PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
CITY HALL McCLOSKEY CONFERENCE ROOM
April 16, 2014, 4:00 P.M.

ALL PETITIONS ARE ON THE CONSENT AGENDA

I. **ROLL CALL**

II. **REVIEW OFSUMMARY** – February 19, 2014, March 19, 2014 (CANCELLED) pp. 3-4

III. **OLD BUSINESS**

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

(2) 13-TV-128 **2404 S. Woolery Mill Drive**, Orion Property Management. Request for an extension of time to complete repairs. Previously heard December 18, 2013. pp. 10-15

IV. **NEW BUSINESS**

(3) 14-TV-25 **1504 E. Matlock Road**, Cindi Lewis. Request for an extension of time to complete repairs. pp. 16-22

(4) 14-TV-26 **200 E. 20th Street / 1506 N. Washington Street**, College Rentals, Inc. Request for an extension of time to complete repairs. pp. 23-29

(5) 14-TV-28 **601 E. University Street**, Cadjon Development, LLC. Request for an extension of time to complete repairs. pp. 30-35

(6) 14-TV-29 **413 S. Highland Avenue**, Kunga Norbu. Request for an extension of time to complete repairs. pp. 36-41

(7) 14-RV-30 **1307-1307 ½ S. Walnut Street**, H.A.N.D. Request for rescission of a variance. p. 42

(8) 14-RV-32 **609 S. Walnut Street**, H.A.N.D. Request for rescission of a variance. p. 43

(9) 14-RV-33 **910 E. 2nd Street**, H.A.N.D. Request for rescission of a variance. p. 44

(10) 14-RV-34 **2436 S. Rockport Road**, H.A.N.D. Request for rescission of a variance. pp. 45-47

(11) 14-TV-35 **1403 E. Dunstan Drive**, Kevin L. Combs. Request for an extension of time to complete repairs. pp. 48-56

(12) 14-TV-36 **804 E. 11th Street**, Baseline Properties. Request for an extension of time to complete repairs. pp. 57-72

(13) 14-TV-37 **107 E. 1st Street**, Eric and Mary Coleson. Request for an extension of time to complete repairs. pp. 73-78

(14) 14-TV-38 **540 S. Basswood Drive**, Herman and Kittle Properties. Request for an extension of time to complete repairs. pp. 79-107

(15) 14-TV-39 **1313 N. Crescent Road**, David Devitt. Request for an extension of time to complete repairs. pp. 108-113

(16) 14-TV-40 **319 N. Lincoln Street**, Omega Propertiest. Request for an extension of time to complete repairs. pp. 114-119

(17) 14-RV-41 **321 W. Hillside Drive**, H.A.N.D. Request for rescission of a variance. pp. 120-123

(18) 14-TV-42 **344-352 S. Dunn Street**, Burnham Rentals. Request for an extension of time to complete repairs. pp. 124-130

(19) 14-RV-43 **716 W. Dodds Street**, H.A.N.D. Request for rescission of a variance. pp. 131-135

(20) 14-TV-44 **1317 E. Hunter Avenue**, Willis Williams (Jamar Property Management, LLC). Request for an extension of time to complete repairs. pp. 136-142

(21) 14-TV-45 **707 E. University Street**, Christopher Miller. Request for an extension of time to complete repairs. pp. 143-148

(22) 14-RV-46 **504 E. 9th Street**, H.A.N.D. Request for rescission of a variance. pp. 149-156

(23) 14-TV-47 **805 E. Grimes Lane**, Robert Lee. Request for an extension of time to complete repairs. pp. 157-162

(24) 14-TV-48 **3220 E. John Hinkle Place**, Sesom, LLC. Request for an extension of time to complete repairs. pp. 163-173

(25) 14-TV-49 **3311 N. Kinser Pike**, Robert Groelsema (Peek & Associates). Request for an extension of time to complete repairs. pp. 174-183

(26) 14-TV-50 **921-923 E. Hunter Avenue**, Thomas G. Williams. Request for an extension of time to complete repairs. pp. 184-190

(27) 14-TV-52 **238 N. Smith Road**, CS Property Management. Request for an extension of time to complete repairs. pp. 191-196

V. **GENERAL DISCUSSION**

VI. **PUBLIC COMMENT**

VII. **ADJOURNMENT**

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

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

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

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

I. REVIEW OFSUMMARY

Hamilton made a motion to approve the minutes for December 18, 2013. Strauser seconded. Motion passed, 4-0.
Hamilton made a motion to approve the minutes for January 15, 2014. Strauser seconded. Motion passed, 4-0.

II. CONSENT AGENDA

409 E. University Street, John Boruff, 14-TV-08. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a March 19, 2014 deadline.
1525 W. 7th Street, Jason D. Cox, 14-TV-09. Request for an extension of time to complete repairs. Staff recommendation to grant the request with an April 15, 2014 deadline.
3200 E. Longview Avenue, Scott May, 14-TV-10. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a March 01, 2014 deadline for life safety violations and April 21, 2014 for all other repairs.
1308 N. Dunn Street, Ronnie Hanson, 14-TV-13. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a March 15, 2014 deadline for all exterior repairs.
719 N. Grant Street, Rose-Lo Properties, LLC, 14-TV-14. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a May 01, 2014 deadline.
2151 S. Bent Tree Drive, Chris Aungst, 14-TV-15. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a March 01, 2014 deadline.
2311 S. Rockport Road, Shannon Ramey, 14-TV-16. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a March 01, 2014 deadline for smoke detectors and April 19, 2014 for all other repairs.
303 S. Washington Street, H.A.N.D., 14-RV-17. Request for rescission of a variance. Staff recommendation to grant the rescission.
1319 E. University Street, Hallmark Rentals and Management, Inc., 14-TV-20. Request for an extension of time to complete repairs. Staff recommendation to grant the request with an April 01, 2014 deadline.
210 E. 11th Street, Christine Vansteenwyk, 14-TV-23. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a June 01, 2014 deadline or prior to re-occupancy.
Approved.

III. PETITIONS

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

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

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

IV. GENERAL DISCUSSION

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

V. PUBLIC COMMENT

None.

VI. ADJOURNMENT

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

City of Bloomington
H.A.N.D.

City of Bloomington
Housing and Neighborhood Development

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

Meeting Date:	April 16, 2014
Petition Type:	An extension of time to complete repairs.
Petition Number:	13-TV-59 (old)
Address:	3111 S. Leonard Springs Road
Petitioner:	Julie Cooper
Inspector:	Dee Wills
Staff Report:	February 21, 2013 Completed Cycle Inspection May 6, 2013 Receive Application for Appeal June 19, 2013 Application for Appeal Approved September 23, 2013 Completed Re-inspection December 17, 2013 Completed Re-inspection January 8, 2014 Receive Application for Appeal Petitioner is requesting an extension of time to complete repairs to the exterior painting due to the bad weather conditions.
Staff recommendation:	Grant the extension of time.
Conditions:	All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.
Compliance Deadline:	June 15, 2014
Attachments:	Application for Appeal, Remaining Violation Report

Old Business

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

RECEIVED
JAN 08 2014
BY:

Property Address: Woodland Springs Apts.

Petitioner's Name: Julie Cooper - Property Manager

Address: 3111 S Leonard Springs Rd

City: Bloomington State: IN Zip Code: 47403

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

Property Owner's Name: Scott May

Address: 701 Summitview Place

City: Bloomington State: IN Zip Code: 47403

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

Occupants:

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

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

Please circle the petition type that you are requesting:

(A) An extension of time to complete repairs (Petition type TV)

B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)

C) Relief from an administrative decision (Petition type AA)

D) Rescind a variance (Petition type RV)

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

OFFICE USE ONLY
Petition Number 13-TV-59 OLD

SEE REVERSE

6

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

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

Signature (required): Julie Cooper

Name (please print): Julie Cooper Date: 1-8-14

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

City of Bloomington
Housing and Neighborhood Development

OCT 03 2013

Remaining Violations Report

927

OWNERS

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

AGENT

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

Prop. Location: 3111 S Leonard Springs RD
Number of Units/Structures: 118/7
Units/Bedrooms/Max # of Occupants: Bld A: 30/2/4 8/2/4, Bld B: 10/3/5 10/1/2, Bld C: 10/1/2 10/3/5, Bld D: 8/3/5 8/1/2, Bld E: 8/2/4, Bld F: 8/2/4, Bld G: 8/2/4

Date Inspected: 09/23/2013
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 2

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

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

REINSPECTION REQUIRED

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

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

8

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

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

C **Bldg. A**

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

C **Bldg. B**

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

C **Bldg. C**

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

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

C **Bldg. E**

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

C **Bld. G**
Unit # 6

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

C **Bld. F**

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

This is the end of this report.

City of Bloomington
H.A.N.D.

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

Meeting Date:	April 16, 2014
Petition Type:	An extension of time to complete repairs.
Petition Number:	13-TV-128
Address:	2404 S Woolery Mill Dr.
Petitioner:	Orion Property Management
Inspector:	John Hewett
Staff Report:	September 23, 2013 Cycle Inspection November 18, 2013 Received Appeal. December 18, 2013 BHQA granted Extension During the cycle Inspection the windows were cited for not meeting the egress requirements at the time of construction. The petitioner has appealed to the State for a variance and is requesting additional time to secure that variance. The State requested additional information and the process is taking more time than this Board granted.

Bedroom Egress window information:

Openable area required: 5.0 sq. ft. ground floor, 5.7 all other	Existing area: 5.59 (2nd floor)
Clear width required: 20"	Existing width: 31"
Clear height required: 22"	Existing height: 26"
Maximum Allowable Sill Height: 44" above finished floor	Existing sill: 23"

Staff recommendation:	Grant the extension of time
Conditions:	All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.
Compliance Deadline:	June 16, 2014
Attachments:	Cycle Inspection Report, Petition form

RECEIVED
NOV 7
BY:

CITY OF BLOOMINGTON INDIANA

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: 2404 S. Woolery Mill Dr.

Petitioner's Name: Orion Propertyu Management

Address: 400 W 7th St, Suite 110

City: Bloomington **State:** ~~Nebraska~~ IN **Zip Code:** 47404

Phone Number: (812) 334-5964 **E-mail Address:** kwilliamson@orionpropertymanagement.com

Owner's Name: Pat Tabib Ghaffari

Address: 9640 Nw 2nd St #304

City: Pembroke **State:** Florida **Zip Code:** 33024

Phone Number: 954-330-4310 **E-mail Address:** ghaffari01@att.net

Occupants: Mallory McClure & Jennifer Ramage

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: An extension of time to complete repairs. (Petition Type: TV)

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)
13-TV-128 (OLD)
Petition Number: ~~14-TV-51~~

11

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.

We are requesting a second extension.

The state needed additional information for the variance application. That has now been supplied and we are waiting on it to continue through the state process. It has taken a little longer that we expected.

We are expecting the states approval on April 1, 2014.

Thank you for your consideration.

Signature (Required): _____

Name (Print): Keith R. Williamson **Date:** 3/15/14

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
Housing and Neighborhood Development

NOTICE OF BOARD ACTION

December 18, 2013

Orion Property Management
400 W 7th Street Suite 110
Bloomington, IN 47404

RE: 2404 S Woolery Mill Dr.

Dear Orion Property Management,

This letter provides notice of the action taken by the City of Bloomington Board of Housing Quality Appeals on your request for an extension of time to complete repairs. Details of the Board's action are provided below.

If you have further questions or concerns, City business hours are weekdays between 8:00 AM and 5:00 PM, and I can be reached at (812) 349-3420.

Sincerely,

Lisa Abbott
Director, HAND

Petition Number: 13-TV-128
Meeting Date: December 18, 2013
Address: 2404 S Woolery Mill Dr.
Board Action: [XX] Approved [] Not Approved [] Continued [] Tabled
Conditions: All repairs must be completed and reinspected 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.

Deadline: March 15, 2014

13

401 N. Morton Street
Bloomington, IN 47404
Fax: (812) 349-3582

City Hall
www.bloomington.in.gov

Rental Inspections: (812) 349-3420
Neighborhood Division: (812) 349-3421
Housing Division: (812) 349-3401

City of Bloomington
Housing and Neighborhood Development

Cycle Report

9776

OWNERS

Pat Tabib Ghaffari
9640 Nw 2nd St. #6304
Pembroke Pines, FL 33024

AGENT

Orion Property Mgt
400 W 7th St. Ste 110
Bloomington, IN 47404

Prop. Location: 2404 S Woolery Mill DR
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/3/3

Date Inspected: 09/23/2013 Inspectors: John Hewett
Primary Heat Source: Electric Foundation Type: Slab
Property Zoning: PUD Attic Access: No
Number of Stories: 2 Accessory Structure:

Monroe County Assessor's records indicate this structure was built in 2008.
These are the minimum requirements for emergency egress windows at the time of construction:

Openable area required: 5.0 sq. ft. ground floor openings
5.7 sq. ft. all others
Clear width required: 20"
Clear height required: 22"
Maximum Allowable Sill Height: 44" above finished floor

Interior

Living room
15-4 x 15-10
No violations noted.

Kitchen
14-1 x 12-4
No violations noted.

14

½ bath, laundry/mechanical room
No violations noted.

2nd Floor
SE bedroom 9-4 x 9-6, NE bedroom 9-4 x 9-6, W bedroom 13-0 x 12-0
The emergency egress window does not meet the minimum requirements for a one and two family dwelling/multi-unit structure built in 2008. The relevant code is the 2008 Indiana Residential Code, section: R310.1.1.

Openable area required:	5.7 sq. ft.	Existing area:	5.59sq. ft.
Clear width required:	20"	Existing width:	31"
Clear height required:	22"	Existing height:	26"
Maximum sill height:	44" above finished floor	Existing sill:	23"

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

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

Hall bath, Master bath
No violations noted.

Exterior

No violations noted.

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)

This is the end of this report.

City of Bloomington
Housing and Neighborhood Development

City of Bloomington
H.A.N.D.

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

Meeting Date:	April 16, 2014
Petition Type:	An extension of time to complete repairs.
Petition Number:	14-TV-25
Address:	1504 E. Matlock
Petitioner:	Cindi Lewis
Inspector:	Dee Wills
Staff Report:	August 08, 2013 Completed Cycle Inspection January 23, 2014 Receive Application for Appeal

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

Staff recommendation:	Grant the extension of time.
Conditions:	All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.
Compliance Deadline:	May 30, 2014

16

RECEIVED
JAN 23 2014
BY: _____

CITY OF BLOOMINGTON, INDIANA

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: 1504 Matlock Rd.

Petitioner's Name: Cindi Lewis

Address: 9015 S. Gore Rd

City: Bloomington **State:** IN **Zip Code:** 47403

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

Property Owner's Name: Cindi Lewis

Address: _____

City: _____ **State:** _____ **Zip Code:** _____

Phone Number: _____ **Email Address:** _____

Occupants: _____

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

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

Please circle the petition type that you are requesting:

A) An extension of time to complete repairs (Petition type **TV**)

B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type **V**)

C) Relief from an administrative decision (Petition type **AA**)

D) Rescind a variance (Petition type **RV**)

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

OFFICE USE ONLY
Petition Number 14-TV-25

SEE REVERSE

17

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

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

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

Signature (required): Cindi Lewis

Name (please print): Cindi Lewis **Date:** 1/23/14

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

City of Bloomington
Housing and Neighborhood Development

Cycle Report

10192

OWNERS

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

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

Number of Units/Structures: 1/1

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

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

INTERIOR

Lower Level

Living Room (9-11 x11-3)

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

Front West Bedroom (13-3 x11-11)

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

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

Existing Egress Window Measurements:
Height: 22.75 inches
Width: 25.25 inches
Sill Height: 28.50 inches
Openable Area: 3.98 sq. ft.

401 N. Morton Street
Bloomington, IN 47404
Fax: (812) 349-3582

City Hall
www.bloomington.in.gov

Rental Inspections: (812) 349-3420
Neighborhood Division: (812) 349-3421
Housing Division: (812) 349-3401

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

Bathroom

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

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

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

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

Dining Room (10-2 x11-10)

No violations noted.

SW Bedroom (9-7 x10-5)

No violations noted.

Existing Egress Window Measurements:

Height: 22.75 inches
Width: 26.25 inches
Sill Height: 26.25 inches
Openable Area: 4.14 sq. ft.

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

½ Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

Kitchen (10-7 x11-8)

No violations noted.

Family Room (15-6 x22-2)

No violations noted.

Recreation Room (11-8 x23-4)

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

South Back Bedroom (7-3 x7-0)

No violations noted.

Existing Egress Window Measurements:

Height: 34 inches
Width: 15.50 inches
Sill Height: 41 inches
Openable Area: 3.65 sq. ft.

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

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

Upper Level

Stairway Entry

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

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

Measure window at re-inspection

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

Bathroom

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

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

Basement

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

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

BMC 16.01.060(f) and 16.04.060 (c)

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

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

EXTERIOR

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

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

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

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

Other requirements

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

Required documentation:
The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement. **A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a $25.00 fine will be levied.** BMC16.12.040 and 16.10.030(b)

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

This is the end of this report.

City of Bloomington
H.A.N.D.

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

Meeting Date:	April 16, 2014
Petition Type:	An extension of time to Complete Repairs
Petition Number:	14-TV-26
Address:	200 E. 20th Street/1506 N. Washington St.
Petitioner:	Jeanne Walters Real Estate
Inspector:	Maria McCormick
Staff Report:	October 9, 2013 Completed Cycle Inspection January 24, 2014 Received application for appeal

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

Staff recommendation: Grant the request.

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

Compliance Deadline: May 15, 2014 or prior to re-occupancy

Attachments: Cycle Report, BHQA Application

RECEIVED
4
BY:

CITY OF BLOOMINGTON INDIANA

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

Property Address: 1506 N WASHINGTON

Petitioner's Name: JEANNE WALTERS REAL ESTATE

Address: 107 E. 6TH ST

City: BLOOMINGTON State: IN Zip Code: 47408

Phone Number: 812-331-8951 Email Address:

Property Owner's Name: College Rentals Inc

Address: 3330 Dundee Road Ste. C-4

City: Northbrook State: IL Zip Code: 60062

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

Occupants: NOT RENTED AT THIS TIME

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

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

Please circle the petition type that you are requesting:

(A) An extension of time to complete repairs (Petition type **TV**)

B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type **V**)

C) Relief from an administrative decision (Petition type **AA**)

D) Rescind a variance (Petition type **RV**)

REMINDER: A $20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.	OFFICE USE ONLY Petition Number 14-TV-26

SEE REVERSE

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

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

Signature (required): _____

Name (please print): JOHN JAY McKINNEY **Date:** 1-24-13

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

City of Bloomington
Housing and Neighborhood Development

OCT 2 5 2013

Cycle Report

4029

OWNERS

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

AGENT

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

Prop. Location: 200 E 20th ST, 1506 N Washington ST
Units/Bedrooms/Max # of Occupants: 1/5/5
Date Inspected: 09/19/2013
Primary Heat Source: Gas
Property Zoning: RH
Number of Stories: 1

Number of Units/Structures: 1/1

Inspectors: Maria McCormick
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: None

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

INTERIOR:

Living Room 18-5 x 13-2:

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

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

Hallway:

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

Bathroom:

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

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

26

SE Bedroom 10-5 x 9-10:

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

Existing Egress Window Measurements:

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

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

SW Bedroom 13-3 x 13-4:

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

Existing Egress Window Measurements:

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

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

Kitchen 12-4 x 8-7:

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

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

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

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

Dining Room 8-4 x 10-5:

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

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

Laundry Room:

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

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

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

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

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

Existing Egress Window Measurements:

Height: 28 ½ inches
Width: 29 ½ inches
Sill Height: 18 inches
Openable Area: 5.48 sq. ft.

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

NE Bedroom 8-8 x 13-4:

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

Existing Egress Window Measurements:

Height: 21 inches
Width: 31 ¾ inches
Sill Height: 28 ½ inches
Openable Area: 4.63 sq. ft.

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

East Bathroom:

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

Replace the broken shower enclosure. BMC 16.04.060(a)

East Bedroom 9-0 x 11-3:

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

Existing Egress Window Measurements:

Height: 21 inches
Width: 31 ¾ inches
Sill Height: 28 ½ inches
Openable Area: 4.63 sq. ft.

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

EXTERIOR:

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

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

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

Crawl Space –

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

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

BMC 16.01.060(f) and 16.04.060 (c)

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

This is the end of this report.

City of Bloomington
H.A.N.D.

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

Meeting Date: April 16, 2014

Petition Type: An extension of time to complete repairs.

Petition Number: 14-TV-28

Address: 601 E. University St.

Petitioner: GT Rental Group

Inspector: Maria McCormick

Staff Report: October 3, 2013 Completed Cycle Inspection
January 30, 2014 Completed Re-inspection
January 30, 2014 Received Application for Extension of Time

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

Staff recommendation: Grant the request.

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

Compliance Deadline: June 1, 2014

Attachments: Cycle Report, BHQA Application

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

RECEIVED 1-30-14

Property Address: 601 E University

Petitioner's Name: GT Rental Group

Address: PO Box 1841

City: Bloomington State: IN Zip Code: 47402

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

Property Owner's Name: CADJON DEVELOPMENT LLC

Address: 555 N Morton

City: Bloomington State: IN Zip Code: 47404

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

Occupants: Timothy Harold, Connor Graves,

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

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

Please circle the petition type that you are requesting:

A) An extension of time to complete repairs (Petition type **TV**)

B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type **V**)

C) Relief from an administrative decision (Petition type **AA**)

D) Rescind a variance (Petition type **RV**)

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

OFFICE USE ONLY
Petition Number 14-TV-28

SEE REVERSE

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

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

Signature (required): Tara M White

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

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

City of Bloomington
Housing and Neighborhood Development

OCT 2 2 2013

Cycle Report

1871

OWNERS	AGENT
Cadjon Properties 555 N. Morton Street Bloomington, IN 47404	GT Rental Group PO Box 1841 Bloomington, IN 47402

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

Number of Units/Structures: 1/1

Inspectors: Maria McCormick
Foundation Type: Basement
Attic Access: No
Accessory Structure: None

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

INTERIOR:

Main Level –

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

No violation noted.

Bathroom:

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

Kitchen:

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

Back Porch:

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

Basement –

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

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

33

2nd Level –

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

No violation noted.

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

Height: 50 inches
Width: 18 ½ inches
Sill Height: 25 inches
Openable Area: 6.43 sq. ft.

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

NW Bedroom 12-0 x 11-0:

No violation noted.

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

Height: 50 inches
Width: 25 inches
Sill Height: 25 inches
Openable Area: 8.68 sq. ft.

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

EXTERIOR:

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

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

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

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

Properly secure the cover to the old coal drop on the west side of the structure in a manner that is reasonably weather tight and excludes the entrance of rodents. BMC 16.04.050(a) and (b)

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

This is the end of this report.

City of Bloomington
H.A.N.D.

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

Meeting Date:	April 16, 2014
Petition Type:	An extension of time to Complete Repairs
Petition Number:	14-TV-29
Address:	413 S. Highland Avenue
Petitioner:	Kunga Norbu
Inspector:	Maria McCormick
Staff Report:	October 28, 2013 Completed Cycle Inspection January 31, 2014 Completed Re-inspection January 31, 2014 Received Application for Appeal

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

Staff recommendation: Grant the request.

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

Compliance Deadline: May 15, 2014

Attachments: Cycle Report, BHQA Application

RECEIVED

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

Property Address: 413 S. HIGHLAND AVE

Petitioner's Name: Kunga G. NORBU

Address: P.O. BOX 3251

City: Bloom. State: IND Zip Code: 47402

Phone Number: 812-320-2507 Email Address:

Property Owner's Name: Kunga G. NORBU

Address: P.O. BOX 3251

City: Bloom. State: IND Zip Code: 47402

Phone Number: 812-320-2507 Email Address:

Occupants: TENANTS

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

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

Please circle the petition type that you are requesting:

A) An extension of time to complete repairs (Petition type **TV**)

B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type **V**)

C) Relief from an administrative decision (Petition type **AA**)

D) Rescind a variance (Petition type **RV**)

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

OFFICE USE ONLY

Petition Number 14-TV-29

SEE REVERSE

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

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

Signature (required): [signature]

Name (please print): Kunga G. NORBU **Date:** 1-31-14

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

City of Bloomington
Housing and Neighborhood Development

Cycle Report

742

OWNERS
======

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

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

Number of Units/Structures: 1/1

Inspectors: Maria McCormick
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

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

INTERIOR:

Main Level –

Living Room 21-0 x 11-7:

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

Dining Room 11-0 x 11-0:

Replace the broken window glass. BMC 16.04.060(b)

Kitchen 11-0 x 10-0:

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

Replace the broken window glass. BMC 16.04.060(b)

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

39

Basement –

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

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

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

BMC 16.01.060(f) and 16.04.060 (c)

2nd Level –

Bathroom:

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

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

SE Bedroom 12-0 x 10-6:

Replace the broken window glass. BMC 16.04.060(b)

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

Existing Egress Window Measurements:

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

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

SW Bedroom 11-0 x 10-0:

No violation noted.

Existing Egress Window Measurements:

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

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

NW Bedroom 10-6 x 10-0:

Replace the broken window glass. BMC 16.04.060(a)

Existing Egress Window Measurements:

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

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

EXTERIOR:

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

NC Properly repair or replace damaged/deteriorated soffit/fascia in a manner that seals all openings on the south side of the house. BMC 16.04.050(a)

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

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

OTHER REQUIREMENTS:

Required documentation:

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

Required documentation:

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

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

This is the end of this report.

City of Bloomington
H.A.N.D.

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

Meeting Date:	April 16, 2014
Petition Type:	Rescind a variance
Petition Number:	14-RV-30
Address:	1307 - 1307 ¼ S. Walnut St.
Petitioner:	HAND
Inspector:	Norman Mosier
Staff Report:	September 9, 2013 – Conducted Cycle Inspection January 27, 2014 - Conducted Re-inspection

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

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

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

City of Bloomington
H.A.N.D.

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

Meeting Date:	April 16, 2014
Petition Type:	Rescind a variance
Petition Number:	14-RV-32
Address:	609 S. Walnut St.
Petitioner:	HAND
Inspector:	Norman Mosier
Staff Report:	September 30, 2013 – Conducted Cycle Inspection January 13, 2014 – Conducted Re-inspection February 4, 2014 – Received BHQA Appeal to Rescind Variance

This property was previously granted a variance to the pass through requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a pass through requirement and the Building Code in place at the time of construction did not address the pass through requirement; therefore the variance should be rescinded by the Board of Housing Quality Appeals.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

City of Bloomington
H.A.N.D.

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

Meeting Date:	April 16, 2014
Petition Type:	Rescind a variance
Petition Number:	14-RV-33
Address:	910 E. 2nd St.
Petitioner:	HAND
Inspector:	Norman Mosier
Staff Report:	November 5, 2013 – Conducted Cycle Inspection January 4, 2014 – Received BHQA Appeal (HAND)

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

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

City of Bloomington
H.A.N.D.

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

Meeting Date:	April 16, 2014	
Petition Type:	Rescind a variance	
Petition Number:	14-RV-34	
Address:	2436 S. Rockport	
Petitioner:	HAND	
Inspector:	John Hewett	
Staff Report:	January 9, 2014	Cycle Inspection, no violations

During the process to renew the Rental Occupancy Permit, we reviewed the rental file for the property and noted a variance to the property. This variance is to the ceiling height requirements of the Property Maintenance Code that was in place at the time the variance was granted. This requirement is not a part of the Residential Rental Unit and Lodging Establishment Inspection Program which the City currently uses, nor was it a requirement of the Building Code in place at the time the structure was built in1953. For this reason we are asking the Board of Housing Quality Appeals to rescind this un-necessary variance.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

RECEIVED
FEB 04
BY:

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

Property Address: 2436 S ROCKPORT

Petitioner's Name: HAND

Address:

City: State: Zip Code:

Phone Number: Email Address:

Property Owner's Name: RICHARD PAULY

Address: 1132 A S ROGERS

City: BLGTN State: IN Zip Code: 47403

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

Occupants:

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

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

Please circle the petition type that you are requesting:

A) An extension of time to complete repairs (Petition type **TV**)

B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type **V**)

C) Relief from an administrative decision (Petition type **AA**)

(D) Rescind a variance (Petition type **RV**)

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

OFFICE USE ONLY
Petition Number 14-RV-34

SEE REVERSE

46

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.

RESCIND CEILING HEIGHT FOR 2ND FLOOR

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
H.A.N.D.

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

Meeting Date:	April 16, 2014
Petition Type:	An extension of time to complete repairs.
Petition Number:	14-TV-35
Address:	1403 E. Dunstan Drive
Petitioner:	Kevin L. Combs
Inspector:	Jo Stong
Staff Report:	February 15, 2013: Conducted cycle inspection February 25, 2013: Sent report May 2, 2013: Conducted reinspection December 13, 2013: Sent Exterior Extension Reminder February 4, 2014: Received appeal March 19, 2014: BHQA meeting cancelled

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

Staff recommendation:	Grant the extension of time
Conditions:	All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.
Compliance Deadline:	May 19, 2014
Attachments:	Cycle Report, temporary permit, exterior extension reminder, appeal

RECEIVED

CITY OF BLOOMINGTON, INDIANA

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

Property Address: 1403 E. Dunstan Drive

Petitioner's Name: Kevin L. Combs

Address: 5828 Bar-Del East Dr.

City: Indpls **State:** IN. **Zip Code:** 46221

Phone Number: 317-777-8544 **Email Address:** Kevincombs@comcast.net

Property Owner's Name: Kevin L. Combs

Address: 5828 Bar Del East Drive

City: Indpls. **State:** IN. **Zip Code:** 46221

Phone Number: 317-777-8544 **Email Address:** Kevincombs@comcast.net

Occupants: 2

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

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

Please circle the petition type that you are requesting:

A) An extension of time to complete repairs (Petition type **TV**) – 60 days

B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type **V**)

C) Relief from an administrative decision (Petition type **AA**)

D) Rescind a variance (Petition type **RV**)

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

OFFICE USE ONLY
Petition Number 14-TV-35

SEE REVERSE

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

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

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

Signature (required): [signature]

Name (please print): Kevin Combs Date: February 1, 2014

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

City of Bloomington
Housing and Neighborhood Development

New Cycle Inspection Report

10014

OWNERS
======

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

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

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

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

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

INTERIOR:

Entry:
No violations noted.

UPPER LEVEL
Living Room (18-2 x 13-6), Dining Room (11-8 x 11-3), Kitchen (11-4 x 10-6), Hallway, Bathroom:
No violations noted.

Southeast Bedroom (12-0 x 10-7):
The windows in this room were not inspected at the time of this inspection, as they were covered with plastic and tape. The windows in this room must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. Ensure that windows open easily and stay open by themselves, and latch securely. BMC 16.04.060

51

Southwest Bedroom (11-4 x 11-1):
Repair the windows to open easily. Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

LOWER LEVEL

Family Room (15-11 x 15-0):
Show documentation that the woodstove has been inspected within the last twelve months, or permanently and visibly seal the stove to prevent its use. Service and inspection shall include the firebox, damper, chimney and/or flue. Cleaning by a professional service is highly recommended. BMC 16.01.060(f)

Bathroom:
No violations noted.

Southwest Bedroom (15-11 x 9-8):
The windows in this room were not inspected at the time of this inspection, as they were covered with plastic and tape. The windows in this room must be inspected and brought into compliance within the same 60 day deadline as the remainder of this property. Ensure that windows open easily and stay open by themselves, and latch securely. BMC 16.04.060

Southeast Bedroom (16-0 x 11-4):
The windows in this room were not inspected at the time of this inspection, as they were covered with plastic and tape. The windows in this room must be inspected and brought into compliance within the same 60 day deadline as the remainder of this property. Ensure that windows open easily and stay open by themselves, and latch securely. BMC 16.04.060

Laundry/Mechanical Room:
Replace all missing electrical receptacle and switch cover plates. BMC 16.040.060(a)

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

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

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

EXTERIOR:

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

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

OTHER REQUIREMENTS:

Required documentation:
A completed copy of the Tenants & Owners Rights and Responsibilities Summary must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection **or a $25.00 fine will be levied.** BMC16.03.060(c), BMC16.10.030(b)

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

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

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

This is the end of this report.

CITY OF BLOOMINGTON
HAND
Housing and
Neighborhood
Development
Improving our neighborhoods

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

TEMPORARY RENTAL OCCUPANCY PERMIT

Address 1403 E Dunton Drive

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

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

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

This Temporary Permit expires, February 15, 2014.

Director: [illegible] Date 5/4/13

Revised 02/10

City of Bloomington
Housing and Neighborhood Development

Exterior Extension Reminder Report

JAN 0 2 2014

10014

OWNERS

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

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

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

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

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

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

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.10.030 of the Bloomington Municipal Code.

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

55

EXTERIOR:

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

This is the end of this report.

City of Bloomington
H.A.N.D.

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

Meeting Date:	April 16, 2014
Petition Type:	An extension of time to complete repairs.
Petition Number:	14-TV-36
Address:	804 E. 11th St.
Petitioner:	Baseline Properties, LLC
Inspector:	Norman Mosier
Staff Report:	July 26, 2013 – Conducted Cycle Inspection October 15, 2013 – Sent Remaining Violations Report November 14, 2013 – Start Legal December 2, 2013 – Stop Legal December 27, 2013 – Conducted Re-inspection January 3, 2014 – Sent 2nd Remaining Violations Report January 14, 2014 – Maint. Scheduled Re-inspection February 3, 2014 – Conducted Re-inspection, Received BHQA Appeal

It was noted during the cycle inspection that the roof dormers are in need of repair. The owner would like to replace the entire roof instead of just repairing the dormers. Petitioner is requesting an extension of time to replace the entire roof.

Staff recommendation: Grant the request.

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

Compliance Deadline: August 15, 2014

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

RECEIVED
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: 804 E. 11TH STREET

Petitioner's Name: BASELINE PROPERTIES, LLC

Address: P.O. BOX 303

City: CLEAR CREEK **State:** IN **Zip Code:** 47426

Phone Number: 812-340-6710 **Email Address:** vce.250@gmail.com

Property Owner's Name: BASELINE PROPERTIES, LLC

Address: P.O. BOX 303

City: CLEAR CREEK **State:** IN **Zip Code:** 47426

Phone Number: _____ **Email Address:** _____

Occupants: _____

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

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

Please circle the petition type that you are requesting:

(A) An extension of time to complete repairs (Petition type **TV**)

B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type **V**)

C) Relief from an administrative decision (Petition type **AA**)

D) Rescind a variance (Petition type **RV**)

REMINDER: A $20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.	OFFICE USE ONLY Petition Number 14-TV-36

SEE REVERSE

58

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

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

Signature (required): Vincent C Enos, AGENT

Name (please print): VINCENT C. ENOS **Date:** ~~12-28-13~~ 2-3-14

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

City of Bloomington
Housing and Neighborhood Development

CYCLE REPORT

885

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

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

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

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

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

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

INTERIOR:

MAIN LEVEL

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

N Bedroom 11 x 10:
Install/replace batteries in smoke detectors so that they function as intended.
IC 22-11-18-3.5

60

N Bedroom 11 x 10: (continued)

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

Height: 28 inches
Width: 24 inches
Sill Height: 28 inches
Openable Area: 4.67 sq. ft.

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

S Bedroom 11 x 11:

No violations noted.

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

Height: 28 inches
Width: 31 inches
Sill Height: 43 inches
Openable Area: 6.03 sq. ft.

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

Bathroom:

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

2nd LEVEL

Stairway:

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

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

Hallway:

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

N Bedroom 10 x 10:

No violations noted.

N Bedroom 10 x 10: (continued)

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

Height: 28 inches
Width: 31 inches
Sill Height: 36.5 inches
Openable Area: 6.03 sq. ft.

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

W Bedroom 10 x 9-6:

No violations noted.

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

Height: 49 inches
Width: 24 inches
Sill Height: 25.5 inches
Openable Area: 8.17 sq. ft.

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

S Bedroom 10 x 9-6:

No violations noted.

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

Height: 28 inches
Width: 31 inches
Sill Height: 36.5 inches
Openable Area: 6.03 sq. ft.

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

Hall Bath:

No violations noted.

BASEMENT

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

BASEMENT (continued)

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

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

BMC 16.01.060(f) and 16.04.060 (c)

EXTERIOR:

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

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

OTHER REQUIREMENTS:

Required documentation:

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

Required documentation:

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

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

This is the end of this report.

City of Bloomington
Housing and Neighborhood Development

REMAINING VIOLATIONS REPORT

885

OWNERS
======

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

AGENT
=====

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

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

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

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

REINSPECTION REQUIRED

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

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

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

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

64

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

INTERIOR:

MAIN LEVEL

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

No violations noted.

N Bedroom 11 x 10:

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

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

Height: 28 inches
Width: 24 inches
Sill Height: 28 inches
Openable Area: 4.67 sq. ft.

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

S Bedroom 11 x 11:

No violations noted.

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

Height: 28 inches
Width: 31 inches
Sill Height: 43 inches
Openable Area: 6.03 sq. ft.

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

Bathroom:

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

2nd LEVEL

Stairway:

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

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

Hallway:

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

N Bedroom 10 x 10:

No violations noted.

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

Height: 28 inches
Width: 31 inches
Sill Height: 36.5 inches
Openable Area: 6.03 sq. ft.

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

W Bedroom 10 x 9-6:

No violations noted.

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

Height: 49 inches
Width: 24 inches
Sill Height: 25.5 inches
Openable Area: 8.17 sq. ft.

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

S Bedroom 10 x 9-6:

No violations noted.

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

Height: 28 inches
Width: 31 inches
Sill Height: 36.5 inches
Openable Area: 6.03 sq. ft.

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

Hall Bath:

No violations noted.

BASEMENT

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

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

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

BMC 16.01.060(f) and 16.04.060 (c)

EXTERIOR:

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

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

OTHER REQUIREMENTS:

Required documentation:

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

Required documentation:

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

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

This is the end of this report.

City of Bloomington
Housing and Neighborhood Development

Remaining Violations Report
Note: Property was reinspected on December 27, 2013

885

OWNERS

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

AGENT

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

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

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

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

REINSPECTION REQUIRED

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

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

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

68

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

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

INTERIOR:

MAIN LEVEL

Bathroom:

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

2nd LEVEL

Stairway:

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

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

Hallway:

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

BASEMENT (continued)

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

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

BMC 16.01.060(f) and 16.04.060 (c)

EXTERIOR:

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

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

OTHER REQUIREMENTS:

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

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

- Inventory & Damage List: The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement **BMC16.03.050**

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

This is the end of the report

City of Bloomington
Housing and Neighborhood Development

REMAINING VIOLATIONS REPORT

885

OWNERS
=======

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

AGENT
=====

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

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

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

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

REINSPECTION REQUIRED

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

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

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

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

71

EXTERIOR:

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

This is the end of this report.

City of Bloomington
H.A.N.D.

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

Meeting Date:	April 16, 2014
Petition Type:	An extension of time to complete repairs.
Petition Number:	14-TV-37
Address:	107 E. 1st Street
Petitioner:	Mary Coleson
Inspector:	Maria McCormick
Staff Report:	November 22, 2013 Completed Cycle Inspection February 7, 2014 Received Application of Appeal During the cycle inspection there were multiple violations noted at this property. The petitioner is requesting an extension of time to complete these repairs due to the harsh winter that we have had. They have been unable to complete the work.
Staff recommendation:	Grant the extension.
Conditions:	All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.
Compliance Deadline:	May 15, 2014
Attachments:	Cycle Report. Application for Appeal

RECEIVED
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: 107 E. 1st St, Bloomington, IN

Petitioner's Name: Mary Coleson

Address: 4219 S. Dunlap Rd.

City: Bloomington **State:** IN **Zip Code:** 47403

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

Property Owner's Name: Eric + Mary Coleson

Address: 4219 S. Dunlap Rd.

City: Bloomington **State:** IN **Zip Code:** 47403

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

Occupants: Aaron Timm, William Bucksen, Chris Harms

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

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

Please circle the petition type that you are requesting:

(A) An extension of time to complete repairs (Petition type **TV**)

B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type **V**)

C) Relief from an administrative decision (Petition type **AA**)

D) Rescind a variance (Petition type **RV**)

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

OFFICE USE ONLY

Petition Number 14-TV-37

SEE REVERSE

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

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

Signature (required): Mary Coleson

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

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

City of Bloomington
Housing and Neighborhood Development

Cycle Report

1506

OWNERS

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

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

Number of Units/Structures: 1/1

Inspectors: Maria McCormick
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

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

INTERIOR:

Main Level –

Living Room 21-0 x 12-3:

No violation noted.

Dining Room 13-6 x 12-6:

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

Kitchen 8-6 x 7-4:

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

Basement –

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

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

76

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

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

BMC 16.01.060(f) and 16.04.060 (c)

2nd Level –

Hallway:

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

Bathroom:

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

NW Bedroom 9-3 x 9-3:

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

Existing Egress Window Measurements:

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

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

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

No violation noted.

Existing Egress Window Measurements:

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

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

EXTERIOR:

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

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

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

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

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e) (This item only has a compliance deadline of 11/22/2014.)

OTHER REQUIREMENTS:

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

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

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

This is the end of this report.

City of Bloomington
H.A.N.D.

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

Meeting Date:	April 16, 2014
Petition Type:	An extension of time to complete repairs.
Petition Number:	14-TV-38
Address:	540 S. Basswood Dr.
Petitioner:	Tasha Nichols
Inspector:	Mosier/McCormick/Wills
Staff Report:	August 8, 2013 - Conducted Cycle Inspection January 14, 2014 – Received March BHQA Appeal January 21, 2014 - Re-inspection cancelled, no tenant notification January 23, 2014 – Conducted Re-inspection April 7, 2014 – Conducted Re-inspection

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

Staff recommendation: Grant the request.

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

Compliance Deadline: April 23, 2014 – For all smoke detector and interior violations
May 19, 2014 – For all exterior violations

Attachments: Cycle report, Remaining Violations Report, BHQA Appeal

RECEIVED
JAN 17 2014
BY:

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

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

Petitioner's Name: Tasha Nichols

Address: 540 S. Basswood Dr.

City: Bloomington **State:** IN **Zip Code:** 47403

Phone Number: 812-332-7522 **Email Address:** bloomington@hermankittle.com

Property Owner's Name: Herman + Kittle Prop.

Address: 540 S. Basswood Dr

City: Bloomington **State:** IN **Zip Code:** 47403

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

Occupants:

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

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

Please circle the petition type that you are requesting:

(A) An extension of time to complete repairs (Petition type **TV**)

B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type **V**)

C) Relief from an administrative decision (Petition type **AA**)

D) Rescind a variance (Petition type **RV**)

REMINDER: A $20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.	OFFICE USE ONLY Petition Number 14-TV-38

SEE REVERSE

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

To Housing And Neighborhood Development,

The requested interior work has been completed.
Due to the weather, we are unable to complete the following:

Concrete sidewalk and Patio repairs.
Siding repairs.
Gutter repairs.
Roof repairs and roof replacement.
Power washing.
Front door repair and replacement.
We have bids, and contractors set up to complete these repairs once the weather is at a reasonable temperature.

Signature (required): Tasha Nichols

Name (please print): Tasha Nichols **Date:** 1/17/14

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

City of Bloomington
Housing and Neighborhood Development

REMAINING VIOLATIONS REPORT

7739

OWNERS

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

AGENT

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

Prop. Location: 540 S Basswood DR
Number of Units/Structures: 208/17
Units/Bedrooms/Max # of Occupants: Bld 1: 12/2/5, Bld 2: 8/3/5, Bld 3: 16/3/5, Bld 4: 8/1/5, Bld 5: 12/2/5, Bld 6: 12/2/5, Bld 7: 16/2/5, Bld 8: 16/2/5, Bld 9: 16/2/5, Bld 10: 8/1/5 8/2/5, Bld 11: 12/1/5, Bld 12: 8/3/5, Bld 13: 16/3/5, Bld 14: 8/3/5, Bld 15: 8/3/5, Bld 16: 12/2/5, Bld 17: 12/1/5

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

Inspectors: Norman Mosier
Foundation Type: Slab
Attic Access: Yes
Accessory Structure: Garages

REINSPECTION REQUIRED

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

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

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

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

82

INTERIOR:

BLDG 508
UNIT C
Entry Stairway:
Repair/replace the damaged entry door. BMC 16.04.060(a)

UNIT F
Entry Stairway:
Repair/replace the damaged entry door. BMC 16.04.060(a)

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

BLDG 504
UNIT G
Entryway:
Repair/replace the damaged door. BMC 16.04.060(a)

BLDG 524
UNIT B
Hallway:
Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

BLDG 536
UNIT B
Entryway:
Repair/replace the rusted front door. BMC 16.04.060(a)

UNIT C
Entryway:
Repair/replace the rusted front door. BMC 16.04.060(a)

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

BLDG 528
UNIT B
Entryway:
Repair/replace the rusted front door. BMC 16.04.060(a)

UNIT J
Entryway:
Repair/replace the rusted front door. BMC 16.04.060(a)

UNIT K

Entryway:

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

EXTERIOR:

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

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

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

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

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

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

Properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure, and resolve the erosion that is associated with this violation.
BLDGS 500, 512, 520, 524, 548, 549.
BMC 16.04.050(a) & BMC 16.04.040 (b)

Clean all dryer vents. BMC 16.04.060(c)

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

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

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

Repair the failing retaining wall in front of the drainage pit behind BLDG 512. BMC 16.04.050(a)

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

This is the end of this report.

City of Bloomington
Housing and Neighborhood Development

REMAINING VIOLATIONS REPORT

7739

OWNERS
======

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

AGENT
=====

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

Prop. Location: 540 S Basswood DR
Number of Units/Structures: 208/17
Units/Bedrooms/Max # of Occupants: Bld 1: 12/2/5, Bld 2: 8/3/5, Bld 3: 16/3/5, Bld 4: 8/1/5, Bld 5: 12/2/5, Bld 6: 12/2/5, Bld 7: 16/2/5, Bld 8: 16/2/5, Bld 9: 16/2/5, Bld 10: 8/1/5 8/2/5, Bld 11: 12/1/5, Bld 12: 8/3/5, Bld 13: 16/3/5, Bld 14: 8/3/5, Bld 15: 8/3/5, Bld 16: 12/2/5, Bld 17: 12/1/5

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

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

REINSPECTION REQUIRED

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

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

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

35

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

INTERIOR:

BLDG 560
UNIT B
L Bedroom:

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

BLDG 568
UNIT B

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

BLDG 548
UNIT A
L Bedroom:

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

UNIT C
Bedroom:

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

BLDG 508
UNIT B
Entry Stairway:

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

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

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

UNIT F
Entry Stairway:

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

Laundry Closet:

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

UNIT I
R Bedroom:

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

UNIT K

Hallway:

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

UNIT M

Kitchen:

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

BLDG 500

UNIT M

L Bedroom:

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

BLDG 504

UNIT F

Entryway:

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

Master Bedroom:

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

UNIT G

Entryway:

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

UNIT N

Kitchen:

Secure the loose sprayer hose. BMC 16.04.060(c)

BLDG 524

UNIT B

Hallway:

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

UNIT H

Kitchen:

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

Hallway:

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

Laundry Closet:

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

R Rear Bedroom:

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

Master Bedroom/Bath:

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

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

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

BLDG 536

UNIT B

Entryway:

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

UNIT C

Entryway:

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

R Rear Bedroom:

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

BLDG 528

UNIT B

Entryway:

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

UNIT G

Kitchen:

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

UNIT J

Entryway:

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

UNIT K

Entryway:

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

EXTERIOR:

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

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

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

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

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

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

Properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure, and resolve the erosion that is associated with this violation.
BLDGS 500, 512, 520, 524, 548, 549.
BMC 16.04.050(a) & BMC 16.04.040 (b)

Clean all dryer vents. BMC 16.04.060(c)

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

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

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

Repair the failing retaining wall in front of the drainage pit behind BLDG 512. BMC 16.04.050(a)

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

This is the end of this report.

City of Bloomington
Housing and Neighborhood Development

CYCLE REPORT

7739

OWNERS
======

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

AGENT
=====

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

Prop. Location: 540 S Basswood DR
Number of Units/Structures: 208/17
Units/Bedrooms/Max # of Occupants: Bld 1: 12/2/5, Bld 2: 8/3/5, Bld 3: 16/3/5, Bld 4: 8/1/5, Bld 5: 12/2/5, Bld 6: 12/2/5, Bld 7: 16/2/5, Bld 8: 16/2/5, Bld 9: 16/2/5, Bld 10: 8/1/5 8/2/5, Bld 11: 12/1/5, Bld 12: 8/3/5, Bld 13: 16/3/5, Bld 14: 8/3/5, Bld 15: 8/3/5, Bld 16: 12/2/5, Bld 17: 12/1/5

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

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

The Monroe County Assessor's records indicate that these structures were built in 2002.
Minimum egress requirements for a multi-family dwelling built at the time of construction.
Openable area: 5.7 Sq. Ft.
Clear height: 24 inches
Clear width: 20 inches
Sill height: Not more than 44 inches above finished floor.

NOTE:

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

90

GENERAL STATEMENT:
Egress window measurements for complex are as follows:

TYPE 1

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

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

TYPE 2

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

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

TYPE 3

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

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

INTERIOR:

BLDG 560
UNIT A

Hall Bath:

Repair the damaged door casing. BMC 16.04.060(a)

L Bedroom:

Repair the damaged door casing. BMC 16.04.060(a)

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

R Bedroom:

Repair the damaged door casing. BMC 16.04.060(a)

UNIT B

Kitchen:

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

L Bedroom:

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

UNIT F

Hallway:

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

R Bedroom:

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

UNIT G – TENANT VIOLATION

Every occupant of a structure or part thereof shall keep that structure or part thereof which the tenant occupies, controls or uses in a clean and sanitary condition. Remove all of the recyclables and trash from the apartment. BMC 16.04.060(d)

UNIT J

R Bedroom Bathroom:

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

UNIT K

Living Room:

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

BLDG 568

UNIT B

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

UNIT D

Furnace Closet:

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

Bedroom:

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

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

BLDG 552
UNIT A
Kitchen:
Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

UNIT B
Back Bedroom:
Replace the damaged door. BMC 16.04.060(a)

UNIT D
Hall Bath:
Determine the source and eliminate the water leak under the sink. BMC 16.04.060(b)

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

BLDG 564
UNIT B
Master Bathroom:
Repair or replace exhaust fan so that it functions as intended. BMC 16.04.060(c)

UNIT C
Balcony:
Repair/replace the broken handrail. BMC 16.04.060(a)

2nd Bedroom:
Secure the loose receptacle on the north wall. BMC 16.04.060(a)

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

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

UNIT J

Living Room:

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

BLDG 556

UNIT B

Entry Stairway:

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

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

Hallway:

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

UNIT H

Living Room:

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

1st Bedroom:

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

L Bedroom:

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

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

Bathroom:

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

R Bedroom:

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

BLDG 548

UNIT A

L Bedroom:

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

UNIT C

Hallway:

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

UNIT M

Master Bedroom:

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

BLDG 532

UNIT A

Living Room Closet:

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

NW Bedroom:

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

UNIT B

Living Room:

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

UNIT C

NW Bedroom:

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

UNIT E

Hallway:

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

N Bedroom:

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

UNIT F

Living Room:

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

Kitchen:

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

Bathroom:

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

UNIT G

E Bedroom:

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

UNIT H

Front Bedroom:

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

BLDG 508

UNIT A

Living Room:

Repair the broken window. BMC 16.04.060(b)

L Bedroom:

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

Repair the broken window. BMC 16.04.060(b)

UNIT B

Entry Stairway:

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

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

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

Entry Stairway:

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

L Bedroom Bath:

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

UNIT D

Hall Bath:

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

UNIT F

Entry Stairway:

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

Laundry Closet:

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

R Bedroom Bathroom:

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

UNIT I

R Bedroom:

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

UNIT K

Living Room:

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

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

Kitchen:

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

Hallway:

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

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

R Bedroom:

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

UNIT M

Entryway:

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

Kitchen:

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

UNIT O

Living Room:

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

BLDG 500

UNIT B

Kitchen:

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

UNIT D

Kitchen:

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

UNIT E

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

UNIT G

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

UNIT J

Kitchen:

Caulk the counter top. BMC 16.04.060(a)

L Bedroom:

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

Bathroom:

Caulk the counter top. BMC 16.04.060(a)

R Bedroom Bathroom:

Caulk the counter top. BMC 16.04.060(a)

UNIT K

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

UNIT L

Living Room:

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

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

Kitchen:

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

Master Bedroom Bath:

Replace the broken toilet seat. BMC 16.04.060(a)

UNIT M – TENANT VIOLATION

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

Hallway:

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

BLDG 504

UNIT E

Bathroom:

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

UNIT F

Entryway:

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

Master Bedroom:

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

UNIT G

Entryway:

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

Living Room:

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

Kitchen:

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

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

Replace the missing cabinet door. BMC 16.04.060(a)

Hallway:

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

UNIT H

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

UNIT K

R Bedroom:

Replace the missing door. BMC 16.04.060(a)

UNIT N

Kitchen:

Secure the loose sprayer hose. BMC 16.04.060(c)

Bathroom:

Replace the missing cabinet door. BMC 16.04.060(a)

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

UNIT P

Kitchen:

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

BLDG 512

UNIT C – FIRE

Kitchen:

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

All Other Rooms:

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

UNIT D

Kitchen:

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

Master Bath:

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

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

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

UNIT I
Kitchen:
Repair the garbage disposal to function as intended. BMC 16.04.060(c)

UNIT K
Master Bedroom:
Repair/replace the damaged door jamb and repair the door to latch properly. BMC 16.04.060(a)

R Rear Bedroom:
Repair/replace the damaged door. BMC 16.04.060(a)

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

Master Bedroom Bath:
Secure toilet to its mountings. BMC 16.04.060(a)

UNIT O
Hall Bath:
Caulk the counter top to prevent water infiltration into the walls. BMC 16.04.060(a)

BLDG 524
UNIT A
Hallway:
Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. IC 22-11-18-3.5

UNIT B
Entryway:
Repair/replace the rusted front door. BMC 16.04.060(a)

Living Room:

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

Kitchen:

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

Hallway:

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

UNIT C

R Rear Bedroom:

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

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

UNIT D

Patio:

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

Kitchen:

Secure the loose sink faucet. BMC 16.04.060(c)

Secure the loose sprayer. BMC 16.04.060(c)

Hall Bath:

No access, check at re-inspection.

UNIT F

Front Bedroom:

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

UNIT G

R Rear Bedroom:

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

Master Bedroom Bath:

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

UNIT H

Kitchen:

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

Hallway:

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

Laundry Closet:

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

R Rear Bedroom:

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

Master Bedroom/Bath:

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

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

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

BLDG 536
UNIT B

Entryway:

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

UNIT C

Entryway:

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

R Rear Bedroom:

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

UNIT D

Master Bedroom:

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

UNIT L

Kitchen:

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

BLDG 528
UNIT B

Entryway:

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

Hallway:

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

Bathroom:

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

UNIT C

Entryway:

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

Hallway:

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

UNIT E

Master Bedroom/Bath:

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

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

UNIT G

Kitchen:

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

UNIT I

Kitchen:

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

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

Master Bedroom:

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

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

Entryway:

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

Master Bedroom:

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

L Bedroom:

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

UNIT K

Entryway:

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

Kitchen:

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

Bathroom:

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

R Rear Bedroom:

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

Master Bedroom Bath:

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

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

Kitchen:

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

EXTERIOR:

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

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

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

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

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

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

Properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure, and resolve the erosion that is associated with this violation.
BLDGS 500, 512, 520, 524, 548, 549.
BMC 16.04.050(a) & BMC 16.04.040 (b)

Clean all dryer vents. BMC 16.04.060(c)

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

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

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

Repair the failing retaining wall in front of the drainage pit behind BLDG 512. BMC 16.04.050(a)

OTHER REQUIREMENTS:

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

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

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

This is the end of this report.

City of Bloomington
H.A.N.D.

City of Bloomington
Housing and Neighborhood Development

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

Meeting Date:	April 16, 2014
Petition Type:	An extension of time to complete repairs.
Petition Number:	14-TV-39
Address:	1313 N. Crescent Road
Petitioner:	David Devitt
Inspector:	Dee Wills
Staff Report:	Petitioner is asking for an extension of time to complete repairs. Mr. Devitt misunderstood the cycle report deadline of the painting violation to also apply to the repair needed on the garage. He is asking for an extension to complete the repairs on the garage due to the current weather conditions.
Staff recommendation:	Grant the extension of time.
Conditions:	All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.
Compliance Deadline:	June 15, 2014
Attachments:	Application for Appeal, Cycle Report

108

RECEIVED
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: 1313 CRESCENT

Petitioner's Name: David DeWitt

Address: 6062 ALIKI MEWS

City: BLMGTN State: IN Zip Code: 47408

Phone Number: 812 369-0810 Email Address: CRANEDAD @ GMAIL.COM

Property Owner's Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone Number: _____ Email Address: _____

Occupants: _____

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

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

Please circle the petition type that you are requesting:

(A) An extension of time to complete repairs (Petition type **TV**)

B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type **V**)

C) Relief from an administrative decision (Petition type **AA**)

D) Rescind a variance (Petition type **RV**)

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

OFFICE USE ONLY
Petition Number 14-TV-39

SEE REVERSE

109

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

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

DAVID DEVITT

Signature (required): David Devitt

Name (please print): _____ Date: FEB 13/2014.

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

City of Bloomington
Housing and Neighborhood Development

NOV 2 1 2013

RENTAL PERMIT INFORMATION

David Devitt
6062 Aliki Mews
Bloomington, IN 47408

Property Location: 1313 N. Crescent Road

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office by JAN 2 1 2014 to schedule a re-inspection. You have the right to appeal any violation to the Board of Housing Quality Appeals. An appeal form can be found at www.bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 812-349-3420 and a form will be provided.

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

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

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

Sincerely,

Housing and Neighborhood Development Department

Enclosures: Inspection Report

Xc:

10D

401 N. Morton Street
Bloomington, IN 47404
Fax: (812) 349-3582

City Hall

www.bloomington.in.gov

Rental Inspections: (812) 349-3420
Neighborhood Division: (812) 349-3421
Housing Division: (812) 349-3401

City of Bloomington
Housing and Neighborhood Development

Cycle Report

7404

OWNERS
======

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

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

Number of Units/Structures: 1/1

Inspectors: Dee Wills
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: Garage

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

EXTERIOR

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

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

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

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

401 N. Morton Street
Bloomington, IN 47404
Fax: (812) 349-3582

City Hall
www.bloomington.in.gov

Rental Inspections: (812) 349-3420
Neighborhood Division: (812) 349-3421
Housing Division: (812) 349-3401

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

BMC 16.01.060(f) and 16.04.060 (c)

SE Bedroom (13-1 x 10-1)

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

Existing Egress Window Measurements:
Height: 23.75 inches
Width: 29.50 inches
Sill Height: 30 inches
Openable Area: 4.86 sq. ft.

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

NW Bedroom (12-7 x 10-1)

No violations noted.

Existing Egress Window Measurements:
Height: 22.75 inches
Width: 29.50 inches
Sill Height: 29.50inches
Openable Area: 4.66 sq. ft.

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

NE Bedroom (13-3 x 10-1)

No violations noted.

Existing Egress Window Measurements:
Height: 24.50 inches
Width: 29.50 inches
Sill Height: 30 inches
Openable Area: 5.01 sq. ft.

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

EXTERIOR

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

Garage

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

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e)
(this violation has a one-year deadline from the date of the cycle inspection)

Other requirements

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

Required documentation:
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 C jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement. **A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a $25.00 fine will be levied.** BMC16.12.040 and 16.10.030(b)

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

This is the end of this report.

City of Bloomington
H.A.N.D.

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

Meeting Date:	April 16, 2014
Petition Type:	An extension of time to complete repairs.
Petition Number:	14-TV-40
Address:	319 N. Lincoln St.
Petitioner:	Omega Properties
Inspector:	Maria McCormick
Staff Report:	January 3, 2014 Completed cycle inspection February 17, 2014 Received application for extension of time

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

Staff recommendation:	Grant the extension
Conditions:	All repairs specified above must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.
Compliance Deadline:	July 1, 2014
Attachments:	Application for appeal; Cycle report

RECEIVED
Jun 17 2014
BY:

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

Property Address: 319 N. Lincoln

Petitioner's Name: Omega Properties

Address: 115 E 10th St, Ste 1

City: Bfgtn State: In Zip Code: 47408

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

Property Owner's Name: Bob Friedman / Vision Holdings

Address: 115 E. 10th St, Ste 1

City: Bfgtn State: In Zip Code: 47408

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

Occupants: 5 of em

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

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

Please circle the petition type that you are requesting:

A) An extension of time to complete repairs (Petition type **TV**)

B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type **V**)

C) Relief from an administrative decision (Petition type **AA**)

D) Rescind a variance (Petition type **RV**)

REMINDER: A $20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.	OFFICE USE ONLY Petition Number 14-TV-40

SEE REVERSE

115

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

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

Signature (required): [signature]

Name (please print): ELIZABETH LAKE Date: 2-17-14

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

City of Bloomington
Housing and Neighborhood Development

Cycle Report

1203

OWNERS

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

AGENT

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

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

Number of Units/Structures: 1/1

Inspectors: Maria McCormick
Foundation Type: Basement
Attic Access: No
Accessory Structure: None

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

INTERIOR:

Main Level –

Entry:

No violation noted.

East Bedroom 11-4 x 16-0:

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

Existing Egress Window Measurements:
Height: 29 inches
Width: 27 inches
Sill Height: 27 inches
Openable Area: 5.43 sq. ft.

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

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

No violation noted.

117

Bathroom:

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

2nd Level –

SW Bedroom 11-10 x 13-2:

No violation noted.

Existing Egress Window Measurements:

Height: 26 inches
Width: 45 inches
Sill Height: 27 inches
Openable Area: 8.12 sq. ft.
Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

South Bedroom:

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

Check window measurements at re-inspection.

Bathroom:

No violation noted.

East Bedroom 13-11 x 16-8:

No violation noted.

Existing Egress Window Measurements:

Height: 26 inches
Width: 24 inches
Sill Height: 29 inches
Openable Area: 4.87 sq. ft.
Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Basement –

2/12/14 C

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

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)

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

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

EXTERIOR:

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

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

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

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

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

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

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

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

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e) (This item only has a compliance deadline of January 3, 2015

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

This is the end of this report.

City of Bloomington
H.A.N.D.

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

Meeting Date:	16 April 2014
Petition Type:	Rescind a variance
Petition Number:	14-RV-041
Address:	321 W. Hillside Dr.
Petitioner:	HAND
Inspector:	Michael Arnold
Staff Report:	18 February 2014 Cycle Inspection

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

Variance:
1999: Exception to minimum ceiling height requirements

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

RECEIVED
FEB 20 2014
BY:

CITY OF BLOOMINGTON, INDIANA

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: 321 W Hillside Dr.

Petitioner's Name: HAND

Address: PO Box 100

City: B State: IN Zip Code: 47402

Phone Number: — Email Address: —

Property Owner's Name: MARIA H. LIBEY

Address: 1161 S VIRGINIA ST

City: HOBART State: IN Zip Code: 46342

Phone Number: — Email Address: —

Occupants: —

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

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

Please circle the petition type that you are requesting:

A) An extension of time to complete repairs (Petition type **TV**)

B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type **V**)

C) Relief from an administrative decision (Petition type **AA**)

D) Rescind a variance (Petition type **RV**)

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

OFFICE USE ONLY

Petition Number 14-RV-41

SEE REVERSE

121

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

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

Signature (required): Michael C Arnold

Name (please print): Michael Arnold Date: 2/4/2014

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

City of Bloomington
Housing and Neighborhood Development

Cycle Report

862

OWNERS
======
Libey, Maria H.
1161 S. Virginia St.
Hobart, IN 46342

AGENT
=====
Parker Real Estate Management
P O Box 1112
Bloomington, IN 47402

Prop. Location: 321 W Hillside DR
Number of Units/Structures: 7/1
Units/Bedrooms/Max # of Occupants: 1/Eff/3 4/1/3 2/2/3

Date Inspected: 02/17/2014
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 2

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

Monroe County records show this structure was built in 1920. There were no minimum emergency egress requirements at the time of construction.

This property was previously granted a variance to the cooking in sleeping rooms and minimum veiling height requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include prohibition of cooking ins sleeping rooms or minimum ceiling height requirement and the Building Code in place at the time of construction did not address either issue; 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:
Basement:
Repair the ceiling under the porch to provide separation from the exterior of the structure. BMC 16.04.060(a) (Gaps allow for infiltration of rodents, bugs and weather).

123

City of Bloomington
H.A.N.D.

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

Meeting Date:	April 16, 2014
Petition Type:	An extension of time to complete repairs.
Petition Number:	14-TV-42
Address:	344-352 S. Dunn St.
Petitioner:	Burnham Rentals – John Burnham
Inspector:	Mosier/McCormick
Staff Report:	December 12, 2013 – Conducted Cycle Inspection February 21, 2014 – Received BHQA Appeal

It was noted during the cycle inspection that there are several exterior repairs to be completed. Petitioner is requesting additional time to complete the exterior repairs due to inclement weather.

Staff recommendation: Grant the request.

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

Compliance Deadline: June 16, 2014

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

RECEIVED
FEB 21 2014
BY:

CITY OF BLOOMINGTON, INDIANA

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: 344-352 S. Dunn St.

Petitioner's Name: Burnham Rentals - John Burnham

Address: 444 E Third St. Suite 1

City: Bloomington **State:** IN **Zip Code:** 47401

Phone Number: 812-339-8300 **Email Address:** johnjr@burnhamrentals.com

Property Owner's Name: Burnham Rentals, LLC

Address: P.O. Box 1248

City: Bloom **State:** IN **Zip Code:** 47402

Phone Number: 812-339-8300 **Email Address:** _____

Occupants: _____

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

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

Please circle the petition type that you are requesting:

A) An extension of time to complete repairs (Petition type **TV**)

B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type **V**)

C) Relief from an administrative decision (Petition type **AA**)

D) Rescind a variance (Petition type **RV**)

REMINDER: A $20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.	OFFICE USE ONLY Petition Number 14-TV-42

SEE REVERSE

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

Due to the harsh winter weather, we are unable to complete the exterior work denoted at inspection. We are requesting extra time to complete these items.

Signature (~~required~~): John P. Burnham

Name (please print): John P. Burnham **Date:** 2/21/14

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

City of Bloomington
Housing and Neighborhood Development

CYCLE REPORT

5428

OWNERS
======

Burnham Rentals
Po Box 1248
Bloomington, IN 47402

Prop. Location: 344 - 352 S. Dunn St.
Number of Units/Structures: 20/2
Units/Bedrooms/Max # of Occupants: Bld 1: 10/2/5, Bld 2: 10/2/5

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

Inspectors: Mosier/McCormick
Foundation Type: Slab
Attic Access: Yes
Accessory Structure: None

The Monroe County Assessor's records indicate that this structure was built in 1998.
Minimum egress requirements for a multi-family dwelling built at the time of construction.
Openable area: 5.7 Sq. Ft.
Clear height: 24 inches
Clear width: 20 inches
Sill height: Not more than 44 inches above finished floor.

GENERAL STATEMENTS:
Room Dimensions are as follows:
Typical Unit:

Living Room	**21-0 x 13-0**
Kitchen	**9-0 x 6-0**
Front Bedroom	**11-6 x 10-6**
Rear Bedroom	**11-6 x 10-6**
Bathroom	

Egress window measurements are as follows:
Typical Egress Window: Slider: Const. Yr. - 1998

Height:	**39 inches**
Width:	**21.5 inches**
Sill Height:	**41 inches**
Openable Area:	**5.82sq. ft.**

127

NOTE:
☞ Only Units/Rooms with violations shall be listed on this report.

INTERIOR:

MAIN LEVEL
BLDG 344
UNIT 1
Bathroom:

Determine the source and eliminate the water leak in the ceiling. 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)

UNIT 2
Entryway:

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

UNIT 3
Entryway:

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

Bathroom:

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

UNIT 6
Hallway:

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

UNIT 8
Entryway:

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

Repair/replace the defective threshold to exclude air infiltration as completely as possible. BMC 16.04.060(a)

S Bedroom:

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

Bathroom:

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

COMMON LAUNDRY ROOM:

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

MAIN LEVEL
BLDG 352
UNIT 1
Bathroom:

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

UNIT 2
Kitchen:

Properly ground the electrical receptacle to the right of the sink. 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)

UNIT 3
S Bedroom Closet:

Repair the door to open easily. BMC 16.04.060(a)

UNIT 4
Bathroom:

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

Living Room:

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

UNIT 5
Living Room:

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

Bathroom:

Repair/replace the defective GFCI receptacle to function as intended. BMC 16.04.060(b)

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

EXTERIOR:

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials, main level, west stairway of Bldg. **344.** BMC 16.04.050(a)

Trim all tree branches away from the siding and roofline to maintain a 3' clearance, north side of Bldg. **344.** BMC 16.04.040(e)

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials, at the ground level landing on the west side of structure, **BLDG 352**. BMC 16.04.060(a)

Repair/replace the open siding on the north side of structure of **BLDG 352.** BMC 16.04.050(a)

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

This is the end of this report.

City of Bloomington
H.A.N.D.

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

Meeting Date:	16 April 2014	
Petition Type:	Rescind a variance	
Petition Number:	14-RV-043	
Address:	716 W. Dodds St.	
Petitioner:	HAND	
Inspector:	Michael Arnold	
Staff Report:	19 February 2014	Cycle Inspection
	26 February 2014	Sent Report
	27 February 2014	Application to Rescind Variance

This property was previously granted a variance to the ceiling height requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a ceiling height requirement and the Building Code in place at the time of construction did not address ceiling heights; therefore we are asking the Board to rescind this variance. This structure was built in 1948.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: Application, Cycle Inspection Report

RECEIVED
Jan 27 2014
BY: _____

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

Property Address: 716 W DODDS ST

Petitioner's Name: HAND

Address: PO Box 100

City: — State: — Zip Code: —

Phone Number: — Email Address: —

Property Owner's Name: Katherine Gripper

Address: 3651 JASMINE AVE #206

City: LA State: CA Zip Code: 90034

Phone Number: 310-968-4489 Email Address: —

Occupants: 1

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

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

Please circle the petition type that you are requesting:

A) An extension of time to complete repairs (Petition type **TV**)

B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type **V**)

C) Relief from an administrative decision (Petition type **AA**)

D) Rescind a variance (Petition type **RV**)

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

OFFICE USE ONLY
Petition Number 14-RV-43

SEE REVERSE

132

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

The Residential Rental & Lodging Establishment Inspection Program does not include a minimum ceiling height requirement & the Building Code in place at the time of construction does not address the issue.

Signature (required): Michael C. Arnold

Name (please print): Michael Arnold Date: 2/4/2014

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

City of Bloomington
Housing and Neighborhood Development

Cycle Report

293

OWNERS
======
Griffin, Katherine
3651 Jasmine Ave. #206
Los Angeles, CA 90034

AGENT
=====
Parker Real Estate Management
P O Box 1112
Bloomington, IN 47402

Prop. Location: 716 W Dodds ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/1/2

Date Inspected: 02/18/2014
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 1

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

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

Monroe County records show this structure was built in 1948. There were no minimum emergency egress requirements at the time of construction.

Interior:
Living Room 13-2 x 12-5), Bathroom:
No violations noted

Kitchen (10-11 x 8-9):

134

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

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

Bedroom (8-6 x 8-3):

Existing Egress:

Height:	**20 inches**
Width:	**36 inches**
Sill Height:	**28 inches**
Openable Area:	**5.00 sq. ft.**

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

No violations noted

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

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

Required Documentation:
3/17/14 Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. Servicing shall include a test for carbon monoxide. Acceptable levels of carbon monoxide are as follows:

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

BMC 16.01.060(f) and 16.04.060 (c)

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

This is the end of this report.

City of Bloomington
H.A.N.D.

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

Meeting Date:	April 16, 2014
Petition Type:	An extension of time to complete repairs.
Petition Number:	14-TV-44
Address:	1317 E. Hunter Avenue
Petitioner:	Jamar Properties
Inspector:	Maria McCormick
Staff Report:	December 5, 2014 Completed Cycle Inspection March 3, 2014 Received application for appeal & interior re-inspection scheduled for April 3, 2014 During the cycle inspection there were several exterior violations noted. Due to the harsh winter the petitioner is requesting an extension of time to complete those repairs. They are requesting until May 1, 2014
Staff recommendation:	Grant the extension of time
Conditions:	All exterior repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.
Compliance Deadline:	May 1, 2014
Attachments:	Application for appeal, Cycle report

RECEIVED
MAR 3
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: 1317 East Hunter Ave, Bloomington, IN

Petitioner's Name: Jamar Property Management, LLC

Address: 318 East 3rd Street

City: Bloomington State: Indiana Zip Code: 47401

Phone Number: 812-330-8655 Email Address: jamarproperties@yahoo.com

Property Owner's Name: Willis Williams

Address: 705 Flower Avenue

City: Venice State: California Zip Code: 90291

Phone Number: 310-383-8184 Email Address: ltuvillas@hotmail.com

Occupants: Alex & Elizabeth Brownstein

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

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

Please circle the petition type that you are requesting:

A) An extension of time to complete repairs (Petition type **TV**)

B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type **V**)

C) Relief from an administrative decision (Petition type **AA**)

D) Rescind a variance (Petition type **RV**)

REMINDER: A $20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.	OFFICE USE ONLY Petition Number 14-TV-44

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 additional time to complete the repairs to the fence and to the outside of the house. Due to the constant inclement weather we have been experiencing locally we have not been able to complete the repairs to the fence at 1317 E Hunter and are respectfully requesting addtional time to do so as it is nearly impossible to dig into the frozen ground to set posts and braces for the fence. Please note that this can be repaired in the spring once the final frost has past, we are confident this fence repair can be made no later than May 1 2014 without issue. ALL ~~OTHER REPAIRS HAVE BEEN MADE IN ACCORDANCE WITH THE CYCLE REPORT PROVIDED BY HAND FOR INSPECTION HELD 12/05/2013 with exception of the exterior paint and the roof repairs these will be completed in the amount of~~ time ~~provided in the cycle report~~

Signature (required): James Eiermann

Name (please print): James Eiermann **Date:** 02/20/2014

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

City of Bloomington
Housing and Neighborhood Development

RENTAL PERMIT INFORMATION

JAN 0 2 2014

Willis E. Williams
705 Flower Ave., A
Venice, CA 90291

Property Location: 1317 E. Hunter Ave

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office by MAR 0 3 2014 to schedule a re-inspection. You have the right to appeal any violation to the Board of Housing Quality Appeals. An appeal form can be found at www.bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 812-349-3420 and a form will be provided.

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

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

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

Sincerely,

Housing and Neighborhood Development Department

Enclosures: Inspection Report

Xc: Jamar Property Management

City of Bloomington
Housing and Neighborhood Development

Cycle Report

895

OWNERS	AGENT
Willis Williams 705 Flower Ave. Venice, CA 90291	Susan Bloom 1240 E. Wylie St. Bloomington, IN 47401

Prop. Location: 1317 E Hunter AVE
Units/Bedrooms/Max # of Occupants: 1/2/3
Date Inspected: 12/05/2013
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 1

Number of Units/Structures: 1/1

Inspectors: Maria McCormick
Foundation Type: Slab
Attic Access: No
Accessory Structure: Garage

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

INTERIOR:

Enclosed Front Porch; Living Room 14-1 x 16-1; Bathroom; Dining Room 9-2 x 10-0:
No violations noted.

South Bedroom 12-1 x 12-0:
Scrape and paint interior surfaces where paint is peeling or bare surfaces are exposed. BMC 16.04.060(f)

Existing Egress Window Measurements:
Height: 50 inches
Width: 12 ½ inches
Sill Height: 31 ½ inches
Openable Area: 4.34 sq. ft.

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

140

North Bedroom 10-6 x 11-0:

Replace the cracked/broken window pane. BMC 16.04.060(b)

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

Existing Egress Window Measurements:

Height: 50 inches
Width: 12 ½ inches
Sill Height: 31 ½ inches
Openable Area: 4.34 sq. ft.

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

Kitchen 3-11 x 17-0:

No violations noted.

Mechanical/Laundry Area:

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)

Remove the duct tape covering the mechanical duct work penetrations in the wall and properly re-seal them. BMC 16.04.060(a)

EXTERIOR:

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

Repair or replace the falling over sections of the fence. BMC 16.04.040(g)

Remove the bird nest on the service entrance cable. BMC 16.04.050(a)

Secure guttering to the garage. BMC 16.04.050(b)

Repair or replace the garage door to be secure and prevent the entrance of rodents. BMC 16.04.040(a)

Scrape and paint exterior surfaces where paint is peeling, metal is exposed or rusting. BMC 16.04.050(e) (This item only has a compliance deadline of December 5, 2014.)

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:	April 16, 2014
Petition Type:	An extension of time to complete repairs.
Petition Number:	14-TV-45
Address:	707 E. University Street
Petitioner:	Daniel Miller
Inspector:	Jo Stong
Staff Report:	November 25, 2013: Conducted cycle inspection December 4, 2013: Mailed cycle report March 4, 2014: Conducted reinspection, Received appeal

During a cycle inspection of the above property violations of the Residential Rental Unit and Lodging Establishment Inspection Program were noted, including a missing chimney cap, gutters needing cleaning out, and broken windows on a second story. The petitioner is requesting and extension of time to complete these repairs, indicating the winter weather has not allowed access to the roof and windows.

Staff recommendation:	Grant the extension of time
Conditions:	All repairs must be completed and re-inspected no later than the deadline stated below **(with the exception of exterior painting),** or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.
Compliance Deadline:	June 16, 2014
Attachments:	Cycle report, appeal

RECEIVED
MAR 04 2014
BY: [illegible]

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: 707 UNIVERSITY

Petitioner's Name: DANIEL MILLER

Address: 200 E 3RD ST

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812-334-6148 Email Address: DAMILLER@HOMEFINDER.ORG

Property Owner's Name: PHAIS MILLER

Address: 1352 W. OLYMPIC BLVD

City: LOS ANGELES State: CA Zip Code: 90212

Phone Number: _____ Email Address: _____

Occupants: _____

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

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

Please circle the petition type that you are requesting:

(A) An extension of time to complete repairs (Petition type TV)

B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)

C) Relief from an administrative decision (Petition type AA)

D) Rescind a variance (Petition type RV)

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

OFFICE USE ONLY
Petition Number 14-TV-45

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.

CHIMNEY CAP & CRACKED WINDOW REQUIRE ACCESSING ROOF ON A 2 STORY HOUSE. BAD WEATHER HAS NOT ALLOWED ACCESS

Signature (required): [signature]

Name (please print): DANIEL O FULLER Date: 3/21/14

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

City of Bloomington
Housing and Neighborhood Development

Cycle Inspection Report

7664

OWNERS
=======

Miller, Christopher
9352 W. Olympic Blvd.
Beverly Hills, CA 90212

AGENT
======

Miller, Daniel O.
P.O. Box 1641
Bloomington, IN 47402

Prop. Location: 707 E University ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/4/3

Date Inspected: 11/25/2013
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 2

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

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:

Entry, Living Room (26-0 x 11-9), Dining Room (12-5 x 9-6):
No violations noted.

Kitchen (12-5 x 6-5):
It is strongly recommended that A minimum 1A 10BC classification fire extinguisher be mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.

146

Bathroom:
Properly secure the threshold and linoleum at the entry to the bathroom. BMC 16.04.060(b)

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

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

SECOND FLOOR
Hallway:
No violations noted.

Northeast Bedroom (9-7 x 7-4):
Repair the broken windows (north window: top sash, lower left pane; bottom sash, upper left pane). BMC 16.04.060(b)

Existing Egress Window Measurements (double-hung):
Height: 23 ½ inches
Width: 33 ½ inches
Sill Height: 24 ¼ inches
Openable Area: 5.47 sq. ft.

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

Bathroom:
Replace the missing protective cover for the light fixture over the shower. BMC 16.04.060(c)

Northwest Bedroom (11-3 x 8-3):
No violations noted.
Existing Egress Window Measurements (double-hung):
Height: 23 ¼ inches
Width: 33 ¾ inches
Sill Height: 24 ¼ inches
Openable Area: 5.45 sq. ft.

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

Southwest Bedroom (13-10 x 11-2), Southeast Bedroom (11-10 x 10-11):
No violations noted.

Existing Egress Window Measurements for both sleeping rooms (double-hung):

Height: 23 ½ inches
Width: 33 ¾ inches
Sill Height: 24 ¼ inches
Openable Area: 5.51 sq. ft.

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

EXTERIOR:

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

Replace the missing chimney cap. BMC 16.04.050(a)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e) (the painting violation has a one-year deadline from the date of the cycle inspection)

Garage/Shed:
No violations noted.

OTHER REQUIREMENTS:

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

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

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

This is the end of this report.

City of Bloomington
H.A.N.D.

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

Meeting Date:	16 April 2014	
Petition Type:	Rescind a variance	
Petition Number:	14-RV-046	
Address:	504 E. 9th St.	
Petitioner:	HAND	
Inspector:	Michael Arnold	
Staff Report:	24 February 2014	Cycle Inspection
	28 February 2014	Sent Report
	28 February 2014	Application to Rescind Variance

This property was previously granted a variance to the minimum ceiling height requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a minimum ceiling height requirement and the Building Code in place at the time of construction did not address minimum ceiling heights; therefore we are asking the Board to rescind this variance. This structure was built in 1948.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: Application, Cycle Inspection Report

RECEIVED
BY: 04
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: 504 E 9th ST

Petitioner's Name: HAND

Address: PO Box 100

City: B- State: IN Zip Code: ~~47404~~ 47402

Phone Number: 8123493420 Email Address:

Property Owner's Name: ELKINS APARTMENTS

Address: 940 N WALNUT ST

City: B- State: IN Zip Code: 47408

Phone Number: 812-339-5028 Email Address:

Occupants:

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

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

Please circle the petition type that you are requesting:

A) An extension of time to complete repairs (Petition type **TV**)

B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type **V**)

C) Relief from an administrative decision (Petition type **AA**)

D) Rescind a variance (Petition type **RV**)

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

OFFICE USE ONLY

Petition Number 14-RV-46

SEE REVERSE

150

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.

Rescind variance for minimum city height requirements.

Signature (required): Michael Arnold

Name (please print): Michael Arnold **Date:** 2/28/14

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

City of Bloomington
Housing and Neighborhood Development

Cycle Report

3063

OWNERS
======
Elkins, Terry L.
940 N. Walnut St.
Bloomington, IN 47404

Prop. Location: 504 E 9th ST
Number of Units/Structures: 3/1
Units/Bedrooms/Max # of Occupants: 3/5/5

Date Inspected: 02/24/2014
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 2

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

VARIANCE

02/11/2011 **This property has been granted a variance from the Indiana State Fire Safety and Building Safety Commission on February 1, 2011 for the egress requirements. Project Name: 504 E 9TH ST WINDOWS; Variance Number: 11-02-28.**

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

Monroe County records show the original house was built in 1955. There were no minimum emergency egress requirements at the time of construction. The rental file shows the addition of the two rear units between 1986 and 1991. The minimum emergency egress requirements at the time of construction were as follows:

Height: **24 inches**
Width: **20 inches**
Sill Height: **44 inches**
Openable Area: **5.7 sq. ft.**

152

Interior:
Unit A:
Lower Level:
Bathroom:
No violations noted

NE Bedroom (15-3 x 7-4), NW Bedroom (15-3 x 7-4), South Bedroom (11-0 x 8-6):

Existing Egress:

Height: **30 inches**
Width: **28 inches**
Sill Height: **46 inches**
Openable Area: 5.83 sq. ft.

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

No violations noted

Main Level:
Living Room (15-6 x 11-6), Kitchen/Dining Area:
No violations noted

Bathroom:
Verify the outlet is wired correctly and for 120V. The gfci tester showed all three lights on when tested. BMC 16.04.060(b)

NW Bedroom (13-3 x 9-0), SW Bedroom (11-7 x 10-0):

Existing Egress:

Height: **41.25 inches (both sashes removed)**
Width: **24.5 inches**
Sill Height: **36 inches**
Openable Area: 7.02 sq. ft.

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

No violations noted

Unit B:
Lower Level:
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 (Smoke detector is not loud and should be replaced).

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

North Bedroom (10-2 x 9-0), South Bedroom (14-1 x 12-2):

Existing Egress:

Height: 24 inches
Width: 38 inches
Sill Height: 49 inches
Openable Area: 6.34 sq. ft.

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

No violations noted

Main Level:
Living Room (22-1 x 13-0):
Secure the outlet at the base of the stairs to the second level. BMC 16.04.060(a)

Kitchen, ½ Bathroom:
No violations noted

Upper Level:
Bathroom:
Not accessible. Check at reinspection.

North Bedroom (11-0 x 10-1), Middle Bedroom (11-1 x 9-1):

Existing Egress:

Height: 24 inches
Width: 38 inches
Sill Height: 49 inches
Openable Area: 6.34 sq. ft.

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

No violations noted

South Bedroom (11-0 x 10-1):

Existing Egress:

Height: 24 inches
Width: 38 inches
Sill Height: 49 inches
Openable Area: 6.34 sq. ft.

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

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

Unit C:
Lower Level:

Furnace Closet:
Eliminate the source of the water at the base of the furnace. BMC 16.04.060(a)

North Bedroom (10-2 x 9-0), South Bedroom (14-1 x 12-2):

Existing Egress:

Height: 24 inches
Width: 38 inches
Sill Height: 49 inches
Openable Area: 6.34 sq. ft.

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

No violations noted

Main Level:
Living Room (22-1 x 13-0):
Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b) (Upper sash East wall – North window).
Kitchen, ½ Bathroom:
No violations noted

Upper Level:
Bathroom:
Not accessible. Check at reinspection.

North Bedroom (11-0 x 10-1), Middle Bedroom (11-1 x 9-1), South Bedroom (11-0 x 10-1):

Existing Egress:

Height: 24 inches
Width: 38 inches
Sill Height: 49 inches
Openable Area: 6.34 sq. ft.

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

No violations noted

Exterior:

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e) (Base trim on basement windows). **(This item has a deadline of 02/24/2015).**

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

This is the end of this report.

City of Bloomington
H.A.N.D.

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

Meeting Date:	April 16, 2014
Petition Type:	An extension of time to complete repairs.
Petition Number:	14-TV-47
Address:	805 E. Grimes Lane
Petitioner:	Robert Lee
Inspector:	Jo Stong
Staff Report:	February 14, 2014: Conducted cycle inspection February 24: Mailed cycle report March 7, 2014: Received appeal

During a cycle inspection of the above property violations of the Residential Rental Unit and Lodging Establishment Inspection Program were noted, including a deteriorated detached garage. The petitioner is requesting an extension of time of six months to complete repairs on the garage, noting that warmer weather is needed for the repairs.

Staff recommendation: Grant the extension of time.

Conditions:	All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.
Compliance Deadline:	April 26, 2014 for life-safety violations (smoke detector for basement). August 16, 2014 for all other repairs
Attachments:	Cycle report, appeal, photo

RECEIVED
1 07 2014
BY:

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

Property Address: 805 E. Grimes Lane

Petitioner's Name: Robert Lee

Address: 1225 Maxwell Lane

City: Bloomington State: IN Zip Code: 47401

Phone Number: 219-9194 Email Address: leetikaram@yahoo.com

Property Owner's Name: Robert Lee

Address: 1225 Maxwell Lane

City: Bloomington State: IN Zip Code: 47401

Phone Number: 219-9194 Email Address: leetikaram@yahoo.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 14-TV-47

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 asking that the time to complete repairs of my garage be extended from 60 days to six months. It is located on a rental property, however the tenants do not use it. I use it for storage and it is detached from the house. The roof needs to be replaced (I had already planned to do so) and I need additional time to complete this; warmer, sunnier weather. Thank you for your attention in this matter.

Signature (required): Robert C. Lee

Name (please print): Robert C. Lee Date: 3/5/14

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

City of Bloomington
Housing and Neighborhood Development

Cycle Inspection Report

3882

OWNERS

Lee, Robert
1225 E. Maxwell Ln.
Bloomington, IN 47401

Prop. Location: 805 E Grimes LN
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/2/3

Date Inspected: 02/14/2014
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 1

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

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

INTERIOR:

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

Living Room, Dining Room, Kitchen (10-6 x 6-10), Enclosed Back Porch, Hallway, Bathroom:
No violations noted.

North Bedroom, South Bedroom:
No violations noted.

Existing Egress Window Measurements (double-hung):
Height: 22 inches
Width: 26 inches
Sill Height: 28 inches
Openable Area: 3.97 sq. ft.
Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

160

BASEMENT
Seal all holes in basement walls where light can be seen. All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests. BMC 16.04.050(a)

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

Eliminate the excess dryer vent ductwork. BMC 16.04.060(b), (c)

Note: New gas furnace installed December 30, 2013.

EXTERIOR:

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

Properly repair or remove the deteriorated garage. BMC 16.04.050(a), (b)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed (windows, frames). BMC 16.04.050(e)
(the painting violation has a one-year deadline from the date of the cycle inspection)

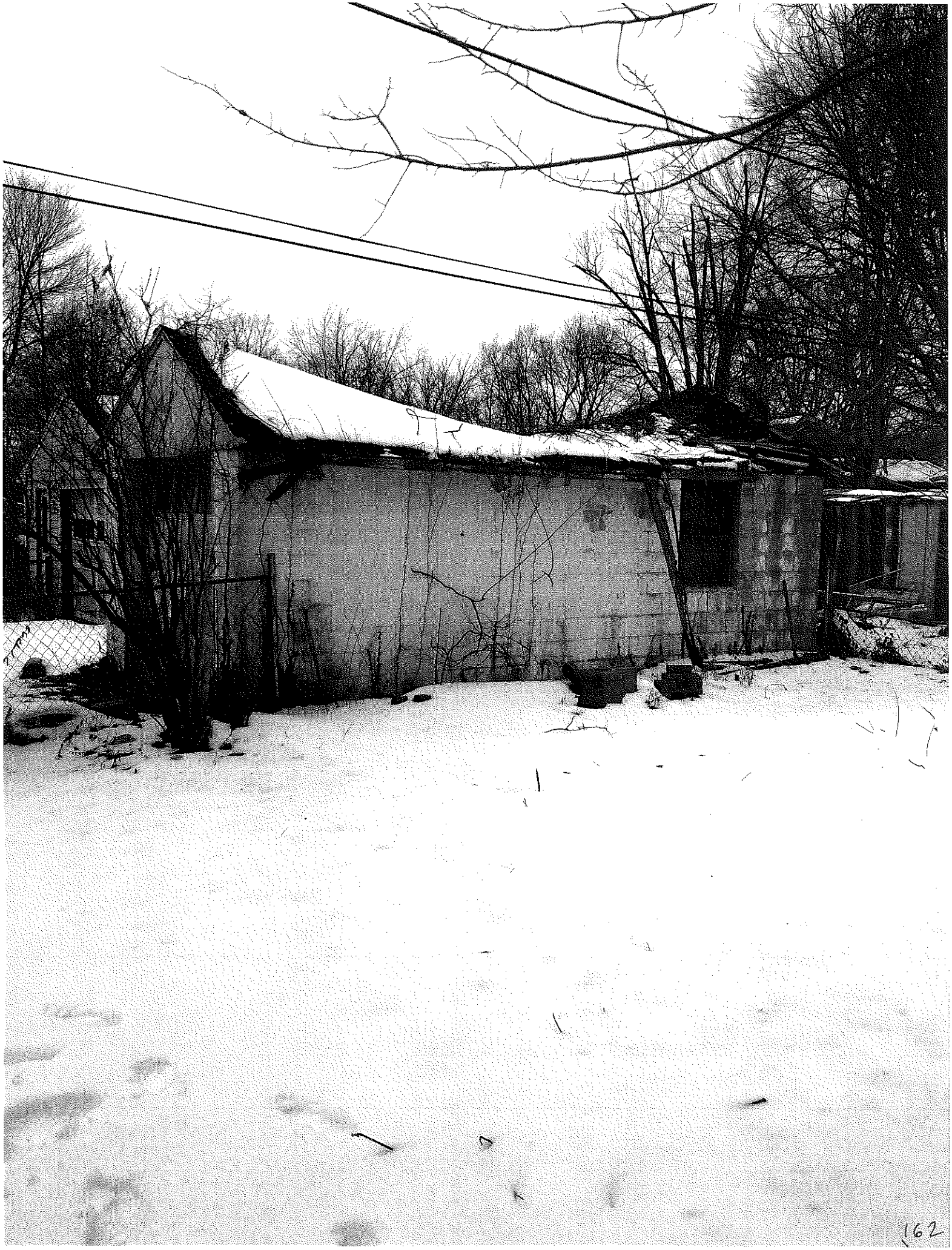
OTHER REQUIREMENTS:

Required documentation:
A completed copy of the Tenants & Owners Rights and Responsibilities Summary must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection **or a $25.00 fine will be levied.** BMC16.03.060(c), BMC16.10.030(b)

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

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

Thank you for your cooperation in the Residential Rental Occupancy Permit Program.
This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date:	April 16, 2014
Petition Type:	An extension of time to complete repairs.
Petition Number:	14-TV-48
Address:	3220 E John Hinkle B, C, D, G, & K
Petitioner:	Lola Properties LLC
Inspector:	John Hewett
Staff Report:	December 31, 2013 Cycle Inspections March 11, 2014 received appeal

During the cycle inspection it was determined that the replacement windows in some of the units of this building do not meet Building Code requirements at the time of construction. A variance from the State of Indiana is required.

Bedroom Egress window information:

Openable area required:, 5.7 Square feet	Existing area: 6.19 sq. ft.
Clear width required: 20"	Existing width: 37"
Clear height required: 24"	Existing height: 23"
Maximum Allowable Sill Height: 44" above finished floor	Existing sill: 23"

Staff recommendation:	Grant the extension of time.
Conditions:	All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.
Compliance Deadline:	June 16, 2014
Attachments:	Cycle Report, Appeal form

RECEIVED
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: 3220 E. JOHN HINKLE PLACE

Petitioner's Name: LoLa Properties, LLC

Address: P.O. Box 1834

City: Bloomington State: IN Zip Code: 47402

Phone Number: 812-332-4984 Email Address: greglauer2@yahoo.com

Property Owner's Name: SeSom LLC

Address: P.O. Box 1834

City: Bloomington State: IN Zip Code: 47402

Phone Number: 812-332-4984 Email Address: greglauer2@yahoo.com

Occupants: _____

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

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

Please circle the petition type that you are requesting:

A) An extension of time to complete repairs (Petition type **TV**)

B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type **V**)

C) Relief from an administrative decision (Petition type **AA**)

D) Rescind a variance (Petition type **RV**)

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

OFFICE USE ONLY

Petition Number 14-TV-48

SEE REVERSE

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

We need an additional 3 month extension for time to request a State variance for our replacement windows in the 3220 John Hinkle Place building.

Signature (required): _____, mgr

Name (please print): HeatherAnn Lauer, mgr Date: 3-11-14

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

City of Bloomington
Housing and Neighborhood Development

Cycle Report

4904

OWNERS

Sesom, Llc
Po Box 1834
Bloomington, IN 47402

AGENT

Lola Property Management, Llc C/O Greg Lauer
Po Box 1834
Bloomington, IN 47402

Prop. Location: 3220 E John Hinkle PL UNIT C
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/3/5

Date Inspected: 12/31/2013	Inspectors: John Hewett
Primary Heat Source: Electric	Foundation Type: Slab
Property Zoning: PUD	Attic Access: N/A
Number of Stories: 3	Accessory Structure:

Monroe County Assessor's records indicate this structure was built in 1993.
Minimum emergency egress requirements for the time of construction:

Openable area required: 5.7sq. ft.
Clear width required: 20"
Clear height required: 24"
Maximum Allowable Sill Height: 44" above finished floor

Interior

Living room
14-11 x 13-0
No violations noted.

Dining area
8-0 x 7-4
No violations noted.

Mechanical room

166

No violations noted.

Kitchen
8-0 x 10-8
No violations noted.

Bedroom #1
8-8 x 10-0
The emergency egress window does not meet the minimum requirements for a **multi-unit structure** built in **1993**:

Openable area required:	**5.7sq. ft.**	Existing area:	**5.1 sq. ft.**
Clear width required:	20"	Existing width:	33.5"
Clear height required:	**24"**	Existing height:	**22"**
Maximum sill height:	44" above finished floor	Existing sill:	25"

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

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

Bedroom #2
8-9 x 10-0
The window measurements are the same as noted above.
No violations noted.

Master bedroom
10-3 x 13-0
The emergency egress window does not meet the minimum requirements for a **multi-unit structure** built in **1993**:

Openable area required:	5.7sq. ft.	Existing area:	6.6 sq. ft.
Clear width required:	20"	Existing width:	43.5"
Clear height required:	**24"**	Existing height:	**22"**
Maximum sill height:	44" above finished floor	Existing sill:	25"

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

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

Bathroom, Master bathroom
No violations noted.

Exterior

No violations noted.

Complete the enclosed registration form. A street address is required for both owner and agent. **This form must be signed by the owner.** BMC16.03.010

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)

This is the end of this report.

City of Bloomington
Housing and Neighborhood Development

Cycle Report

4908

OWNERS
======
Sesom, Llc
Po Box 1834
Bloomington, IN 47402

AGENT
=====
Lola Property Management, Llc C/O Greg Lauer
Po Box 1834
Bloomington, IN 47402

Prop. Location: 3220 E John Hinkle PL UNIT G
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/3/5

Date Inspected: 12/31/2013
Primary Heat Source: Electric
Property Zoning: PUD
Number of Stories: 3

Inspectors: John Hewett
Foundation Type: Crawl Space
Attic Access: N/A
Accessory Structure:

Monroe County Assessor's records indicate this structure was built in 1993.
Minimum emergency egress requirements for the time of construction:

Openable area required: 5.7sq. ft.
Clear width required: 20"
Clear height required: 24"
Maximum Allowable Sill Height: 44" above finished floor

Interior

Living room
14-11 x 13-0
No violations noted.

Dining area
8-0 x 7-4
No violations noted.

Mechanical room
No violations noted.

Kitchen

169

8-0 x 10-8
No violations noted.

Bedroom #1
8-8 x 10-0
The emergency egress window does not meet the minimum requirements for a **multi-unit structure** built in **1993**:

Openable area required:	**5.7sq. ft.**	Existing area:	**5.1 sq. ft.**
Clear width required:	20"	Existing width:	33.5"
Clear height required:	**24"**	Existing height:	**22"**
Maximum sill height:	44" above finished floor	Existing sill:	25"

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

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

Bedroom #2
8-9 x 10-0
The window measurements are the same as noted above.
No violations noted.

Master bedroom
10-3 x 13-0
The emergency egress window does not meet the minimum requirements for a **multi-unit structure** built in **1993**:

Openable area required:	5.7sq. ft.	Existing area:	6.3 sq. ft.
Clear width required:	20"	Existing width:	41.5"
Clear height required:	**24"**	Existing height:	**22"**
Maximum sill height:	44" above finished floor	Existing sill:	25"

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

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

Bathroom, Master bathroom
No violations noted.

Exterior

No violations noted.

Complete the enclosed registration form. A street address is required for both owner and agent. **This form must be signed by the owner.** BMC16.03.010

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)

This is the end of this report.

City of Bloomington
Housing and Neighborhood Development

Cycle Report

4912

OWNERS
======
Sesom, Llc
Po Box 1834
Bloomington, IN 47402

AGENT
=====
Lola Property Management, Llc C/O Greg Lauer
Po Box 1834
Bloomington, IN 47402

Prop. Location: 3220 E John Hinkle PL UNIT K
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/2/5

Date Inspected: 12/31/2013
Primary Heat Source: Electric
Property Zoning: PUD
Number of Stories: 3

Inspectors: John Hewett
Foundation Type: Crawl Space
Attic Access: N/A
Accessory Structure:

Monroe County Assessor's records indicate this structure was built in 1993.
Minimum emergency egress requirements for the time of construction:

Openable area required: 5.7sq. ft.
Clear width required: 20"
Clear height required: 24"
Maximum Allowable Sill Height: 44" above finished floor

Interior

Living room
14-11 x 13-0
No violations noted.

Dining area
8-0 x 7-4
No violations noted.

Mechanical room
Water heater temperature/pressure relief (TPR) valve discharge tubes:

- shall not be reduced in size from the valve outlet

172

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

Kitchen
8-0 x 10-8
No violations noted.

Bedroom #1
8-8 x 10-0
The emergency egress window does not meet the minimum requirements for a **multi-unit structure** built in **1993**:

Openable area required:	**5.7sq. ft.**	Existing area:	**5.1 sq. ft.**
Clear width required:	20"	Existing width:	33.5"
Clear height required:	**24"**	Existing height:	**22"**
Maximum sill height:	44" above finished floor	Existing sill:	25"

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

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

Master bedroom
10-3 x 13-0
The emergency egress window does not meet the minimum requirements for a **multi-unit structure** built in **1993**:

Openable area required:	5.7sq. ft.	Existing area:	6.3 sq. ft.
Clear width required:	20"	Existing width:	41.5"
Clear height required:	**24"**	Existing height:	**22"**
Maximum sill height:	44" above finished floor	Existing sill:	25"

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

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

Bathroom, Master bathroom
No violations noted.

Exterior

No violations noted.

Complete the enclosed registration form. A street address is required for both owner and agent. **This form must be signed by the owner.** BMC16.03.010

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)

This is the end of this report.

City of Bloomington
Housing and Neighborhood Development

City of Bloomington
H.A.N.D.

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

Meeting Date:	April 16, 2014
Petition Type:	An extension of time to complete repairs.
Petition Number:	14-TV-49
Address:	3311 N. Kinser Pike
Petitioner:	Mark Kleinbauer, Peek & Associates
Inspector:	Dee Wills
Staff Report:	12/20/2014 Completed Cycle Inspection 03/14/2014 Receive Application for Appeal

Petitioner is requesting an extension of time to complete repairs on the chimney. The bad weather conditions has prevented the securing of a contractor to make the chimney plumb to the structure.

Staff recommendation:	Grant the extension of time.
Conditions:	All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.
Compliance Deadline:	June 01, 2014
Attachments:	Application for Appeal, Cycle Inspection, Photographs

401 N. Morton Street
Bloomington, IN 47404
Fax: (812) 349-3582

Rental Inspections: (812) 349-3420
Neighborhood Division: (812) 349-3421
Housing Division: (812) 349-3401

RECEIVED
4

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: 3311 N. Kinser Pike

Petitioner's Name: Peek + Associates (Mark Kleinbauer)

Address: 899 S. College Mall Rd #385

City: Bloomington **State:** IN **Zip Code:** 47401

Phone Number: 812-360-3460 **Email Address:** mkleinba@homefinder.org

Property Owner's Name: Robert Groelsema

Address: 3429 Stanford St

City: Hyattsville **State:** MD **Zip Code:** 20783

Phone Number: 240-429-7999 **Email Address:** rgroelsema@gmail.com

Occupants: Vacant

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

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

Please circle the petition type that you are requesting:

A) An extension of time to complete repairs (Petition type **TV**)

B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type **V**)

C) Relief from an administrative decision (Petition type **AA**)

D) Rescind a variance (Petition type **RV**)

REMINDER: A $20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.	OFFICE USE ONLY Petition Number 14-TV-49

SEE REVERSE

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

Requesting additional time to complete repairs Preferably 45-60 days. The weather has prevented us from securing contractors opinions on how to make the chimney plumb. Also, I have been unable to reach the Owner who often travels to Africa as part of his work, so I don't have an updated Owner Registration form signed by Robert Groelsema. All other repairs are completed and house is vacant. Thanks for your consideration of this request.

Signature (required): [signature]

Name (please print): Mark Kleinbauer Property Manager Date: 3/12/14

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

City of Bloomington
Housing and Neighborhood Development

Cycle Report

6817

OWNERS

Groelsema, Bob J.
159 Bark Street C/O Ard, Inc. Suite 300
Burlington, VT 05402

AGENT

Kleinbauer, L. Mark
899 S. College Mall Road #385
Bloomington, IN 47408

Prop. Location: 3311 N Kinser PIKE
Units/Bedrooms/Max # of Occupants: 1/3/3
Date Inspected: 12/20/2013
Primary Heat Source: Gas
Property Zoning: RS
Number of Stories: 1

Number of Units/Structures: 1/1

Inspectors: Dee Wills
Foundation Type: Slab
Attic Access: Yes
Accessory Structure: Shed

Monroe County Assessor's records indicate that this structure was built in 1961. There are no minimum requirements for emergency egress at the time of construction.

INTERIOR

Living Room (15-9 x 14-7)

No violations noted.

Kitchen/ Dining Room (12-2, 7-7 x 21-2)

Clean and service the stove burners so that they may function as intended. BMC 16.04.060(c)

Replace the missing panel to the cabinet adjacent to the sink. BMC 16.04.060(a)

178

Repair the surfaces of the ceiling and walls to be free of cracks. BMC 16.04.060(a)

Laundry Room

Repair the floor tile adjacent to the rear entry door. BMC 16.04.060(a)

Properly repair the electrical receptacle adjacent to the washer/ dryer. BMC 16.04.060(b)

Properly replace the storm door. BMC 16.04.060(a)

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

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

BMC 16.01.060(f) and 16.04.060 (c)

Bathroom

Repair the tub faucet to eliminate the leak and to function as intended. BMC 16.04.060(c)

Replace all damaged or missing tile(s) in the bathtub surround. BMC 16.04.060(a)

Hallway

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

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

Secure the heating/air conditioning grille. BMC 16.04.060(c)

SE Bedroom (11-7 x 11-7)

No violations noted.

Existing Egress Window Measurements:

Height: 29.50 inches
Width: 29.50 inches
Sill Height: 49 inches
Openable Area: 6.04 sq. ft.

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

NE Bedroom (10-7 x 10-7)

Repair the hole in the south east corner of the wall. BMC 16.04.060(a)

Existing Egress Window Measurements:

Height: 29 inches
Width: 29 inches
Sill Height: 49.50 inches
Openable Area: 5.84 sq. ft.

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

NW Bedroom (12 x 10-6)

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

Existing Egress Window Measurements:

Height: 29.50 inches
Width: 29.50 inches
Sill Height: 48.25 inches
Openable Area: 6.04 sq. ft.

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

Attic

Check at re-inspection.

Family Room (11-5 x 20)

No violations noted.

EXTERIOR

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

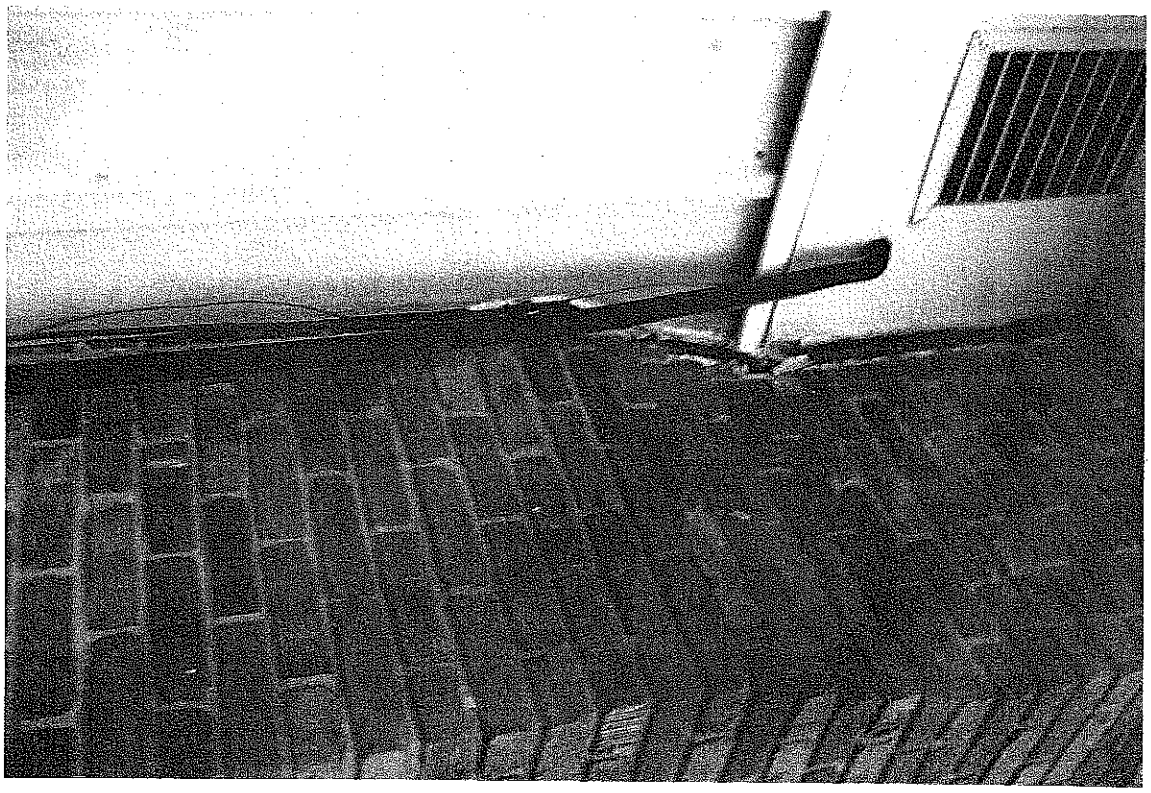
Trim all tree branches away from the siding and roofline to maintain a 3' clearance. BMC 16.04.040(e)

Properly attach and seal the chimney back to the structure so that it is plum. BMC 16.04.050(b)

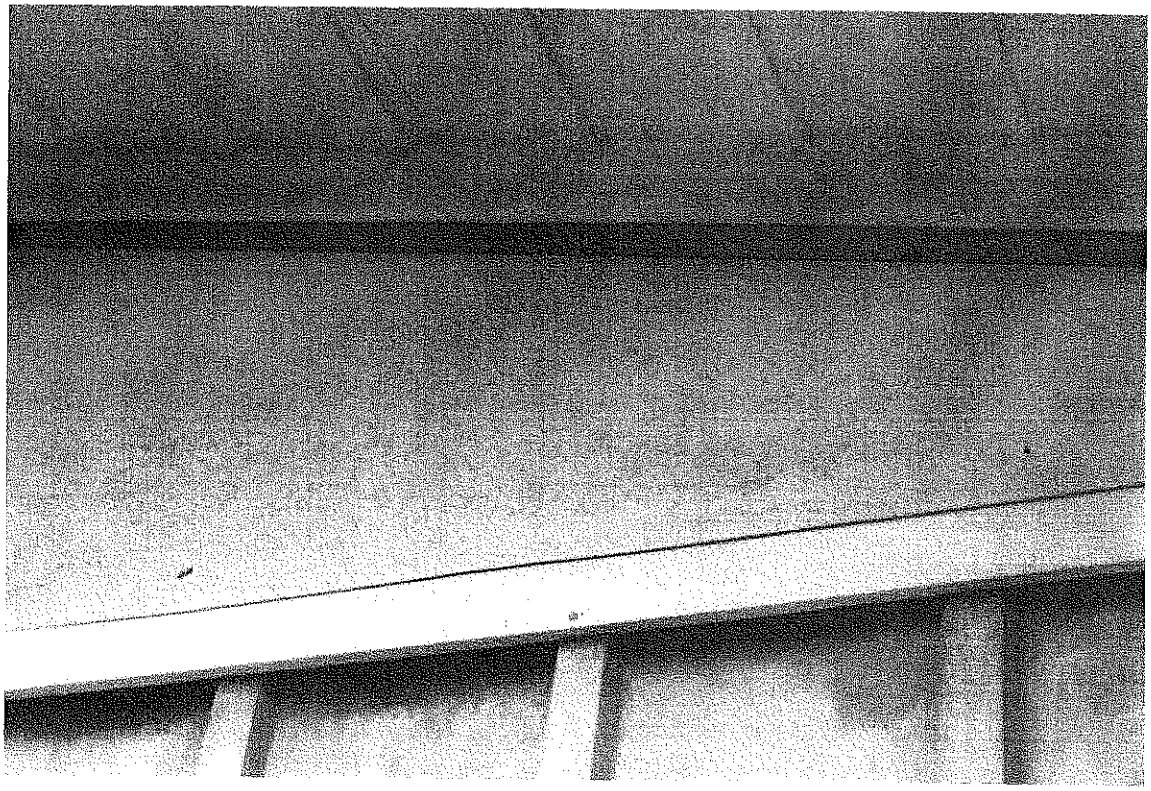
Other requirements

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)

This is the end of this report.



3311 N Kenser 12/20/13 DW 182



City of Bloomington
H.A.N.D.

Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time

Meeting Date:	April 16, 2014
Petition Type:	An extension of time to complete repairs.
Petition Number:	14-TV-50
Address:	921-923 E. Hunter Avenue
Petitioner:	Thomas G. Williams
Inspector:	Jo Stong
Staff Report:	December 20, 2013: Conducted cycle inspection January 14, 2014: Mailed inspection report March 14, 2014: Received appeal

During a cycle inspection of the above property violations of the Residential Rental Unit and Lodging Establishment Inspection Program were noted. The petitioner states that two repairs-- a missing shingle on the roof, and a broken window--were weather related, and is requesting an extension of time to complete the repairs

Staff recommendation:	Grant the extension of time
Conditions:	All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.
Compliance Deadline:	June 16, 2014
Attachments:	Cycle report, appeal

RECEIVED

BY: _____

CITY OF BLOOMINGTON, INDIANA

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: 921 & 923 E. Hunter Ave.

Petitioner's Name: Thomas G. Williams

Address: 1525 Woodruff Lane

City: Bloomington **State:** IN **Zip Code:** 47401

Phone Number: 812-333-1722 **Email Address:** mawilli@indiana.edu

Property Owner's Name: Thomas G. Williams

Address: (same as above)

City: _____ **State:** _____ **Zip Code:** _____

Phone Number: _____ **Email Address:** _____

Occupants: Jeff Castor & Chris Stearly (respectively)

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please circle the petition type that you are requesting:

(A) An extension of time to complete repairs (Petition type **TV**)

B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type **V**)

C) Relief from an administrative decision (Petition type **AA**)

D) Rescind a variance (Petition type **RV**)

REMINDER: A $20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.	OFFICE USE ONLY Petition Number 14-TV-50

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.

All areas have been remedied except 2 that are weather dependent (cracked window pane & missing roof shingle). That work will be completed as soon as possible now that it is safe to be on the roof to inspect.

The only other outstanding issue is exterior painting and that has already been identified as having a one year deadline. It will be done in the summer of 2014.

Signature (required): _____

Name (please print): Tom G. Williams **Date:** 3·14·13

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 Inspection Report

891

OWNERS

Williams, Thomas G.
1525 Woodruff Lane
Bloomington, IN 47401

Prop. Location: 923 E Hunter AVE, 921 E Hunter AVE
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: 2/2/3

Date Inspected: 12/20/2013
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 1

Inspector: Jo Stong
Foundation Type: Basement
Attic Access: No
Accessory Structure: Garage

Monroe County Assessor's records indicate this structure was built in 1920.
There were no requirements for emergency egress at the time of construction.

INTERIOR:

Unit 921 (west)

Living Room (14-9 x 11-5):
Show documentation that the fireplace has been inspected within the last twelve months, or permanently and visibly seal the fireplace to prevent its use. Service and inspection shall include the firebox, damper, chimney and/or flue. Cleaning by a professional service is highly recommended. BMC 16.01.060(f)

Dining Room (11-0 x 9-4):
Repair the broken window on the south wall (east window, lower sash). BMC 16.04.060(b)

Kitchen (11-0 x 6-9):
Repair the faucet sprayer on the sink to function as intended (will not shut off, leaks), or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

187

It is strongly recommended that A minimum 1A 10BC classification fire extinguisher be mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.

West Bedroom (11-5 x 8-7), East Bedroom 11-5 x 7-1):
No violations noted.

Existing Egress Window Measurements for both sleeping rooms (double-hung):

Height: 20 ½ inches
Width: 29 ¼ inches
Sill Height: 24 inches
Openable Area: 4.16 sq. ft.

At the time this structure was built, there were no code requirements for emergency egress for a sleeping room. The Housing & Neighborhood Development Department strongly recommends that the sleeping room egress windows be modified or replaced with larger windows to aid in emergency escape. BMC-16.04.020

Bathroom:
Properly seal the laminate on the backsplash. BMC 16.04.060(a)

Hallway:
No violations noted.

WEST BASEMENT
Properly support and secure the receptacles on the south wall and on the ceiling in the southeast room. BMC 16.04.060(b), (c)

Thoroughly clean and service the furnace. Inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. Servicing shall include a test for carbon monoxide. Acceptable levels of carbon monoxide are as follows:

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)

Unit 923 (east)
(measurements are a mirror of the west unit)
Living Room:
Show documentation that the fireplace has been inspected within the last twelve months, or permanently and visibly seal the fireplace to prevent its use. Service and inspection shall include the firebox, damper, chimney and/or flue. Cleaning by a professional service is highly recommended. BMC 16.01.060(f)

Properly repair and surface-coat the ceiling. BMC 16.04.060(f)

Dining Room:
Properly secure the light fixture in a workmanlike manner and repair it so that it functions as intended. BMC 16.04.060(b), (c)

Properly repair and surface-coat the ceiling. BMC 16.04.060(f)

Kitchen:
Properly repair and surface-coat the ceiling. BMC 16.04.060(f)

East Bedroom:
No violations noted.

Existing Egress Window Measurements (double-hung):
Height: 23 ½ inches
Width: 29 ¼ inches
Sill Height: 23 ½ inches
Openable Area: 4.77 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

West Bedroom:
No violations noted.

Existing Egress Window Measurements (double-hung):
Height: 29 ¼ inches
Width: 25 ½ inches
Sill Height: 23 ½ inches
Openable Area: 5.18 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

EAST BASEMENT
Thoroughly clean and service the furnace. Inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. Servicing shall include a test for carbon monoxide. Acceptable levels of carbon monoxide are as follows:

Desired level:	0 parts per million (ppm)	
Acceptable level in a living space:	9 ppm	
Maximum concentration for flue products:	50 ppm	BMC 16.01.060(f) and 16.04.060 (c)

EXTERIOR:

Properly replace missing shingles on structure. BMC 16.04.050(a)

Remove the trees growing against the garage (east side). 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)

The garage was not inspected at the time of this inspection, as it was not accessible. The garage must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property**. BMC 16.03.040

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e) (the painting violation has a one-year deadline from the date of the cycle inspection)

OTHER REQUIREMENTS:

Required documentation:
A completed copy of the Tenants & Owners Rights and Responsibilities Summary must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection **or a $25.00 fine will be levied.** BMC16.03.060(c), BMC16.10.030(b)

Required documentation:
The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner shall at that time jointly complete an inventory and damage list, and this shall be signed by the owner and at least one tenant. Duplicate copies of the inventory and damage list shall be retained by all parties. A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection **or a $25.00 fine will be levied.** BMC 16.03.050(e), BMC 16.10.030(b)

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.03.030(d)

Thank you for your cooperation in the Residential Rental Occupancy Permit Program.

This is the end of this report.

City of Bloomington
H.A.N.D.

Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time

Meeting Date:	April 16, 2014
Petition Type:	An extension of time to complete repairs.
Petition Number:	14-TV-52
Address:	238 N. Smith Rd.
Petitioner:	CS Property Management
Inspector:	John Hewett

Staff Report:	January 13, 2014	Cycle Inspection
	January 24, 2014	report mailed
	March 19, 2014	Received Appeal
	April 21, 2014	re-inspection scheduled for this date

Window parts are ordered but have not come in by the 60 day deadline. The petitioner is requesting additional time.

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:	June 16, 2014
Attachments:	Cycle report, appeal form

RECEIVED
MAR 19 2014
BY:

Application for Appeal
To The
Board of Housing Quality Appeals

P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov

Property Address: 238 N. Smith Road

Petitioner's Name: CS Property management

Address: 225 N. Washington ST

City: Bloomington State: IN Zip Code: 47408

Phone Number: 330-1411 Email Address: jrobinson@csproperty management.com

Property Owner's Name: Eastside Corporation

Address: 225 N. Washington ST

City: Bloomington State: IN Zip Code: 47408

Phone Number: 330-1411 Email Address: as above

Occupants:

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please circle the petition type that you are requesting:

A) An extension of time to complete repairs (Petition type **TV**)

B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type **V**)

C) Relief from an administrative decision (Petition type **AA**)

D) Rescind a variance (Petition type **RV**)

REMINDER: A $20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

OFFICE USE ONLY

Petition Number 14-TV-52

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.

Several violations were "every window shall be capable of being easily opened + held in position by its own hardware". On February 3, Sterling Glass ordered parts for two windows. As of March 17, the parts are still not in. We've completed all other repairs + await parts to finish two issues.

Signature (required): [signature]

Name (please print): JILL ROBINSON Date: 3-17-14

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.

City of Bloomington
Housing and Neighborhood Development

Cycle Report

2190

OWNERS

Eastside Corporation
225 N. Washington St.
Bloomington, IN 47408

Prop. Location: 238 N Smith RD
Number of Units/Structures: 36/2
Units/Bedrooms/Max # of Occupants: Bld 1: 12/1/5, Bld 2: 24/1/5

Date Inspected: 01/13/2014
Primary Heat Source: Electric
Property Zoning: RM
Number of Stories: 2

Inspectors: John Hewett
Foundation Type: Basement
Attic Access: Yes
Accessory Structure:

Monroe County Assessor's records indicate this structure was built in 1967. There were no requirements for emergency egress at the time of construction.

Typical Unit:
Living room 10-0 x 14-0
Kitchen 5-0 x 10-0
Hallway, Bathroom,
Bedroom 10-0 x 12-0

Basement units:

Existing Egress Window Measurements:
- Height: 13 inches
- Width: 30.75 inches
- Sill Height: 47.5 inches
- Openable Area: 2.77 sq. ft.

Upper levels

Existing Egress Window Measurements:
- Height: 21 inches
- Width: 30.75 inches
- Sill Height: 32 inches
- Openable Area: 4.48 sq. ft.

194

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Only units with violations will be listed in the body of this report.

Interior

Building #1
Unit #2
Bedroom
Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

Unit #10
Kitchen
Repair the faucet to eliminate the constant dripping. BMC 16.04.060(c)

Unit #12
Bedroom
Repair the drywall in the window area and repaint. BMC 16.04.060(a)

Building #2
Unit #13
Bathroom
Replace the faucet on the sink. The base is cracked and deteriorating. BMC 16.04.060(a)

Unit #14
Bedroom
Every window shall be capable of being easily opened and **held in position by its own hardware**. BMC 16.04.060(b)

Unit #16
Bathroom
Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Unit #17
Bedroom
Every window shall be capable of being **easily opened** and held in position by its own hardware. BMC 16.04.060(b)

Unit #19
Bedroom
Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

Unit #23
Bedroom
Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

Unit #25
Kitchen closet
Install a TPR discharge tube. Temperature/pressure relief (TPR) valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

Unit #26
Bedroom
Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

Unit #29
Kitchen closet
Install a TPR discharge tube. Temperature/pressure relief (TPR) valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

Unit #33
Bedroom
Repair the surface of the ceiling to be free of holes. BMC 16.04.060(a)

Unit #34
Kitchen
Replace the faulty light switch. BMC 16.04.060(c)

Unit #36
Bedroom
Repair the drywall in the window area and repaint. BMC 16.04.060(a)

Exterior

No violations noted.

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)

This is the end of this report.