

**PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
CITY HALL McCLOSKEY CONFERENCE ROOM
May 21, 2014, 4:00 P.M.**

I. ROLL CALL

II. REVIEW OF SUMMARY – April 16, 2014 pp. 5-6

III. OLD BUSINESS

- (1) 13-TV-94 **3315 E. Longview Avenue**, John Jacobs (Nextwave Apartment Homes). Request for an extension of time to complete repairs. Previously heard September 18, 2013. pp. 7-18
- (2) 14-TV-09 **1525 W. 7th Street**, Jason & Tricia Cox. Request for an extension of time to complete repairs. Previously heard February 19, 2014. pp. 19-24
- (3) 14-TV-20 **1319 E. University Street**, RL Rentals, LLC (Hallmark Rentals and Management). Request for an extension of time to complete repairs. Previously heard February 19, 2014. pp. 25-32
- (4) 14-AA-24 **607 E. 7th Street**, Indiana District of the Lutheran Church Missouri Synod. Request for relief from an administrative decision. Previously heard February 19, 2014. pp. 33-36

IV. NEW BUSINESS

- (5) 14-TV-53 **3516-3518 S. Burks Court**, Debra Haney & Mark Lauer. Request for an extension of time to complete repairs. pp. 37-48
- (6) 14-TV-54 **623 W. 13th Street**, T&R Rentals, LLC. Request for an extension of time to complete repairs. pp. 49-53
- (7) 14-AA-55 **750 S. Walker Street Lot 95**, Robert V. & Nancy Shaw. Request for relief from an administrative decision. pp. 54-56
- (8) 14-RV-56 **921 S. Washington Street**, H.A.N.D. Request for rescission of a variance. p. 57
- (9) 14-TV-57 **335 S. Euclid Avenue**, James Glen. Request for an extension of time to complete repairs. pp. 58-63
- (10) 14-TV-58 **365 S. Madison Street**, Trevor Snow (Jeanne Walters Real Estate). Request for an extension of time to complete repairs. pp. 64-69
- (11) 14-TV-59 **1500 ½ S. Walnut Street**, Mark Stoops. Request for an extension of time to complete repairs. pp. 70-79
- (12) 14-TV-60 **602 N. Woodbridge Drive**, Andrew Scherle (Gene B. Glick, Inc.). Request for an extension of time to complete repairs. pp. 80-106
- (13) 14-TV-61 **1706-1708 S. Olive Street**, James Gronquist. Request for an extension of time to complete repairs. pp. 107-115

- (14) 14-RV-62 412 E. 2nd Street, H.A.N.D. Request for rescission of a variance.
pp. 116-122
- (15) 14-RV-63 411 S. Fess Avenue, H.A.N.D. Request for rescission of a variance.
pp. 123-129
- (16) 14-RV-64 811 W. 6th Street, H.A.N.D. Request for rescission of a variance.
pp. 130-136
- (17) 14-RV-65 309 E. 3rd Street, H.A.N.D. Request for rescission of a variance.
pp. 137-143

V. GENERAL DISCUSSION

VI. PUBLIC COMMENT

VII. ADJOURNMENT

**PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
CITY HALL McCLOSKEY CONFERENCE ROOM
May 21, 2014, 4:00 P.M.**

CONSENT AGENDA ITEMS

- (2) 14-TV-09 **1525 W. 7th Street**, Jason & Tricia Cox. Request for an extension of time to complete repairs. Previously heard February 19, 2014.
- (3) 14-TV-20 **1319 E. University Street**, RL Rentals, LLC (Hallmark Rentals and Management). Request for an extension of time to complete repairs. Previously heard February 19, 2014.
- (5) 14-TV-53 **3516-3518 S. Burks Court**, Debra Haney & Mark Lauer. Request for an extension of time to complete repairs.
- (6) 14-TV-54 **623 W. 13th Street**, T&R Rentals, LLC. Request for an extension of time to complete repairs.
- (8) 14-RV-56 **921 S. Washington Street**, H.A.N.D. Request for rescission of a variance.
- (9) 14-TV-57 **335 S. Euclid Avenue**, James Glen. Request for an extension of time to complete repairs.
- (10) 14-TV-58 **365 S. Madison Street**, Trevor Snow (Jeanne Walters Real Estate). Request for an extension of time to complete repairs.
- (11) 14-TV-59 **1500 ½ S. Walnut Street**, Mark Stoops. Request for an extension of time to complete repairs.
- (12) 14-TV-60 **602 N. Woodbridge Drive**, Andrew Scherle (Gene B. Glick, Inc.). Request for an extension of time to complete repairs.
- (13) 14-TV-61 **1706-1708 S. Olive Street**, James Gronquist. Request for an extension of time to complete repairs.
- (14) 14-RV-62 **412 E. 2nd Street**, H.A.N.D. Request for rescission of a variance.
- (15) 14-RV-63 **411 S. Fess Avenue**, H.A.N.D. Request for rescission of a variance.
- (16) 14-RV-64 **811 W. 6th Street**, H.A.N.D. Request for rescission of a variance.
- (17) 14-RV-65 **309 E. 3rd Street**, H.A.N.D. Request for rescission of a variance.

**PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
CITY HALL McCLOSKEY CONFERENCE ROOM
May 21, 2014, 4:00 P.M.**

PETITION ITEMS TO BE HEARD

I. **OLD BUSINESS**

- (1) 13-TV-94 **3315 E. Longview Avenue**, John Jacobs (Nextwave Apartment Homes). Request for an extension of time to complete repairs. Previously heard September 18, 2013.
- (4) 14-AA-24 **607 E. 7th Street**, Indiana District of the Lutheran Church Missouri Synod. Request for relief from an administrative decision. Previously heard February 19, 2014.

II. **NEW BUSINESS**

- (7) 14-AA-55 **750 S. Walker Street Lot 95**, Robert V. & Nancy Shaw. Request for relief from an administrative decision.

B.H.Q.A. MEETING OF APRIL 16, 2014

SUMMARY

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

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

OTHERS PRESENT: Julie Cooper (3111 S. Leonard Springs Road), Vince Eads (804 E. 11th Street)

I. REVIEW OF SUMMARY

Hamilton made a motion to approve the minutes for February 19, 2014. Binder seconded. Motion passed, 5-0-1 (Gallman abstained).

II. CONSENT AGENDA

2404 S. Woolery Mill Drive, Orion Property Management, 13-TV-128. Request for an extension of time to complete repairs. Previously heard December 18, 2013. Staff recommendation to grant the request with a June 16, 2014 deadline.

200 E. 20th Street / 1506 N. Washington Street, College Rentals, Inc., 14-TV-26. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a May 15, 2014 deadline or prior to re-occupancy.

601 E. University Street, Cadjon Development, LLC, 14-TV-28. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a June 01, 2014 deadline.

413 S. Highland Avenue, Kunga Norbu, 14-TV-29. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a May 15, 2014 deadline.

1307-1307 ½ S. Walnut Street, H.A.N.D., 14-RV-30. Request for rescission of a variance. Staff recommendation to grant the rescission.

609 S. Walnut Street, H.A.N.D., 14-RV-32. Request for rescission of a variance. Staff recommendation to grant the rescission.

910 E. 2nd Street, H.A.N.D., 14-RV-33. Request for rescission of a variance. Staff recommendation to grant the rescission.

2436 S. Rockport Road, H.A.N.D., 14-RV-34. Request for rescission of a variance. Staff recommendation to grant the rescission.

804 E. 11th Street, Baseline Properties, 14-TV-36. Request for an extension of time to complete repairs. Staff recommendation to grant the request with an August 15, 2014 deadline.

107 E. 1st Street, Eric and Mary Coleson, 14-TV-37. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a May 15, 2014 deadline.

1313 N. Crescent Road, David Devitt, 14-TV-39. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a June 15, 2014 deadline.

319 N. Lincoln Street, Omega Properties, 14-TV-40. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a July 01, 2014 deadline.

321 W. Hillside Drive, H.A.N.D., 14-RV-41. Request for rescission of a variance. Staff recommendation to grant the rescission.

344-352 S. Dunn Street, Burnham Rentals, 14-TV-42. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a June 16, 2014 deadline.

716 W. Dodds Street, H.A.N.D., 14-RV-43. Request for rescission of a variance. Staff recommendation to grant the rescission.

1317 E. Hunter Avenue, Willis Williams (Jamar Property Management, LLC), 14-TV-44. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a May 01, 2014 deadline.

707 E. University Street, Christopher Miller, 14-TV-45. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a June 16, 2014 deadline.

504 E. 9th Street, H.A.N.D., 14-RV-46. Request for rescission of a variance. Staff recommendation to grant the rescission.

805 E. Grimes Lane, Robert Lee, 14-TV-47. Request for an extension of time to complete repairs. Staff recommendation to grant the request with an April 26, 2014 deadline for life safety violations and August 16, 2014 for all other repairs.

3220 E. John Hinkle Place Units B, C, D, G & K. Sesom, LLC, 14-TV-48. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a June 16, 2014 deadline.
3311 N. Kinser Pike, Robert Groelsema (Peek & Associates), 14-TV-49. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a June 01, 2014 deadline.
921-923 E. Hunter Avenue, Thomas G. Williams, 14-TV-50. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a June 16, 2014 deadline.
238 N. Smith Road, CS Property Management, 14-TV-52. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a June 16, 2014 deadline.
Approved.

III. PETITIONS

3111 S. Leonard Springs Road, Scott May, 13-TV-59. The petitioner, Julie Cooper, was present to request an extension of time to complete repairs. Previously heard June 19, 2013. Tabled on February 19, 2014. Staff recommendation was to grant the request with a June 15, 2014 deadline. Floyd made a motion to grant the request per staff recommendation. Gallman seconded. Motion passed, 5-0-1 (Gastineau abstained). Request granted.

1504 E. Matlock Road, Cindi Lewis, 14-TV-25. The petitioner was not present to request an extension of time to complete repairs. Staff recommendation was to grant the request with a May 30, 2014 deadline. Hamilton made a motion to grant the request with a May 01, 2014 deadline for the furnace repairs and a May 30, 2014 deadline for the window repairs. Gastineau seconded. Motion passed, 6-0. Request granted.

1403 E. Dunstan Drive, Kevin L. Combs, 14-TV-35. The petitioner was not present to request an extension of time to complete repairs. Staff recommendation was to grant the request with a May 19, 2014 deadline. Hamilton made a motion to grant the request per staff recommendation. Spoonmore seconded. Motion passed, 6-0. Request granted.

540 S. Basswood Drive, Herman and Kittle Properties, 14-TV-38. The petitioner was not present to request an extension of time to complete repairs. Staff recommendation was to grant the request with an April 23, 2014 deadline for all smoke detector and interior violations, and a May 19, 2014 deadline for all exterior violations. Hamilton made a motion to grant the request per staff recommendation. Spoonmore seconded. Motion passed, 6-0. Request granted.

IV. GENERAL DISCUSSION

Board members discussed time considerations involved when petitioners request an extension of time to complete repairs, particularly on items brought back under old business. Abbott pointed out the issues of lead-based paint and neighborhood benefit involved in these matters.

V. PUBLIC COMMENT

None.

VI. ADJOURNMENT

Floyd made a motion to adjourn. Hamilton seconded. Motion unanimously passed. Meeting adjourned at 4:22 PM.



City of Bloomington
H.A.N.D.

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

Meeting Date: May 21, 2014

Petition Type: An extension of time to complete repairs.

Petition Number: 13-TV-94(old)

Address: 3315 E. Longview Avenue

Petitioner: Nextwave Apartment Homes

Inspector: McCormick/Mosier

Staff Report: April 29, 2013 Completed Cycle Inspection
June 24, 2013 Completed Complaint Inspection Apt. 51
July 30, 2013 Completed Complaint Inspection Apt. 67
August 7, 2013 Sent Remaining Violations Report for Cycle
August 9, 2013 Received initial BHQA Application for extension
August 29, 2013 Re-inspection of Apt. 51 complaint; all complied
September 19, 2013 Granted BHQA extension of time until
10/02/2013 for life safety violations and 10/18/2013 for all
other violations
October 3, 2013 HAND called to schedule re-inspection.
Scheduled for 11/7/2013.
November 7, 2013 Petitioner re-scheduled re-inspection for
12/23/2013
December 20, 2013 Petitioner re-scheduled re-inspection for
01/30/2014
January 30, 2014 Completed re-inspection. Not all complied.
February 27, 2014 Petitioner scheduled re-inspection for
03/24/2014.
March 21, 2014 Petitioner canceled 03/24/2014 re-inspection and
filed for a 2nd BHQA extension of time.

Petitioner is requesting a 2nd extension of time citing that the contractor hired to complete the floor work is taking longer than anticipated.

Staff recommendation: Deny the petition.

Conditions: This case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: Not applicable

Attachments: 2nd BHQA Application for appeal, Remaining Violations Report Issued February 6, 2014



RECEIVED
MAR 2 2014

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

BY: _____

Property Address: 3315 East Longview Ave Bloomington, IN 47408

Petitioner's Name: Nextwave Apartment Homes

Address: 505 N. Walnut ~~Street~~

City: Bloomington State: Indiana Zip Code: 47404

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

Property Owner's Name: John Jacobs

Address: 505 N. Walnut Street

City: Bloomington State: Indiana Zip Code: 47404

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

Occupants: _____

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

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

Please circle the petition type that you are requesting:

- A) An extension of time to complete repairs (Petition type TV)
- B) A modification or exception to the 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-94 (OLD)

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.

Contractors repairing flooring issues later than scheduled.

Signature (required):



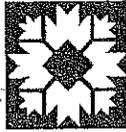
Name (please print):

Justin Ryan Thomas

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

FEB 06 2014

REMAINING VIOLATIONS REPORT

1308

OWNERS

Jacobs, John
505 N Walnut Street
Bloomington, IN 47404

AGENT

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

Prop. Location: 3315 E Longview AVE
Number of Units/Structures: 78/3
Units/Bedrooms/Max # of Occupants: Bld A: 22/2/5, Bld B: 34/2/5, Bld C: 22/2/5

Date Inspected: 04/29/2013
Primary Heat Source: Gas
Property Zoning: RH
Number of Stories: 2

Inspectors: Norman Mosier
Foundation Type: Basement
Attic Access: Yes
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.

GENERAL VIOLATION (all units):

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

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

BUILDING A (Units 1-22)

Unit 4

Bathroom:

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

Unit 6

Right Bedroom:

Replace the damaged door. BMC 16.04.060(a)

Unit 7

Bathroom:

Replace the missing striker plate on the entry door and repair the door to latch properly. BMC 16.04.060(a)

Right Bedroom:

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

Unit 12

Bathroom:

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

Unit 13

Furnace Closet:

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

Bathroom:

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

Unit 14

Right Bedroom:

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

Unit 15

Living Room:

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

Left Bedroom:

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

Unit 16

Kitchen:

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

Bathroom:

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

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 17

Living Room:

Properly repair the south wall. BMC 16.04.060(a)

Hallway:

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

Furnace Closet:

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

Bathroom:

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

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

Left Bedroom:

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

Unit 19

Right Bedroom:

Repair door to latch properly. BMC 16.04.060(a)

Unit 22

Furnace Closet:

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

Bathroom:

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

BUILDING B (Units 23-56)

Unit 26

Kitchen:

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

Unit 28

Bathroom:

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

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

Unit 32

Bathroom:

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

Unit 33

Kitchen:

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

Unit 34

Bathroom:

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

Unit 35

Kitchen:

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

Unit 37

Kitchen:

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

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

Bathroom:

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

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

Properly repair the ceiling. BMC 16.04.060(a)

Unit 39

Hallway:

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

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(a)

Unit 42

Bathroom:

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

Properly secure the curtain rod. BMC 16.04.060(a)

Replace the deteriorated toilet seat. BMC 16.04.060(a)

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

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

Unit 45

Right Bedroom:

Repair door to latch properly. BMC 16.04.060(a)

Unit 46

Hallway:

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

Unit 48

Rear Bedroom:

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

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

Bathroom:

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

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

Unit 50

Living Room:

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

Unit 51

Hallway:

Properly repair the ceiling. BMC 16.04.060(a)

Left Bedroom:

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

Unit 53

Bathroom:

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

Unit 54

Kitchen:

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

BUILDING C (Units 57-78)

Unit 58

Furnace Closet:

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

Unit 59

Kitchen:

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

Bathroom:

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

Unit 62

Hallway:

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

Bathroom:

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

Unit 64

Left Bedroom:

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

Unit 65

Kitchen:

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

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 66

Bathroom:

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

Unit 67

Bathroom:

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

L Bedroom:

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

Unit 69

Kitchen:

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.

L Bedroom:

Re-install the closet doors. BMC 16.04.060(a)

Unit 70

Bathroom:

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

Replace the defective light switch, flickers and power to light goes out when turned on. BMC 16.04.060(a)

Unit 71

Right Bedroom:

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

Unit 72

Bathroom:

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

Unit 74

L Bedroom:

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

Unit 75 (vacant: Model unit)

Bathroom:

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

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

Unit 77

Kitchen:

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

Bathroom:

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

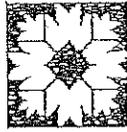
When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration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



City of Bloomington
Housing and Neighborhood Development

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

Meeting Date: May 21, 2014

Petition Type: An extension of time to complete repairs.

Petition Number: 14-TV-09 (old business)

Address: 1525 W. 7th Street

Petitioner: Jason D. Cox

Inspector: Dee Wills

Staff Report: July 30, 2013 Completed Cycle Report
October 07, 2013 Completed Remaining Violation Report
December 16, 2013 Completed Re-Inspection
December 16, 2013 Received Application for Appeal
February 19, 2014 Extension of Time Granted
April 08, 2014 Received Application for Appeal

Petitioner is requesting an extension of time under old business to complete the interior and exterior repairs. The weather conditions from the winter have prevented them from finishing repairs. Petitioner has also had a large tree fall on the roof which has delayed the other 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 30, 2014

Attachments: Second Application for Appeal, Remaining Violation Report

[Handwritten signature]
19



RECEIVED
APR 08 2014

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

Property Address: 1525 West 7th Street

Petitioner's Name: Jason and Tricia Cox

Address: 6481 W. Rockeast Rd

City: Bloomington State: IN Zip Code: 47403

Phone Number: 812-834-4032 Email Address: flexer40@hotmail.com

Property Owner's Name: Jason + Tricia Cox

Address: 6481 W. Rockeast Rd

City: Bloomington State: IN Zip Code: 47403

Phone Number: 824-4032 Email Address: flexer40@hotmail.com

Occupants: Traci Byl + Lukas Olsen

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

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

Please circle the petition type that you are requesting:

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

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

OFFICE USE ONLY
Petition Number 14-TV-09 (OLD BUSINESS)

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 extension of time to be able to glaze and paint the windows due to the unclerment weather we have been experiencing. Also, we had a large tree fall on the roof on 4-3-14 and are dealing with the insurance company/repair services on that. We will soon be starting eviction proceedings with the current tenants. We would like an extension until June 30th, 2014. Thank you.

Signature (required):

Jason D. Cox

Name (please print):

Jason D. Cox

Date:

4-8-14

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

Remaining Violation Report

4005

OWNERS

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

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

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

REINSPECTION REQUIRED

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

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

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

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

INTERIOR

Northwest Bedroom

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

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

Southwest Bedroom

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

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

EXTERIOR

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

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

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

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

Other requirements

Required documentation:

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

Required documentation:

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: May 21, 2014

Petition Type: An extension of time to complete repairs.

Petition Number: 14-TV-20 (Old Business)

Address: 1319 E University

Petitioner: Hallmark Rentals and Mgmt.

Inspector: John Hewett

Staff Report: November 14, 2013 – Conducted Cycle Inspection
January 21, 2014 – Received BHQA Appeal
February 3, 2014- Reinspection
February 19, 2014- BHQA granted Extension until April 1, 2014
March 31, 2014- Received additional appeal

It was noted during the cycle inspection that there are large dead branches in the trees on the property. Petitioner requested an extension of time to have the branches removed. The Board granted an extension until April 1, 2014. The arborist hired to remove the branches was not able to meet the April 1, 2014 deadline. The petitioner is requesting additional time.

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 21, 2014

Attachments: Cycle report, appeal letters

JB



RECEIVED
MAR 11 2014

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

Property Address: 1319 E. University St.
Petitioner's Name: Hallmark Rentals & Management, Inc., Agent
Address: 1205 N. Walnut St.
City: Bloomington State: Indiana Zip Code: 47404
Phone Number: (812) 334-8819 Email Address: Katelyn@hallmarkrentals.com
Property Owner's Name: RL Rentals, LLC
Address: 1205 N. Walnut St.
City: Bloomington State: Indiana Zip Code: 47404
Phone Number: (812) 334-8819 Email Address: Brenda@hallmarkrentals.com
Occupants: Brian Gorr, Rachel Joseph, Lily Kinder

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

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

Please circle the petition type that you are requesting:

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

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

OFFICE USE ONLY
Petition Number 14-TV-20 (OLD BUSINESS)

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 extension of deadline to complete item:
'Remove the large dead branches from the trees above the driveway and garage.' Requesting extension to May 31st to complete item. Inclement weather prevented Arborists from inspecting the trees until the last couple of weeks. An inspection and plan of action was in place, but late last week our Arborist informed us that due to restructuring in his company, he would not be able to complete the work by April 1st.

Signature (required): Katelyn D. Hutson, Agent

Name (please print): Katelyn D. Hutson, Agent Date: 3/31/14

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.



RECEIVED
JAN. 21. 2014

BY: _____

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

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

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

Address: 1205 N. Walnut St.

City: Bloomington State: IN Zip Code: 47404

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

Property Owner's Name: RL Rentals, LLC

Address: 1205 N. Walnut St.

City: Bloomington State: IN Zip Code: 47404

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

Occupants: Lily Kinder (812) 320-2588

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

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

Please circle the petition type that you are requesting:

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

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

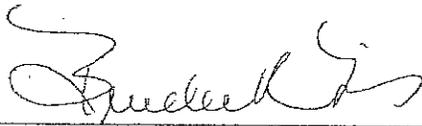
OFFICE USE ONLY
Petition Number 14-TV-20

SEE REVERSE

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

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

Signature (required):



Name (please print):

BRENDA LEWIS

Date:

1/16/14

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



City of Bloomington
Housing and Neighborhood Development

Cycle Report

5631

OWNERS

R L Rentals
1205 N Walnut
Bloomington, IN 47404

AGENT

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

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

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

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

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

Interior

Living room

19-5 x 13-7

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

Dining room

12-0 x 11-0

No violations noted.

Screened in porch

No violations noted.

Kitchen

10-0 x 7-10

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

Breakfast nook

12-10 x 9-0

No violations noted.

½ bathroom

No violations noted.

Basement

NE room

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

Main room

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

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

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

2nd Floor

Bath

No violations noted.

NE bedroom

9-9 x 12-1

Existing Egress Window Measurements:

Height: 24.25 inches
Width: 33 inches
Sill Height: 25 inches
Openable Area: 5.5 sq. ft.

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

SW bedroom

13-0 x 15-0

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

NW bedroom

10-0 x 11-3

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

Exterior

Garage
No violations noted.

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: May 21, 2014
Petition Type: Relief from an administrative decision
Variance Request: Relief from the requirement to register as a rental
Petition Number: 14-AA-24
Address: 607 E. 7th Street
Petitioner: Rev. Richard Woelmer

This request was not approved at the February 20, 2014 meeting due to some confusion regarding the requirements of RLUIPA. Please note the following:

1. The term “religious exercise” under RLUIPA includes “any exercise of religion, whether or not compelled by, or central to, a system of religious belief.” 42 U.S.C. § 2000cc-5(7)(B) (2000). Under this broad definition a non-worship accessory use like student housing may be granted RLUIPA protection.
2. In *Civil Liberties for Urban Believers v. City of Chicago* (C.L.U.B), the 7th Circuit held that a land-use regulation that imposes a substantial burden on religious exercise is one that necessarily bears direct, primary, and fundamental responsibility for rendering religious exercise “effectively impracticable.” 342 F.3d 752, 761 (7th Cir. 2003).
3. The relevant issue is not the religious character of the applicant, but whether the proposed activity is religious in nature. For instance, in *Greater Bible Way Temple of Jackson v. City of Jackson*, the Michigan Supreme Court held that an apartment complex proposed by a religious organization did not constitute a religious exercise under RLUIPA merely because a religious organization was constructing the apartments.

Due to the nature of the relationship between the Church and the students, and with the support of the neighbors, we would recommend that the Church be exempted from the registration process.

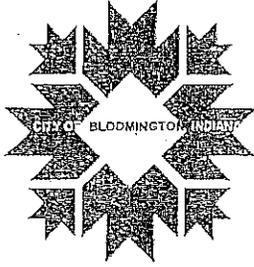
Staff recommendation: Grant relief from the rental registration process

Conditions: This unit will not be considered a rental as long as it is owned by the current owner

and occupied by students who provide services to the church.

Compliance Deadline: None

Attachments: Appeal form



RECEIVED
1-16-14

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

Property Address: 607 E. 7th Street

Petitioner's Name: Richard Woelmer

Address: 1112 S. Chaseway Ct

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812-361-4504 Email Address: rwoelmer@gmail.com

Property Owner's Name: Indiana District - LCMS

Address: 1145 South Barr St.

City: Fort Wayne State: IN Zip Code: 46802

Phone Number: 800-837-1145 Email Address: geoff.robinson@in.lcms.org

Occupants: Immanuel Kottowski, Yoshi Masaki

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

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

Please circle the petition type that you are requesting:

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

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

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

D) Rescind a variance (Petition type RV)

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

OFFICE USE ONLY

Petition Number 14-AA-24

SEE REVERSE

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

University Lutheran Church is a part of the Indiana District - Lutheran Church Missouri Synod, and has been at this location from it's establishment in 1930. The pastor's family lived in the parsonage attached to the church until approximately 1957. Since that time the parsonage has served as a Student Center, creating a daily hub for student activity, community service, and study. A few students have lived there each year, benefiting generations of IU students who pay no rent, but provide a continual presence to thwart vandalism, and maintain the lawn and interior of the building. The congregation has not been aware of any need to register with the city in all these years because we were under the impression that the parsonage was to house church workers. We would like to continue this service to our student members without being considered a rental property.

Signature (required): Richard Wbelmer (agent of the Indiana District - LCMS)

Name (please print): Richard Wbelmer Date: 1/15/2014

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



City of Bloomington
H.A.N.D.

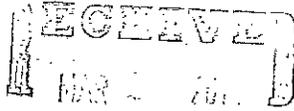
**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: May 21, 2014
Petition Type: An extension of time to complete repairs.
Petition Number: 14-TV-53
Address: 3516 – 3518 S. Burks Court
Petitioner: Mark Lauer
Inspector: Dee Wills
Staff Report: January 08, 2014 Completed Cycle Inspection.
March 20, 2014 Receive Application for Appeal
April 07, 2014 Completed Re- Inspection

Petitioner is requesting an extension of time to complete repairs. The petitioner has been living in unit 3518, and leasing unit 3516. Due to the amount of travel that his job requires, he will be moving soon and then leasing both units. He would like to consolidate both units into the same cycle time line as he will be handling the inspections and the hiring of contractors from out of state.

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: July 21, 2014
Attachments: Cycle Report, Re- Inspection Report, Application for Appeal Remaining Violation Report

A small, handwritten mark or signature in the bottom left corner of the page.



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

BY:

Property Address: 3516/3518 S. Burk Ct. Bloom IN 47401

Petitioner's Name: MARK LAUER

Address: PO Box 674

City: Bloomington State: IN Zip Code: 47402

Phone Number: _____ Email Address: _____

Property Owner's Name: (Same as above)

Address: _____

City: _____ State: _____ Zip Code: _____

Phone Number: 812 345 1337 Email Address: mark.lauer@bloomington.in.gov

Occupants: 3516 - Kemmerling
3518 - LAUER mark.lauer

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)

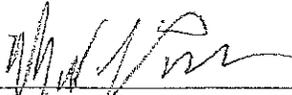
REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

OFFICE USE ONLY
 Petition Number 14-TV-53

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.

Would like to consolidate Inspection / Repairs. I travel extensively in my work and need additional time to organize, repair, etc.

Thanks

Signature (required): 

Name (please print): MARK J. LOWER Date: 3/20/14

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

JAN 28 2014

RENTAL PERMIT INFORMATION

Debra Haney and Mark Lauer
P.O. Box 68503
Virginia Beach, VA 23471

Property Location: 3516-3518 S. Burks Court

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 ⁸¹²⁻³⁴⁹⁻³⁴²⁰ to schedule a re-inspection. You have the right to appeal any violation to the Board of Housing Quality Appeals. An appeal form can be found at www.bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 812-349-3420 and a form will be provided.

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

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

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

Sincerely,

Housing and Neighborhood Development Department

Enclosures: Inspection Report

Xc:



City of Bloomington
Housing and Neighborhood Development

Cycle Report

5188

OWNERS

Haney, Debra S.
P. O. Box 68503
Virginia Beach, VA 23471

Lauer, Mark J.
3518 S. Burks Court
Bloomington, Indiana 47401

Prop. Location: 3516 S Burks CT, 3518 S Burks CT
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: 2/3/5
Date Inspected: 01/08/2014
Primary Heat Source: Electric
Property Zoning: RM
Number of Stories: 2

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

Monroe County Assessor's records indicate this structure was built in 1993.
Minimum emergency egress requirements for the time of construction:

Openable area required: 4.75 sq. ft.
Clear width required: 18"
Clear height required: 24"
Maximum Allowable Sill Height: 44" above finished floor

INTERIOR

Unit 3516

Main Level

Entry/Hallway

Properly re-mount the smoke detector to the ceiling. IC 22-11-18-3.5

½ Bathroom

Replace the missing control knob on faucet assembly. BMC 16.04.060(a)

Dining Room/ Kitchen (9-3 x 17-6)

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)

Repair the light on the exhaust hood above the stove. BMC 16.04.060(c)

Garage

No violations noted.

Attic

The attic was inaccessible at the inspection and will be checked at the reinspection. It must be brought into compliance within the same 60 day period as other violations. Check for open splices, covered junction boxes and failings in the underside of the roof. BMC 16.03.040

Upper Level

NE Bedroom (11-7 x 12-5)

No violations noted.

Existing Egress Window Measurements:

Height: 24.50 inches

Width: 31.50 inches

Sill Height: 25.50 inches

Openable Area: 5.35 sq. ft.

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

Master Bedroom (11-10 x 12)

No violations noted.

Existing Egress Window Measurements:

Height: 23.25 inches

Width: 30.50 inches

Sill Height: 56 inches

Openable Area: 4.92 sq. ft.

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

Master Bathroom

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

NW Bedroom (13-6 x 9)

Properly repair the window to be completely openable, to lock securely using its own hardware, and to be weather tight. BMC 16.04.060(b)

Measure window at re-inspection.

Unit 3518

This unit is owner occupied.

EXTERIOR

No violations noted.

Other requirements

Required documentation:

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

Required documentation:

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

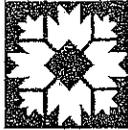
Required documentation:

Complete the enclosed registration form. A street address is required for both owner and agent. **This form must be signed by the owner and provided to the office within 60 days of the date of the inspection or a \$25.00 fee will be levied.** BMC 16.03.010(b), 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 16.12.080 (b)

This is the end of this report.

Handwritten:
3-20-14
C



City of Bloomington
Housing and Neighborhood Development

Remaining Violation Report
Re-Inspection April, 07, 2014

5188

OWNERS

Haney, Debra S.
3518 S. Burks Court
Bloomington, IN 47401

Lauer, Mark J.
3518 S. Burks Court
Bloomington, IN. 47401

Prop. Location: 3516 S Burks CT, 3518 S Burks CT
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: 2/3/5
Date Inspected: 01/08/2014
Primary Heat Source: Electric
Property Zoning: RM
Number of Stories: 2

Inspectors: Dee Wills
Foundation Type: Crawl Space
Attic Access: Yes
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.

INTERIOR

Unit 3516

Main Level

Living Room (13 x 18)

No violations noted.

Entry/ Hallway

Properly re-mount the smoke detector to the ceiling. IC 22-11-18-3.5

½ Bathroom

Replace the missing control knob on faucet assembly. BMC 16.04.060(a)

Dining Room/ Kitchen (9-3 x 17-6)

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)

Repair the light on the exhaust hood above the stove. BMC 16.04.060(c)

Garage

No violations noted.

Attic

The attic was inaccessible at the inspection and will be checked at the reinspection. It must be brought into compliance within the same 60 day period as other violations. Check for open splices, covered junction boxes and failings in the underside of the roof. BMC 16.03.040

Upper Level

NE Bedroom (11-7 x 12-5)

No violations noted.

Existing Egress Window Measurements:

Height: 24.50 inches

Width: 31.50 inches

Sill Height: 25.50 inches

Openable Area: 5.35 sq. ft.

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

Master Bedroom (11-10 x 12)

No violations noted.

Existing Egress Window Measurements:

Height: 23.25 inches

Width: 30.50 inches

Sill Height: 56 inches

Openable Area: 4.92 sq. ft.

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

Master Bathroom

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

NW Bedroom (13-6 x 9)

Properly repair the window to be completely openable, to lock securely using its own hardware, and to be weather tight. BMC 16.04.060(b)

Measure window at re-inspection.

Unit 3518

Note: This unit was not accessible at the cycle inspection.

Main Level

Entry/ Hallway/ ½ Bath

No violations noted.

Dining Room, Kitchen (9-3 x 17-6)

No violations noted.

Living Room (13 x 18)

No violations noted.

Garage

No violations noted.

Attic

The attic was inaccessible at the inspection and will be checked at the reinspection. It must be brought into compliance within the same 60 day period as other violations. Check for open splices, covered junction boxes and failings in the underside of the roof. BMC 16.03.040

Upper Level

SE Bedroom (11-7 x 12-5)

No violation noted.

Existing Egress Window Measurements:

Height: 24.50 inches

Width: 31.50 inches

Sill Height: 25.50 inches

Openable Area: 5.35 sq. ft.

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

Bathroom

No violations noted.

Master Bedroom (11-10 x 12)

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

Existing Egress Window Measurements:

Height: 24.50 inches

Width: 32 inches

Sill Height: 23.50 inches

Openable Area: 5.44 sq. ft.

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

Master Bathroom

No violations noted.

SW Bedroom (13-6 x 9)

No violations noted.

Existing Egress Window Measurements:

Height: 24.50 inches

Width: 32 inches

Sill Height: 23.50 inches

Openable Area: 5.44 sq. ft.

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

EXTERIOR

No violations noted.

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: 21 May 2014

Petition Type: An Extension of Time to Complete Repairs

Petition Number: 14-TV-054

Address: 623 W. 13th St.

Petitioner: James R. Weddle

Inspector: Michael Arnold

Staff Report: 26 March 2013 Cycle Inspection
09 April 2014 Cycle Inspection Report Sent
03 July 2013 Reinspection
10 July 2013 Sent Temporary Permit
06 February 2014 Sent Exterior Extension Reminder
21 March 2014 Received Extension of Time Request

During the Cycle Inspection it was noted that there was deteriorated paint on the mains structure and the detached garage. Petitioner is requesting additional time to complete the painting.

Staff recommendation: Grant the Extension of Time 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: 21 July 2014

Attachments: Exterior Extension reminder report, Application



RECEIVED
MAR 3 2014

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

Property Address: 623 W 13th St

Petitioner's Name: James R Weddle

Address: 4121 Woodlyn Drive

City: Bloomington State: IN Zip Code: 47403

Phone Number: 812-322-1261 Email Address: rogerweddle@yahoo.com

Property Owner's Name: T&R Rentals LLC

Address: 4121 Woodlyn Drive

City: Bloomington State: IN Zip Code: 47403

Phone Number: 812-322-1261 Email Address: rogerweddle@yahoo.com

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-TV-54

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

This is a property my Mother owned and she passed away last July 8, 2013. The property was transferred late in the fall of 2013 to James R Weddle/^{T&R Rentals LLC} My wife and I are the owners of T&R Rentals LLC. The inside repairs have been completed and inspected by the code enforcements. The exterior painting has not been completed yet. If I could have an extension of time to complete the exterior work. This will give me time to contract a painter after the weather becomes suitable. I am asking for end of Aug. 2014 to have the exterior finished.

Signature (required):

James R Weddle

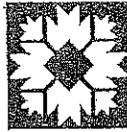
Name (please print):

James R Weddle

Date:

7/18/2014

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

FEB 06 2014

Exterior Extension Reminder Report

2816

OWNERS

=====

Weddle, Phyllis
3702 E. Bethel Lane
Bloomington, IN 47408

AGENT

=====

Weddle, Roger
4121 Woodlyn Drive
Bloomington, IN 47403

Prop. Location: 623 W 13th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/2/3

Date Inspected: 03/26/2013
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 1

Inspectors: Mike Arnold
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: det. garage

VARIANCE

10/29/1980 The Board of Housing Quality Appeals granted a variance to the access requirement provided the property remains a single family unit.

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 26 March 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.

Exterior:

Main Structure:

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e) (Including exterior side of windows, window trim and window wells). (This item has a deadline of 26 March 2014).

Detached Garage:

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e) (This item has a deadline of 26 March 2014).



City of Bloomington
H.A.N.D.

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

Meeting Date: May 21, 2014
Petition Type: Relief from an administrative decision
Variance Request: Relief from the requirement to register as a rental
Petition Number: 14-AA-55
Address: 750 S. Walker, #95
Petitioner: Robert Shaw

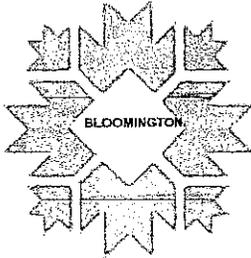
Under BMC 16.02.020, "occupancy in a rectory or parsonage by a person(s) generally assumed to occupy such a dwelling" are exempted from the registration requirement. Presumably, the rectory or parsonage is owned by the religious institution. The owner is requesting relief from the registration process under this provision stating that the minister, Miechele McCoy, of the Jehovah's Witnesses resides in this property.

Staff recommendation: Grant relief from the rental registration process

Conditions: This unit will not be considered a rental as long as it is owned by the current owner and occupied by the Miechele McCoy, minister of the Jehovah's Witnesses.

Compliance Deadline: None. This file will be pulled one year from this date to check the status of this unit.

Attachments: Appeal form



RECEIVED
MAR 21 2014

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

Property Address: 750 S. WALKER ST # 95
Petitioner's Name: ROBERT SHAW
Address: 2005 S. ROGERS ST # 59 apt.
City: Bloomington State: IN Zip Code: 47403
Phone Number: 812-336-6900 Email Address: BOB SHAW @ BLUE MARBLE.NET
Property Owner's Name: SAME
Address: _____
City: _____ State: _____ Zip Code: _____
Phone Number: _____ Email Address: _____
Occupants: ONE MICHELE MCCOY

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

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

Please circle the petition type that you are requesting:

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

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

OFFICE USE ONLY
Petition Number 14-AA-55

SEE REVERSE

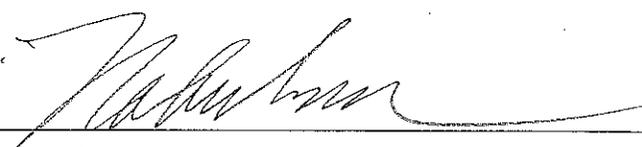
Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance,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

Subject: INSPECTION OF 750 WALKER STREET #95

Dear Lori,

The reason I declined to have #95 inspected is that it is in use as a parsonage. BMC 16.02.020 There is no lease and it is occupied by a full time minister of Jehovah's Witnesses. She has been in the full time ministry locally for more than twenty years. She has taken a vow of poverty and pays me no rent or compensation of any kind. I have no lease with her. She resided in the county in a donated residence prior. She is an authorized minister associated with the Northeast Bloomington congregation meeting at 1201 west Tapp road. I expect her to remain there for as long as she continues in her ministry or for as long as I own it. She gets sewer and water and maintenance as well at no cost to her. Her electric bills are reimbursed to her by the branch office in N.Y. Feel free to contact our Coordinator of the Body of Elders at his home to confirm what I am telling you (John Watkins 339 0162) . Please let me

respectfully,
Robert Shaw

Signature (required): 
Name (please print): ROBERT V. SHAW 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
H.A.N.D.

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

Meeting Date: May 21, 2014
Petition Type: Rescind a variance
Petition Number: 14-RV-56
Address: 921 S. Washington St.
Petitioner: HAND
Inspector: Norman Mosier
Staff Report: December 16, 2013 - Conducted Cycle Inspection
March 19, 2014 – Agent Scheduled Re-inspection
March 27, 2014 – Received BHQA Application

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 1920.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

JS



City of Bloomington
H.A.N.D.

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

Meeting Date: May 21, 2014
Petition Type: An extension of time to complete repairs.
Petition Number: 14-TV-57
Address: 335 S. Euclid Avenue
Petitioner: James Glen
Inspector: Maria McCormick
Staff Report: 01/16/2014 Completed Cycle Inspection
03/27/2014 Received Application for Appeal

During the cycle inspection there were multiple violations cited, mainly on the exterior and in the crawl space/cellar which is only accessible from the exterior of the house. The petitioner is requesting an extension of time to complete the repairs due to the harsh winter weather.

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 1, 2014
Attachments: Application for Appeal; Cycle Report



RECEIVED
MAY 7 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: 335 So Euclid

Petitioner's Name: James Glen

Address: 3525 E. Longview Ave.

City: Bloomington State: IN Zip Code: 47408

Phone Number: 812 327 9640 Email Address: jglenin@gmail.com

Property Owner's Name: James Glen

Address: 3525 E. Longview Ave

City: Bloomington State: IN Zip Code: 47408

Phone Number: 812 327 9640 Email Address: jglen@gmail.com

Occupants: Jonathan Skell

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-57

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.

- see attached page -

Signature (required):



Name (please print):

James C. Glen

Date:

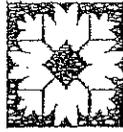
3/24/14

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.

Rental property inspection: 335 S. Euclid

3/25/14

My inspection notice requires tree trimming, repair of soffit damage, repairing a sidewalk, re-sealing the bathtub, having the furnace checked, and securing some jack posts to floor joists in the crawl space. There is also some exterior painting to be done, but I have a year for that and so will address this in the summer. To date I have had the furnace checked, the tub sealed, and have scheduled the tree trimming (supposed to be this week, although it's raining again!). The delays in the soffit and sidewalk repair (and the tree trimming) were due in part to the strange weather in Feb. and March, and the difficulty in getting service folks to return my inquiries. I hope to have both the soffit and the sidewalk repair scheduled by the first week in April. When I looked at the joists in the crawl space, I decided to have someone look at them to see if they could be replaced with something better. They suggested having a structural engineer look at the house to make sure of the proper placement and reinforcement of the floors. I could just screw the current posts to the joists, but would prefer to get things done properly while I am going through this process. This will also be scheduled (hopefully) during the first week in April. The reason the first week in April is mentioned is that I have that week off from work and can focus more attention on this. I anticipate having all of the work (except the painting) completed by the end of May (hopefully sooner!!).



City of Bloomington
Housing and Neighborhood Development

Cycle Report

5276

OWNERS

Glen, James C.
3525 E. Longview Ave.
Bloomington, IN 47408

Prop. Location: 335 S Euclid AVE
Units/Bedrooms/Max # of Occupants: 1/2/3
Date Inspected: 01/10/2014
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 1

Number of Units/Structures: 1/1

Inspectors: Maria McCormick
Foundation Type: Other
Attic Access: No
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:

Living Room 13-0 x 11-9; Kitchen 12-9 x 8-5; Family Room 15-1 x 13-6; Bathroom;
Study/Laundry Area 9-1 x 14-0:

No violation noted.

West Bedroom 12-8 x 11-2:

No violation noted.

Check window measurements at re-inspection. Windows covered with plastic.

Bathroom:

Remove the deteriorated caulking and properly re-seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

East Bedroom 12-10 x 12-6:

No violation noted.

Existing Egress Window Measurements:

Height: 22 ¼ inches

Width: 30 inches

Sill Height: 33 inches

Openable Area: 4.63 sq. ft.

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

Hallway:

Repair or replace the smoke detector to function as intended. IC 22-11-18-3.5

Cellar –

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)

Properly secure all support posts at the top and bottom to eliminate the possibility of movement. BMC 16.04.060(b)

EXTERIOR:

Trim all tree branches away from the siding and roofline to maintain a 3' clearance. BMC 6.04.040(e)

Properly repair or replace damaged/deteriorated soffit/fascia in a manner that seals all openings. 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. BMC 16.04.040(c)

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 10, 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 for Extension of Time**

Meeting Date: May 21, 2014

Petition Type: An extension of time to complete repairs.

Petition Number: 14-TV-58

Address: 365 S. Madison St.

Petitioner: Jeanne Walters Real Estate

Inspector: Maria McCormick

Staff Report: December 16, 2014 Completed Cycle Inspection
April 4, 2014 Received Application for Appeal

During the cycle inspection there were several violations noted, however the petitioner states that the owner will be moving back into the property at the end of the current lease period July 31, 2014. They are seeking an extension of time until then so that they do not have to complete repairs as well as obtain a state variance for the egress windows.

Staff recommendation: Grant the extension.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below unless documentation is provided that this property is now owner occupied, 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 1, 2014 or upon owner occupation of the property

Attachments: Remaining violations report; Application for Appeal

RECEIVED
APR 08 2019



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: 365 S Madison _____

Petitioner's Name: Jeanne Walters Real Estate (Agent) _____

Address: 107 E 6th St _____

City: Bloomington **State:** Indiana **Zip Code:** 47408

Phone Number: (812) 331-8951 **E-mail Address:** rentals@jeannewalters.com

Owner's Name: Trevor Snow _____

Address: _____

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

Phone Number: 812-219-9138 **E-mail Address:** driedrat@gmail.com

Occupants: Kevin Meskill _____

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)

Petition Number: 14-TV-58

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.

Owner will be moving back in to property at lease end date: July 31, 2014.

Signature (Required): Brittany Chatwin
Name (Print): Brittany Chatwin Date: 3/28/14

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.





City of Bloomington
Housing and Neighborhood Development

APR 07 2014

Remaining Violation Report

9475

OWNERS

Snow, Trevor
2550 Yeager Road
West Lafayette, IN 47906

Prop. Location: 365 S Madison ST
Units/Bedrooms/Max # of Occupants: 1/2/5
Date Inspected: 12/16/2014
Primary Heat Source: Electric
Property Zoning: CD
Number of Stories: 2

AGENT

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

Number of Units/Structures: 1/1

Inspectors: Maria McCormick
Foundation Type: Slab
Attic Access: Yes
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.

INTERIOR:

Living Room/Dining Area 30-0 x 11-9:

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

Kitchen 13-3 x 11-9:

Properly secure the carpet at the threshold to the kitchen. BMC 16.04.060(b)

Bathroom:

Properly secure the carpet at the threshold to the kitchen. BMC 16.04.060(b)

Front Bedroom 10-10 x 11-0:

The emergency egress window does not meet the minimum requirements for a multi-unit structure built in 1992. The relevant code is the 1989 Indiana Building Code, section: 1205.

Openable area required: 5.7 sq. ft.
Clear width required: 20"
Clear height required: 24"
Maximum sill height: 44" above finished floor

Existing area: 5.63 sq. ft.
Existing width: 29 ½ "
Existing height: 27 ½ "
Existing sill: 34"

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.

Rear Bedroom 11-1 x 10-10/Bathroom:

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

Properly secure the carpet at the threshold to the kitchen. BMC 16.04.060(b)

The emergency egress window does not meet the minimum requirements for a multi-unit structure built in 1992. The relevant code is the 1989 Indiana Building Code, section: 1205.

Openable area required: 5.7 sq. ft.
Clear width required: 20"
Clear height required: 24"
Maximum sill height: 44" above finished floor

Existing area: 5.63 sq. ft.
Existing width: 29 ½ "
Existing height: 27 ½ "
Existing sill: 34"

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.

2nd Level Loft:

Replace the missing outlet cover plates along the east wall. BMC 16.04.060(b)

EXTERIOR:

No violations noted.

OTHER REQUIREMENTS:

Required documentation:

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

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: May 21, 2014

Petition Type: An extension of time to complete repairs.

Petition Number: 14-TV-59

Address: 1500 ½ S Walnut St.

Petitioner: Mark Stoops

Inspector: Norman Mosier

Staff Report: November 26, 2013 – Conducted Cycle Inspection
January 15, 2014 – Rescinded Variance
January 16, 2014 – Sent NOBA
February 7, 2014 – Sent Remaining Violations Report
March 28, 2014 – Conducted Re-inspection
April 4, 2014 – Received BHQA Appeal for Extension of Time

It was noted during the cycle inspection that there are several violations to be repaired. Petitioner is requesting an extension of time to complete the repairs.

Staff recommendation: Grant the request.

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

Compliance Deadline: July 21, 2014

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

JS



RECEIVED
APR 04 2013

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

Property Address: 1500 1/2 S. WALNUT ST

Petitioner's Name: MARK STOOPS

Address: 4425 N. OLD ST. RD. 37

City: BLOOMINGTON State: IN Zip Code: 47408

Phone Number: 812 333 6328 Email Address: markastoops@gmail.com

Property Owner's Name: SAME

Address: SAME

City: _____ State: _____ Zip Code: _____

Phone Number: _____ Email Address: _____

Occupants: 4 APARTMENTS / 4 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 IV)
- 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-59

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.

MOST INTERIOR PAINTING WAS COMPLETED BUT MISSED
A BATHROOM IN UNIT 3-

NEW EXIT AND EMERGENCY LIGHT INSTALLED IN
COMMON HALLWAY BUT EMERGENCY LIGHTS
DIDN'T WORK WHEN TESTED TURNED OUT
TO BE FAULTY BATTERY IN NEW UNIT

STILL HAD A WINDOW THAT WOULDN'T
STAY UP ON ITS OWN

Signature (required):



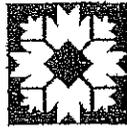
Name (please print):

MACK STOOPS

Date:

4/3/14

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

APR 04 2014

REMAINING VIOLATIONS REPORT

2277

OWNERS

Stoops, Mark A.
4425 N. Old St. Rd. 37
Bloomington, IN 47408

Prop. Location: 1500 1/2 S Walnut ST
Number of Units/Structures: 4/1
Units/Bedrooms/Max # of Occupants: 1/Eff/5 3/1/5

Date Inspected: 11/26/2013
Primary Heat Source: Gas
Property Zoning: CA
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.

INTERIOR:

Entryway:

Replace the missing left side entry door to function as intended, north side of structure.
BMC 16.04.060(a)

Common Hallway:

Repair/replace the non functioning emergency lighting to function as intended.
BMC16.04.060(b)

UNIT 1

Living Room/Bedroom 14-11 x 8-7 +5 x 4:

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

UNIT 2

Bedroom 9-1 x 8-9: Same window as above.

Properly ground the electrical receptacle on the south 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)

UNIT 3

Bathroom:

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

EXTERIOR:

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e)
(This violation has a one-year deadline from the date of the Cycle Inspection.)

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(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)



City of Bloomington
Housing and Neighborhood Development

CYCLE REPORT

2277

OWNERS

Stoops, Mark A.
4425 N. Old St. Rd. 37
Bloomington, IN 47408

Prop. Location: 1500 1/2 S Walnut ST
Number of Units/Structures: 4/1
Units/Bedrooms/Max # of Occupants: 1/Eff/5 3/1/5

Date Inspected: 11/26/2013
Primary Heat Source: Gas
Property Zoning: CA
Number of Stories: 2

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

VARIANCE

11/02/1977 Granted a variance for bathroom vent requirement.

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

Entryway:

Replace the missing left side entry door to function as intended, north side of structure.
BMC 16.04.060(a)

Stairway:

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

Stairway: (continued)

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

Common Hallway:

Repair/replace the non functioning emergency lighting to function as intended.
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)

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

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

Common Deck:

No violations noted.

Furnace Closet:

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

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

BMC 16.01.060(f) and 16.04.060 (c)

UNIT 1

Entryway:

Repair/replace the damaged front door, broken lengthwise. BMC 16.04.060(a)

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

Bathroom:

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

Determine the source and eliminate the water leak for the showerhead. BMC 16.04.060(b)

Living Room/Bedroom 14-11 x 8-7 +5 x 4:

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

Living Room/Bedroom 14-11 x 8-7 +5 x 4: (continued)

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

Existing Egress Window Measurements: Dbl hung: Const. Yr. - 1928

Height: 23 inches

Width: 27 inches

Sill Height: 27 inches

Openable Area: 4.31 sq. ft.

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

Kitchen 15 x 5-6:

No violations noted.

UNIT 2

Entryway:

No violations noted.

Bathroom:

Replace the broken tub faucet handle on the left side. BMC 16.04.060(c)

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

Bedroom 9-1 x 8-9: Same window as above.

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)

Living Room 12-3 x 11-9:

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

Closet:

Install the missing light fixture or terminate the loose wire inside a junction box. BMC 16.04.060(b)

Kitchen 15 x 5-6:

No violations noted.

UNIT 3

Entryway:

No violations noted.

Bathroom:

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

Bedroom 9 x 8-6: Same window as above.

No violations noted.

Living Room 14 x 11-9:

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

Kitchen 15 x 5-6:

No violations noted.

UNIT 4

Entryway:

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

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

Bathroom:

Secure the loose sink faucets. BMC 16.04.060(c)

Bedroom 9-1 x 9:

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: Dbl hung: Const. Yr. - 1928

Height: 20.5 inches

Width: 29 inches

Sill Height: 36 inches

Openable Area: 4.13 sq. ft.

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

Living Room 14-3 x 11-6:

No violations noted.

Kitchen 15 x 5-6:

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

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

EXTERIOR:

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e)
(This violation has a one-year deadline from the date of the Cycle Inspection.)

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: May 21, 2014
Petition Type: An extension of time to complete repairs.
Petition Number: 14-TV-60
Address: 602 N. Woodbridge
Petitioner: Andrew Scherle
Inspector: Mosier/Arnold/Wills/Hewett
Staff Report: March 17, 2014 – Conducted Cycle Inspection
April 4, 2014 – Received MAY BHQA Appeal

It was noted during the cycle inspection that there are numerous exterior repairs and painting to be completed. Petitioner is requesting an extension of time to complete exterior repairs

Staff recommendation: Grant the request.

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

Compliance Deadline: June 15, 2014 – For all life safety violations
September 1, 2014 – For all other violations

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



RECEIVED
APR 04 2013

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

Property Address: 3401 JOHN HINKLE PLACE 600 N. WOODBRIDGE

Petitioner's Name: Andrew Scherle DRIVE

Address: 3401 JOHN HINKLE PL

City: Bloomington State: IN Zip Code: 47408

Phone Number: 812-337-3501 Email Address: mtp128@glickco.com

Property Owner's Name: GENE B. GLICK INC

Address: 8425 Woodfield Crossing Blvd. Suite 300

City: Indianapolis State: IN Zip Code: 46240

Phone Number: 317-469-0400 Email Address: mtoft@glickco.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

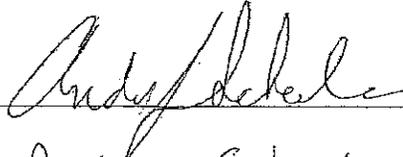
Petition Number 14-TV-60

SEE REVERSE

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

Exterior repairs are contracted out and to be completed by August of 2014. Current inspection from HAND was performed on 3/17/14 - 3/19/14. Woodbridge Apartments has not received the inspection list back as of 4/4/14, but would like to report the exterior repairs that are to be completed. Stegerman Construction is the company scheduled to complete the exterior wood rot repairs. They can be contacted at 317-965-8421

Signature (required):



Name (please print):

Andrew Scherle

Date:

4/4/14

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

2453

OWNERS

Julie Yesnick, P.O.A.
8425 Woodfield Crossing Blvd. Ste. 300
Indianapolis, In. 46240

AGENT

Andrew J. Scherle
3401 E. John Hinkle Place
Bloomington, In. 47408

Prop. Location: 602 N Woodbridge DR
Number of Units/Structures: 280/27

Units/Bedrooms/Max # of Occupants: Bld 1: 6/2/5, Bld 2: 6/2/5, Bld 3: 4/3/5 4/2/5, Bld 4:
12/2/5, Bld 5: 12/2/5, Bld 6: 12/2/5, Bld 7: 12/2/5, Bld 8: 12/2/5, Bld 9: 4/2/5 8/1/5, Bld 10:
12/2/5, Bld 11: 8/1/5 4/2/5, Bld 12: 18/1/5, Bld 13: 12/1/5, Bld 14: 4/3/5 4/2/5, Bld 15: 8/1/5
4/2/5, Bld 16: 12/1/5, Bld 17: 12/1/5, Bld 18: 4/3/5 4/2/5, Bld 19: 6/2/5, Bld 20: 4/2/5 2/3/5, Bld
21: 4/2/5 2/3/5, Bld 22: 4/3/5 4/2/5, Bld 23: 8/1/5 4/2/5, Bld 24: 8/1/5 4/2/5, Bld 25: 8/1/5 4/2/5,
Bld 26: 12/1/5, Bld 27: 4/3/5 4/2/5

Date Inspected: 03/17/2014
Primary Heat Source: Gas
Property Zoning: RH
Number of Stories: 2

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

The Monroe County Assessor's records indicate that this structure was built in 1988.
Minimum egress requirements for a multi-family dwelling built at the time of construction.
Openable area: 5.7 Sq. Ft.
Clear height: 24 inches
Clear width: 20 inches
Sill height: Not more than 44 inches above finished floor.

NOTE:

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

GENERAL STATEMENTS:

Egress window measurements for complex are as follows:

FLATS

Existing Egress Window Measurements: Slider: Const. Yr. - 1988

Height: 58 inches

Width: 21.25 inches

Sill Height: 21.55 inches

Openable Area: 8.56 sq. ft.

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

TOWNHOUSES

Existing Egress Window Measurements: Slider: Const. Yr. - 1988

Height: 45 inches

Width: 33 inches

Sill Height: 20 inches

Openable Area: 10.31 sq. ft.

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

ATTICS:

No violations noted.

INTERIOR:

BUILDING 3

UNIT 666

Bedroom 2:

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

UNIT 664

Kitchen:

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

Laundry Closet:

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

UNIT 662

½ Bath:

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

Kitchen:

Repair the defective GFCI receptacle, left of sink, to function as intended.
BMC 16.04.060(b)

2nd LEVEL

Hall Bath:

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

UNIT 658

2nd LEVEL

Hall Bath:

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

UNIT 656

2nd LEVEL

Laundry Closet:

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

Hall Bath:

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

UNIT 654

½ Bath:

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

UNIT 652

2nd LEVEL

Hall Bath:

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

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

BUILDING 2

UNIT 648

Kitchen:

Replace the defective GFCI receptacle to the right of the sink, won't trip.
BMC 16.04.060(b)

2nd LEVEL

Master Bedroom:

Replace the worn carpet adjacent to the door. BMC 16.04.060(a)

UNIT 646

½ Bath:

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

UNIT 644

2nd LEVEL

Hall Bath:

Repair the leaking sink faucet handles to function as intended. BMC 16.04.060(c)

UNIT 642

Living Room:

Repair/replace the deteriorated door casing on the right side of doorway. BMC 16.04.060(a)

BUILDING 1

UNIT 600

Living Room:

Repair the door to latch properly. BMC 16.0406.0(a)

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

Kitchen:

Properly install or replace the aerator on the sink faucet so that it functions as intended. BMC 16.04.030(c)

2nd LEVEL

Hall bath:

Secure toilet to its mountings. BMC 16.04.060(a)

Laundry Closet:

Repair/replace the right side door to function as intended. BMC 16.04.060(a)

UNIT 602

Living Room:

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

Furnace Closet:

Repair/replace the loud blower motor for the furnace. BMC 16.04.060(c)

2nd LEVEL

Hall Bath:

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

UNIT 606

2nd LEVEL

Hall Bath:

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

UNIT 608

Kitchen:

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

Replace the deteriorated floor of the cabinet under the sink. BMC 16.04.060(a)

2nd LEVEL

Hall bath:

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

UNIT 610

Living Room:

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

Kitchen:

Replace the defective GFCI receptacle to the right of the sink, won't trip.
BMC 16.04.060(b)

2nd LEVEL

Hall bath:

Repair/replace the loose tub faucet handles to function as intended. BMC 16.04.060(c)

Repair/replace the diverter tub spout to function as intended, stuck. BMC 16.04.060(c)

Bedroom 2:

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

UNIT 603

Living Room:

Replace the defective doorknob, won't latch. BMC 16.04.060(a)

Laundry Closet:

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

2nd LEVEL

Hall bath:

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

UNIT 607

2nd LEVEL

Hall Bath:

Repair the sink drain to function as intended, clogged. BMC 16.04.060(b)

UNIT 611

½ Bath:

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

Dining Room:

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

UNIT 613

Kitchen:

Repair/replace the defective light over the sink, light flickers. BMC 16.04.060(a)

2ND LEVEL

Hall bath:

Secure the loose sink faucet. BMC 16.04.060(c)

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

Master Bedroom:

Repair the right side 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)

BUILDING 26

UNIT 617

Bathroom:

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

Unit 619

Furnace Closet:

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

UNIT 629

Bathroom:

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

Loft:

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

Repair/replace the skylight to be weather tight, leaks. BMC 16.04.060(b)

UNIT 631

Loft:

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

UNIT 633

Bathroom:

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

UNIT 635

Loft:

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

UNIT 627

Living Room:

Repair/replace the deadbolt on the entry door to function as intended. BMC 16.04.060(a)

Bathroom:

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

BUILDING 25

UNIT 643

Laundry Closet:

Replace the missing cover plate. BMC 16.04.060(b)

UNIT 655

Bathroom:

Repair/replace the diverter spout, stuck. BMC 16.04.060(c)

UNIT 645

Entryway:

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

UNIT 647

Hall Bath:

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

UNIT 657

Hall Bath:

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

UNIT 659

Master Bedroom:

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

BUILDING 24

UNIT 703

Living Room:

Secure the loose and hanging supply vent adjacent to the south wall. BMC 16.04.060(a)

Kitchen:

Repair the range burners to function as intended, right front burner. BMC 16.04.060(c)

UNIT 707

Bathroom:

Repair the sink drain to function as intended, slow. 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 711

Bathroom:

Repair/replace the diverter tub spout, stuck. BMC 16.04.060(c)

BUILDING 23

UNIT 737

Loft:

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

UNIT 739

Living Room:

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

UNIT 741

Laundry Closet:

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

Hall Bath:

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

Master Bath:

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

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

UNIT 745

Furnace Closet:

Repair the right side bi-fold door to function as intended. BMC 16.04.060(A)

Bathroom:

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

BUILDING 22

UNIT 749

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)

Bedroom 3:

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

UNIT 751

2nd LEVEL

Hall Bath:

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

UNIT 755

Kitchen:

Replace the defective GFCI receptacle to the right of the sink, won't trip.
BMC 16.04.060(b)

UNIT 757

Living room:

Repair the deteriorated door casing. BMC 16.04.060(a)

UNIT 759

2nd LEVEL

Bathroom:

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

UNIT 761

Living Room:

Repair the deteriorated door casing. BMC 16.04.060(a)

BUILDING 21

UNIT 767

½ Bath:

Repair the sink faucet handles not to leak. BMC 16.04.060(c)

Kitchen:

Replace the defective GFCI receptacle to the right of the sink, won't trip.
BMC 16.04.060(b)

2nd LEVEL

Hall Bath:

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

UNIT 775

½ Bath:

Repair the GFCI receptacle to have correct polarity, (hot/ground reverse).
BMC 16.04.060(b)

2nd LEVEL

Laundry Closet:

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

Bedroom 2:

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

BUILDING 20

UNIT 801

2nd LEVEL

Hall Bath:

Repair/replace the tub diverter spout, stuck. BMC 16.04.060(c)

Master Bedroom:

Repair the damaged door casing. BMC 16.04.060(a)

Bedroom 2:

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

UNIT 803 – Tenant ill

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 805

Living Room:

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

2nd LEVEL

Hall Bath:

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

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

Hall Bath: (continued)

Repair/replace the tub diverter spout, stuck. BMC 16.04.060(c)

UNIT 809

Living Room:

Repair/replace the worn carpet adjacent to the doorway. BMC 16.04.060(a)

2nd LEVEL

Hall Bath:

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

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

BUILDING 19

UNIT 813

2nd LEVEL

Hall Bath:

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

UNIT 815

2nd Level

Hall Bath:

Repair the sink drain to function as intended, clogged. BMC 16.04.060(b)

UNIT 819

Living Room:

Properly install a weather strip on the entrance door to exclude air infiltration as completely as possible. 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)

UNIT 821

Dining Room:

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

2nd LEVEL

Hall Bath:

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

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

UNIT 823

2nd LEVEL

Laundry Closet:

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

BUILDING 18

UNIT 833

2nd LEVEL

Hall Bath:

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

BUILDING 17

UNIT 841

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)

UNIT 853

Loft:

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

UNIT 855

Loft:

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

UNIT 857

Loft:

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

UNIT 859

Loft:

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

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

UNIT 861

Loft:

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

BUILDING 15

UNIT 913

Loft:

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

UNIT 915

Loft:

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

UNIT 919

Hall Bath:

Replace the damaged door. BMC 16.04.060(a)

BUILDING 14

UNIT 925

2nd LEVEL

Hall Bath:

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

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

UNIT 929

2nd LEVEL

Bedroom 2:

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

UNIT 933

2nd LEVEL

Bedroom 2:

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

UNIT 935

2nd LEVEL

Bathroom:

Replace the missing exhaust fan cover. BMC 16.04.060(c)

BUILDING 13

UNIT 955

Bedroom:

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

UNIT 953

Bedroom:

Repair the broken window. BMC 16.04.060(b)

BUILDING 12

UNIT 971

Patio:

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

UNIT 981

Balcony:

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

UNIT 995

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 977

Bedroom:

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

UNIT 979

Kitchen:

Clean the grease filter on the range hood. BMC 16.04.060(a)

BUILDING 11

UNIT 952

Bedroom:

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

UNIT 956

Master Bedroom Closet:

Install the closet doors, off tracks. BMC 16.04.060(a)

UNIT 968

Living Room:

Repair the sliding glass door to open easily and to latch properly. BMC 16.04.060(a)

Balcony:

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

Furnace Closet:

Repair the broken temperature/pressure relief (TPR) valve discharge tube:

- 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 958 – Dog loose

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 972

Balcony:

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

Bedroom:

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

BUILDING 10

UNIT 902

Kitchen:

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

Bedrooms:

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 912

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 914

Balcony:

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

UNIT 906

Bathroom:

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

UNIT 916

Bathroom:

Seal the base of shower surround at the top of the tub. BMC 16.04.060(a)

UNIT 910

Master Bedroom:

Repair the closet doors to function as intended, off tracks. BMC 16.04.060(a)

Master Bathroom:

Seal the base of shower surround at the top of the tub. BMC 16.04.060(a)

2nd Bedroom:

Repair the closet doors to function as intended, off tracks. BMC 16.04.060(a)

UNIT 920

Entryway:

Repair the entry door to open and close easily. BMC 16.04.060(a)

Master Bathroom:

Seal the base of shower surround at the top of the tub. BMC 16.04.060(a)

Bedroom 2:

Repair the window to close completely and to be weather tight. BMC 16.04.060(b)

UNIT 922

Entryway:

Repair the entry door to close easily. BMC 16.04.060(a)

Bedroom 2 Closet:

Repair the doors to function as intended, off tracks. BMC 16.04.060(a)

BUILDING 9

UNIT 800

Bedroom:

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

UNIT 802

Bathroom:

Secure the loose receptacle adjacent to the sink. BMC 16.04.060(b)

UNIT 812

Bedroom:

All basement and ground floor windows and all upper windows adjacent to porch roofs, decks or other accessible exterior elements shall be capable of latching securely. Install a locking mechanism to the window. BMC 16.04.060(b)

UNIT 814

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)

UNIT 804

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)

UNIT 806

Master Bedroom:

Repair the window to be weather tight, window is off the track. BMC 16.04.060(b)

Master Bath:

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

UNIT 818

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)

Master Bedroom Closet:

Secure the loose track for the doors and re-install the doors. BMC 16.04.060(a)

Master Bath:

Secure the loose receptacle adjacent to the sink. BMC 16.04.060(b)

2nd Bedroom Closet:

Re-install the closet doors, off track. BMC 16.04.060(a)

UNIT 816

Deck:

Repair the sliding glass door to open easily and to stay in the track. BMC 16.04.060(a)

Master Bedroom:

Repair the window to stay in the track and to be weather tight. BMC 16.04.060(b)

Bedroom 2:

Repair the window to stay in the track and to be weather tight. BMC 16.04.060(b)

BUILDING 8

UNIT 778

Kitchen:

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

UNIT 790

Bathroom:

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

BUILDING 7

UNIT 750

Bedrooms:

It is strongly recommended that the bedroom egress windows not be blocked by storage or the placement of furniture. BMC 16.04.060(b)

UNIT 754

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)

UNIT 758

Kitchen:

Repair the cabinet door under the sink to stay closed. BMC 16.04.060(a)

BUILDING 6

UNIT 726

Dining Room:

Replace the missing/broken receptacle cover plate adjacent to the kitchen door.
BMC 16.04.060(b)

UNIT 738

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(a)

UNIT 746

Dining Room:

Repair/replace the damaged receptacle adjacent to the kitchen door, ground prong broken off in the receptacle. BMC 16.04.060(b)

BUILDING 5

UNIT 700

Kitchen:

Repair the left side burners to light as intended. BMC 16.04.060(c)

Bathroom:

Properly repair and surface coat the damaged area above the showerhead.
BMC 16.04.060(a)

BUILDING 4

UNIT 982

Living Room:

Replace the broken sliding glass door handle. BMC 16.04.060(a)

Kitchen:

Secure the loose sink faucet. BMC 16.04.060(a)

UNIT 998

Kitchen:

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

EXTERIOR:

BUILDING 25

Paint fascia above window adjacent to unit 655. BMC 16.04.050(e)

Paint column at top of the left side of window adjacent to unit 663. BMC 16.04.050(e)

Reconnect the downspout on the west side of bldg. adjacent to unit 657. BMC 16.04.050(a)

Replace the deteriorated siding adjacent to the storage shed of unit 665. BMC 16.04.050(a)

BUILDING 26

Paint the gable end of unit 633 on the east side of structure. BMC 16.04.050(a)

Paint the gable end of unit 629 on the east side of structure. BMC 16.04.050(a)

BUILDING 27

Secure the hanging cable box on the south end of building. BMC 16.04.050(a)

BUILDING 23

Paint the gable end of unit 741, east wall. BMC 16.04.050(a)

Replace the deteriorated fascia board above balcony of unit 739. BMC 16.04.050(a)

Replace the deteriorated fascia board above the storage shed of unit 739. BMC 16.04.050(a)

Paint the south wall of balcony for unit 739. BMC 16.04.050(a)

Replace the deteriorated siding on the wing wall of unit 741. BMC 16.04.050(A)

Paint the south side of the north wall on balcony of unit 741. BMC 16.04.050(a)

Repair/replace the deteriorated door for the storage shed of unit 741. BMC 16.04.050(a)

BUILDING 22

Repair the hole in the soffit on the SE corner of structure. BMC 16.04.050(a)

Paint the fascia and rake boards on the south end unit 753. BMC 16.04.050(a)

Paint the fascia board above unit 755 on the east side of bldg. BMC 16.04.050(a)

Repair the holes in the fascia board above unit 761. BMC 16.04.050(a)

Replace the deteriorated threshold trim on unit 761. BMC 16.04.050(a)

Repair the holes in the fascia board above unit 763. BMC 16.04.050(a)

Replace the deteriorated threshold trim on unit 763. BMC 16.04.050(a)

Replace the deteriorated brick molding on the front door of unit 757. BMC 16.04.050(a)

BUILDING 21

Replace the deteriorated fascia above unit 711 on the east side of bldg. BMC 16.04.050(a)

Paint the rake board at east gable end on the south side of bldg. adjacent to unit 809.
BMC 16.04.050(a)

Paint the rake board at the west gable end on the south side of bldg adjacent to unit 803.
BMC 16.04.050(a)

BUILDING 19

Paint the rake board on the SE side of unit 817. BMC 16.04.050(a)

Paint the rake board on the SW side of unit 821. BMC 16.04.050(a)

Secure the loose attic access door on the south end of unit 813. BMC 16.04.050(a)

BUILDING 18

Repair the hole in the siding on the SE corner of bldg adjacent to unit 825. BMC 16.04.050(a)

Secure the loose attic access door adjacent to unit 825. BMC 16.04.050(a)

Seal the holes on the NW corner of bldg. adjacent to unit 839. BMC 16.04.050(a)

Paint the south gable end and rake board adjacent to unit 829. BMC 16.04.060(a)

BUILDING 17

Repair/replace the deteriorated rake board on the east end of unit 853 and opposite rake board.
BMC 16.04.050(a)

Paint the south wall adjacent to units 847 & 849. BMC 16.04.050(a)

Paint the window frames on the south wall adjacent to units 849 & 861. BMC 16.04.050(a)

Paint the rake board adjacent to unit 861 and secure the loose opposite rake board.
BMC 16.04.050(a)

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

Paint the NW gable end and the rake board adjacent to unit 861. BMC 16.04.050(a)

BUILDING 16

Paint the fascia boards at top of windows on the west side of structure. BMC 16.04.060(a)

Properly label the A/C quick disconnects with corresponding unit numbers. BMC 16.04.020 and BMC 16.04.050(b)

Paint the wing wall on the south end of balcony for unit 879. BMC 16.04.050(a)

BUILDING 15

Properly label the A/C quick disconnects with corresponding unit numbers. BMC 16.04.020 and BMC 16.04.050(b)

Paint the fascia above the window of unit 915. BMC 16.04.00(a)

Paint the rake board adjacent to unit 917 on the east side of structure. BMC 16.04.050(a)

BUILDING 14

Repair/replace the loose and/or missing shingles on the south side of structure. BMC 16.04.050(a)

Replace the deteriorated threshold of unit 927. BMC 16.04.050(a)

Paint the rake boards on the SE side of unit 931. BMC 16.04.050(a)

Paint the rake boards between units 927 & 933. BMC 16.04.050(a)

BUILDING 13

Properly label the A/C quick disconnects with corresponding unit numbers. BMC 16.04.020 and BMC 16.04.050(b)

BUILDING 12

Paint the window columns and fascia adjacent to unit 989. BMC 16.04.060(a)

Replace the deteriorated left side column and fascia adjacent to unit 991. BMC 16.04.050(a)

Paint columns and fascia adjacent to unit 993. BMC 16.04.060(a)

Paint the fascia above the window for unit 995. BMC 16.04.050(a)

Paint the columns and fascia adjacent to unit 997. BMC 16.04.050(a)

Repair the deteriorated lower steps on the stairway adjacent to unit 965. BMC 16.04.050(a)

BUILDING 11

Paint the rake boards on the east side of structure adjacent to units 962 & 964. BMC 16.04.050(a)

BUILDING 10

Paint all of the rake boards for structure. BMC 16.04.050(a)

Paint the top of the wing wall for unit 912. BMC 16.04.050(a)

Paint the south face of the wing wall of units 914 & 916. BMC 16.04.050(a)

Properly label the A/C quick disconnects with corresponding unit numbers. BMC 16.04.020 and BMC 16.04.050(b)

BUILDING 9

Paint the fascia above the window of unit 822 on the west side of structure. BMC 16.04.050(a)

Paint the rake board above unit 820 on the west side of structure. BMC 16.04.060(a)

Paint the rake board above unit 816 on the west side of structure. BMC 16.04.060(a)

Paint the fascia board above the window of unit 814 on the west side of structure.
BMC 16.04.050(a)

Replace the deteriorated column on the south side of unit 812 on the west side of structure.
BMC 16.04.050(a)

Replace the deteriorated face of the wing wall of unit 816. BMC 16.04.050(a)

Paint the storage shed wall on the balcony of unit 816. BMC 16.04.050(a)

Paint the rake board on the north end of unit 814. BMC 16.04.060(a)

Paint the face of the wing wall and the storage shed wall of unit 814. BMC 16.04.050(a)

Paint the wing wall of unit 812. BMC 16.04.050(a)

BUILDING 8

Repair the hole in the soffit on the NE corner of structure. BMC 16.04.050(a)

Properly label the A/C quick disconnects with corresponding unit numbers. BMC 16.04.020 and BMC 16.04.050(b)

Repair/replace the deteriorated siding on the west wall adjacent to unit 776. BMC 16.04.050(a)

Repair/replace the siding on the west end of building adjacent to the bushes. BMC 16.04.050(a)

BUILDING 7

Paint the rake board adjacent to unit 760. BMC 1.04.050(a)

Paint the rake board adjacent to unit 764. BMC 1.04.050(a)

Properly label the A/C quick disconnects with corresponding unit numbers. BMC 16.04.020 and BMC 16.04.050(b)

Seal and paint the holes on the west side of structure adjacent to the bushes. BMC 16.04.050(a)

BUILDING 6

Seal the holes in the siding and paint on the north end of structure. BMC 16.04.050(a)

Paint the rake boards above unit 746. BMC 16.04.050(a)

Paint the fascia board above the common hallway adjacent to units 744 & 746. BMC 16.04.050(a)

Paint the rake board adjacent to unit 742. BMC 16.04.060(a)

Paint the fascia board above the common hallway adjacent to units 740 & 742. BMC 16.04.050(a)

Paint the rake board adjacent to unit 742. BMC 16.04.050(a)

Secure the loose siding and paint on the south end of unit 70. BMC 16.04.060(a)

Paint the rake board above unit 738. BMC 16.04.050(a)

Repair/replace the storage shed door for unit 744. BMC 16.04.050(a)

Repair/replace the damaged siding on the east wall above electrical meters between units 734 & 734. BMC 16.04.050(a)

Paint the wing wall for unit 746. BMC 16.04.050(a)

BUILDING 5

Repair the hole in the soffit on the NW corner of structure. BMC 16.04.050(a)

Properly label the A/C quick disconnects with corresponding unit numbers. BMC 16.04.020 and BMC 16.04.050(b)

Repair the hole in the wing wall for unit 722. BMC 16.04.050(a)

BUILDING 4

Paint the rake board on the south end of unit 994. BMC 16.04.050(a)

Paint and secure the loose fascia board on the south end of unit 992. BMC 16.04.050(a)

Paint the fascia and siding on the south end of unit 998. BMC 16.04.050(a)

Remove the limbs from the roof of unit 996 above the balcony. BMC 16.04.050(a)

Properly label the A/C quick disconnects with corresponding unit numbers. BMC 16.04.020 and BMC 16.04.050(b)

Paint the fascia on the south end of unit 996. BMC 16.04.050(a)

Paint the fascia above the storage shed for unit 998. BMC 16.04.050(a)

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: May 21, 2014
Petition Type: An extension of time to complete repairs.
Petition Number: 14-TV-61
Address: 1706 – 1708 S. Olive St.
Petitioner: Jim Gronquist
Inspector: Norman Mosier
Staff Report: October 24, 2013 – Conducted Cycle Inspection
February 27, 2014 – Conducted Re-inspection
April 14, 2014 – Received BHQA Appeal, Scheduled Re-inspection for Unit 1708

It was noted during the cycle inspection that there are several repairs to be completed. Petitioner is requesting an extension of time to complete the repairs in unit 1706 when the tenant moves out.

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: July 21, 2014

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

10



RECEIVED
APR 16 2013

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

Property Address: 1706 S. OLIVE

Petitioner's Name: JAMES GRONQUIST

Address: 1414 S. LINCOLN ST

City: BLOOMINGTON State: IN Zip Code: 47401

Phone Number: 812 219 0135 Email Address: jgronquist@yahoo.com

Property Owner's Name: JAMES GRONQUIST

Address: 1414 S. LINCOLN ST

City: BLOOMINGTON State: IN Zip Code: 47401

Phone Number: 812 219 0135 Email Address: jgronquist@yahoo.com

Occupants: DAVID ~~FR~~ SCHALK

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-61

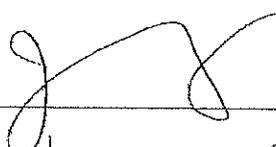
SEE REVERSE

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.

Resident in process of moving
I will paint + patch walls (ceilings)
as soon as he moves.

All other items on HAWs inspection
are done

Signature (required):



Name (please print):

JAMES GRONQUIST

Date:

4/14/14

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

MAR 10 2014

REMAINING VIOLATIONS REPORT

3481

OWNERS

Gronquist, James M.
P.O. Box 1131
Bloomington, IN 47402

Prop. Location: 1708 S Olive ST, 1706 S Olive ST
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: 2/3/3

Date Inspected: 10/24/2013
Primary Heat Source: Other
Property Zoning: RS
Number of Stories: 2

Inspectors: Norman Mosier
Foundation Type: Crawl Space
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.

INTERIOR:

UNIT 1706

MAIN LEVEL

Kitchen:

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

Living Room 20-8 x 14:

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

2nd LEVEL

E Bedroom 15 x 8-4:

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

Middle Bedroom 10-9 x 9:

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

Hall Bath:

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

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

UNIT 1708

MAIN LEVEL

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)

OTHER REQUIREMENTS:

Required documentation:

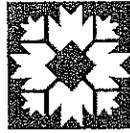
A completed copy of the Tenants and Owners Rights and Responsibilities Summary must be provided to this office or reviewed with the inspector **within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC 16.03.060(c) and BMC 16.10.030(b)**

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

CYCLE REPORT

3481

OWNERS

Gronquist, James M.
P.O. Box 1131
Bloomington, IN 47402

Prop. Location: 1706 - 1708 S. Olive St.
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: 2/3/3

Date Inspected: 10/24/2013
Primary Heat Source: Other
Property Zoning: RS
Number of Stories: 2

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

The Monroe County assessor's records indicate that this structure was built in 1991.
Minimum egress requirements for a one and two family dwelling built at the time of construction.
Openable area: 4.75 Sq. Ft.
Clear height: 24 inches
Clear width: 18 inches
Sill height: Not more than 44 inches above finished floor.

GENERAL VIOLATION:

C Repair all smoke detectors in this unit (1706) to be interconnected and to function as intended. BMC 16.04.060(b)

GENERAL STATEMENT:

Egress window measurements for structure are as follows:

Existing Egress Window Measurements: Dbl hung pop out: Const. Yr. - 1991
Height: 24 inches
Width: 34 inches
Sill Height: 28 inches
Openable Area: 5.66 sq. ft.

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

INTERIOR:

UNIT 1706

MAIN LEVEL

Entry Hallway:

C Repair the hole in the closet door. BMC 16.04.060(a)

1/2 Bath:

C Repair the toilet not use water unnecessarily, possible defective flapper valve. BMC 16.04.060(c)

Kitchen:

C Secure the loose sink faucet. BMC 16.04.060(c)

C 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)

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

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

C Replace the missing roller for the right side top pin of the bi-fold door. BMC 16.04.060(a)

Laundry Closet:

No violations noted.

Furnace Closet:

No violations noted.

Living Room 20-8 x 14: See general violation.

C Replace the broken receptacle cover plate on the east wall. BMC 16.04.060(b)

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

2nd LEVEL

C Stairway/Hallway: See general violation.

E Bedroom 15 x 8-4: See general statement.

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

Middle Bedroom 10-9 x 9: See general statement.

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

Hall Bath:

Repair the leaking toilet at base, causing damage to the living room ceiling.

BMC 16.04.060(c)

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

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

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

W. Bedroom 15 x 9-9: See general statement.

No violations noted.

UNIT 1708

MAIN LEVEL

Entry Hallway, 1/2 Bath, Furnace Closet, Laundry Closet:

No violations noted.

Kitchen:

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

Living Room 20-8 x 14:

Repair the exterior door to latch without the use of the deadbolt. BMC 16.04.060(a)

2nd LEVEL

Stairway/ Hallway:

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

Secure the loose receptacle and replace the broken cover plate. BMC 16.04.060(a)

Hall Bath:

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

E Bedroom 15 x 8-4, Middle Bedroom 10-9 x 9, W. Bedroom 15 x 9-9: See general statement.

No violations noted.

EXTERIOR:

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

C Secure the handrail so it is capable of withstanding normally imposed loads, **north handrail for UNIT 1706**. BMC 16.04.050(b) and BMC 16.04.060(b)

Crawlspace:

No violations noted.

OTHER REQUIREMENTS:

Required documentation:

N/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 16.03.060(c) and BMC 16.10.030(b)**

Required documentation:

N/C The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement. **A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. 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: May 21, 2014

Petition Type: Rescind a variance

Petition Number: 14-RV-62

Address: 412 E. 2nd Street

Petitioner: HAND

Inspector: Jo Stong

Staff Report: Monroe County records indicate this property was built in 1899. This property was previously granted a variance to the requirements of the Property Maintenance Code, which did not allow cooking in a sleeping room. The Residential Rental and Lodging Establishment Inspection Program does not include a ceiling height requirement or a pass-through requirement and the Building Code in place at the time of construction did not address ceiling heights or pass-throughs; therefore we are asking the Board to rescind this variance.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: Cycle Report



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: 412 E. 2nd St

Petitioner's Name: HND

Address: 401 N. MORTON SUITE 130

City: BTON State: IN Zip Code: 47408

Phone Number: 349-3420 Email Address: _____

Property Owner's Name: Islamic Center of Bloomington

Address: 1925 E. Atraster

City: Bloom State: IN Zip Code: 47401

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.

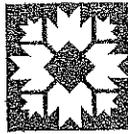
Please circle the petition type that you are requesting:

- 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-62

SEE REVERSE



City of Bloomington
Housing and Neighborhood Development

Cycle Inspection Report

2557

OWNERS

Islamic Center Of Bloomington
1925 E Atwater Ave
Bloomington, IN 47401

AGENT

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

Prop. Location: 412 E 2nd ST
Number of Units/Structures: 4/1
Units/Bedrooms/Max # of Occupants: 3/1/5 1/Eff/5

Date Inspected: 04/01/2014
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 1

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

VARIANCE

05/02/1984 The Board of Housing Quality Appeals granted a variance to allow cooking in Unit #1 sleeping room.

This property was previously granted a variance to the Property Maintenance Code, which did not allow cooking in a sleeping room. The Residential Rental and Lodging Establishment Inspection Program does not disallow cooking in a sleeping room, and the Building Code in place at the time of construction did not address cooking in a sleeping room; 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 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.

UNIT #1

Living Room/Kitchen/Bedroom:

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)

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

Bathroom:

Replace the broken toilet seat. BMC 16.04.060(c)

Eliminate the duct tape on the floor at the sink drain. BMC 16.04.060(c)

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

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

Scrape and paint surfaces where paint is cracked, peeling or otherwise deteriorated. BMC 16.04.060(f)

UNIT #2

Living Room, Kitchen:

No violations noted.

Bathroom:

Remove old moldy and deteriorated caulk and properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Bedroom:

Repair the broken north window. BMC 16.04.060(b)

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

Height: 31 ½ inches (one sash only)

Width: 22 ½ inches

Sill Height: 18 inches

Openable Area: 4.92 sq. ft.

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

UNIT #3

Kitchen:

Scrape and paint surfaces where paint is cracked, peeling or otherwise deteriorated. BMC 16.04.060(f)

Bedroom, Bathroom:

No violations noted.

Note: Egress window measurements are the same as in Unit #2.

UNIT #4 (vacant)

Kitchen/Living Room:

Properly ground the electrical receptacles on the north and south walls. If the receptacles are on an ungrounded system, it is acceptable to install 2-pole, ungrounded receptacles, or GFCI receptacles. BMC 16.04.060(b)

Bathroom:

Scrape and paint surfaces where paint is cracked, peeling or otherwise deteriorated. BMC 16.04.060(f)

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

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

Bedroom:

Replace damaged or torn window/door screen(s). BMC 16.04.060(a)

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

Height: 32 ¾ inches (one sash only)

Width: 22 ½ inches

Sill Height: 18 ½ inches

Openable Area: 5.12 sq. ft.

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

EXTERIOR:

Remove the couch from the exterior property area. BMC 16.04.040(f)

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

Properly install a cover on the cleanout drain on the south side of the property. BMC 16.04.050(a)

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

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

BASEMENT

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

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)

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 to Rescind Variance**

Meeting Date: May 21, 2014

Petition Type: Rescind a variance.

Petition Number: 14-RV-63

Address: 411 S. Fess

Petitioner: HAND

Inspector: Jo Stong

Staff Report: Monroe County records indicate this structure was built in 1920. The property was previously granted variances to the ceiling height and pass-through requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a ceiling height requirement or a pass-through requirement and the Building Code in place at the time of construction did not address ceiling heights or pass-throughs; therefore we are asking the Board to rescind this variance.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: Cycle Report

JS



RECEIVED
MAY 20

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: 411 S. Fess

Petitioner's Name: HAND

Address: 401 N. MORTON ST. SUITE 130

City: BTON State: IN Zip Code: 47408

Phone Number: 349-3420 Email Address: _____

Property Owner's Name: Douglas M. McCoy

Address: 222 S. College

City: Bton State: IN Zip Code: 47404

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.

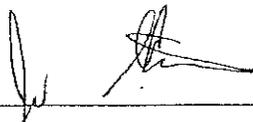
OFFICE USE ONLY
Petition Number 14-RV-63

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.

Rescind variance for ceiling height
and pass-through requirements

Signature (required):



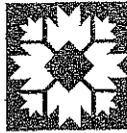
Name (please print):

Jo Stong

Date:

4-16-14

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



City of Bloomington
Housing and Neighborhood Development

Cycle Inspection Report

673

OWNERS

Mccoy, Douglas M.
222 S. College Ave
Bloomington, IN 47404

AGENT

Key, Kimberly
222 S. College Avenue
Bloomington, IN 47404

Prop. Location: 411 S Fess AVE
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/4/5

Date Inspected: 01/21/2014
Primary Heat Source: Gas
Property Zoning: RH
Number of Stories: 2

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

VARIANCE

10/08/1998 Special exception to passing through the east bedroom to get to other habitable space.
06/11/1992 Variance to the minimum ceiling height requirement in the basement apartment.

This property was previously granted variances to the ceiling height and pass-through requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a ceiling height or a pass-through requirement and the Building Code in place at the time of construction did not address ceiling height or pass-through; therefore we are asking the Board to rescind these variances.

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:

Entry Hall:

Replace existing smoke detector with a new smoke detector (alarm is very weak). IC 22-11-18-3.5

Living Room (14-6 x 11-8):

No violations noted.

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

No violations noted.

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

Height: 64 ½ inches

Width: 29 inches

Sill Height: 18 inches

Openable Area: 12.99 sq. ft.

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

Half Bath:

No violations noted.

Kitchen (9-8 x 9-4):

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

Either properly secure the surge protector to a permanent surface so that it is not hanging by wires, or eliminate its use. BMC 16.04.060(c)

SECOND FLOOR

Bathroom:

No violations noted.

East Center Bedroom (13-5 x 8-6):

NOTE: Window will be measured at the reinspection.

East Bedroom (13-5 x 9-1):

No violations noted.

Existing Egress Window Measurements (casement):

Height: 45 ¾ inches

Width: 58 inches

Sill Height: 36 ¾ inches

Openable Area: 15.25 sq. ft.

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

South Bedroom (10-1 x 7-6):

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

Height: 53 inches
Width: 26 ¼ inches
Sill Height: 41 ¼ inches
Openable Area: 9.66 sq. ft.

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

West Bedroom (13-5 x 11-4):

Repair the window to function as intended (will not stay open). Every window shall be capable of being easily opened and held in position by its own hardware, BMC 16.04.060(b)

Note: Egress window measurements are the same as in the south bedroom.

EXTERIOR:

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

BASEMENT

Provide power to the outlet on the west wall of the laundry room. BMC 16.04.060(c)

Install a proper temperature/pressure relief (TPR) valve discharge tube on the water heater (discharge tube is pinched shut and too short).

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)

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)

Note: Furnace was being serviced at inspection but technician had not finished.

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 to Rescind Variance**

Meeting Date: May 21, 2014
Petition Type: Rescind a variance
Petition Number: 14-RV-64
Address: 811 W. 6th Street
Petitioner: HAND
Inspector: Jo Stong

Staff Report:

Monroe County Assessor's records indicate this structure was built in 1920. 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.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: Cycle report

JS



RECEIVED
MAR 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: 711 W. 6th St.

Petitioner's Name: HAND

Address: 401 N. MORTON SUITE 130

City: BTON State: IN Zip Code: 47408

Phone Number: _____ Email Address: _____

Property Owner's Name: NORMAN A. LADD

Address: 306 1/2 S. FAIRVIEW ST.

City: BTON State: IN Zip Code: 47413

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:

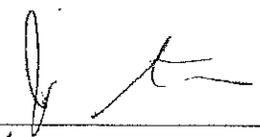
- A) An extension of time to complete repairs (Petition type TV)
- B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- C) Relief from an administrative decision (Petition type AA)
- D) Rescind a variance (Petition type RV)

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-64

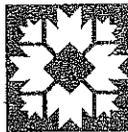
Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance,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

Rescind variance for ceiling ~~ht.~~ height requirements.

Signature (required): 

Name (please print): Jo Stang Date: 4.16.14

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



**City of Bloomington
Housing and Neighborhood Development**

Cycle Inspection Report

2638

OWNERS

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

Prop. Location: 811 W 6th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/4/5

Date Inspected: 03/25/2014
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 1

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

VARIANCE

12/16/1999 Special exception to the minimum ceiling height requirement in the south and southeast bedrooms.

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.

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:

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

Living Room:

No violations noted.

Kitchen (14-5 x 11-9):

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)

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

Replace damaged or torn window screen. BMC 16.04.060(a)

It is strongly recommended that A minimum IA 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.

Northeast Bedroom (former dining room):

No violations noted.

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

North Bath:

Properly seal the shower where it meets the floor. BMC 16.04.060(a)

Hallway:

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

South Bath:

Properly repair the crack in the west wall and properly surface-coat the wall. BMC 16.04.060(f)

Remove the old moldy and deteriorated caulk and properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

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

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

Southwest Bedroom:

No violations noted.

Existing Egress Window Measurements (sliding):

Height: 26 inches

Width: 21 ½ inches
Sill Height: 46 inches
Openable Area: 3.88 sq. ft.

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

Laundry Room:

Connect the dryer exhaust so that it vents to the exterior of the building envelope. BMC 16.04.060(c)

Properly repair the hole in the floor between the washer and dryer. BMC 16.04.060(a)

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

South Bedroom:

No violations noted.

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

Southeast Bedroom:

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

Replace the deteriorated glazing compound on the windows. BMC 16.04.050(a)

Repair the south window to latch securely. BMC 16.04.060(b)

Repair the broken northeast window. BMC 16.04.060(b)

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

EXTERIOR:

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)

Properly repair the hole in the concrete porch by the entry to the living room. BMC 16.04.050(a), (b)

BASEMENT

Repair or replace damaged door in a manner so that it is reasonably weather tight, excludes the entrance of rodents, and functions as intended. BMC 16.04.060(a)

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

Properly repair the leak in the line over the water heater. BMC 16.04.060(c)

Properly repair the draft hood on the water heater. BMC 16.04.060(c)

Remove the keyed latch on the door to the basement, or switch the lock so that the keyed entrance is on the other side. Locks on egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort. BMC 16.04.060(b)

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 and provided to the office within 60 days of the date of the inspection or a \$25.00 fee will be levied.** BMC 16.03.010(b), 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: May 21, 2014
Petition Type: Rescind a variance
Petition Number: 14-RV-65
Address: 309 E. 3rd Street
Petitioner: HAND
Inspector: Jo Stong

Staff Report:

Monroe County records indicate this structure was built in 1920. This property was previously granted a variance to the requirements of the Property Maintenance Code regarding the number of people allowed to use one bathroom. The Residential Rental and Lodging Establishment Inspection Program does not include a requirement regarding the number of people allowed to use one bathroom and the Building Code in place at the time of construction did not address the number of people allowed to use one bathroom; therefore the variance must be rescinded by the Board of Housing Quality Appeals.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: Cycle Report

ps



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: 309 E. 3rd

Petitioner's Name: HAND

Address: 401 N. MORTON SUITE 130

City: BTON State: IN Zip Code: 47408

Phone Number: 349-3426 Email Address: _____

Property Owner's Name: ERTURK, LLC % Husayn Ozturk

Address: 2225 Queensway

City: BTON State: IN Zip Code: 47401

Phone Number: 336-4005 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:

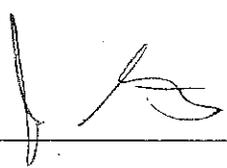
- A) An extension of time to complete repairs (Petition type TV)
- B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- C) Relief from an administrative decision (Petition type AA)
- D) Rescind a variance (Petition type RV)

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-65

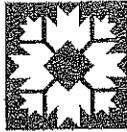
Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance,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

Rescind variance for maximum # of people allowed
to use one bathroom.

Signature (required): 

Name (please print): JO STONE Date: 4.16.14

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



**City of Bloomington
Housing and Neighborhood Development**

Cycle Inspection Report

535

OWNERS

Er Turk, Llc C/O Huseyin Ozturk
2225 Queensway Dr.
Bloomington, IN 47401

Prop. Location: 309 E 3rd ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/4/5

Date Inspected: 03/24/2014
Primary Heat Source: Gas
Property Zoning: CD
Number of Stories: 2

Inspector: Jo Stong
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

VARIANCE

03/05/1980 Granted a variance for the maximum number of people allowed to use one bathroom.

This property was previously granted a variance to the requirements of the Property Maintenance Code for the maximum number of people allowed to use a bathroom. The Residential Rental and Lodging Establishment Inspection Program does not include a requirement for bathroom usage and the Building Code in place at the time of construction did not address it; therefore we are asking the Board to rescind this variance.

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:

Hallway:
No violations noted.

Bedroom #1 (southwest) (14-9 x 12-6):

Repair the damaged window screen. BMC 16.04.060(a)

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

Height (one sash only): 22 ¼ inches

Width: 23 ½ inches

Sill Height: 14 inches

Openable Area: 3.63 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 a larger window to aid in emergency escape. BMC-16.04.020

Bedroom #3 (west) (13-4 x 11-0):

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

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

Repair the damaged window screen. BMC 16.04.060(a)

Note: Egress window measurements are the same as in bedroom #1.

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

Living Room/East Center Bedroom (11-5 x 10-11):

Repair the windows to function as intended (sashes fall out of guide tracks). Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

Reposition the smoke detector (it is too low). 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

Bedroom #4 (northeast) (12-5 x 10-9):

Repair the window to function as intended (sash falls out of guide tracks). Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

Replace damaged or torn window/door screen(s). BMC 16.04.060(a)

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

Height (one sash only): 23 inches

Width: 24 inches

Sill Height: 16 inches

Openable Area: 3.83 sq. ft.

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

Kitchen (8-3 x 6-10):

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

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.

Bathroom:

No violations noted.

Bedroom #5 (north) (13-7 x 10-8):

No violations noted.

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

Height (one sash only): 21 ½ inches

Width: 24 inches

Sill Height: 17 inches

Openable Area: 3.58 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 a larger window to aid in emergency escape. BMC-16.04.020

ATTIC

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:

BASEMENT

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

Eliminate all unused openings in the electric service panel by installing approved rigid knockout blanks. BMC 16.04.060(c)

No other exterior violations noted.

OTHER REQUIREMENTS:

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

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

This is the end of this report.