Type: Extension of Time to Complete Repairs
Petition Number: 13-TV-095
Address: 415 S. Dunn St.
Petitioner: Michael Baldomero
Inspector: Michael Arnold
Staff Report: 12 June 2013 Cycle Inspection with maintenance
 12 August 2013 Received Appeal

During the inspection it was noted that the upper north concrete walkway was deteriorating. Petitioner is requesting additional time to complete this repair.

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: 18 November 2013

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



RECEIVED
AUG 12 2013

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: 415 S. Donn Street

Petitioner's Name: Michael C. Baldomero

Address: 2620 N. Walnut St. Suite 1000

City: Bloomington State: IN Zip Code: 47404

Phone Number: 812-334-8200 Email Address: manager@olympusproperties.com

Property Owner's Name: Acacia Investments, LLC

Address: 403 E. 6th Street

City: Bloomington State: IN Zip Code: 47408

Phone Number: 812-332-2113 Email Address: dlf@fergiam.com

Occupants: Rosehowl 1-6 (6 apartments)

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 Housing Property Maintenance Code (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-95

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.

Exterior Repairs

Repair/Replace deteriorated concrete, north upper walkway

Please consider granting an extension for the inspection: We are obtaining bids, work will be scheduled after "torn season" as contractors are booked. Initial time was used for engineering assessment.

Thank you in advance for your consideration

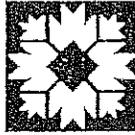
Signature (required):

 Property Manager

Name (please print):

Michael C Baldomero Date: 8-7-13

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

3175

OWNERS

=====

Acacia Investments, Llc
403 E. 6th Street
Bloomington, IN 47408

AGENT

=====

Olympus Properties
2620 N. Walnut Street #1000
Bloomington, IN 47408

Prop. Location: 415 S Dunn ST
Number of Units/Structures: 8/1
Units/Bedrooms/Max # of Occupants: 8/1/5

Date Inspected: 06/12/2013
Primary Heat Source: Other
Property Zoning: RH
Number of Stories: 2

Inspectors: Mike Arnold
Foundation Type: Slab
Attic Access: No
Accessory Structure: none

Monroe County records show this structure was built in 1960. There were no minimum emergency egress requirements at the time of construction.

Typical Unit:

One Bedroom:

Living Room (11-0 x 8-6)
Kitchen (5-6 x 5-6)
Bathroom
Bedroom (8-6 x 7-0)

Typical Egress Window:

Height: 33.5 inches
Width: 19 inches
Sill Height: 44 inches
Openable Area: 4.42 sq. ft.

Note: Only rooms with violations are listed in this report.

Interior:

Unit 1, 2, 3, 4, 5, 7:

No violations noted

Unit 6:

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

Unit 8:

Living Room:

Provide operating power to smoke detector. IC 22-11-18-3.5

Re-attach the storm door closer to the door jamb. BMC 16.04.060(a)

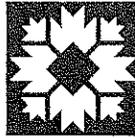
Exterior:

Repair/replace the deteriorated concrete on the north upper walkway. BMC 16.04.050(a)

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)



City of Bloomington
H.A.N.D.



**City of Bloomington
Housing and Neighborhood Development**

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

Meeting Date: September 18, 2013

Petition Type: An extension of time to complete repairs.

Petition Number: 13-TV-96

Address: 909 W. Ralston Dr.

Petitioner: Donna Dazey

Inspector: Norman Mosier

Staff Report: July 31, 2013 – Conducted Complaint Inspection
August 12, 2013 – Received BHQA Appeal
September 9, 2013 – Met with Contractor onsite

It was noted during the complaint inspection that the basement walls are failing on the structure. There is infiltration of mud and water coming into the basement.

Met with Contractor to look at progress of repairs. Contractor began work on 09/06/2013. Basement walls are plumb and filled with concrete and rebar for strength and also waterproofed with pitch and plastic sheeting. Contractor will grade the land away from structure at completion of repair. Petitioner is requesting an extension of time to complete the repairs.

Staff recommendation: Grant the request.

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

Compliance Deadline: October 18, 2013

Attachments: Complaint Inspection Report, Structural Engineer's Report, BHQA Appeal, Petitioner's Letter

RECEIVED
AUG 12 2013



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

Property Address: Don 909 Balston Bloomington, IN
Petitioner's Name: Donna Dazey
Address: 1658 Austo Avenue
City: Spencerville State: IN Zip Code: 46224
Phone Number: 3173706171 Email Address: 1947dazey@att.net
Property Owner's Name: Donna Dazey
Address: Same as above
City: _____ State: _____ Zip Code: _____
Phone Number: _____ Email Address: _____
Occupants: 2 adults

- 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 Housing Property Maintenance Code (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-96

SEE REVERSE

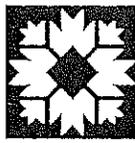
Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance,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

I am requesting an extension
of 3 months to get all of
the repairs completed.

Signature (required): Donna Dazey

Name (please print): Donna Dazey Date: 08/09/2013

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



City of Bloomington
Housing and Neighborhood Development

AUG 01 2013

COMPLAINT
INSPECTION REPORT

7200

OWNERS

Dazey-Wieser, Donna
1658 Presto Avenue
Speedway, IN 46224

Prop. Location: 909 W Ralston DR
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/3/3

Date Inspected: 07/31/2013
Primary Heat Source: Gas
Property Zoning: RS
Number of Stories: 1

Inspectors: Norman Mosier
Foundation Type: Basement
Attic Access: No
Accessory Structure: Det. Garage

The following items are the result of a complaint inspection conducted on 07/31/2013. It is your responsibility to repair these items and to schedule a re-inspection within **fourteen (14)** days of the mailing of this report. Failure to comply with this inspection report will result in this matter being referred to the City of Bloomington Legal Department. Failure to comply with this complaint inspection report may result in fines of up to \$100.00/day. If you have questions regarding this report, please contact this office at 349-3420.

BASEMENT

Provide documentation from a structural engineer that the structure is safe and habitable prior to repair of basement. BMC 16.04.020(a) 1

Repair the concave west wall, wall is bowed in approximately 3.5 – 4 inches with a 1 inch gap in the middle of wall. BMC 16.04.060(a)

Repair the concave south wall, wall is bowed in approximately 3 inches.
BMC 16.04.060(a)

Repair the failing east and north walls, slightly bowed. BMC 16.04.060(a)

59

Repair the basement to stop the infiltration of water into the basement, SW& SE corners of basement. BMC 16.04.060(a)

Repair the deteriorated SE entryway and wall to prevent to infiltration of water into the basement. BMC 16.04.060(a)

Remove the mud from the basement. BMC 16.04.060(a)

This is the end of this report.

KEVIN B. POTTER, P.E.
924 West 17th Street, #5
Bloomington, IN 47404
Phone (812) 331-7981
EMAIL- kevinbpotter@gmail.com

August 8, 2013

Donna Dazey
1947dazey@att.net

INVOICE

Structural inspection and report for basement walls and exterior drainage at 909
West Ralston Drive, Bloomington, IN

.....\$200.00

Kevin Potter

KEVIN B. POTTER, P.E.
924 West 17th Street, #5
Bloomington, IN 47404
Phone (812) 331-7981
EMAIL- kevinbpotter@gmail.com

August 8, 2013

Donna Dazey
1947dazey@att.net

Re: 909 West Ralston Drive, Bloomington, IN

Per your request, we recently performed an inspection at 909 West Ralston Drive, Bloomington, IN. This home is a wood framed structure over a full basement with concrete block walls. Based on this inspection, the following repairs are recommended.

1. The West basement wall has bowed inward about 4 inches with substantial amounts of water entering through cracks in the wall. The South basement wall has bowed inward about 4 inch maximum with some water working through the wall. The West and South basement walls are subject to collapse and need to be reinforced as soon as possible. Recommended repairs would include the following:
 - a. Excavate behind the West and South walls to the wall footing.
 - b. Straighten the walls with wall anchors including steel rods connected to a "dead man" anchor behind the wall with steel plates fastened to the inside face of the wall. The anchors should be placed not more than 6 feet apart.
 - c. Clean the walls and repair all cracks in the mortar joints.
 - d. Install a commercial waterproofing such as MarFlex, Rub-R-Wall, EPRO, or Tuff-n-Dry on the outside of the walls below grade.
 - e. Install a 4" footing drain pipe with filter cloth wrap extended to daylight of connected to a sump pump.
 - f. Backfill the wall with crushed stone covered with soil at the top. Grade the soil to slope away from the foundations to meet the code requirement of 6" of fall within the first 10 feet.

2. Water is draining down the East driveway and under the door into the basement. There is no exterior drain to collect the water before entering the basement. Recommended repairs would include the following:
 - a. Install a 4" trench drain across the 8 foot width of the driveway along the low spot just East of the door. Connect the outlet pipe to the sump pump.

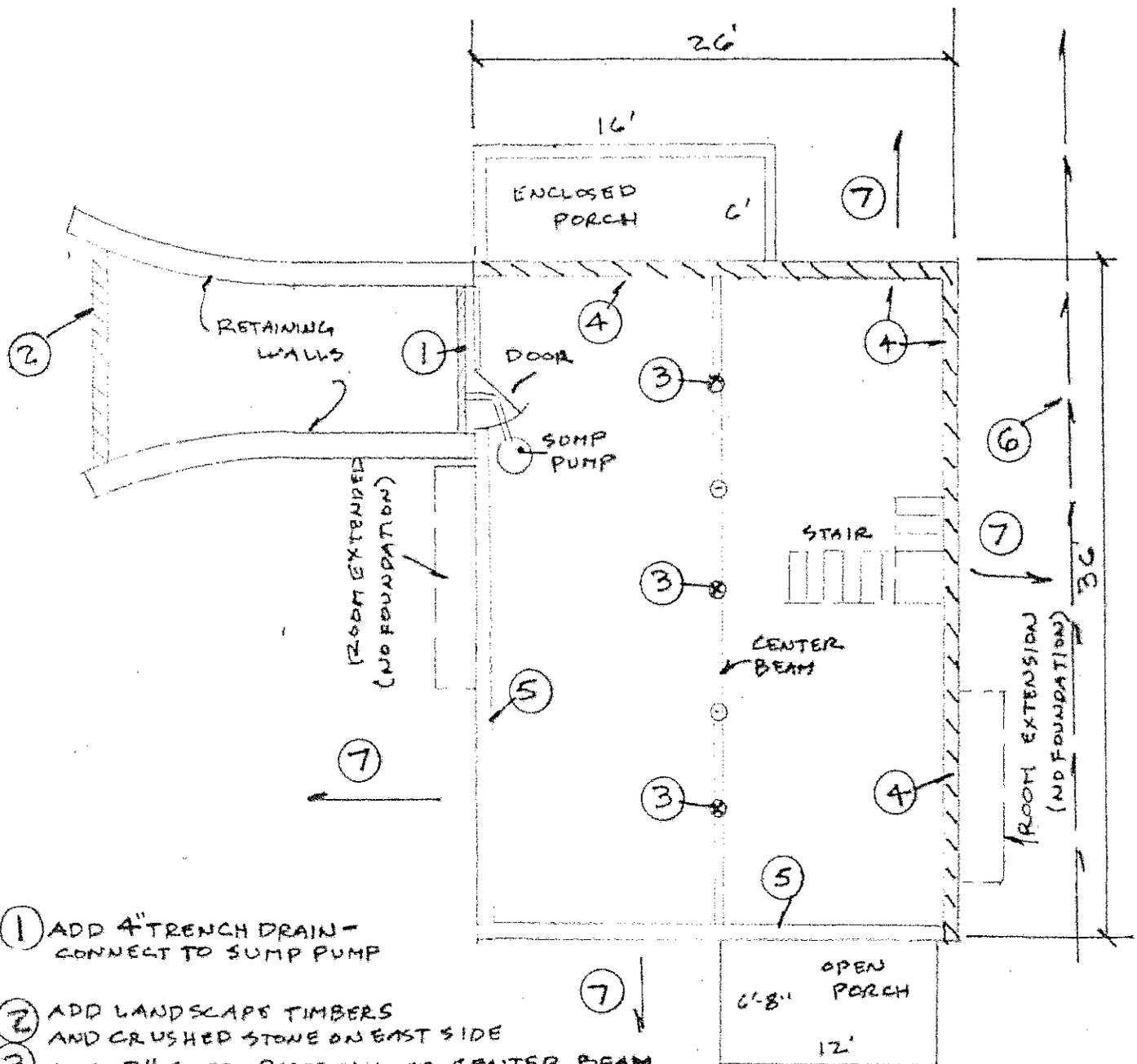
- b. Add landscape timbers across the width of the drive at the East end of the retaining walls and add stone along the East side of the timbers in order to minimize the amount of water draining down the driveway.
- 3. The North and East basement walls have bowed inward not more than 2 inches with some cracking of the mortar joints. The amount of water entering through these walls appears to be minimal. Recommended repairs would include the following:
 - a. Repair cracks in the mortar joints by removing a . . . " depth of the cracked mortar and replacing with new mortar.
 - b. Add soil along the outside to meet the code requirement of 6" of fall away from the foundation walls within the first 10 feet.
- 4. The center floor beam in the basement is a triple 2 x 8 beam spanning 12 feet between the support posts. The beam span exceeds allowable code limits.
 - a. Add three 3" steel posts under the beam with the posts placed under the mid span points of the three beam spans.

Due to the condition of the West wall, we recommend installing temporary bracing along this wall immediately until the permanent repairs can be performed.

Please contact us if there are questions.



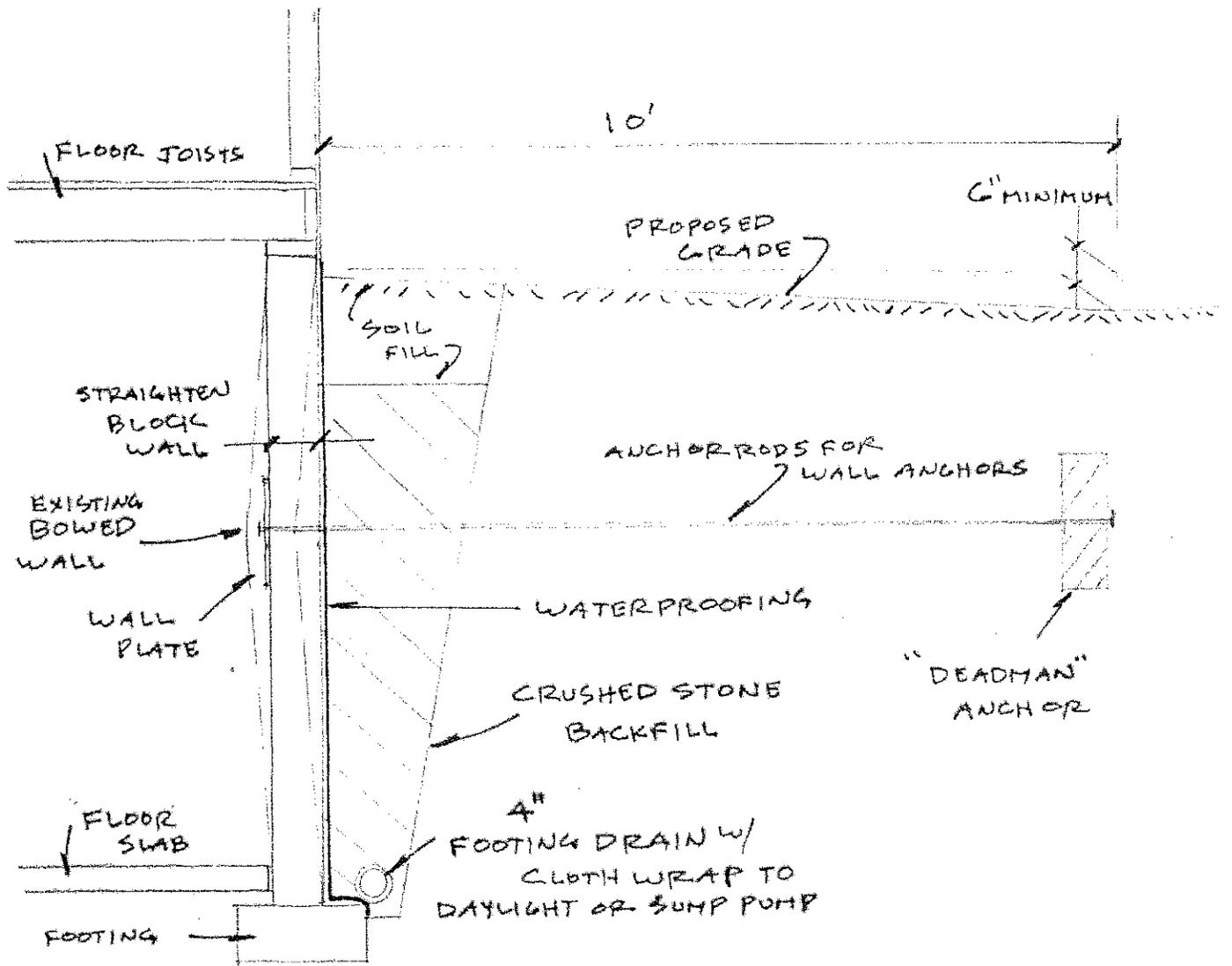
Kevin B. Potter, P.E.



- ① ADD 4" TRENCH DRAIN - CONNECT TO SUMP PUMP
- ② ADD LANDSCAPE TIMBERS AND CRUSHED STONE ON EAST SIDE
- ③ ADD 3" STEEL POSTS UNDER CENTER BEAM
- ④ WEST AND SOUTH WALL - STRAIGHTEN WALL, REINFORCE WALL AND WATER PROOF
- ⑤ REPAIR EXPOSED CRACKS IN NORTH & EAST WALLS
- ⑥ GRADE DRAINAGE SWALE TOWARD REAR YARD
- ⑦ SLOPE GROUND AWAY W/ 1/4" MIN. FALL IN 10 FEET

BY:
 K.B. POTTER
 8/7/2013

DONNA DAZEY
 909 W. RALSTON DRIVE
 BLOOMINGTON, IN



BASEMENT WALL REPAIR DETAIL



City of Bloomington
H.A.N.D.

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

Meeting Date: September 18, 2013
Petition Type: An extension of time to complete repairs.
Petition Number: 13-TV-97
Address: 601 S. Woodlawn Ave.
Petitioner: Paul Colbert
Inspector: Norman Mosier
Staff Report: June 6, 2013 – Conducted Cycle Inspection
August 14, 2013 – Received BHQA Appeal

It was noted during the cycle inspection that there are numerous repair to be made. Petitioner is requesting an extension of time to complete the repairs as the owner (Mother), is on a fixed income and has limited funds.

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: October 18, 2013 – For life safety violations
November 18, 2013 – For all other violations

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



RECEIVED
AUG 15 2013

BY:

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

Property Address: 601 S. Woodlawn Ave

Petitioner's Name: Paul Colbert

Address: P.O. Box 1094

City: Bloomington State: IN Zip Code: 47402

Phone Number: 812 202 0664 Email Address: Paul.colbert@yahoo.com

Property Owner's Name: Jean A. Colbert

Address: 322 Accadia Court

City: Fort Wayne State: IN Zip Code: 46807

Phone Number: 260 456 0172 Email Address: colbert@IPFW.edu

Occupants: Joe Hiland, Bill Johnston

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 Housing Property Maintenance Code (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-97

SEE REVERSE

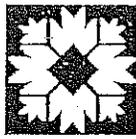
Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance,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

The home owner, Jean Ann Colbert, is retired and on a fixed income. I, Paul Colbert, have been doing repairs ^{primarily} ~~as a volunteer~~ without charging for labor, since I have limited time to donate and my mother has limited funds for repairs, I am requesting an extension until the end of September 2013.

Signature (required): Paul Colbert

Name (please print): Paul Colbert Date: 8/14/13

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

3713

OWNERS

Colbert, Jean Ann
322 Arcadia Court
Fort Wayne, IN 46807

AGENT

Colbert, Paul
601 S. Woodlawn Avenue
Bloomington, IN 47401

Prop. Location: 601 S Woodlawn AVE
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/2/3

Date Inspected: 06/06/2013
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 2

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

Monroe County Assessor's records indicate this structure was built in 1935.
There were no requirements for emergency egress at the time of construction.

INTERIOR:

MAIN LEVEL

Living Room 15 x 14-8:

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

Install the missing striker plate for the deadbolt on the entry door. BMC 16.04.060(a)

Repair the broken window, west wall, left side. BMC 16.04.060(b)

Properly ground the electrical receptacle on the west 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)

W Bedroom 12 x 11-2:

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

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

Existing Egress Window Measurements: Dbl hung: Const. yr. - 1935

Height: 34.5 inches

Width: 25 inches

Sill Height: 19.5 inches

Openable Area: 5.99 sq. ft.

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

Bathroom:

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)

Dining Room 15 x 11-8:

No violations noted.

E Bedroom 11-10 x 9-8: Same window as above.

No violations noted.

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)

BASEMENT

Stairway:

Close off the ceiling to the attic for stairway leading to the basement. BMC 16.04.060(a)

Main Room:

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)

Attic: See stairway violation.

EXTERIOR:

Repair the surface of the ceiling on the front porch to be free of holes, cracks, peeling paint and sagging materials. Also buckling of the ceiling has occurred. BMC 16.04.060(a)

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

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.)

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

3 Finish the repair of the back porch. BMC 16.04.050(a)

Repair/replace the left side of the garage door to function as intended. 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)**

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)**

C
REC'D
8-15-15
NM
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 Relief from an Administrative Decision**

Meeting Date: September 18, 2013
Petition Type: Relief from an administrative decision
Variance Request: Relief from the requirement to register as a rental
Petition Number: 13-AA-98
Address: 1303 S. Washington
Petitioner: JoAnn Chase

This property is owned by JoAnn Chase and is occupied by her daughter, Maria Chase. City Utility records indicate that this property has been occupied by Maria Chase since 2012.

Staff recommendation: Grant the relief from the rental registration process

Conditions: This unit will not be considered a rental as long as it is owned by the current owner and occupied by Maria Chase. This property will be pull dated for one year to check status.

Compliance Deadline: None

Attachments: Appeal form



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 AUG 15 2013

Property Address: 1303 South Washington St., Bloomington, IN 47401

Petitioner's Name: JoAnn Chase

Address: 1993 Harrodsburg Rd.

City: Springville

State: Indiana



Zip Code: 47462

Phone Number: 8122767050

E-mail Address: joanncchase@gmail.com

Owner's Name: JoAnn Chase

Address: 1993 Harrodsburg Rd.

City: Springville

State: Indiana



Zip Code: 47462

Phone Number: 8122767050

E-mail Address: joanncchase@gmail.com

Occupants: Maria Chase - Owner's daughter JoAnn Chase - Owner (Intermittent occupancy)

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.

Identify the variance type that you are requesting from the following drop down menu:

Variance Type: Relief from an administrative decision. (Petition Type: AA)



Reminder:

A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that months agenda!

(Will be assigned by BHQA)

Petition Number: 13-AA-98

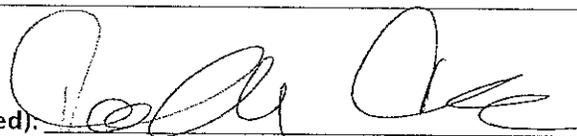
In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - 1. Specify the code reference number you are appealing.
 - 2. Detail why you are requesting the variance.
 - 3. Specify the modifications and or alterations you are suggesting.
- C. Relief from an administration decision. (Petition type: AA)
 - 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

The decision being appealed is that this residence is subject to the Residential Rental Unit Inspection Program. According to Bloomington Municipal Code Title 16 - "Residential rental unit" means any dwelling unit, rooming house, or rooming unit occupied by a person(s) other than the owner and/or their legal dependent, but it does not include the following arrangements unless the arrangements are created to avoid application of this Title:

(8) Owners who occupy the premises, rent to one tenant, and share common bathroom and kitchen facilities with said tenant.

This residence is occupied on a regular basis by the owner's daughter, Maria Chase, and on an intermittent basis by the owner, JoAnn Chase. Even though there is no rent charged, under Bloomington Municipal Code, the one tenant is defined to be Maria Chase. Common bathroom and kitchen facilities are shared with said tenant. Due to the circumstances of this residence, and the definitions in the Bloomington Municipal Code, this residence is not subject to the Residential Rental Unit Inspection Program.

Signature (Required): 

Name (Print): JoAnn Chase

Date: 2/28/07

Important information regarding this application format:

- 1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
- 2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

Print Form



City of Bloomington
H.A.N.D.

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

Meeting Date: September 18, 2013
Petition Type: Rescind a Variance
Petition Number: 13-RV-99
Address: 1020 E. Maxwell Lane
Petitioner: HAND
Inspector: Jo Stong
Staff Report: March 20, 2013: Conducted cycle inspection
August 20, 2013: Filed appeal

This property was granted a variance for minimum ceiling height on February 12, 2003 by the Board of Housing Quality Appeals. The property was built in 1959. At the time of construction, there were no requirements for ceiling height. The variance is no longer required.

Staff Recommendation: Rescind the variance
Conditions: None
Attachments: Application for Appeal, Cycle Report

Handwritten mark



RECEIVED
AUG 20 2013

BY: _____

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

Property Address: 1020 E. Maxwell Lane

Petitioner's Name: HAND

Address: 401 N. MORRISON STE 130

City: BTON State: IN Zip Code: 47402

Phone Number: 349-3420 Email Address: hand@bloomington.in.gov

Property Owner's Name: Erlene Stetson & Gerd Knoblauch

Address: Beyerschlagstr, 29a 13503 Berlin Germany

City: _____ State: _____ Zip Code: _____

Phone Number: _____ Email Address: _____

AGENT:
Don Wise
3802 E 3rd St,
Bltm. 47401

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 Housing Property Maintenance Code (Petition type V)
- C) Relief from an administrative decision (Petition type AA)
- D) Rescind a variance (Petition type RV)

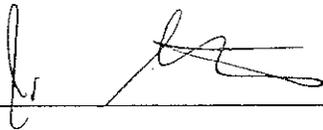
REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

OFFICE USE ONLY
Petition Number 13-RV-99

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.

This property was granted a variance for minimum ceiling height on February 12, 2003 by the Board of Housing Quality Appeals. The property was built in 1959. There were no requirements for ceiling height at the time of construction. The variance must be rescinded.

Signature (required):



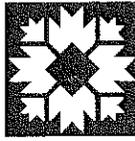
Name (please print):

JO STONE

Date:

8.20.2013

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



City of Bloomington Housing and Neighborhood Development

Cycle Report

5633

OWNERS

Stetson, Erlene & Knoblauch, Gerd
Beyschlagstr, 29a 13503 Berlin
Germany

AGENT

Wise, Don
3802 E. 3rd Street
Bloomington, IN 47401

Prop. Location: 1020 E Maxwell LN
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/3/3

Date Inspected: 03/20/2013
Primary Heat Source: Gas
Property Zoning: RS
Number of Stories: 1

Inspector: Jo Stong
Foundation Type: Basement
Attic Access: No
Accessory Structure: Garage

VARIANCE

02/12/2003 Special exception to the minimum ceiling height requirements in the basement living area with the condition that the light at 5'10" be removed and a flush mount type light be installed that would not create a head obstruction lower than 6', or the light could be completely removed and properly capped. Hardwired smoke detectors shall be installed in the basement living area and the main floor living area.

NOTE: This variance will be rescinded, as there was no minimum ceiling height required by code at the time of construction.

Monroe County Assessor's records indicate this structure was built in 1959.
There were no requirements for emergency egress at the time of construction.

INTERIOR:

Note: Room dimensions are in the file and are not included in this report.

Living Room:

Provide operating power to smoke detector. IC 22-11-18-3.5

Replace the torn window screen in the north window. BMC 16.04.060(a)

Kitchen:

Properly repair or replace the broken sliding glass door (wood frame is broken near the handle).
BMC 16.04.060(b)

Repair the sliding glass door to latch securely. BMC 16.04.060(b)

Family Room:

No violations noted.

East Bedroom:

No violations noted.

Existing Egress Window Measurements (double-hung; both sashes removable):

Height: 49 ½ inches

Width: 38 ¾ inches

Sill Height: 29 ¼ inches

Openable Area: 9.88 sq. ft.

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

Bathroom:

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

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

Northeast Bedroom:

Replace the torn window screen in the north window. BMC 16.04.060(a)

Existing Egress Window Measurements (double-hung; both sashes removable):

Height: 49 ½ inches

Width: 38 ¾ inches

Sill Height: 27 ½ inches

Openable Area: 9.88 sq. ft.

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

ATTIC

Not accessible: Entry over basement stairs.

BASEMENT

Utility Room:

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)

Storage Room:

No violations noted.

Southeast Bedroom:

No violations noted.

Note: A door leading directly to the exterior serves as the emergency egress for this sleeping room.

Bathroom:

Repair the fan and light in this room to function as intended. BMC 16.04.060(c)

EXTERIOR:

Back Porch Area:

Reconstruct the stairs from the drive/yard to the patio area so that the maximum riser height of each stair is not more than 8 ¼ inches; and minimum tread depth is not less than 9 inches. IRC 2003 Sec. R311.5.3

Eliminate the use of the extension cord from the garage to the house (trip hazard, mowing hazard). BMC 16.04.040(c)

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. BMC16.12.050 (d).

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

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)

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

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: 18 September 2013

Petition Type: An extension of time to complete repairs.

Petition Number: 13-TV-100

Address: 1211 W. 20th St.

Petitioner: Richard McCLung

Inspector: Michael Arnold

Staff Report: 04 June 2013 Cycle Inspection
17 July 2013 Rescinded Ceiling Height Variance
20 August 2013 Received Appeal for Extension of Time

Petitioner is requesting additional time to complete the repairs at this address.

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: 02 October 2013 – All smoke detector, wiring and window issues.
18 November 2013 – All other violations.

Attachments: Complaint Inspection Report, BHQA Appeal, Petitioner's Letter



RECEIVED
AUG 20 2013

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: 1211 W. 20th

Petitioner's Name: Richard McClung

Address: 2105 east Arden Dr

City: Bloomington State: In Zip Code: 47401

Phone Number: 369 7330 Email Address: _____

Property Owner's Name: Richard McClung

Address: 2105 east Arden

City: Bloomington State: In Zip Code: 47401

Phone Number: _____ Email Address: _____

Occupants: Mike Blagg + pets

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 Housing Property Maintenance Code (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-100

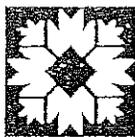
Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance,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

need more time to complete repairs

Signature (required): _____

Name (please print): _____ Date: _____

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

6806

OWNERS

=====

Mcclung, Richard A.
2105 E. Arden Drive
Bloomington, IN 47401

AGENT

=====

Mackie Properties, Llc
P.O. Box 236
Ellettsville, IN 47429

Prop. Location: 1211 W 20th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/3/5

Date Inspected: 06/04/2013
Primary Heat Source: Gas
Property Zoning: RS
Number of Stories: 1

Inspectors: Mike Arnold
Foundation Type: Basement
Attic Access: No
Accessory Structure: none

VARIANCE

10/09/2002 Special exception to the minimum ceiling height requirement in the dining room, kitchen and southeast bedroom, with the condition that no head obstructions be installed in violation of the Building Code, and hardwired smoke detection must be installed throughout the house.

This property was previously granted a variance to the minimum ceiling height requirements of the Property Maintenance Code. This requirement is no longer a part of the Bloomington Municipal Code; therefore the variance must be rescinded by the Board of Housing Quality Appeals. This process may slightly delay the issuance of your Rental Occupancy Permit, but will not negatively affect the length of your permit.

Interior:

General:

Verify interconnection of the smoked detectors at reinspection.

Basement/Cellar:

Provide operating power to smoke detector. IC 22-11-18-3.5 (Verify present and functioning).

Main Level:

Living Room (16-0 x 13-0):

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)

Repair the broken window. BMC 16.04.060(b) (Storm window North wall).

Repair window to latch securely. BMC 16.04.060(b) (North Wall).

Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b) (West wall-North and South windows).

Dining Room:

Repair window/slider to latch securely. BMC 16.04.060(b) (South).

Kitchen:

Replace non-functioning or incorrectly wired electrical receptacle with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020 and BMC 16.04.060(b)

All residential rental units, their accessory structures and exterior premises shall be kept free from pests. The owner of a structure containing two or more dwelling units, a multiple occupancy or a rooming house shall be responsible for extermination of pests. The tenant of a single family detached home shall be responsible for extermination of pests after occupying the premises for thirty (30) days unless the infestation is caused by defects in the premises – in which case the owner shall be responsible for extermination of pests.

If the presence of pests is determined to be the result of actions taken, or not taken, by any tenant, said tenant shall be liable for fines in accordance with Chapter 16.09 of this Title. This Section pertains only to whose responsibility it is to eradicate the pests; it does not pertain to, regulate. Or discuss which party to the lease is to ultimately pay for the pest eradication. BMC 16.04.090

Repair/replace the deteriorated flooring at the washing machine. BMC 16.04.060(a)

Re-attach the dryer exhaust line. BMC 16.04.060(b)

Bathroom:

Replace the missing vent cover. BMC 16.04.060(a)

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Hallway:

Install a smoke detector in an approved location. If wall mounted, it shall be located between 4 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

NE Bedroom (11-0 x 11-0):

Repair the outlets to be properly wired. BMC 16.04.060(b) (Test as open ground or reverse wired).

Provide operating power to smoke detector. IC 22-11-18-3.5

Center Bedroom (11-0 x 9-0):

Properly wire the outlet on the north wall. BMC 16.04.060(b) (Test s as reverse wired).

Replace the broken/missing outlet cover plate. BMC 16.04.060(a) (South wall).

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

SE Bedroom (10-0 x 9-0):

Install a smoke detector in an approved location. If wall mounted, it shall be located between 4 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Repair/replace the outlet to function as intended. BMC 16.04.060(b) (South wall).

Exterior:

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

Replace the missing spindles on the deck/stair hand/guardrail. BMC 16.04.060(a)

Remove the vines and overgrowth from the bedroom windows. BMC 16.04.050(b)

Secure the crawl/basement vent in the wall. BMC 16.04.050(b)

Properly seal the cracks in the foundation walls. BMC 16.04.050(a)

All residential rental unit premises which contain trees shall maintain the trees in good health so that they pose no danger to persons or property. BMC 16.04.040(e) (Properly trim/prune).

Required Documentation:

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

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

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

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

BMC 16.01.060(f) and 16.04.060 (c)

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

This is the end of this report.



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Relief from an Administrative Decision**

Meeting Date: September 18, 2013
Petition Type: Relief from an administrative decision
Variance Request: Relief from the requirement to register as a rental
Petition Number: 13-AA-90
Address: 3308 S. Daniel Court
Petitioner: Kenyon Kopp

This property is owned by Kenyon Kopp. Mr. Kopp purchased the property on 2/24/12. According to Mr. Kopp, his intention was to "flip" the property. Water service at this property was requested by Alan B. Somers on February 25, 2012. Last water usage by this customer was 4,000 gallons. Mr. Kopp did not provide the name of his in-laws on his application. On August 9, 2013, I emailed Mr. Kopp and requested clarification and there was no response

Staff recommendation: Deny the relief from the rental registration process

Conditions: This unit should be considered a rental and an inspection should be scheduled 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: September 27, 2013

Attachments: Appeal form

0103



RECEIVED
AUG 03 2013

BY: _____

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

Property Address: 3308 S Daniel Ct. Blmgtw, IN 47401

Petitioner's Name: Kenyon C. Kopp (owner)

Address: 4095 S Judee Drive

City: Blmgtw State: IN Zip Code: 47401

Phone Number: 812-272-3001 Email Address: Kc.Kopp@honestydel.org

Property Owner's Name: Kenyon C. Kopp

Address: 4095 S Judee Dr

City: Bloomington State: IN Zip Code: 47401

Phone Number: same as above Email Address: same as above

Occupants: Kenyon Kopp's in-laws (family)

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 Housing Property Maintenance Code (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-AA-90

SEE REVERSE

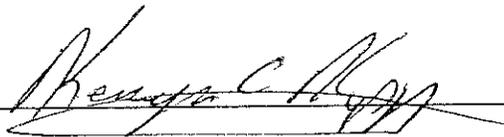
*Alar B. Somers
4/12/13
2/12*

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

I, Kenyon Kapp, bought the property in question, 3308 S Daniel, as a pre-foreclosure with the intention of flipping it. However, my in-laws, who are building a home, needed a temporary place to live & moved into the home. They will be moving out when their new home is completed - which will be in the fall of 2013 (approx 60-90 days from today 8/2/13). I then instead intend to sell the property immediately. I do not intend to keep it as a rental (and never did). I am therefore asking to forego the HAND inspection & occupancy process - as the property will not be a rental in the very near future.

Thanks for your consideration...!

Signature (required):



Name (please print):

Kenyon C Kapp

Date:

8/2/13

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.

▷ Note: I have a tentatively scheduled HAND inspection set up for 8/7/13. Please cancel until Appeal has been reviewed & ruled.

Thank You!