

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

I. ROLL CALL

II. REVIEW OF SUMMARY – May 21, 2014; June 18, 2014 pp. 6-8

III. OLD BUSINESS

- (1) 14-TV-23 **210 E. 11th Street**, Christie VanSteenwyck. Request for an extension of time to complete repairs. Previously heard February 19, 2014.
pp. 9-11
- (2) 14-TV-28 **601 E. University Street**, Cadjon Development (GT Rental Group). Request for an extension of time to complete repairs. Previously heard April 16, 2014.
pp. 12-14
- (3) 14-TV-48 **3220 E. John Hinkle Drive Unit B, C, D,G**, Sesom, LLC. Request for an extension of time to complete repairs. Previously heard April 16, 2014.
pp. 15-26
- (4) 14-TV-49 **3311 N. Kinser Pike**, Robert Groelsema (Peek & Associates). Request for an extension of time to complete repairs. Previously heard April 16, 2014.
pp. 27-39

IV. NEW BUSINESS

- (5) 14-TV-77 **862 E. Sherwood Hills Drive**, Bruce & Rita Evans. Request for an extension of time to complete repairs.
pp. 40-44
- (6) 14-TV-78 **928 S. Mitchell Street**, Elizabeth Grant (Ron Cook). Request for an extension of time to complete repairs.
pp. 45-53
- (7) 14-TV-79 **111 N. Dunn Street**, Regester Place, LLC (Olympus Properties). Request for an extension of time to complete repairs.
pp. 54-60
- (8) 14-TV-80 **811 W. 6th Street**, Norman Ladd. Request for an extension of time to complete repairs.
pp. 61-67
- (9) 14-V-81 **1319 W. 6th Street**, Norman Ladd. Request for a modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program.
pp. 68-73
- (10) 14-TV-82 **702 S. Washington Street**, Charles Andrew Wenner (Ron Sherwood). Request for an extension of time to complete repairs.
pp. 74-80
- (11) 14-RV-83 **1307 N. Lincoln Street**, H.A.N.D. Request for rescission of a variance.
pp. 81-83
- (12) 14-RV-84 **100 S. Waldron Street**, H.A.N.D. Request for rescission of a variance.
pp. 84-86
- (13) 14-RV-85 **615 W. 6th Street**, H.A.N.D. Request for rescission of a variance.
pp. 87-94

- (14) 14-TV-86 **1707 S. Huntington Drive**, Jill Snyder. Request for an extension of time to complete repairs. pp. 95-110
- (15) 14-RV-87 **415 S. Mitchell Street**, H.A.N.D. Request for rescission of a variance. p. 111
- (16) 14-RV-88 **511 W. Duncan Drive**, H.A.N.D. Request for rescission of a variance. p. 112
- (17) 14-TV-89 **215 E. 8th Street**, H.A.N.D. Request for rescission of a variance. pp. 113-120
- (18) 14-RV-90 **1001 E. 1st Street**, H.A.N.D. Request for rescission of a variance. pp. 121-123
- (19) 14-TV-91 **134 N. Bryan Avenue**, Brian & Elizabeth Neely. Request for an extension of time to complete repairs. pp. 124-137
- (20) 14-TV-92 **1333 S. Fenbrook Lane**, Inland American Apartment Management, LLC (Chalsea Smith). Request for an extension of time to complete repairs. pp. 138-178
- (21) 14-AA-93 **3142 S. Walnut Springs Drive**, Walnut Springs, LLC (Timothy Roberts). Request for relief from an administrative decision. pp. 179-188

V. GENERAL DISCUSSION

VI. PUBLIC COMMENT

VII. ADJOURNMENT

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

CONSENT AGENDA ITEMS

I. OLD BUSINESS

- (1) 14-TV-23 **210 E. 11th Street**, Christie VanSteenwyck. Request for an extension of time to complete repairs. Previously heard February 19, 2014.
- (2) 14-TV-28 **601 E. University Street**, Cadjon Development (GT Rental Group). Request for an extension of time to complete repairs. Previously heard April 16, 2014.
- (3) 14-TV-48 **3220 E. John Hinkle Drive Unit B, C, D,G**, Sesom, LLC. Request for an extension of time to complete repairs. Previously heard April 16, 2014.
- (4) 14-TV-49 **3311 N. Kinser Pike**, Robert Groelsema (Peek & Associates). Request for an extension of time to complete repairs. Previously heard April 16, 2014.

II. NEW BUSINESS

- (5) 14-TV-77 **862 E. Sherwood Hills Drive**, Bruce & Rita Evans. Request for an extension of time to complete repairs.
- (6) 14-TV-78 **928 S. Mitchell Street**, Elizabeth Grant (Ron Cook). Request for an extension of time to complete repairs.
- (7) 14-TV-79 **111 N. Dunn Street**, Register Place, LLC (Olympus Properties). Request for an extension of time to complete repairs.
- (8) 14-TV-80 **811 W. 6th Street**, Norman Ladd. Request for an extension of time to complete repairs.
- (9) 14-V-81 **1319 W. 6th Street**, Norman Ladd. Request for a modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program.
- (10) 14-TV-82 **702 S. Washington Street**, Charles Andrew Wenner (Ron Sherwood). Request for an extension of time to complete repairs.
- (11) 14-RV-83 **1307 N. Lincoln Street**, H.A.N.D. Request for rescission of a variance.
- (12) 14-RV-84 **100 S. Waldron Street**, H.A.N.D. Request for rescission of a variance.
- (13) 14-RV-85 **615 W. 6th Street**, H.A.N.D. Request for rescission of a variance.
- (14) 14-TV-86 **1707 S. Huntington Drive**, Jill Snyder. Request for an extension of time to complete repairs.
- (15) 14-RV-87 **415 S. Mitchell Street**, H.A.N.D. Request for rescission of a variance.
- (16) 14-RV-88 **511 W. Duncan Drive**, H.A.N.D. Request for rescission of a variance.
- (17) 14-TV-89 **215 E. 8th Street**, H.A.N.D. Request for rescission of a variance.

- (18) 14-RV-90 **1001 E. 1st Street**, H.A.N.D. Request for rescission of a variance.
- (19) 14-TV-92 **1333 S. Fenbrook Lane**, Inland American Apartment Management, LLC (Chalsea Smith). Request for an extension of time to complete repairs.
- (20) 14-AA-93 **3142 S. Walnut Springs Drive**, Walnut Springs, LLC (Timothy Roberts). Request for relief from an administrative decision.

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

PETITION ITEMS TO BE HEARD

I. **NEW BUSINESS**

- (1) 14-TV-91 134 N. Bryan Avenue, Brian & Elizabeth Neely. Request for an extension of time to complete repairs.

B.H.Q.A. MEETING OF MAY 21, 2014

SUMMARY

MEMBERS PRESENT: Kris Floyd, Elizabeth Gallman, Nikki Gastineau, Eric Spoonmore, Ryan Strauser

STAFF PRESENT: Michael Arnold, Daniel Bixler, John Hewett, Norman Mosier, Jo Stong, Dee Wills (HAND), Greg Small (Legal)

OTHERS PRESENT: Dennis Haggard, Nathan Naugle, Tristen Ryan Thomas (Nextwave Management), Michele McCoy, Robert Shaw (750 S. Walker Street #95), Richard Woelmer (607 E. Street)

I. REVIEW OF SUMMARY

Gallman made a motion to approve the minutes for April 16, 2014. Spoonmore seconded. Motion passed, 5-0.

II. CONSENT AGENDA

1525 W. 7th Street, Jason & Tricia Cox, 14-TV-09. Request for an extension of time to complete repairs. Previously heard February 19, 2014. Staff recommendation to grant the request with a June 30, 2014 deadline.

1319 E. University Street, RL Rentals, LLC (Hallmark Rentals and Management), 14-TV-20. Request for an extension of time to complete repairs. Previously heard February 19, 2014. Staff recommendation to grant the request with a June 21, 2014 deadline.

3516-3518 S. Burks Court, Debra Haney & Mark Lauer, 14-TV-53. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a July 21, 2014 deadline.

623 W. 13th Street, T&R Rentals, LLC, 14-TV-54. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a July 21, 2014 deadline.

921 S. Washington Street, H.A.N.D., 14-RV-56. Request for rescission of a variance. Staff recommendation to grant the rescission.

335 S. Euclid Avenue, James Glen, 14-TV-57. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a June 1, 2014 deadline.

365 S. Madison Street, Trevor Snow (Jeanne Walters Real Estate), 14-TV-58. Request for an extension of time to complete repairs. Staff recommendation to grant the request with an August 1, 2014 deadline or upon owner occupation of the property.

1500 ½ S. Walnut Street, Mark Stoops, 14-TV-59. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a July 21, 2014 deadline.

602 N. Woodbridge Drive, Andrew Scherle (Gene B. Glick, Inc.), 14-TV-60. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a June 15, 2014 deadline for life safety violations and September 1, 2014 for all other repairs.

1706-1708 S. Olive Street, James Gronquist, 14-TV-61. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a July 21, 2014 deadline.

412 E. 2nd Street, H.A.N.D., 14-RV-62. Request for rescission of a variance. Staff recommendation to grant the rescission.

411 S. Fess Avenue, H.A.N.D., 14-RV-63. Request for rescission of a variance. Staff recommendation to grant the rescission.

811 W. 6th Street, H.A.N.D., 14-RV-64. Request for rescission of a variance. Staff recommendation to grant the rescission.

309 E. 3rd Street, H.A.N.D., 14-RV-65. Request for rescission of a variance. Staff recommendation to grant the rescission.

Approved.

III. PETITIONS

3315 E. Longview Avenue, John Jacobs (Nextwave Apartment Homes), 13-TV-94. The petitioners, Dennis Haggard, Nathan Naugle and Tristen Ryan Thomas of Nextwave Management, were present to request an extension of time to complete repairs. Previously heard September 18, 2013. Staff recommendation was to deny the request. Gallman made a motion to grant the request with a May 23, 2014 deadline. Strauser seconded. Motion passed, 5-0. Request granted with May 23, 2014 deadline.

750 S. Walker Street Lot 95, Robert V. & Nancy Shaw, 14-AA-55. The petitioners, Michele McCoy and Robert Shaw, were present to request relief from an administrative decision requiring application of the rental registration program process to the property. Staff recommendation was to grant the request as long as the property is owned by current owner and occupied by Michele McCoy, minister of the Jehovah's Witnesses, with the file pulled in one year to check the status. Spoonmore made the motion to grant the request per staff recommendation. Floyd seconded. Motion passed 4-1 (Gastineau voted nay). Request granted.

607 E. 7th Street, Indiana District of the Lutheran Church Missouri Synod, 14-AA-24. The petitioner, Richard Woelmer, was present to request relief from an administrative decision requiring application of the rental registration program process to the property. Previously heard February 19, 2014. Staff recommendation was to grant the request as long as the property is owned by current owner and occupied by students who provide services to the church. Strauser made the motion to grant the request per staff recommendation. Gallman seconded. Motion passed 4-1 (Gastineau voted nay). Request granted.

IV. GENERAL DISCUSSION

None.

V. PUBLIC COMMENT

None.

VI. ADJOURNMENT

Floyd made a motion to adjourn. Gallman seconded. Motion unanimously passed. Meeting adjourned at 4:15 PM.

B.H.Q.A. MEETING OF JUNE 18, 2014

SUMMARY

MEMBERS PRESENT: Kristopher Floyd, Elizabeth Gallman, Nikki Gastineau, Susie Hamilton, Ryan Strauser

STAFF PRESENT: Lisa Abbott, Michael Arnold, Daniel Bixler, Maria McCormick, Norman Mosier, Dee Wills (HAND), Greg Small (Legal)

I. CONSENT AGENDA

540 S. Basswood Drive, Herman and Kittle Properties, 14-TV-38. Request for an extension of time to complete repairs. Previously heard April 16, 2014. Staff recommendation to grant the request with an August 18, 2014 deadline.

320 S. Washington Street, Middle Way House, 14-TV-66. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a July 1, 2014 deadline.

1203 S. Grant Street, Joyce Ferrand, 14-AA-68. Request for relief from an administrative decision to consider the property as a rental. Staff recommendation to grant the request on condition it is owned by current owner, Joyce Ferrand, and occupied by her son, Christopher, and his family. The property will be pull dated for one year to check status.

1400 E. Atwater Avenue, Rose-lo Properties, 14-TV-69. Request for an extension of time to complete repairs. Staff recommendation to grant the request with an August 18, 2014 deadline.

125 N. Washington Street, Henry Berman (Lisa Trimble), 14-TV-70. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a September 18, 2014 deadline for window repairs and July 18, 2014 for all other repairs.

406 S. Eastside Drive, Cathy Crosson, 14-TV-71. Request for an extension of time to complete repairs. This item was withdrawn from the Agenda.

638 E. Sherwood Hills Drive, Michael Richardson (Orion Property Management), 14-TV-72. Request for an extension of time to complete repairs. Staff recommendation to grant the request with an August 18, 2014 deadline.

1102 S. Stull Avenue, Dana Morrison, 14-TV-73. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a July 3, 2014 deadline for all life safety issues and September 1, 2014 for all other repairs.

1232 E. Wylie Street, Susan Wunder, 14-AA-74. Request for relief from an administrative decision. Staff recommendation to grant the request as long as owned by current owner, Susan Wunder, and occupied by her son, Tim, and his family. The property file will be pull dated for one year to check status.

1721 S. Highland Avenue, Abodes, Inc., 14-V-75. Request for modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program. Staff recommendation to grant the request for the repairs to drywall, bathroom and cabinet door not needing to be made as long as current tenant lives in the unit, while all other violations are to be complied.

104 E. Grimes Lane, H.A.N.D., 14-RV-76. Request to rescind a variance. Staff recommendation to grant the rescission.

Approved.

II. GENERAL DISCUSSION

None.

III. PUBLIC COMMENT

None.

IV. ADJOURNMENT

Floyd made a motion to adjourn. Strauser seconded. Motion unanimously passed. Meeting adjourned at 4:01 PM.



City of Bloomington
H.A.N.D.

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

Meeting Date: July 16, 2014
Petition Type: An extension of time to Complete Repairs
Petition Number: 14-TV-23(old)
Address: 210 E. 11th Street
Petitioner: Christie VanSteenwyk
Inspector: Maria McCormick
Staff Report: November 8, 2013 Completed Cycle Inspection
January 23, 2014 Received Application for Extension of Time
May 20, 2014 Received 2nd application for extension of time

The petitioner is requesting additional time due to issues with contractors. The pipes froze over the winter and caused extensive damage to the house. It is currently unoccupied as the petitioner is looking to secure a 2nd contractor to complete the repairs as well as fix some of the repairs completed by her previous contractor

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: September 1, 2014 or **prior to re-occupancy**

Attachments: BHQA Application

A

RECEIVED
MAY 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: 210 E 11th Street Bloomington, IN 47408

Petitioner's Name: CHRISTIE VANSTEENWYK

Address: 7528 TIMBER SPRING DRIVE SOUTH

City: FISHER State: IN Zip Code: 46038

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

Property Owner's Name: CHRISTIE VANSTEENWYK

Address: (same as above)

City: _____ State: _____ Zip Code: _____

Phone Number: _____ Email Address: _____

Occupants: _____

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

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

Please circle the petition type that you are requesting:

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

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

OFFICE USE ONLY
Petition Number 14-TV-23 (eco 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.

I CHRISTIE VANSTEENWIF is asking from additional extension for the necessary repairs on the property, located at 210 E 11th St. Since the last petition for an extension on 1.21.14 the tenants have been evicted, the pipes froze on the property causing \$35,000 damage to the property & hired a contractor from Indianapolis, IN - HANK EVERSOLE who has been working on the property since the first of February 2014. He subsequently has left the job with \$16,500 of payment that was made to him.

I presently am in the process of getting estimates from contractors to complete the work. I met with Jim-Buller the commissioner

Signature (required): Christie VanSteenwif

Name (please print): CHRISTIE VANSTEENWIF Date: 5.22. 5.23.14

For Building permit to site violations made by Hank Eversole.

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.

Thank you for your consideration & ask the extension be granted to September 1, 2014.



City of Bloomington
H.A.N.D.

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

Meeting Date: July 16, 2014

Petition Type: An extension of time to complete repairs.

Petition Number: 14-TV-28(old)

Address: 601 E. University St.

Petitioner: GT Rentals Group

Inspector: Maria McCormick

Staff Report: October 3, 2013 Completed Cycle Inspection
January 30, 2014 Completed Re-inspection
January 30, 2014 Received Application for Extension of Time
June 17, 2014 Received 2nd Application for extension of Time

The petitioner has previously asked for an extension of time to complete this sidewalk repair project due to the harsh winter. They are now asking for a second extension until 8/1/2014 due to the issues with getting contractors lined up. All other violations at the property have been complied.

Staff recommendation: Grant the extension.

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

Compliance Deadline: August 1, 2014

Attachments: Application for Appeal



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

Property Address: 601 E University
Petitioner's Name: GT Rental Group
Address: PO Box 1841
City: Bloomington State: IN Zip Code: 47401
Phone Number: 812-320-1501 Email Address: office@gtrentalgroup.com
Property Owner's Name: CADSON Development
Address: 555 N Morton St
City: Bloomington State: IN Zip Code: _____
Phone Number: _____ Email Address: _____
Occupants: Connor Bradley, JT Harold,

The following conditions must be found in each case in order for the Board to consider the request:
1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please circle the petition type that you are requesting:

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

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

OFFICE USE ONLY
Petition Number 14-TV-28

(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 are requesting an extension of time to complete the sidewalk repair. Work will be completed no later than 8/1/14.

Signature (required): Tara M White

Name (please print): Tara M White Date: 6-17-14

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



City of Bloomington
H.A.N.D.

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

Meeting Date: July 16, 2014

Petition Type: An extension of time to complete repairs.

Petition Number: 14-TV-48 (Old Business)

Address: 3220 John Hinkle Place B, C, D,G & K

Petitioner: LoLa Properties

Inspector: John Hewett

Staff Report: December 31, 2013 Cycle Inspection conducted
January 14, 2014 Report Mailed
March 11, 2014 received Appeal
April 16, 2014 BHQA granted extension
April 25, 2014 Reinspection conducted.
June 5, 2014 Received Appeal

The petitioner has appealed to the State of Indiana for a variance on the windows, all other violations are repaired.

Staff recommendation: Grant the extension.

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

Compliance Deadline: October 16, 2014

Attachments: Cycle report, petitioner's letter.

RECEIVED
JUN 05 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: 3220 John Hinkle Place B, C, D, G, K

Petitioner's Name: Lola Properties (Sesom LLC)

Address: P.O. Box 1834

City: Bloomington State: IN Zip Code: 47402

Phone Number: 812-332-4984 Email Address: greglauer@yahoo.com

Property Owner's Name: Sesom LLC

Address: P.O. Box 1834

City: Bloom State: IN Zip Code: 47402

Phone Number: same Email Address: same

Occupants: _____

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

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

Please circle the petition type that you are requesting:

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

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

OFFICE USE ONLY
Petition Number 14-TV-48

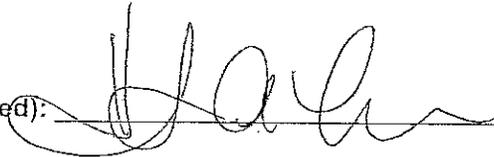
(OLD BUSINESS)

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 to complete
our window variance for our
building. Please allow 3 months (90 day)
extension

Signature (required):



Name (please print):

Heather Lauer

Date:

6-5-14

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



City of Bloomington
Housing and Neighborhood Development

Cycle Report

4904

OWNERS

Sesom, Llc
Po Box 1834
Bloomington, IN 47402

AGENT

Lola Property Management, Llc C/O Greg Lauer
Po Box 1834
Bloomington, IN 47402

Prop. Location: 3220 E John Hinkle PL UNIT C
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/3/5

Date Inspected: 12/31/2013
Primary Heat Source: Electric
Property Zoning: PUD
Number of Stories: 3

Inspectors: John Hewett
Foundation Type: Slab
Attic Access: N/A
Accessory Structure:

Monroe County Assessor's records indicate this structure was built in 1993.

Minimum emergency egress requirements for the time of construction:

Openable area required: 5.7sq. ft.

Clear width required: 20"

Clear height required: 24"

Maximum Allowable Sill Height: 44" above finished floor

Interior

Living room

14-11 x 13-0

No violations noted.

Dining area

8-0 x 7-4

No violations noted.

Mechanical room

18
166

No violations noted.

Kitchen

8-0 x 10-8

No violations noted.

Bedroom #1

8-8 x 10-0

The emergency egress window does not meet the minimum requirements for a **multi-unit structure** built in 1993:

Openable area required:	5.7sq. ft.	Existing area:	5.1 sq. ft.
Clear width required:	20"	Existing width:	33.5"
Clear height required:	24"	Existing height:	22"
Maximum sill height:	44" above finished floor	Existing sill:	25"

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

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

Bedroom #2

8-9 x 10-0

The window measurements are the same as noted above.

No violations noted.

Master bedroom

10-3 x 13-0

The emergency egress window does not meet the minimum requirements for a **multi-unit structure** built in 1993:

Openable area required:	5.7sq. ft.	Existing area:	6.6 sq. ft.
Clear width required:	20"	Existing width:	43.5"
Clear height required:	24"	Existing height:	22"
Maximum sill height:	44" above finished floor	Existing sill:	25"

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

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

Bathroom, Master bathroom

No violations noted.

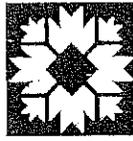
Exterior

No violations noted.

C Complete the enclosed registration form. A street address is required for both owner and agent. **This form must be signed by the owner.** BMC16.03.010

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

This is the end of this report.



City of Bloomington
Housing and Neighborhood Development

Cycle Report

4908

OWNERS

=====

Sesom, Llc
Po Box 1834
Bloomington, IN 47402

AGENT

=====

Lola Property Management, Llc C/O Greg Lauer
Po Box 1834
Bloomington, IN 47402

Prop. Location: 3220 E John Hinkle PL UNIT G
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/3/5

Date Inspected: 12/31/2013
Primary Heat Source: Electric
Property Zoning: PUD
Number of Stories: 3

Inspectors: John Hewett
Foundation Type: Crawl Space
Attic Access: N/A
Accessory Structure:

Monroe County Assessor's records indicate this structure was built in 1993.

Minimum emergency egress requirements for the time of construction:

Openable area required: 5.7sq. ft.

Clear width required: 20"

Clear height required: 24"

Maximum Allowable Sill Height: 44" above finished floor

Interior

Living room

14-11 x 13-0

No violations noted.

Dining area

8-0 x 7-4

No violations noted.

Mechanical room

No violations noted.

Kitchen

21

169

8-0 x 10-8

No violations noted.

Bedroom #1

8-8 x 10-0

The emergency egress window does not meet the minimum requirements for a **multi-unit structure** built in 1993:

Openable area required:	5.7sq. ft.	Existing area:	5.1 sq. ft.
Clear width required:	20"	Existing width:	33.5"
Clear height required:	24"	Existing height:	22"
Maximum sill height:	44" above finished floor	Existing sill:	25"

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

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

Bedroom #2

8-9 x 10-0

The window measurements are the same as noted above.

No violations noted.

Master bedroom

10-3 x 13-0

The emergency egress window does not meet the minimum requirements for a **multi-unit structure** built in 1993:

Openable area required:	5.7sq. ft.	Existing area:	6.3 sq. ft.
Clear width required:	20"	Existing width:	41.5"
Clear height required:	24"	Existing height:	22"
Maximum sill height:	44" above finished floor	Existing sill:	25"

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

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

Bathroom, Master bathroom

No violations noted.

Exterior

No violations noted.

Complete the enclosed registration form. A street address is required for both owner and agent. **This form must be signed by the owner.** BMC16.03.010

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

This is the end of this report.



City of Bloomington
Housing and Neighborhood Development

Cycle Report

4912

OWNERS

=====

Sesom, Llc
Po Box 1834
Bloomington, IN 47402

AGENT

=====

Lola Property Management, Llc C/O Greg Lauer
Po Box 1834
Bloomington, IN 47402

Prop. Location: 3220 E John Hinkle PL UNIT K
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/2/5

Date Inspected: 12/31/2013
Primary Heat Source: Electric
Property Zoning: PUD
Number of Stories: 3

Inspectors: John Hewett
Foundation Type: Crawl Space
Attic Access: N/A
Accessory Structure:

Monroe County Assessor's records indicate this structure was built in 1993.

Minimum emergency egress requirements for the time of construction:

Openable area required: 5.7sq. ft.

Clear width required: 20"

Clear height required: 24"

Maximum Allowable Sill Height: 44" above finished floor

Interior

Living room

14-11 x 13-0

No violations noted.

Dining area

8-0 x 7-4

No violations noted.

Mechanical room

Water heater temperature/pressure relief (TPR) valve discharge tubes:

- shall not be reduced in size from the valve outlet

24

HTC

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

Kitchen

8-0 x 10-8

No violations noted.

Bedroom #1

8-8 x 10-0

The emergency egress window does not meet the minimum requirements for a **multi-unit structure** built in 1993:

Openable area required:	5.7sq. ft.	Existing area:	5.1 sq. ft.
Clear width required:	20"	Existing width:	33.5"
Clear height required:	24"	Existing height:	22"
Maximum sill height:	44" above finished floor	Existing sill:	25"

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

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

Master bedroom

10-3 x 13-0

The emergency egress window does not meet the minimum requirements for a **multi-unit structure** built in 1993:

Openable area required:	5.7sq. ft.	Existing area:	6.3 sq. ft.
Clear width required:	20"	Existing width:	41.5"
Clear height required:	24"	Existing height:	22"
Maximum sill height:	44" above finished floor	Existing sill:	25"

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

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

Bathroom, Master bathroom

No violations noted.

Exterior

No violations noted.

Complete the enclosed registration form. A street address is required for both owner and agent. **This form must be signed by the owner.** BMC16.03.010

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: July 16, 2014

Petition Type: An extension of time to complete repairs.

Petition Number: 14-TV-49 (Old Business)

Address: 3311 N. Kinser Pike

Petitioner: Mark Kleinbauer

Inspector: Dee Wills

Staff Report: December 20, 2014 Completed Complaint Inspection
March 14, 2014 Receive Application for Appeal
April 16, 2014 Board of Housing Quality Appeals
May 28, 2014 Receive Application for Appeal

Petitioner is requesting an extension of time to complete repairs. The owner of the property works and lives out of the country and the petitioner has not been able to make contact or discuss the need for the exterior 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: September 16, 2014

Attachments: Cycle Report, Application for Appeal March 14, 2014, BHQA Staff Report April 16, 2014, BHQA Findings Letter April 16, 2014, Application for Appeal May 28, 2014, Photos

RECEIVED
MAY 23 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: 3311 N. Kinser Pike

Petitioner's Name: Mark Kleinbauer

Address: 899 S/ College Mail Rd #385 (240) 429-7999

City: Bloomington

State: Indiana

Zip Code: 47401

Phone Number: (812) 360-3460

E-mail Address: mkleinba@homefinder.org

Owner's Name: Bob J. Groelsema

Address: last known address 3429 Stanford St Hyattsville, MD

City: Hyattsville

State: Maryland

Zip Code: 20783

Phone Number: 240-429-7999

E-mail Address: rgroelsema@gmail.com

Occupants: VACANT

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

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

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-49

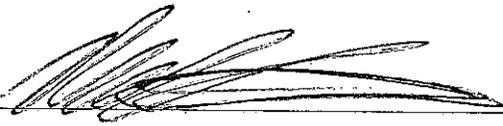
(OLD BUSINESS)

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.

I am unable to be able to contact the Owner Robert Groelsema who has worked in Africa for US Aid and has been in Washington, DC as an analyst and author of foreign policy books. He has been a client of our's since 1995, but both myself and the IU Credit Union has been unable to reach him via phone, US mail to the last known address in Maryland and which is on this petition, email, and even messaging on LinkedIn. We respectfully request an additional 60 days time to hopefully be able to reach our client to get ok to get this matter resolved with HAND. The property has been vacant since December 2013. All items have been addressed except for some branches overhanging the roof and the chimney which is slightly leaning.

Respectfully,
 Mark Kleinbauer
 Property Manager

Signature (Required): 

Name (Print): Mark Kleinbauer

Date: 5/28/14.

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

NOTICE OF BOARD ACTION

April 16, 2014

Groelsema, Bob J.
159 Bark Street C/O Ard, Inc. Suite 300
Burlington, VT. 05402

RE: 3311 N. Kinser Pike

Dear Bob Groelsema,

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

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

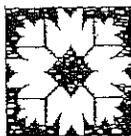
Sincerely,

Lisa Abbott
Director, HAND

Petition Number: 14-TV-49
Meeting Date: April 16, 2014
Address: 3311 N. Kinser Pike
Board Action: Approved Not Approved Continued Tabled
Conditions: All repairs must be completed and reinspected no later than the deadline stated below or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.
Deadline: June 01, 2014



City of Bloomington
H.A.N.D.



City of Bloomington
Housing and Neighborhood Development

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

Meeting Date: April 16, 2014
 Petition Type: An extension of time to complete repairs.
 Petition Number: 14-TV-49
 Address: 3311 N. Kinser Pike
 Petitioner: Mark Kleinbauer, Peek & Associates
 Inspector: Dee Wills
 Staff Report: 12/20/2014 Completed Cycle Inspection
 03/14/2014 Receive Application for Appeal

Petitioner is requesting an extension of time to complete repairs on the chimney. The bad weather conditions has prevented the securing of a contractor to make the chimney plumb to the structure.

Staff recommendation: Grant the extension of time.
 Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.
 Compliance Deadline: June 01, 2014
 Attachments: Application for Appeal, Cycle Inspection, Photographs

31
175



RECEIVED
1 14 14

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: 311 N. Kinser Pike
Petitioner's Name: Peck + Associates (Mark Klembever)
Address: 899 S. College Mall Rd #385
City: Bloomington State: IN Zip Code: 47401
Phone Number: 812-360-3460 Email Address: mklembeve@homefinder.org
Property Owner's Name: Robert Groelsem
Address: 3429 Stanford St
City: Hyattsville State: MD Zip Code: 20783
Phone Number: 240-429-7999 Email Address: rgroelsem@gmail.com
Occupants: Vacant

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

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

Please circle the petition type that you are requesting:

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

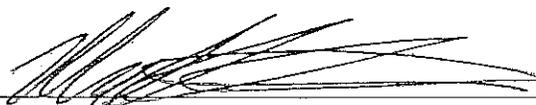
REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

OFFICE USE ONLY
Petition Number 14-TV-49

SEE REVERSE

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

Requesting additional time to complete repairs
Preferably 45-60 days. The weather has
prevented us from securing contractors
opinions on how to make the chimney
plumb. Also, I have been unable to
reach the Owner who often travels
to Africa as part of his work, so I
don't have an updated Owner Registration
Form signed by Robert Groelsen.
All other repairs are completed and
house is vacant. Thanks for your
consideration of this request.

Signature (required): 
Name (please print): Mark Kleinbeaver Property Manager Date: 3/12/14

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



City of Bloomington
Housing and Neighborhood Development

Cycle Report

6817

OWNERS

Groelsema, Bob J.
159 Bark Street C/O Ard, Inc. Suite 300
Burlington, VT 05402

AGENT

Kleinbauer, L. Mark
899 S. College Mall Road #385
Bloomington, IN 47408

Prop. Location: 3311 N Kinser PIKE
Units/Bedrooms/Max # of Occupants: 1/3/3
Date Inspected: 12/20/2013
Primary Heat Source: Gas
Property Zoning: RS
Number of Stories: 1

Number of Units/Structures: 1/1

Inspectors: Dee Wills
Foundation Type: Slab
Attic Access: Yes
Accessory Structure: Shed

Monroe County Assessor's records indicate that this structure was built in 1961.
There are no minimum requirements for emergency egress at the time of construction.

INTERIOR

Living Room (15-9 x 14-7)
No violations noted.

Kitchen/ Dining Room (12-2, 7-7 x 21-2)

C Clean and service the stove burners so that they may function as intended. BMC
16.04.060(c)

C Replace the missing panel to the cabinet adjacent to the sink. BMC 16.04.060(a)

C Repair the surfaces of the ceiling and walls to be free of cracks. BMC 16.04.060(a)

Laundry Room

C Repair the floor tile adjacent to the rear entry door. BMC 16.04.060(a)

C Properly repair the electrical receptacle adjacent to the washer/ dryer. BMC 16.04.060(b)

C Properly replace the storm door. BMC 16.04.060(a)

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

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

BMC 16.01.060(f) and 16.04.060 (c)

Bathroom

C Repair the tub faucet to eliminate the leak and to function as intended. BMC 16.04.060(c)

C Replace all damaged or missing tile(s) in the bathtub surround. BMC 16.04.060(a)

Hallway

C Repair or replace closet doors on the east side so they function as intended. BMC 16.04.060(a)

C Repair or replace closet doors on the west side so they function as intended. BMC 16.04.060(a)

C Secure the heating/air conditioning grille. BMC 16.04.060(c)

SE Bedroom (11-7 x 11-7)

No violations noted.

Existing Egress Window Measurements:

Height: 29.50 inches

Width: 29.50 inches

Sill Height: 49 inches

Openable Area: 6.04 sq. ft.

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

NE Bedroom (10-7 x 10-7)

C Repair the hole in the south east corner of the wall. BMC 16.04.060(a)

Existing Egress Window Measurements:

Height: 29 inches

Width: 29 inches

Sill Height: 49.50 inches

Openable Area: 5.84 sq. ft.

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

NW Bedroom (12 x 10-6)

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

Existing Egress Window Measurements:

Height: 29.50 inches

Width: 29.50 inches

Sill Height: 48.25 inches

Openable Area: 6.04 sq. ft.

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

Attic

Check at re-inspection. *NO ACCESS*

Family Room (11-5 x 20)

No violations noted.

EXTERIOR

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

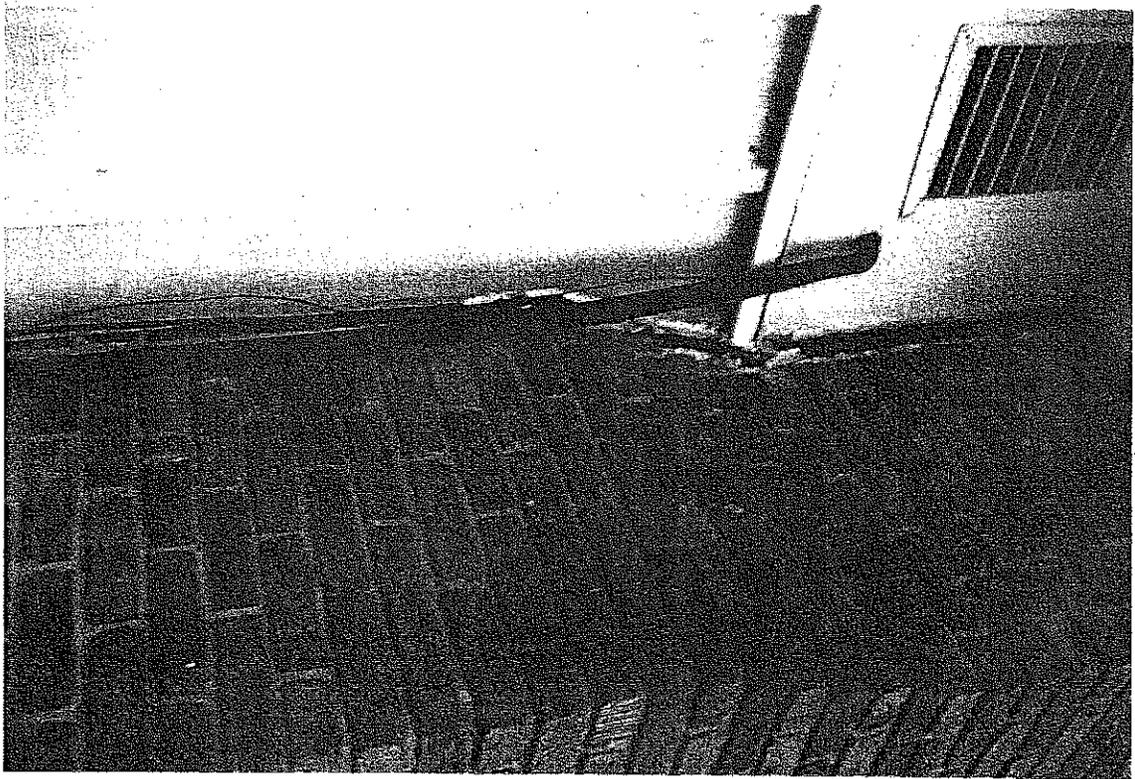
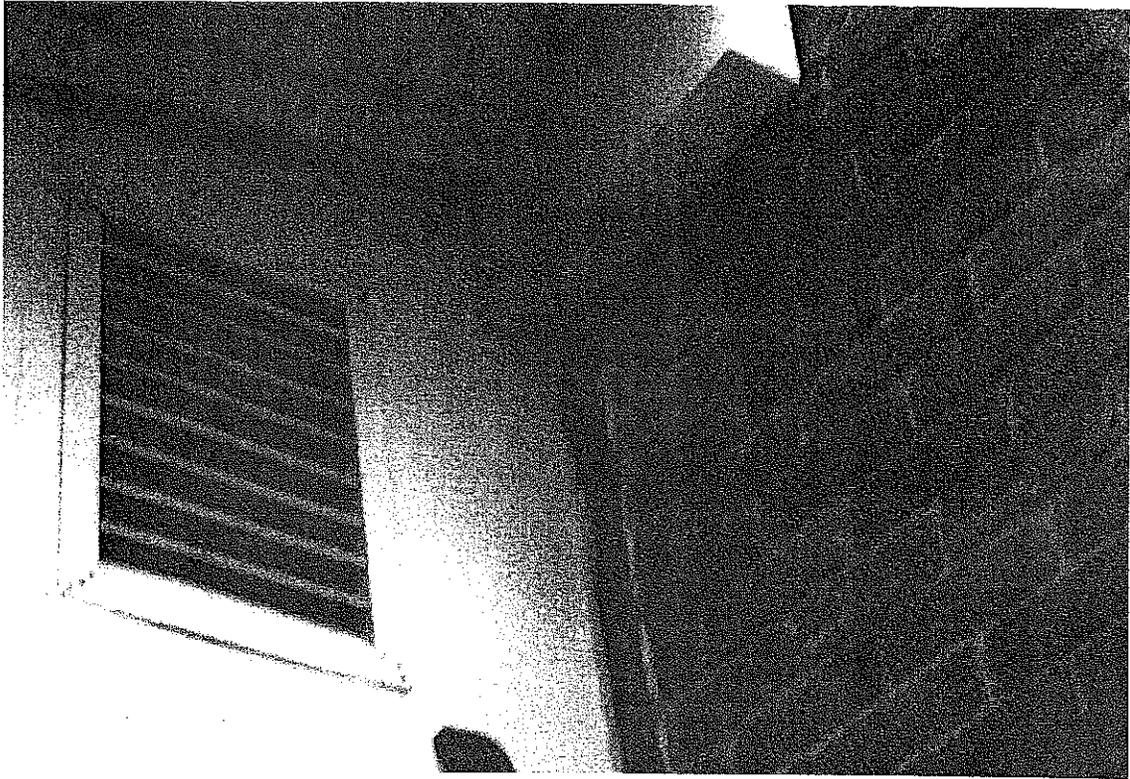
Trim all tree branches away from the siding and roofline to maintain a 3' clearance. BMC 16.04.040(e)

Properly attach and seal the chimney back to the structure so that it is plum. BMC 16.04.050(b)

Other requirements

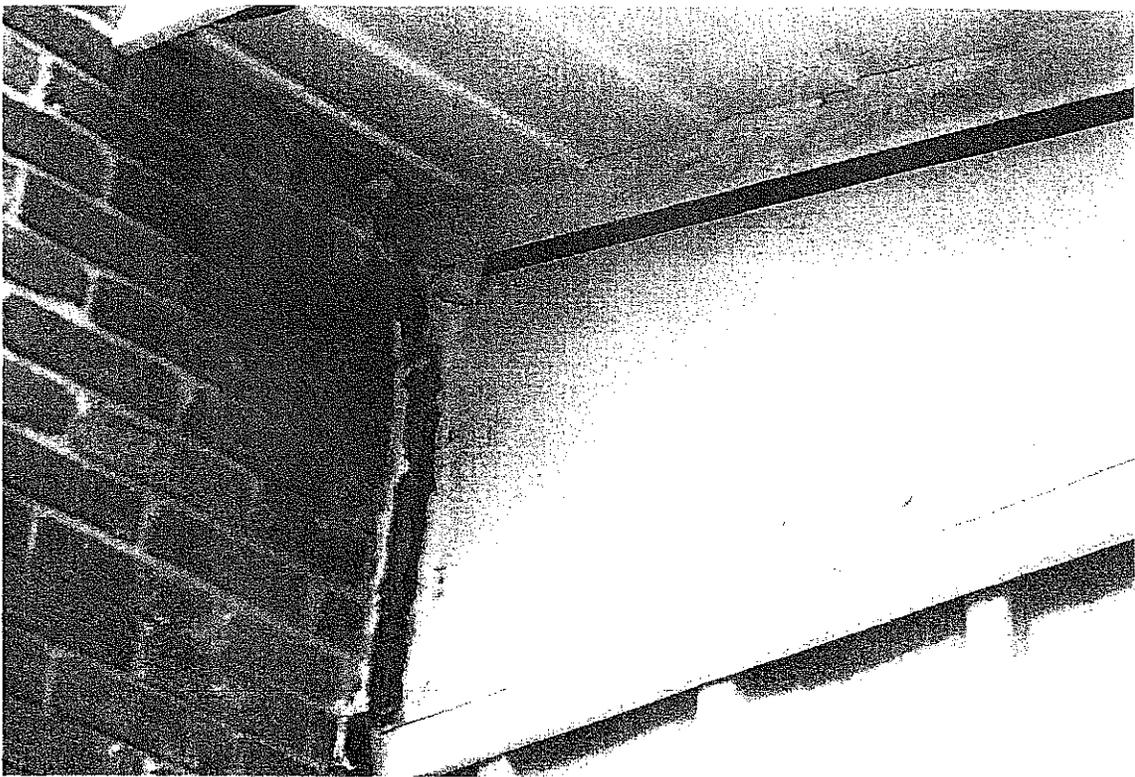
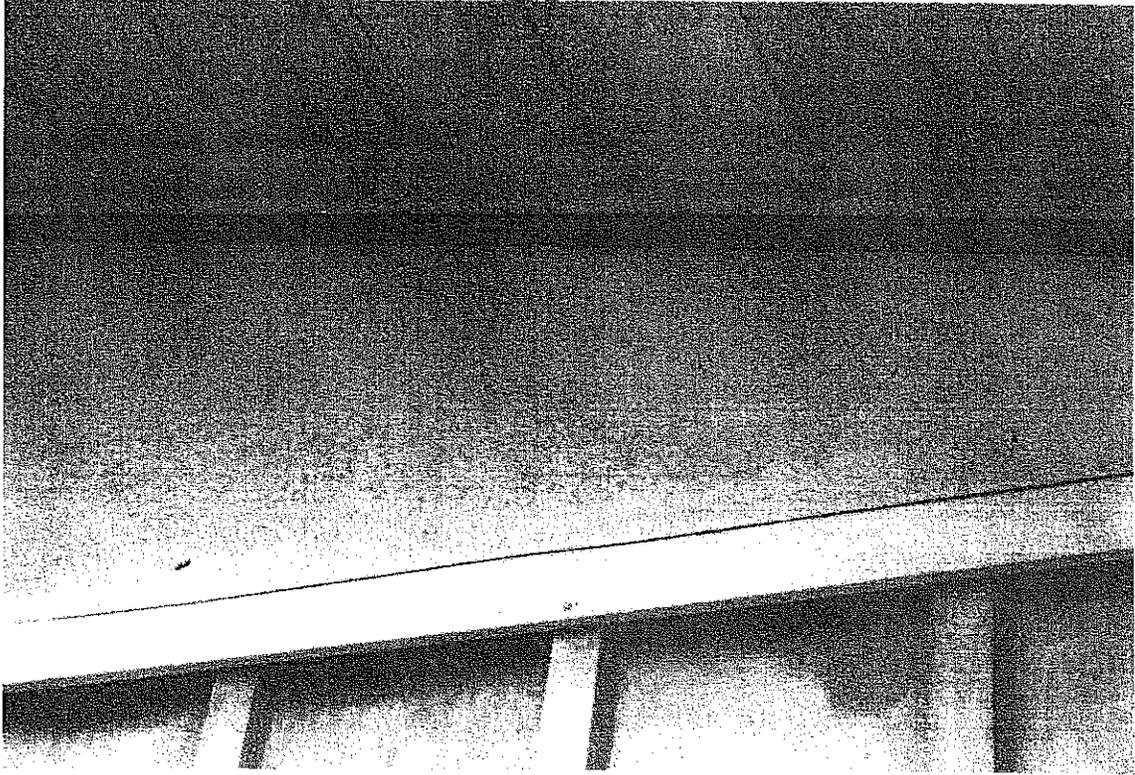
When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration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

This is the end of this report.



3311 N Kessler 12/20/13

DW 38
182





City of Bloomington
H.A.N.D.

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

Meeting Date: July 16, 2014
Petition Type: An extension of time to complete repairs.
Petition Number: 14-TV-77
Address: 862 E. Sherwood Hills Dr.
Petitioner: Bruce & Rita Evans
Inspector: Norman Mosier
Staff Report: May 7, 2014 – Conducted Complaint Inspection

It was noted during the complaint inspection that there were two water leaks inside the structure that caused damage to the walls and ceiling of the unit. Petitioner is requesting an extension of three months 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: August 16, 2014

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



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: 862 Sherwood Hills Dr
 Petitioner's Name: Bruce R & Rita J. Evans
 Address: 3391 Winthrop Dr
 City: Lexington State: KY Zip Code: 40503
 Phone Number: 859-223-7772 Email Address: Kyevans@yahoo.com
 Property Owner's Name: Bruce & Rita Evans
 Address: 3391 Winthrop Dr
 City: Lexington State: KY Zip Code: 40503
 Phone Number: 859-223-7772 Email Address: _____
 Occupants: renter - moving out May 23, 2014

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-77

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 to make the corrections in our property. We've waited on repairs at the request of our tenant. She ask for repairs to be done after she moves out at the end of May. Today MAY 23, 2014 she's checking out of her unit. I have an appointment with contractor on 28 of MAY to discuss repairs. I'm asking for 3 months extension, in case of repair parts coming in late. I'm hoping for the repair to be completed before the end of June.

Signature (required): Bruce R. Evans / Rita Evans

Name (please print): Bruce R. Evans Date: 5/23/14

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



City of Bloomington
Housing and Neighborhood Development

MAY 14 2014

COMPLAINT INSPECTION REPORT

5950

OWNERS

Evans, Bruce R. & Rita J.
3391 Winthrop Dr.
Lexington, KY 40503

TENANT:

Kimberly Brumble
862 E. Sherwood Hills Dr.
Bloomington, In. 47401

AGENT

Evans, Brett
631 Mountain Pin Dr
Greenwood, IN 46143

Prop. Location: 862 E Sherwood Hills DR
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/2/5

Date Inspected: 05/07/2014
Primary Heat Source: Electric
Property Zoning: RM
Number of Stories: 2

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

The following items are the result of a complaint inspection conducted on 05/07/2014. It is your responsibility to repair these items and to schedule a re-inspection within **fourteen (14)** days of the mailing of this report. Failure to comply with this inspection report will result in this matter being referred to the City of Bloomington Legal Department. Failure to comply with this complaint inspection report may result in fines of up to \$100.00/day. If you have questions regarding this report, please contact this office at 349-3420.

Kimberly Brumble
862 E. Sherwood Hills Dr.
Stairway Closet:

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

43

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

Stairway Landing:

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials and remove the mold adjacent to the can light. BMC 16.04.060(a), (b).

Kitchen:

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/replace the water damaged cabinets. BMC 16.04.060(a)

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: July 16, 2014
Petition Type: An extension of time to complete repairs.
Petition Number: 14-TV-78
Address: 928 S. Mitchell
Petitioner: Ron Cook
Inspector: Dee Wills
Staff Report: March 03, 2014 Completed Cycle Inspection
May 27, 2014 Receive Application for Appeal

Petitioner is requesting an extension of time for window repairs. It was noted at the cycle inspection that all of the windows had missing and deteriorated glazing compound. The owner has purchased new windows and needs time for the delivery and installation.

Staff recommendation: Grant an 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: August 15, 2014
Attachments: Application for Appeal, Invoice for Window Purchase, Cycle Inspection Report



RECEIVED
MAY 27 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: 928 Smith Hill

Petitioner's Name: Ron Cook

Address: 2007 Hst

City: Bedford State: Ind Zip Code: 47421

Phone Number: 812-797-3156 Email Address: roncook@att.net

Property Owner's Name: Elizabeth Grant

Address: 875 Church Camp Rd.

City: Bedford State: Ind Zip Code: 47421

Phone Number: 812-797-3937 Email Address: ei

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-78

SEE REVERSE

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

WE ARE HAVING NEW WINDOWS INSTALLED AT 828 S. MITCHELL. THIS WILL FIX THE DETERIORATED GLAZING ON THE WINDOWS, I NEED TILL AUG 15TH TO ALLOW FOR THE 6 TO 8 WEEK DELIVERY AND INSTALL OF WINDOWS. I HAVE ENCLOSED A COPY OF THE CHECK AND INVOICE OF WINDOWS.

Signature (required): Ron G Cook

Name (please print): RON G COOK

Date: 5-27-14

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.

South Central Indiana Office
 1636 State St., Suite G
 Columbus, IN 47201
 Ph: 812-372-0008 Fax: 812-372-2510



"Simply the Best for Less"

Terre Haute Office
 2225 3rd St., Terre Haute, IN 47802
 Ph: 812-872-2222 Fax: 812-917-3130

Lafayette Office
 523 S Earl Av., Lafayette, IN 47904
 Ph: 765-588-9207 Fax: 765-838-0114

P.O.# _____

Muncie Office
 3508 N. Wheeling Ave., Muncie, IN 47304
 Ph: 765-281-0008 Fax: 765-281-8837

Indianapolis Office
 1229 Country Club Rd.
 Indianapolis, IN 46234
 Ph: 317-209-0008 Fax: 317-209-0021

Customer: Elizabeth Grant Phone (h) 812-797-3156
 Install Address: 928 S. Mitchell Bloomington Phone (w) _____
47401 E-mail _____
 Bill Address _____

Comfort World Windows

Series 1000 DH Mech 901	\$190
Series 2000 DH Mech-Weld 401	\$195
<u>11</u> Series 4000 DH All-Welded 201	\$200 <u>2200</u>
Series 6000 DH All-Welded 601	\$235
2 Lite Slider	\$329
3 Lite Slider (1/3, 1/3, 1/3) (1/4, 1/2, 1/4)	\$520
Picture / Fixed Lite	\$329
Casement Window	\$285
Awning Window	\$285
Twin Casement	\$570
3 Lite Casement (1/3, 1/3, 1/3) (1/4, 1/2, 1/4)	\$855
Basement Hopper	\$200
Bay Window	\$2350
Roof for Bay/Bow Windows	\$550
Insulated Seat Board	\$150
Bow Window	\$2475
Garden Window	\$1875
Specialty Window	\$ _____

Window Color Int. white / Ext. white

Window Options

Value Plus w/Solarzone & Argon	\$137
Value Plus w/Solarzone Elite & Argon	\$147
Grey or Bronze Tinted Glass (Per Window)	\$40
1/2 Screens	\$9 <u>NIC</u>
Full Screens	\$22
Double Locks > 26"	\$5 <u>NIC</u>
Colonial Grids Flat	\$38
Colonial Contoured Grids	\$38
Prairie Grids	\$44
Diamond Grids	\$75
<u>1</u> Tempered DH Sash (BSO/TSO) Per Sash	\$65 <u>65</u>
<u>1</u> Obscured Glass (BSO/TSO) Per Sash	\$35 <u>35</u>
Solarzone Glass U-Factor .32	\$48
Solarzone Elite Glass U-Factor .30	\$70
Argon Gas	\$48
Foam Insulation on Jambs & Head	\$11 <u>NIC</u>
*Foam Enhanced Frame	\$25
*Triple Glazed TG2 w/Argon U-Factor .24	\$155
*Triple Glazed TK2 Krypton U-Factor .19	\$196
Lifetime Glass Breakage Warranty	\$11 <u>NIC</u>
Oriel Style (40/60 or 60/40)	\$30
Beige Interior & Exterior	\$35
Wood Grain Interior	\$95
Exterior Designer Colors	\$138

Has Property Ever Been Risk Assessed? Yes No

Doors

Vinyl Rolling Patio Door 5 ft. 6 ft	\$895
Vinyl Rolling Patio Door 8 ft	\$995
Vinyl Rolling Patio Door 9 ft	\$1290
French Rail Sliding Patio Door 5ft or 6ft	\$1195
French Rail Sliding Patio Door 8ft	\$1295
French Rail Sliding Patio Door 9ft	\$1395
Solarzone Glass for Patio Door	\$125
Solarzone Elite or ETC Glass	\$170
Grids Patio Door	\$100
Beige Interior & Exterior	\$ 75
Woodgrain Interiors	\$295
American Terre Exterior	\$395
Beige Exterior/White Woodgrain Interior	\$175
Handleset Options	\$ _____
Footlock	\$ _____
Storm Door	\$ _____

Door Color Int. _____ / Ext. _____

INSIDE OUTSIDE

Pre-1978 Built Homes Federal Containment Law

11 RRP Fee Per Unit \$25 110
 My Home was Built in the Year 1958 Initial _____

Miscellaneous

<u>12</u> Custom Exterior Trim	\$65 <u>780</u>
Custom Exterior Trim Color	_____
Specialty Window Ext. Trim	\$ _____
Mull to form Multi Unit	\$30
Install Interior Stops	\$30
Install Interior Casing/Trim	\$40
Build Window Buck Frame	\$50
Repair Sill or Jamb	\$45
Mullion Removal	\$30
Remove of Existing Bay/Bow	\$200
Remove & Re-install	\$ _____
Metal Window Removal	\$10

TOTAL LIST PRICE \$

Customer declines exterior wrap and understands painting and/or repair may be required Initial _____

You the buyer are responsible for removal and installation of any existing security systems.

Is This Property Deeded to You Yes No

Customer Agrees to the terms of Payment as follows:

W.W. CARE \$ _____

Miscellaneous \$ _____

Extra Labor \$ _____

Site Setup and Disposal Fee \$ \$150.00 75

Total Amount \$ 3265

Custom Order Deposit 50% \$ 1632 Ck# _____

Balance Paid to Installer AT INSTALL \$ 1633

Amount Financed \$ _____

ROUND-UP FOR WINDOW WORLD CARES
St. Jukes Children's Research Hospital \$ _____

You the buyer may cancel this transaction by providing Window World written notice, postmarked prior to midnight of the third business day after the date of your signature below. Cancellations occurring after this period will result in forfeiture of any deposit received. In the event that it is necessary for Window World to initiate legal action to collect any unpaid balance of this contract, you the buyer agrees to pay Window World's reasonable attorney's fees and costs. **THIS IS A CUSTOM ORDER NOT FOR RESALE!**

EACH WINDOW WORLD IS INDEPENDENTLY OWNED AND OPERATED

Salesman: (Please Print) Tom Fawbush Signature: Tom Fawbush Date: 5, 6, 14

Home Owner: (Please Print) _____ Signature: _____ Date: / /

Home Owner: (Please Print) _____ Signature: _____ Date: / /

White Copy - Original Yellow Copy - File Pink Copy - Customer - See Reverse -

6. **OUR WORK SITE** - We like to set up our work site as close to your windows and doors as possible and we will need you to allow a full day for your window install.
5. **ARRIVAL AND DEPARTURE TIMES** - If you have scheduled a day off from work to do this, and you feel that inclement weather may be in the forecast for the day of your install, call us and let us know if you would rather go to work and reschedule for a better day. Our installers make every effort to arrive as early as possible; however, due to unexpected circumstances they can be delayed. Therefore we need you to allow a full day for your window install.
4. **PLANTS AND BUSHES** - Occasionally we need to work in planters and other landscaped areas of your home that are adjacent to the windows and doors. Please survey your yard prior to us arriving and look for potential problems. Some trees and vigorous bushes need to be pruned back to give us access to your windows. Delicate plants and shrubs in areas right below a window should be temporarily relocated if they can not survive being stepped on and you want to preserve them. We strive to be careful when working around vegetation, but our priorities are to focus on our work, your windows and our safety while working on your property. We are not responsible for any damage to plants, shrubs, or landscaped areas.
3. **WINDOW COVERINGS** - To gain access to the interior of the windows, we need all mini blinds, vertical blinds, roll up shades, shutters, drapes and any other window covering removed prior to our installation. If you need assistance in removing the window coverings we can help, however, since many window coverings are not new and may be deteriorated, we cannot be responsible for damage resulting in removal and reinstallation. We also are not responsible for any window covering alterations that may be required to re-install them.
2. **ACCESS TO THE WINDOWS AND DOORS** - We will need approximately 2 feet in front of each window, inside your home, so we can place our drop cloths and tools necessary to perform our work. When the old windows are removed, gusts of wind typically flow through your home. It is advisable to gather together important papers, and other small items that can be disturbed by the wind or relocate them. Computers and other electronic equipment should be covered or relocated temporarily. Please move aside any furnishings that are in the way of our work. If any furniture items are too heavy to move easily, we will gladly assist you.
1. **EXPECTED DELIVERY TIME** - All of our windows are custom made at one of our manufacturing plants located around the country and shipped to any of our over 200 Window World locations. The time between when your order is placed and the windows are ready to be installed is 4 to 6 weeks. At that point we will call you to set an installation date.

Congratulations on your decision to increase the comfort level, value and appearance of your home. To maximize your investment and enable the installation to take place as smoothly as possible, we have created this hand out to acquaint you with what to expect when our installers arrive.

PREPARING FOR YOUR NEW WINDOWS AND DOORS

Elizabeth A. Grant
Ronald G. Cook
875 Church Camp Rd.
Bedford, IN 47421

Pay To
The Order Of

Widow World

Sixteen hundred and thirty two

\$ 1632.00

Bedford Federal
SAVINGS BANK

1030 FIFTEENTH ST. P.O. BOX 868
BEDFORD, INDIANA 47421

For *Widow World*

⑆ 283971600⑆ 0115042237⑆

0239

71-7180-2839
⑆ MAKE THIS CHECK VOID
IF PRINTED IN RED INK ⑆

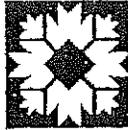
5-20 2014

239

Bedford Federal
SAVINGS BANK

1632 Dollars

MP



City of Bloomington
Housing and Neighborhood Development

MAR 28 2014

Cycle Report

5122

OWNERS

Grant, Elizabeth A.
875 Church Camp Rd.
Bedford, IN 47421

Prop. Location: 928 S Mitchell ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/2/3
Date Inspected: 03/11/2014
Primary Heat Source: Gas
Property Zoning: RS
Number of Stories: 1

Inspectors: Dee Wills
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: Garage

Monroe County Assessor's records indicate this structure was built in 1958.
There are o minimum requirements for emergency egress at the time of construction.

INTERIOR

Living Room (11-3 x 21-3)

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

Kitchen (8-1 x 5-3)

Properly ground the receptacle and provide GFCI protection. BMC 16.04.020

Laundry/ Mechanical Room

No violations noted.

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

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

Attic

No violations noted.

Hallway

No violations noted.

SW Bedroom (10 x 10-2)

No violations noted.

Existing Egress Window Measurements:

Height: 21.50 inches
Width: 30 inches
Sill Height: 29 inches
Openable Area: 4.47 sq. ft.

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

SE Bedroom (11-2 x 11-7)

No violations noted.

Existing Egress Window Measurements:

Height: 21.50 inches
Width: 30 inches
Sill Height: 27.50 inches
Openable Area: 4.47 sq. ft.

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

EXTERIOR

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

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

Remove and properly dispose of yard waste/brush piles. BMC 16.04.040(d)

Repair the south gate door to function as intended. 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)

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)

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.

C
5-27-14
DW



City of Bloomington
H.A.N.D.

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

Meeting Date: July 16, 2013
Petition Type: An extension of time to complete repairs.
Petition Number: 14-TV-79
Address: 111 N. Dunn Street
Petitioner: Olympus Properties
Inspector: Jo Stong
Staff Report: March 12, 2014: Conducted cycle inspection
April 3, 2014: Mailed report
May 28, 2014: Received appeal

During an inspection of the above property violations of the Residential Rental and Lodging Establishment Inspection Program were noted, including windows which did not operate properly. The petitioner is seeking an extension of time to complete the window repairs, indicating that the window must be fabricated by the contractor.

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 23, 2014 for all life-safety violations (smoke detectors, electric service panel blanks)
September 16, 2014 for all other repairs
Attachments: Cycle report, appeal

CM



RECEIVED
MAY 28 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: 111 N. Donn St. Bloomington, IN 47408

Petitioner's Name: Olympus Properties

Address: 2620 N. Walnut Street

City: Bloomington State: IN Zip Code: 47404

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

Property Owner's Name: Register Place LLC

Address: 403 E. 6th Street

City: Bloomington State: IN Zip Code: 47408

Phone Number: 812-332-2113 Email Address: _____

Occupants: _____

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

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

Please circle the petition type that you are requesting:

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

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

OFFICE USE ONLY
Petition Number 14-TV-79

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.

Olympos Properties respectfully requests an extension for a window replacement as listed on Cycle Inspection Report 304. The window is an archaic design. City Glass will custom fabricate the window. We are requesting 60 days extension for fabrication and installation. Thank you.

Signature (required):



Name (please print):

Michael C Baldomer Date: 5/23/2014

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.

Cycle Inspection Report

304

OWNERS

Regester Place, Llc
403 E. 6th St.
Bloomington, IN 47408

AGENT

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

Prop. Location: 111 N Dunn ST
Number of Units/Structures: 7/1
Units/Bedrooms/Max # of Occupants: 7/7/1

Date Inspected: 03/12/2014
Primary Heat Source: Gas
Property Zoning: CD
Number of Stories: 1

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

Monroe County Assessor's records indicate this structure was built in 1975.
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.

Kitchen:

No violations noted.

Northwest Bedroom:

No violations noted.

Existing Egress Window Measurements (double-hung):

Height: 32 ½ inches

Width: 29 ¾ inches

Sill Height: 20 inches

Openable Area: 6.71 sq. ft.

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

Hallway, West Hall Bath:

No violations noted.

North Bedroom:

No violations noted.

Existing Egress Window Measurements (double-hung):

Height: 32 inches

Width: 18 inches

Sill Height: 19 inches

Openable Area: 4.00 sq. ft.

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

Toilet Room:

Repair the toilet to function as intended (appears to have blockage—drains very slowly). BMC 16.04.060(c)

Living Room:

Repair the north 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)

Southeast Bedroom:

No violations noted.

Existing Egress Window Measurements (double-hung):

Height: 20 ½ inches

Width: 41 ¼ inches

Sill Height: 26 ¾ inches

Openable Area: 5.91 sq. ft.

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

SECOND FLOOR

Hallway, Laundry, Bathroom:

No violations noted.

Southwest Bedroom:

No violations noted.

Existing Egress Window Measurements (double-hung):

Height: 27 inches

Width: 42 inches

Sill Height: 25 ½ inches

Openable Area: 7.88 sq. ft.

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

Northwest Bedroom:

No violations noted.

Existing Egress Window Measurements (double-hung):

Height: 26 inches

Width: 41 ½ inches

Sill Height: 26 inches

Openable Area: 7.49 sq. ft.

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

Southeast Bedroom:

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)

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

Northeast Bedroom:

No violations noted.

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

EXTERIOR:

Properly repair or replace damaged or deteriorated siding BMC 16.04.050(a)

Properly repair or replace the broken balustrades on the back porch railing. BMC 16.04.050(a)

BASEMENT

Properly seal the north wall around the sump pump drainpipe. No light shall be visible around the pipe. All foundation walls shall be maintained plumb and free from open cracks and breaks and

shall be kept in such condition so as to prevent the entry of rodents and other pest (seal cracks/openings in west wall). BMC 16.04.050(a) and BMC 16.04.060(a)

Eliminate all unused openings in the electrical service panel on the right by installing approved rigid knockout blanks. BMC 16.04.060(c)

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

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:

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 for Extension of Time**

Meeting Date: July 16, 2014

Petition Type: An extension of time to complete repairs.

Petition Number: 14-TV-80

Address: 811 W. 6th Street

Petitioner: Norman Ladd

Inspector: Jo Stong

Staff Report: March 25, 2014: Conducted cycle inspection
April 7, 2014: Mailed inspection report
May 28, 2014: Received appeal

During a cycle inspection of the above property violations of the Residential Rental and Lodging Establishment Inspection Program were noted. The petitioner is requesting an extension of time to correct the violations, citing the busy workload of his workers at this time.

Staff recommendation: Grant the extension of time

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

Compliance Deadline: July 23, 2014 for all life-safety violations (all smoke detector violations, broken window, basement door latch, broken window and window latch in southeast bedroom)
August 18, 2014 for all other repairs

Attachments: Cycle report, appeal



RECEIVED
MAY 28 2014

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

Property Address: 811 W. 6th St.

Petitioner's Name: Norman Ladd

Address: 815 E. University

City: Bloomington State: IN Zip Code: 47401

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

Property Owner's Name: Norman Ladd

Address: 815 E. University

City: Bloomington State: IN Zip Code: 47401

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

Occupants: Herbert Doan, John Beasley, Ben Campbell, Brian DeGroot

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:

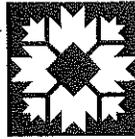
- A) An extension of time to complete repairs (Petition type TV)
- B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- C) Relief from an administrative decision (Petition type AA)
- D) Rescind a variance (Petition type RV)

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-80

SEE REVERSE



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 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.

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 for Extension of Time**

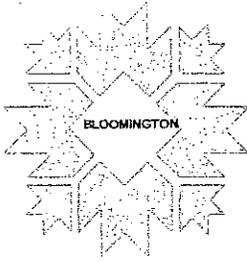
Meeting Date: July 16, 2014
Petition Type: An extension of time to complete repairs.
Petition Number: 14-TV-81
Address: 1319 W. 6th Street
Petitioner: Norman Ladd
Inspector: Jo Stong
Staff Report: March 25, 2014: Conducted cycle inspection
April 3, 2014: Mailed report
May 28, 2014: Received appeal

During a cycle inspection of the above property it was noted that the northeast bedroom had a door leading directly to the garage. The structure was built in 1989. The 1987 One- and Two-Family Dwelling Code states:

Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Section R-210.1

The petitioner has requested a variance to the Residential Rental Unit and Lodging Establishment Inspection Program; however as this is a State law, the petitioner will need to go to the State for the variance. For this reason the HAND Department changed the request to an extension of time to either obtain a variance from the State, modify the property to allow the room to be used as a bedroom or permit the property as a one bedroom unit.

Staff recommendation: Grant the variance
Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.
Compliance Deadline: September 16, 2014
Attachments: Appeal, cycle report, floor plan



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

RECEIVED
 MAY 28 2014

BY: [Signature]

Property Address: 1319 W. 6th St

Petitioner's Name: Norman Ladd

Address: 815 E. University St

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812-339-0463 Email Address: laddrentals@att.net

Property Owner's Name: Norman Ladd

Address: 815 E. University St

City: Bloomington State: IN Zip Code: 47401

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

Occupants: John McGuigan

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-81

SEE REVERSE

~~14-TV-81~~
 14-TV-81

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

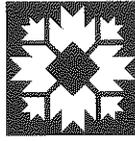
We would like an exemption from replacing the door that leads from a bedroom to the garage. Tenant does not sleep in that bedroom.

Norman A. Ladd

Signature (required): _____

Name (please print): Norman Ladd Date: 5-28-14

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



**City of Bloomington
Housing and Neighborhood Development**

Cycle Inspection Report

8446

OWNERS

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

AGENT

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

Prop. Location: 1319 W 6th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/2/3

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

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

Monroe County Assessor's records indicate this structure was built in 1989.

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: 48" above finished floor

INTERIOR:

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

Entry, Living Room, Dining Room, Kitchen, South Bath, Southeast Bedroom, North Bath, Garage:
No violations noted.

Northeast Bedroom:

This room is not approved for sleeping purposes. The 1987 Indiana One-and Two-Family Dwelling Code states:

Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Section R-210—Attached Garages R-210.1

Laundry Room:

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

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

EXTERIOR:

No violations noted.

Crawlspace:

No violations noted.

OTHER REQUIREMENTS:

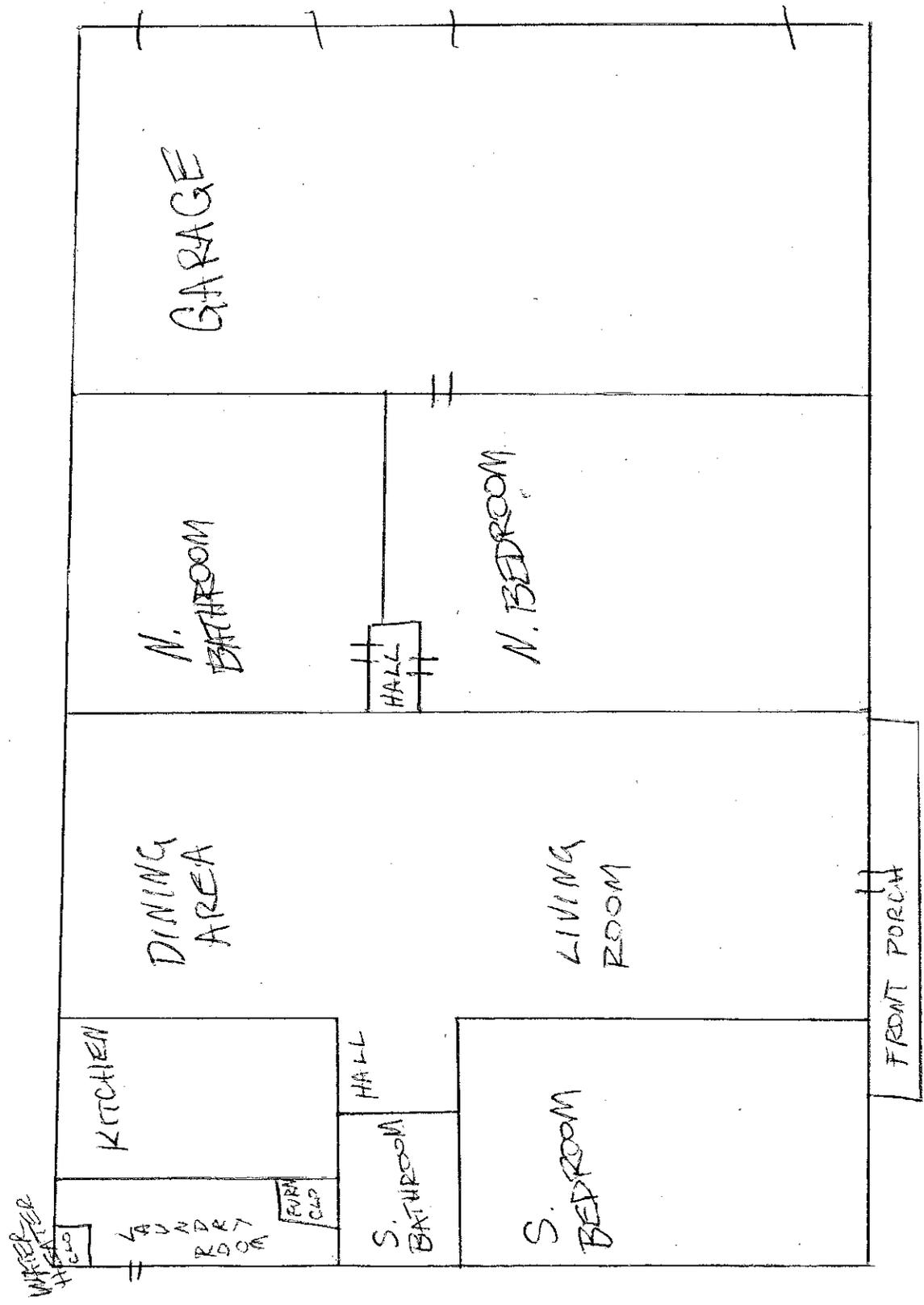
When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration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

W + E
S

1-14-11 NM





City of Bloomington
H.A.N.D.

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

Meeting Date: July 16, 2014
Petition Type: An extension of time to complete repairs.
Petition Number: 147-TV-82
Address: 702 S. Washington St.
Petitioner: Ron Sherwood C/O Charles Wenner
Inspector: Norman Mosier
Staff Report: March 31, 2014 – Conducted Complaint Inspection of Tree
May 28, 2014 – Received BHQA Appeal for Tree Complaint
June 4, 2014 – Conducted Complaint Inspection for Garage
June 5, 2014 – Agent added Garage complaint to Appeal

Received complaint of dead tree in the back yard, then additional complaint of overhead garage door in disrepair and graffiti on the same door. 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: September 16, 2014

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

Handwritten mark



RECEIVED
MAY 28 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: 702 S. WASHINGTON ST. BLOOMINGTON IN 47401

Petitioner's Name: RONALD D SHERWOOD & CHARLES WENNER

Address: PO BOX 66

City: Bloomington State: IN Zip Code: 47402

Phone Number: 517-336-2847 Email Address: _____

Property Owner's Name: CHARLES WENNER

Address: UNITED KINGDOM

City: _____ State: _____ Zip Code: _____

Phone Number: _____ Email Address: _____

Occupants: _____

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

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

Please circle the petition type that you are requesting:

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

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

OFFICE USE ONLY
Petition Number 14-TV-82

SEE REVERSE

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

I AM REQUESTING AN EXTENSION OF TIME AS
A RESULT OF INCREMENT WEATHER. THEREFORE I
AM REQUESTING TWO MONTHS TO COMPLY WITH THE
REMOVAL OF TREE.

Signature (required): Paul D. Sherwood

Name (please print): PAUL D. SHERWOOD Date: 5/25/14

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
JUN 05 2014

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.

702 S. WASHINGTON STREET

I RECEIVE A COMPLAINT REGARDING THE GARAGE ON THE PROPERTY AND AM REQUESTING ADDITIONAL TIME TO SECURE SOMEONE TO REPAIR THE GARAGE DOOR AND REMOVE THE GRAFFITI.

Signature (required): Ronald D. Serrano

Name (please print): RONALD D SERRANO Date: 6/5/14

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



City of Bloomington
Housing and Neighborhood Development

COMPLAINT REPORT

5914

OWNERS

Wenner, Charles Andrew
C/O Broadbottom Hall Bostock Road
Broadbottom Hyde, UK SK126AH

AGENT

Sherwood, Ron
Po Box 66
Bloomington, IN 47402

Prop. Location: 702 S Washington ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/4/3

Date Inspected: 03/31/2014
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 1

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

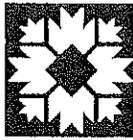
The following items are the result of a complaint inspection conducted on 03/31/2014. It is your responsibility to repair these items and to schedule a re-inspection within **fourteen (14)** days of the mailing of this report. Failure to comply with this inspection report will result in this matter being referred to the City of Bloomington Legal Department. Failure to comply with this complaint inspection report may result in fines of up to \$100.00/day. If you have questions regarding this report, please contact this office at 349-3420.

EXTERIOR:

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 dead tree near the southwest corner of property adjacent to the south side of garage. BMC 16.04.040(e)

This is the end of this report.

78



City of Bloomington
Housing and Neighborhood Development

COMPLAINT INSPECTION REPORT

5914

OWNERS

Wenner, Charles Andrew
C/O Broadbottom Hall Bostock Road
Broadbottom Hyde, UK SK126AH

AGENT

Sherwood, Ron
Po Box 66
Bloomington, IN 47402

Prop. Location: 702 S Washington ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/4/3

Date Inspected: 06/04/2014
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 1

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

The following items are the result of a complaint inspection conducted on 06/04/2014. It is your responsibility to repair these items and to schedule a re-inspection within **fourteen (14)** days of the mailing of this report. Failure to comply with this inspection report will result in this matter being referred to the City of Bloomington Legal Department. Failure to comply with this complaint inspection report may result in fines of up to \$100.00/day. If you have questions regarding this report, please contact this office at 349-3420.

Detached Garage:

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)

Repair/replace the failing garage door. The garage door panels are in a state of disrepair.
BMC 16.04.050(a)

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: 16 July 2014

Petition Type: Rescind a variance

Petition Number: 14-RV-083

Address: 1307 N. Lincoln St.

Petitioner: HAND

Inspector: Michael Arnold

Staff Report: 27 February 2014 Cycle Inspection
04 March 2014 Sent Report
01 April 2014 Owner scheduled reinspection
13 May 2014 Reinspection
04 June 2014 Rescind variance 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. Monroe County records show this structure was built in 1966.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None



RECEIVED
JUN 05 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: 1307 N LINCOLN ST

Petitioner's Name: HAND

Address: PO Box 100

City: B State: IN Zip Code: 47402

Phone Number: _____ Email Address: _____

Property Owner's Name: JASON T BEVIS

Address: 114 TREEHOUSE

City: BVINE State: CA Zip Code: 92603

Phone Number: 949-407-9614 Email Address: jbevis@Vynebar.com

Occupants: _____

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

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

Please circle the petition type that you are requesting:

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

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

OFFICE USE ONLY
Petition Number 14-RV-83

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 the ceiling height variance
issued by the BHA Board.

Signature (required):

Michael Apelo

Name (please print):

MICHAEL APELO Date: June 17

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: July 16, 2014
Petition Type: Rescind a variance
Petition Number: 14-RV-84
Address: 100 S. Waldron
Petitioner: HAND
Inspector: Dee Wills

Staff Report:

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 building was constructed in 1900.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: Application for Appeal

pe



RECEIVED
JUN 05 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: 100 S. WALDRON

Petitioner's Name: HAND

Address: P.O. Box 100

City: BLOOMINGTON State: IN Zip Code: 47402

Phone Number: _____ Email Address: _____

Property Owner's Name: NORMAN A. LADD

Address: 306 1/2 FAIRVIEW ST.

City: BLOOMINGTON State: IN Zip Code: 47404

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

Occupants: _____

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

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

Please circle the petition type that you are requesting:

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

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

OFFICE USE ONLY
Petition Number 14-RV-84

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 the Ceiling Height Variance
and the Hardwired Smoke Detectors

Signature (required):

Dee Wills

Name (please print):

DEE WILLS

Date:

6-5-14

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



City of Bloomington
H.A.N.D.

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

Meeting Date: July 16, 2014

Petition Type: Rescind a variance

Petition Number: 14-RV-85

Address: 615 W. 6th Street

Petitioner: HAND

Inspector: Dee Wills

Staff Report: 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 the ceiling heights; therefore we are asking the Board to rescind this variance. This building was constructed in 1900.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: Application for Appeal, Cycle Report

JS



RECEIVED
JUN 05 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: 615 W 6th St.

Petitioner's Name: HAND

Address: P.O. Box 100

City: BLOOMINGTON State: IN Zip Code: 47404

Phone Number: _____ Email Address: _____

Property Owner's Name: KASHIM SHAABAN

Address: P.O. Box 21

City: BLOOMINGTON State: IN Zip Code: 47402

Phone Number: 339-2675 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-83

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.

RESOUND VARIANCE FOR CEILING HEIGHT
AND BATHROOM VENTILATION

Signature (required):

Dee Wills

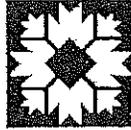
Name (please print):

DEE WILLS

Date:

6-5-14

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



City of Bloomington
Housing and Neighborhood Development

Cycle Report

1663

OWNERS

Shaaban, Kadhim A.
P.O. Box 21
Bloomington, IN 47402

Prop. Location: 615 W 6th ST
Number of Units/Structures: 4/1
Units/Bedrooms/Max # of Occupants: 1/2/3 3/1/2
Date Inspected: 02/24/2014
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 2

Inspectors: Dee Wills
Foundation Type: Basement
Attic Access: No
Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1900.
There are no minimum requirements for emergency egress at the time of construction.

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

Unit # 1

Living Room Kitchen (13-8 x 13-0)

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 Repair the cold 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)

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

Bathroom

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

C Properly clean and remove the mildew and scrape and paint interior surfaces of the shower surround where paint is peeling or bare surfaces are exposed. BMC 16.04.060(f)

Bedroom (15-0 x 9-0)

C Adjust the strike plate to the closet door so that it may remain closed. BMC 16.04.060(a)

Existing Egress Window Measurements:

Height: 35 inches

Width: 24.50 inches

Sill Height: 15 inches

Openable Area: 5.95 sq. ft.

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

Unit # 2

Living room(13-3 x 10-9)

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

Kitchen (13-1 x 14-2)

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

Bedroom (11-1 x 10-6)

C Repair the door to completely close and latch. BMC 16.04.060(a)

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

Bathroom

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

Unit # 3

Entryway/ Stairway

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

Bathroom

☞ Repair the strike plate so that the door may completely latch closed. BMC 16.04.060(a)

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

Kitchen (15-0 x 8-0)

☞ 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 and surface coat the hole in the wall behind the entry door. BMC 16.04.060(a)

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

Living Room (14-9 x 10-6)

☞ Repair the north closet door to stay closed. BMC 16.04.060(a)

West Bedroom (10-6 x 9-10)

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

Existing Egress Window Measurements:

Height: 19 inches

Width: 19.50 inches

Sill Height: 7 inches

Openable Area: 2.57 sq. ft.

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

At the time this structure was built, there were no code requirements for emergency egress for a sleeping room. The Housing & Neighborhood Development Department strongly recommends that

the sleeping room egress windows be modified or replaced with a larger window to aid in emergency escape. BMC-16.04.020

South Bedroom (14-9 x 13-5)

No violations noted.

Existing Egress Window Measurements:

Height: 25.25 inches

Width: 23.50 inches

Sill Height: 18 inches

Openable Area: 4.12 sq. ft.

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

Unit # 4

Bedroom (11-6 x 9-8)

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

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

The paint in this room is severely deteriorated. Paint the interior of the bedroom. BMC 16.04.060(b)

Repair/ replace all of the deteriorated and missing quarter round. BMC 16.04.060(a)

Bathroom

Repair the entry door to latch and to remain fully closed. BMC 16.04.060(a)

The paint in this room is severely deteriorated. Paint the interior of the bathroom. BMC 16.04.060(a)

Kitchen/ Living Room (measure at re-inspection)

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

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

C The paint in this room is severely deteriorated. Paint the interior of the Kitchen/ Living Room. BMC 16.04.060(a)

EXTERIOR

C 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)

C Properly reconnect downspout on the upper west side of structure in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

C Replace the rotten fascia board on the west corner. BMC 16.04.050(a)

C Repair the hole on the west side of the porch decking. BMC 16.04.050(a)

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

C Properly repair and secure the threshold in the entry doorway to unit # 4. BMC 16.04.060(b)

Other requirements

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: July 16, 2014

Petition Type: An extension of time to complete repairs.

Petition Number: 14-TV-86

Address: 1707 S. Huntington

Petitioner: Jill Snyder

Inspector: Dee Wills

Staff Report: The petitioner is requesting an extension of time to complete repairs. Petitioner states that the current tenant will be moving out on July 1st and because of the extensive repairs that need to be done to the interior ceilings and exterior roof, it would be much easier to repair when the property is vacant.

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: August 30, 2014, or before Re-Occupancy.

Attachments: Application for Appeal, Complaint Report, U-report, Photos

DS



JUN 09 2014

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

RECEIVED
JUN 09 2014
BY:

Property Address: 1709 S Huntington #6

Petitioner's Name: Jill Snyder

Address: 3610 S Leonard Spc Rd

City: Bloom State: IN Zip Code: 47403

Phone Number: 812 339-8388 Email Address: 80Ladycprodigy.net

Property Owner's Name: Jill Snyder

Address: same

City: _____ State: _____ Zip Code: _____

Phone Number: _____ Email Address: _____

Occupants: _____

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

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

Please circle the petition type that you are requesting:

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

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

OFFICE USE ONLY
Petition Number 14-TV-86

SEE REVERSE

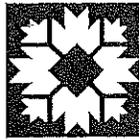
Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance,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

The tenant will be out of unit by
July 1st. Much more work has gone.
The work will be completed by July 30th

Signature (required): *Bill Snyder*
Name (please print): Bill Snyder Date: 6/9/14

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.

JUN 03 2014



City of Bloomington
Housing and Neighborhood Development

Snyder, Jill
3610 S. Leonard Springs Rd.
Bloomington, IN. 47403

RE: NOTICE OF COMPLAINT INSPECTION

Dear : Jill Snyder,

On 05/29/2014 a complaint inspection was performed at 1707 S. Huntington, Unit # 6. During the inspection violations of the Residential Rental Unit and Lodging Establishment Inspection Program were found.

Please correct the violations cited on the enclosed inspection report within **fourteen (14) days** and call this office no later than ~~JUN 17 2014~~ schedule the required re-inspection. Our mailing address and telephone number are listed below.

This directive is issued in accordance with Sections BMC 16.03.040 (c) and 16.10.040 (a) of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington. You have the right to appeal to the Board of Housing Quality Appeals. If you need more than **fourteen (14) days** to correct the violations, or if you want to appeal any violation, an appeal form can be found at www.bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 812-349-3420 and a form will be provided.

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

Sincerely,

Housing & Neighborhood Development



City of Bloomington
Housing and Neighborhood Development

Complaint Report

7230

OWNERS

Snyder, Jill
3610 S. Leonard Springs Rd.
Bloomington, IN 47403

Prop. Location: 1707 S Huntington DR
Number of Units/Structures: 6/3
Units/Bedrooms/Max # of Occupants: Bld A: 2/2/3, Bld B: 2/2/3, Bld C: 2/2/3

Date Inspected: 05/29/2014
Primary Heat Source: Other
Property Zoning: RS
Number of Stories: 1

Inspectors: Dee Wills
Foundation Type: Crawl Space
Attic Access: No
Accessory Structure: None

The following items are the result of a complaint inspection conducted on 05/29/2014. It is your responsibility to repair these items and to schedule a re-inspection within **fourteen (14)** days of the mailing of this report. Failure to comply with this inspection report will result in this matter being referred to the City of Bloomington Legal Department. Failure to comply with this complaint inspection report may result in fines of up to \$100.00/day. If you have questions regarding this report, please contact this office at 349-3420.

1707 S. Huntington Dr. Unit # 6

INTERIOR:

Right Bedroom

Determine the source and eliminate the water leak in the rafters and deck sheathing. 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)

Properly replace the damaged and deteriorated insulation. BMC 16.04.060(a)

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

Left Bedroom Closet

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

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

Repair the surface of the ceiling and walls to be free of cracks. BMC 16.04.060(a)

Left Bedroom

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

Repair the surface of the ceiling and walls to be free of cracks. BMC 16.04.060(a)

Bathroom

Repair the surface of the ceiling to be free cracks. BMC 16.04.060(a)

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

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

EXTERIOR

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

This is the end of this report.

Case #138235

Category: Rental Complaint
 Location: 1707 S Huntington DR
 Status: open
 Assigned To: Dee Wills
 Referred To:
 Created By: Eddie Wright
 Date Opened: 2014-05-27
 Date Closed:
 Last Modified: 2014-05-27

History

2014-05-27 Opened by Eddie Wright
 2014-05-27 Eddie Wright assigned this case to Eddie Wright
 Apartment #6
 2014-05-27 Eddie Wright assigned this case to Dee Wills

Associated Issues

2014-05-27 Complaint

Entered By: Eddie Wright
 Reported By: Amanda Jones-Opara
 Contact Method: Phone Call
 Response Method: Phone Call
 Details:

Ceiling has fallen, the walls are cracked and appear to be buckling and there are visible signs of mold on the walls.

Responses

Date Person Contact Method Comments

Attachments

Amanda J. Opara

1707 S Huntington DR

Township Perry

Neighborhood Association Barclay Gardens

Owner *Back Bedron*
 Snyder, Jill

Started Out As a leak through A Nail 2 wks Ago Ceiling fell Maintenance Cut out the bad Part of Ceiling & left Bed - Ceiling Water damage And Sagging

Closest water ruined all clothes Bathroom Cracks Insulation - Mold?

Additional Location Info

city: Bloomington

state: IN

zip: 47401

latitude: 39.14760971069336

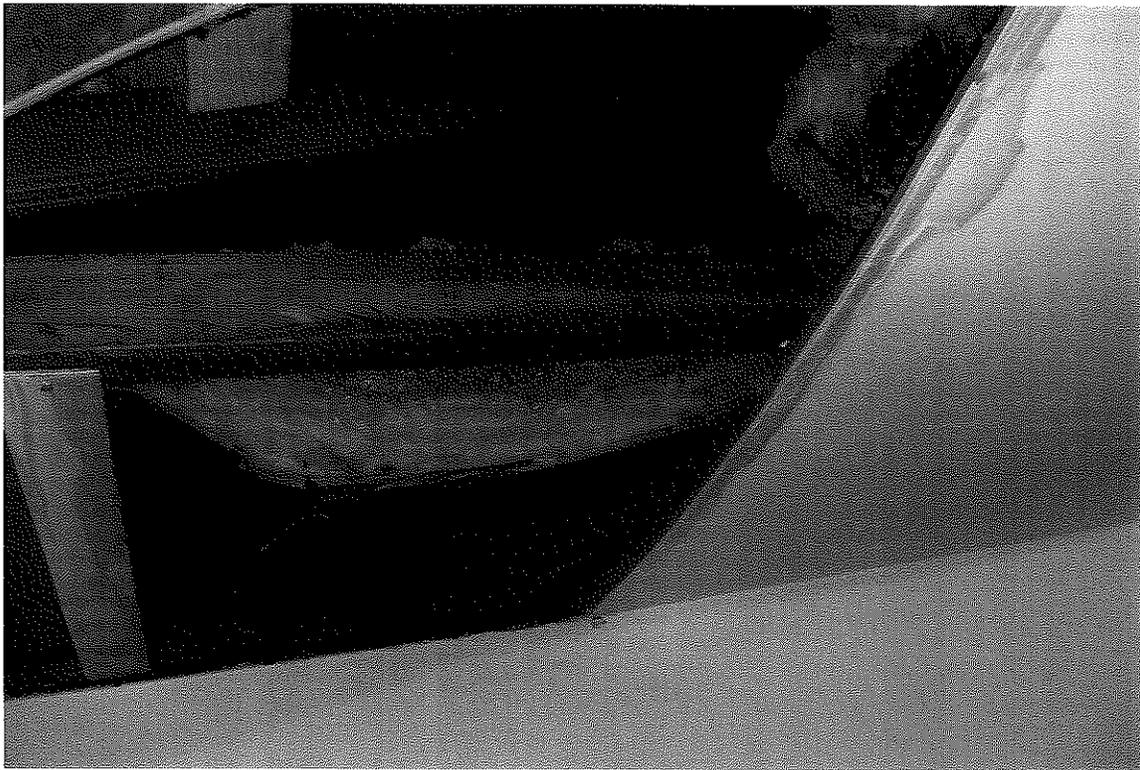
longitude: -86.52060699462890

township: Perry

neighborhoodAssociation: Barclay Gardens



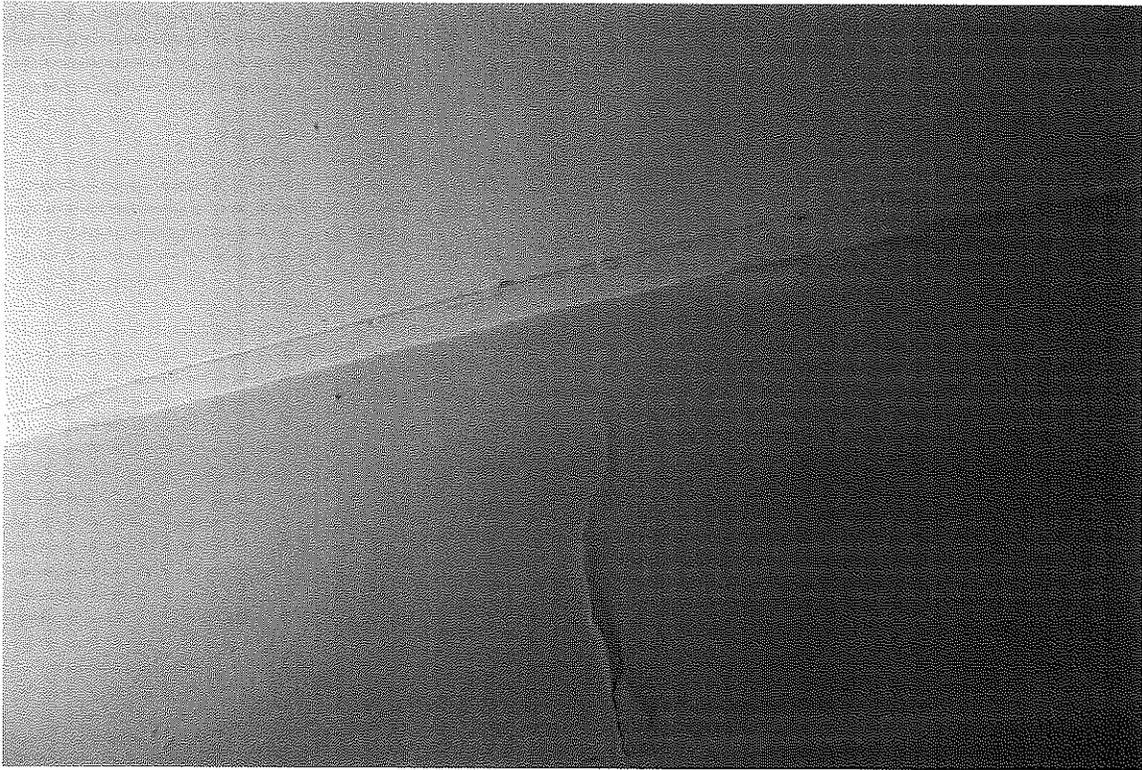
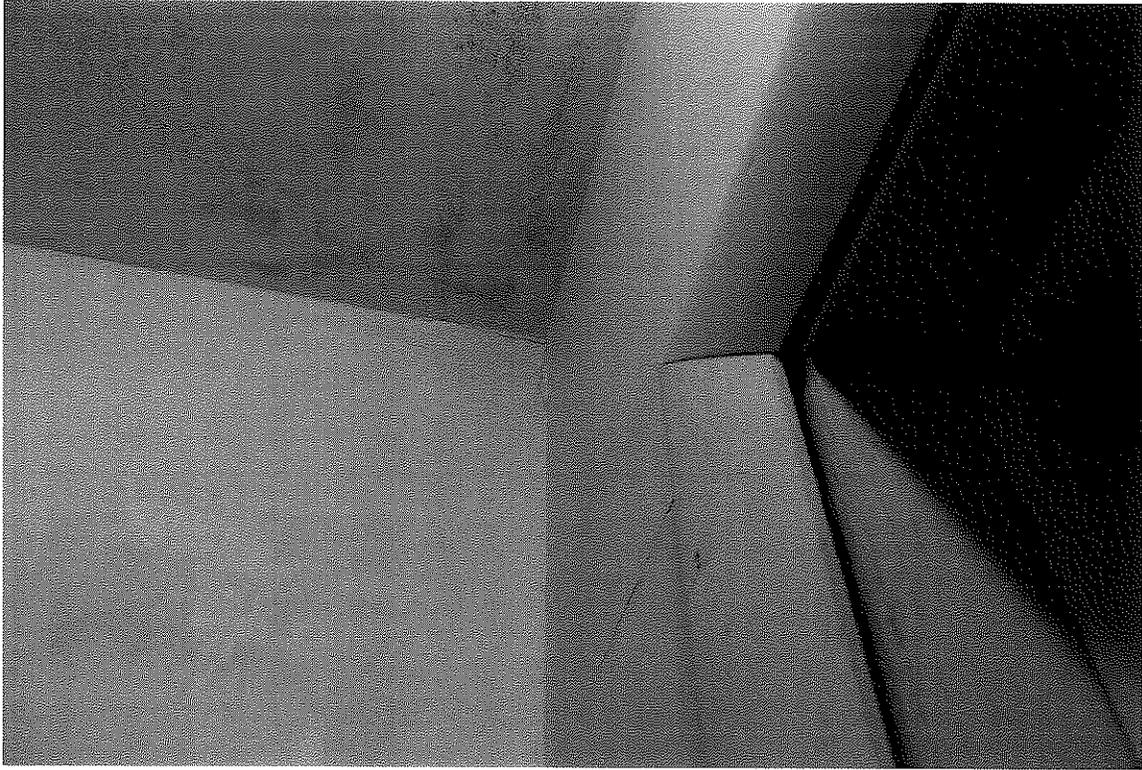


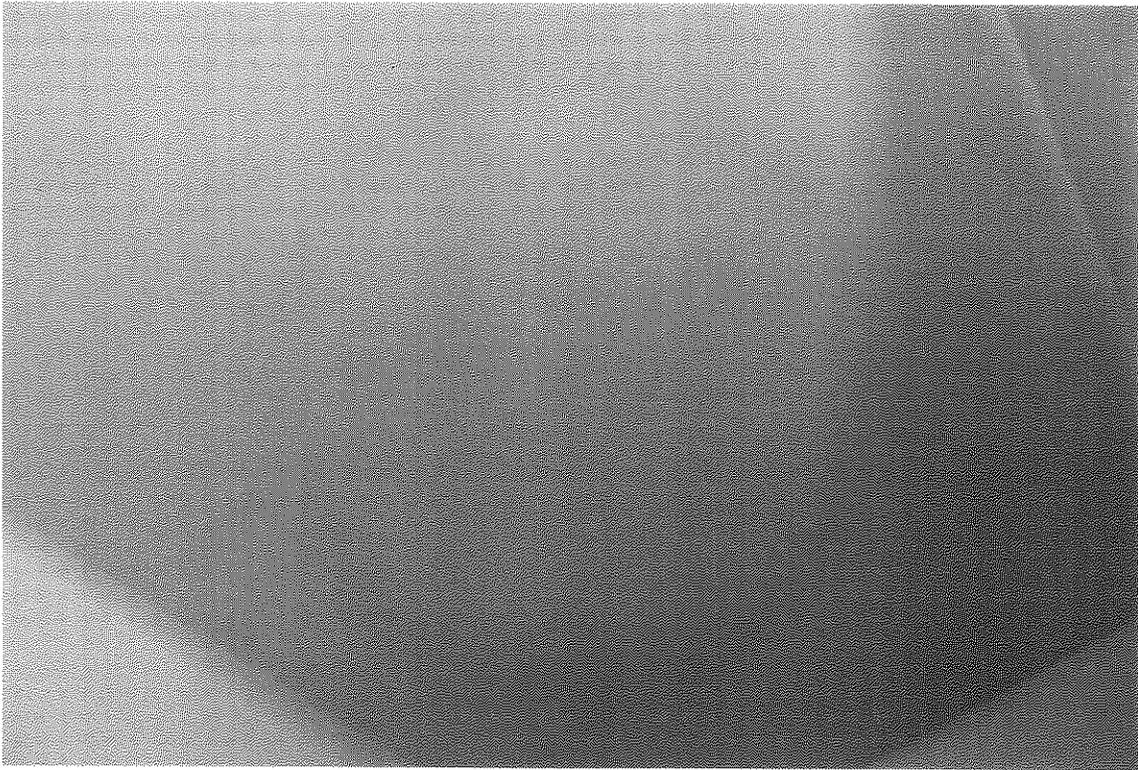
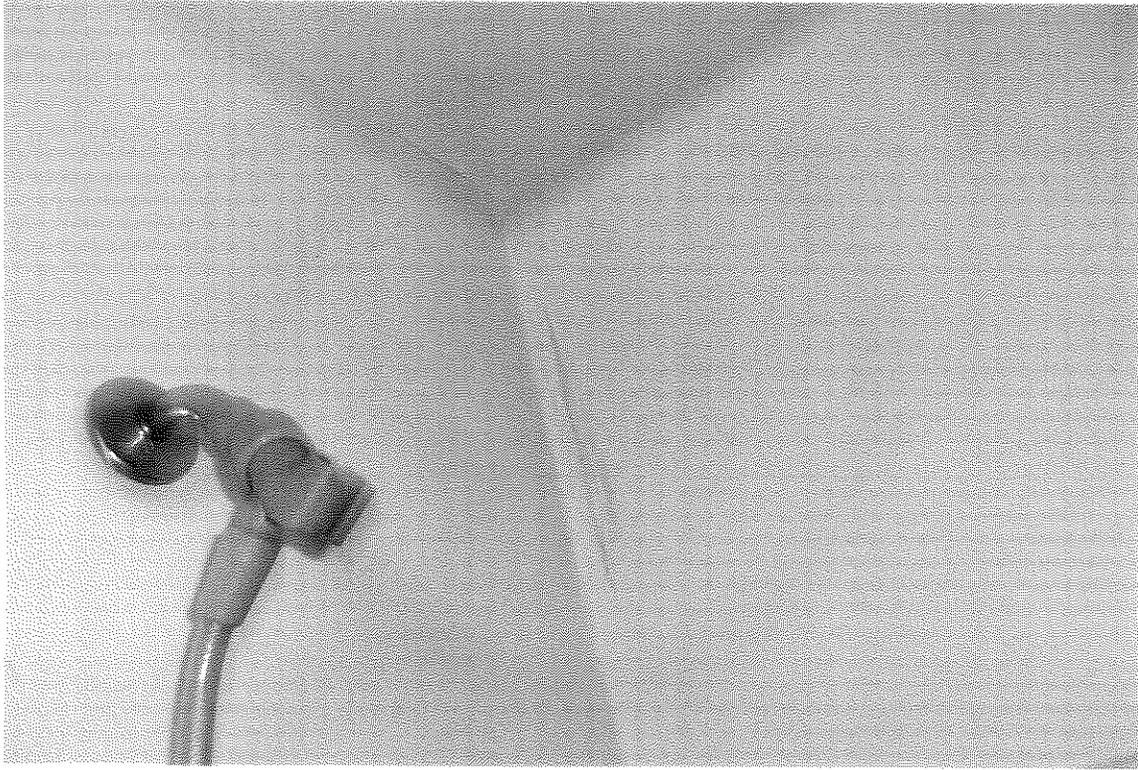














City of Bloomington
H.A.N.D.

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

Meeting Date: July 16, 2014

Petition Type: Rescind a variance

Petition Number: 14-RV-87

Address: 415 S. Mitchell Street

Petitioner: HAND

Inspector: Jo Stong

Staff Report: This property was granted a variance to the ceiling height requirements of the Property Maintenance Code on September 19, 1988. The new code does not address ceiling height. The structure was built in 1930, and there was no code regarding ceiling height at the time of its construction. The HAND Department is requesting that the Board rescind the variance.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None



City of Bloomington
H.A.N.D.

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

Meeting Date: July 16, 2014
Petition Type: Rescind a variance
Petition Number: 14-RV-88
Address: 511 W. Duncan Drive
Petitioner: HAND
Inspector: Jo Stong
Staff Report: June 4 & June 6, 2014: Conducted cycle inspection
June 10, 2014: Received appeal

This property was granted a variance to the toilet room ventilation requirements of the Property Maintenance Code on January 13, 2000. The Residential Rental Unit and Lodging Establishment Inspection Program does not address toilet room ventilation; additionally at the time of construction (1968) there were no requirements for toilet room ventilation. The HAND Department is requesting that this variance be rescinded.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None



City of Bloomington
H.A.N.D.

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

Meeting Date: July 16, 2014

Petition Type: Rescind a variance

Petition Number: 14-RV-89

Address: 215 E. 8th Street

Petitioner: HAND

Inspector: Dee Wills

Staff Report: 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 building was constructed in 1930.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: Application for Appeal, Cycle Report

Handwritten mark



RECEIVED JUN 1 1 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: 215 E. 8th St.

Petitioner's Name: HAND

Address: 401 N. Morton

City: Bloomington State: IN Zip Code: 47402

Phone Number: Email Address:

Property Owner's Name: LARRY LACZKOWSKI

Address: 5127 S. FAIRFAX ROAD

City: Bloomington State: IN Zip Code: 47403

Phone Number: 824-9165 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-89

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 THE VARIANCE FOR
CEILING HEIGHT REQUIREMENT

Signature (required):

Dee Wills

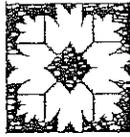
Name (please print):

DEE WILLS

Date:

6-11-14

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



City of Bloomington
Housing and Neighborhood Development

APR 07 2014

Cycle Report

2677

OWNERS

Laczkowski, Larry
5127 S. Fairfax Road
Bloomington, IN 47403

Prop. Location: 215 E 8th ST
Number of Units/Structures: 6/1
Units/Bedrooms/Max # of Occupants: 2/2/5 4/1/5
Date Inspected: 03/28/2014
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 2

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

VARIANCE

09/05/1991 Granted the variance to the minimum ceiling height requirement in apartment #6

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 height; therefore the variance must be rescinded by the Board of Housing Quality Appeals. This process may slightly delay the issuance of your Rental Occupancy Permit, but will not negatively affect the length of your permit.

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

INTERIOR

General Statement: Scrape and paint the interior of the window jambs. BMC 16.04.060(c)

UPPER LEVEL

Stairway, Hallway

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

NW Bedroom (12 x 11)

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

See General Statement.

Existing Egress Window Measurements:

Height: 13 inches

Width: 29 inches

Sill Height: 33.50 inches

Openable Area: 2.61 sq. ft.

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

Bathroom

C Properly clean and remove the mold/ mildew from ceiling above tub. BMC 16.04.060(d), BMC 16.04.060(e)

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

NE Bedroom (12 x 11)

C See General Statement.

Existing Egress Window Measurements:

Height: 19.50 inches

Width: 30 inches

Sill Height: 21 inches

Openable Area: 4.06 sq. ft.

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

SE Bedroom (14 x 12)

C See General Statement.

Existing Egress Window Measurements:

Height: 19.75 inches
Width: 29 inches
Sill Height: 1 inches
Openable Area: 3.97 sq. ft.

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

SW Bedroom (13 x 12)

C See General Statement.

Existing Egress Window Measurements:

Height: 20 inches
Width: 30 inches
Sill Height: 21.50 inches
Openable Area: 4.16 sq. ft.

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

Attic:

Not Accessible.

MAIN LEVEL

South Kitchen (12-7 x 9-9)

C See General Statement.

Entry, Hallway, Laundry Closet

No violation noted.

North Kitchen (11-1 x 12-5)

No violations noted.

Back Porch

No violations noted.

N Bedroom (17 x 15)

See General Statement

C This room was not checked at the time of this inspection. This room must be 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

S Bedroom (16 x 11)

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

BASEMENT

Entryway

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

Mechanical Room

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)

Living Room (14 x 11)

C Replace the knob on the closet doors. BMC 16.04.060(a)

Kitchen (9-0 x 12-3)

No violations noted.

Hallway

No violations noted.

North Bedroom (12 x 9)

No violations noted.

Existing Egress Window Measurements:

Height: 23.75 inches
Width: 24.50 inches
Sill Height: 29 inches
Openable Area: 4.04 sq. ft.

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

South Bedroom (12 x 9)

No violations noted.

Existing Egress Window Measurements:

Height: 24 inches

Width: 25 inches

Sill Height: 25 inches

Openable Area: 4.16 sq. ft.

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

Bathroom

No violations noted.

EXTERIOR

Secure the vent cover on the north side soffit. BMC 16.04.050(a)

Other requirements

Required documentation:

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

Meeting Date: 16 July 2014
Petition Type: Rescind a variance
Petition Number: 14-RV-090
Address: 1001 E. 1st St.
Petitioner: HAND
Inspector: Michael Arnold
Staff Report: 23 May 2014 Cycle Inspection
 11 June 2014 Rescind Variance Application

This property was previously granted a variance to the minimum room size requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a minimum room size requirement and the Building Code in place at the time of construction did not address room sizes; therefore we are asking the Board to rescind this variance. Monroe County records show this structure was built in 1930.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None



RECEIVED
JUN 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

BY: _____

Property Address: 1001 E 1st St

Petitioner's Name: HAND

Address: PO Box 130

City: B State: IN Zip Code: 47402

Phone Number: 349-3420 Email Address: _____

Property Owner's Name: LAWRENCE LLOYD

Address: 10537 BALROYAL DR CT

City: FISHER State: IN Zip Code: 46037

Phone Number: 765-642-3000 Email Address: larrydpm@aol.com

Occupants: _____

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

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

Please circle the petition type that you are requesting:

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

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

OFFICE USE ONLY
Petition Number 14-RV-90

SEE REVERSE

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

This property has a variance for min. room size. There were no min room size requirements @ time of construction

Signature (required): *Michael Arblom*

Name (please print): *Michael Arblom* Date: *11 June 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 for Extension of Time**

Meeting Date: July 16, 2014

Petition Type: An extension of time to complete repairs.

Petition Number: 14-TV-91

Address: 134 N Bryan Ave.

Petitioner: Brian & Elizabeth Neely

Inspector: John Hewett

Staff Report: March 18, 2014 Cycle Inspection conducted.
 April 3, 2014 Report Sent
 May 26, 2014 Owner called, has filed eviction.
 May 27, 2014 Received email from owner, I recommended appeal
 June 6, 2014 Sent RV report
 June 16, 2014 Received Appeal.

This property was being sold on contract. The seller has filed for eviction of the buyer. When the eviction is heard by the Court the petitioner will be able to begin to make repairs.

Staff recommendation: Grant the extension.

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

Compliance Deadline: September 16, 2014

Attachments: Cycle Report, Petitioner's letter



RECEIVED JUN 16 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: 134 N. BRYAN - Bloomington, IN
Petitioner's Name: BRIAN + ELIZABETH NEELY
Address: 9496 ROSEMARY LANE
City: BLOOMINGTON State: MI Zip Code: 48114
Phone Number: 810.399.9638 Email Address: brian.neely@medtronic.com
Property Owner's Name: BRIAN + ELIZABETH NEELY
Address: SAME
City: State: Zip Code:
Phone Number: Email Address:
Occupants:

- The following conditions must be found in each case in order for the Board to consider the request:
1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please circle the petition type that you are requesting:

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

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

OFFICE USE ONLY
Petition Number 14-TV-91

SEE REVERSE

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

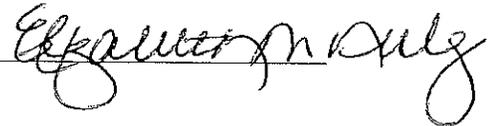
I Am currently involved in a legal dispute with the tenant for this property. I have secured the services of an attorney and have a court date scheduled for 7-3-14. An eviction notice has been issued.

I have spoken with John Hewitt regarding the situation. Please see the attached email correspondence.

I Am working to resolve the dispute with the tenant through the court system ASAP. Thank you for granting the extension

Brian J. Neely

Signature (required): Brian J. Neely



Name (please print): BRIAN J. NEELY

Date: _____

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

Subject: FW: 134 N. Bryan
From: "Neely, Brian" <brian.neely@medtronic.com>
Date: Thu, 12 Jun 2014 18:25:58 +0000
To: "Brighton MI Grand River Ave (usa2261@fedex.com)" <usa2261@fedex.com>

From: Neely, Brian
Sent: Thursday, June 12, 2014 2:26 PM
To: Neely, Brian
Subject: FW: 134 N. Bryan

From: John Hewett [mailto:hewettj@bloomington.in.gov]
Sent: Tuesday, June 03, 2014 9:46 AM
To: Neely, Brian
Subject: Re: 134 N. Bryan

Brian,
I am sending a Remaining violations report because the 60 day deadline is here. This is standard procedure, I have made a note of your situation in the file.

John

On Mon, Jun 2, 2014 at 10:13 AM, John Hewett <hewettj@bloomington.in.gov> wrote:

Brian,
Sorry to take so long to reply. The best thing for you to do at this point is to file for an extension of time with the Board of Housing Quality Appeals. Attached is a copy of the appeal form.
There is a \$20.00 filing fee for this appeal. this will cover you for the time until the Court hears your eviction case.

John

On Tue, May 27, 2014 at 2:45 PM, Neely, Brian <brian.neely@medtronic.com> wrote:

Mr. Hewett,

Thanks for taking my call today as a follow up to our conversation a few weeks ago regarding the rental property at 134 N. Bryan in Bloomington, IN. My wife and I live in Brighton, MI and have owned the property since my son was a student at IU in 2005. We have a purchase agreement which is now void due to the failure of the tenant to meet the requirements of the contract.

I have obtained legal counsel and have filed an eviction notice to the tenant. The eviction notice is attached.

I received notification from HAND, in a letter dated 4-3-14, that the property may be over occupied. Additionally, there were a few minor items noted on the report (battery to smoke detector and running toilet). I am working to address these issues through my attorney, Michael Carmin.

The tenant has been non-cooperative. The locks have been changed-I do not have access to the property. I have been unable to communicate with the tenant and have received no reply to phone calls or email messages.

Unfortunately, I have a bit of a mess on my hands.

I look forward to our conversation tomorrow after you have had a chance to review the file again.

Thank you for your help with this matter. Please advise me of anything that I need to do as I work through this ordeal.

Brian J. Neely
810-599-9638

[CONFIDENTIALITY AND PRIVACY NOTICE]

Information transmitted by this email is proprietary to Medtronic and is intended for use only by the individual or entity to which it is addressed, and may contain information that is private, privileged, confidential or exempt from disclosure under applicable law. If you are not the intended recipient or it appears that this mail has been forwarded to you without proper authority, you are notified that any use or dissemination of this information in any manner is strictly prohibited. In such cases, please delete this mail from your records.

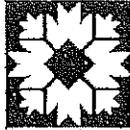
To view this notice in other languages you can either select the following link or manually copy and paste the link into the address bar of a web browser: <http://emaildisclaimer.medtronic.com>

--

John Hewett
Program Manager
HAND
812-349-3420

--

John Hewett
Program Manager
HAND
812-349-3420



City of Bloomington
Housing and Neighborhood Development

Cycle Report

3171

OWNERS

Neely, Brian J
9496 Rosemary Lane
Brighton, MI 48114

AGENT

Figg, Rod
2419 E. Oakmont Dr
Bloomington, IN 47401

Prop. Location: 134 N Bryan AVE
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/4/3

Date Inspected: 03/18/2014
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 2

Inspectors: John Hewett
Foundation Type: Crawl Space
Attic Access: No
Accessory Structure: Garage

Monroe County Assessor's records indicate this structure was built in 1956.
There were no requirements for emergency egress at the time of construction.

Conditions were noted during the cycle inspection that may indicate this property is over occupied and in violation of the Bloomington Municipal Code (BMC) Title 20. This property shall be brought into compliance with Title 20 requirements within 60 days of the date of this inspection to avoid possible legal action by the City of Bloomington Legal Department. There are four bedrooms with intact beds in them.

Interior

Living room

15-3 x 13-8

No violations noted.

North Living room

12-7 x 10-3

No violations noted.

Dining room

14-4 x 12-7

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

Kitchen

10-7 x 10-7

No violations noted.

Laundry

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

SW bedroom

9-11 x 13-2

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

Existing Egress Window Measurements:

Height: 29.25 inches

Width: 32 inches

Sill Height: 49 inches

Openable Area: 6.5 sq. ft.

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

Mechanical room

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

Desired level: 0 parts per million (ppm)

Acceptable level in a living space: 9 ppm

Maximum concentration for flue products: 50 ppm

BMC 16.01.060(f) and 16.04.060 (c)

Bathroom

No violations noted.

SE bedroom

10-6 x 9-11

The window measurements are the same as noted above.

No violations noted.

2nd Floor

S bedroom

13-2 x 11-9

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

The window measurements are the same as noted above.

1/2 Bathroom

Repair the toilet to eliminate the constant dripping/ running. BMC 16.04.060(c)

Repair the GFCI to trip properly. BMC 16.04.060(c)

Center room

7-8 x 11-7

No violations noted.

N bedroom

12-6 x 15-3

Existing Egress Window Measurements:

Height: 20.5 inches

Width: 24 inches

Sill Height: 33.5 inches

Openable Area: 3.41 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

Exterior

Repair the loose gutter on the front of the house. BMC 16.04.050(a)

All residential rental unit premises which contain trees shall maintain the trees in good health so that they pose no danger to persons or property. (Dead branches on the tree in the north yard) BMC 16.04.040(e)

Repair the loose siding on the east wall of the house above the double door to the dining room. BMC 16.04.050(a)

Garage

Repair the loose siding on the west wall adjacent to the door. BMC 16.04.050(a)

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

Other requirements

Required documentation:

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

Required documentation:

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.

NOTICE OF SMALL CLAIMS AND TIME AND PLACE OF TRIAL
IN THE MONROE CIRCUIT COURT, SMALL CLAIMS COURT

FILED

MAY 21 2014

JUSTICE BUILDING — 301 N. COLLEGE AVENUE
BLOOMINGTON, IN 47404
(812) 349-2600 CLERK

CAUSE NO. 53C0 414055C001752

[Signature]
Plaintiff (CLERK MONROE CIRCUIT COURT)

Defendant(s) **SHERIFF'S SERVICE**

Brian J. Neely and Elizabeth M. Neely
c/o Michael L. Carmin
Andrews Harrell Mann Carmin & Parker, PC
P.O. Box 2639
Bloomington, IN 47402
(812) 332-4200

Carolynnda Applebury
134 N. Bryan Avenue
Bloomington, IN 47408

Name, Address, Telephone

Name, Address, Telephone

Statement of Claim for \$ Eviction and Damages + Attorney Fees (if applicable) \$ 600.00 + Court Cost of \$ 94.00

~~Breach of lease for non-payment. The lease is terminated based on termination of a Purchase Agreement and the lease that goes with the Purchase Agreement. Terminated for failure to close and for non-payment of rent. Past due rent is \$2,400.00, plus additional rent as it becomes due hereafter, plus attorney fees of \$600.00 or actual fees incurred by Plaintiff through the final hearing.~~

(If the above claim is an account or note, an itemized statement **must** be attached to this claim. If the claim comes from a written contract, that must also be attached or explain why that is not possible. If these documents are not attached to all copies of this Notice, a claim cannot be scheduled.)

Plaintiff Signature *[Signature]*
Attorney Signature & No. Michael L. Carmin, #12331-53

This is an attempt to collect a debt. Any information obtained will be used for that purpose.

NOTICE OF TRIAL DATE AND INSTRUCTIONS TO DEFENDANT

An initial hearing, merely to determine if the claim is contested or not, about the above claim will be heard by the Court in the Monroe Circuit Court, on the 3 day of July, 20 14, at 8:30 am / pm. Whether you believe Plaintiff's claim to be true or untrue, you should appear at the court on that day and time to protect your interests in the amount legally owing, if any, and the manner of payments, if any are to be made. The defendant should bring to the trial all documents in the possession of or under the control of the defendant concerning the claim. If that matter is contested and cannot be resolved at the initial hearing, then the Court will schedule a contested trial date where more time is allocated to hear this case. If the defendant does not wish to dispute the claim he may nonetheless appear for the purpose of allowing the court to establish the method by which the judgment shall be paid.

Please remember that, although you may be represented by an attorney at trial, you are not required to have an attorney represent you. You have a right to trial by jury. You will lose that right unless you request a jury trial in writing within ten (10) days after you receive this notice of claim. Once a jury trial request has been granted, it may not be withdrawn without the consent of the other party or parties; and within ten (10) days after the jury trial request has been granted, the party requesting a jury trial shall pay the clerk the additional amount required by statute to transfer the claim to the plenary docket; otherwise, the party requesting a jury trial shall be deemed to have waived the request.

If you will be unable to appear in Court on the date and time stated above, please contact in writing, at least three days in advance of the hearing, the Small Claims Court, P.O. Box 547, Bloomington, IN 47402.

Should you fail to appear in Court on the date set for any hearing or trial, a judgment against you may be entered by the Court.

If you have a claim against the plaintiff which arises from the same circumstances of plaintiff's claim against you, you should bring or mail a statement of your claim to this Court immediately and also mail a copy of it to the other party. Failure to do this may result in your losing your claim. You should bring to the trial all documents you have concerning the plaintiff's claim.

A Small Claims Handbook is available in the Office of the Clerk in the Justice Building as a public service to help you understand the procedures and policies of the Small Claims Court.

[Signature]
Clerk, Monroe Circuit Court

**GUARANTEED FUNDS ONLY.
NO PERSONAL/BUSINESS CHECKS WILL BE ACCEPTED.**

✓ *[Signature]*
133

JUN 06 2014



City of Bloomington
Housing and Neighborhood Development

Remaining Violation Report

3171

OWNERS

Neely, Brian J
9496 Rosemary Lane
Brighton, MI 48114

AGENT

Figg, Rod
2419 E. Oakmonth Dr
Bloomington, IN 47401

Prop. Location: 134 N Bryan AVE
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/4/3

Date Inspected: 03/18/2014	Inspectors: John Hewett
Primary Heat Source: Gas	Foundation Type: Crawl Space
Property Zoning: RC	Attic Access: No
Number of Stories: 2	Accessory Structure:

REINSPECTION REQUIRED

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

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

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

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

Monroe County Assessor's records indicate this structure was built in 1956. There were no requirements for emergency egress at the time of construction.

Conditions were noted during the cycle inspection that may indicate this property is over occupied and in violation of the Bloomington Municipal Code (BMC) Title 20. This property shall be brought into compliance with Title 20 requirements within 60 days of the date of this inspection to avoid possible legal action by the City of Bloomington Legal Department. There are four bedrooms with intact beds in them.

Interior

Living room

15-3 x 13-8

No violations noted.

North Living room

12-7 x 10-3

No violations noted.

Dining room

14-4 x 12-7

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

Kitchen

10-7 x 10-7

No violations noted.

Laundry

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

SW bedroom

9-11 x 13-2

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

Existing Egress Window Measurements:

Height: 29.25 inches

Width: 32 inches

Sill Height: 49 inches

Openable Area: 6.5 sq. ft.

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

Mechanical room

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

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

Bathroom

No violations noted.

SE bedroom

10-6 x 9-11

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

2nd Floor

S bedroom

13-2 x 11-9

Provide operating power to smoke detector. IC 22-11-18-3.5
The window measurements are the same as noted above.

½ Bathroom

Repair the toilet to eliminate the constant dripping/ running. BMC 16.04.060(c)

Repair the GFCI to trip properly. BMC 16.04.060(c)

Center room

7-8 x 11-7

No violations noted.

N bedroom

12-6 x 15-3

Existing Egress Window Measurements:

Height: 20.5 inches

Width: 24 inches

Sill Height: 33.5 inches

Openable Area: 3.41 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

Exterior

Repair the loose gutter on the front of the house. BMC 16.04.050(a)

All residential rental unit premises which contain trees shall maintain the trees in good health so that they pose no danger to persons or property. (Dead branches on the tree in the north yard) BMC 16.04.040(e)

Repair the loose siding on the east wall of the house above the double door to the dining room. BMC 16.04.050(a)

Garage

Repair the loose siding on the west wall adjacent to the door. BMC 16.04.050(a)

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

Other requirements

Required documentation:

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

Required documentation:

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: July 16, 2014
Petition Type: An extension of time to complete repairs.
Petition Number: 14-TV-92
Address: 1333 Fenbrook Lane
Petitioner: The Fields / Chelsea Smith
Inspector: McCormick/Stong/Wills
Staff Report: April 24, 2014 Completed Cycle
June 16, 2014 received application for Appeal

During the cycle inspection there were several exterior violations noted, including the deterioration for the main support posts for some of the buildings entry decks. It was also noted that the windows in some of the bedrooms do not meet code at the time of construction. The petitioner is requesting an extension of time to complete the exterior repairs due to the extent of the repairs and to obtain a variance from the State for the windows.

Openable area required: 5.7 sq. ft.	Existing area: 4.50 sq. ft.
Clear width required: 20"	Existing width: 27"
Clear height required: 24"	Existing height: 24"
Maximum sill height: 44" above finished floor	Existing sill: 23 or 14"

Staff recommendation: Grant the extension.

Conditions: All exterior repairs and the receipt by HAND of the state variance 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. All interior violations have the 60 day deadline as specified by the cycle report.

Compliance Deadline: September 15, 2014

Attachments:

Application for appeal, Cycle report, Application for state variance, photos



RECEIVED
JUN 16 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: 1333 Fenbrook Lane

Petitioner's Name: Chalsea Smith

Address: 1333 Fenbrook Lane

City: Bloomington State: IN Zip Code: 47401

Phone Number: 337-9000 Email Address: CSmith@mefields.com

Property Owner's Name: Inland American

Address: 2901 Butterfield Road

City: Oak Brook State: IL Zip Code: 60523

Phone Number: 630-218-8000 Email Address: info@mefields.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-92

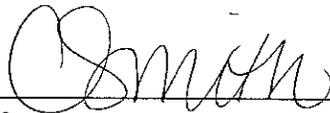
SEE REVERSE

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

We have requested a variance through the state on the window size. We are waiting on their answer.

We are working with vendors on completing all exterior work. However, due to the time of year we are having difficulty getting this scheduled to be complete on time.

Signature (required):



Name (please print):

Chaisea Smith

Date:

6-18-14

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.



APPLICATION FOR VARIANCE

State Form 44400 (R7 / 10-13)
Approved by State Board of Accounts, 2013

INDIANA DEPARTMENT OF HOMELAND SECURITY
CODE SERVICES SECTION
302 West Washington Street, Room W246
Indianapolis, IN 46204-2739
http://www.in.gov/dhs/fire/fp_bs_comm_code/



INSTRUCTIONS: Please refer to the attached four (4) page instructions.
Attach additional pages as needed to complete this application.

Variance number (Assigned by department)

1. APPLICANT INFORMATION (Person who would be in violation if variance is not granted, usually this is the owner)

Name of applicant	Title
Chalsea Smith	Community Manager
Name of organization	Telephone number
Inland American Communities Group	(812) 3379000
Address (number and street, city, state, and ZIP code)	
1333 Fenbrook Lane, Bloomington, IN 47401	

2. PERSON SUBMITTING APPLICATION ON BEHALF OF THE APPLICANT (If not submitted by the applicant)

Name of applicant	Title
Name of organization	Telephone number
	()
Address (number and street, city, state, and ZIP code)	

3. DESIGN PROFESSIONAL OF RECORD (If applicable)

Name of design professional	License number
Name of organization	Telephone number
	()
Address (number and street, city, state, and ZIP code)	

4. PROJECT IDENTIFICATION

Name of project	State project number	County
The Fields Apartments		Monroe
Address of site (number and street, city, state, and ZIP code)		
1333 Fenbrook Lane, Bloomington, IN 47401		
Type of project		
<input type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Change of occupancy <input checked="" type="checkbox"/> Existing		

5. REQUIRED ADDITIONAL INFORMATION

The following required information has been included with this application (check as applicable):

A check made payable to the Indiana Department of Homeland Security for the appropriate amount. (see instructions)

One (1) set of plans or drawings and supporting data that describe the area affected by the requested variance and any proposed alternatives.

Written documentation showing that the local fire official has received a copy of the variance application.

Written documentation showing that the local building official has received a copy of the variance application.

6. VIOLATION INFORMATION

Has the Plan Review Section of the Division of Fire and Building Safety issued a Correction Order?

Yes (If yes, attach a copy of the Correction Order.) No

Has a violation been issued?

Yes (If yes, attach a copy of the Violation and answer the following.) No

Violation issued by:

Local Building Department
 State Fire and Building Code Enforcement Section
 Local Fire Department

7. DESCRIPTION OF REQUESTED VARIANCE

Name of code or standard and edition involved

Emergency Egress Windows

Specific code section

Section 1204(103)

Nature of non-compliance (Include a description of spaces, equipment, etc. involved as necessary.)

The emergency egress windows do not meet the minimum requirements for a multi-unit structure built in 1997.

8. DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE WILL BE PROTECTED

Select one of the following statements:

- Non-compliance with the rule will not be adverse to the public health, safety or welfare; or
- Applicant will undertake alternative actions in lieu of compliance with the rule to ensure that granting of the variance will not be adverse to public health, safety, or welfare. Explain why alternative actions would be adequate (*be specific*).

Facts demonstrating that the above selected statement is true:

The windows in question currently have the following measurements:

- Clear width is currently 27", which exceeds code
- Height is currently 24", which exceeds code
- The sill height is 14", which meets code

9. DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE

Select at least one of the following statements:

- Imposition of the rule would result in an undue hardship (*unusual difficulty*) because of physical limitations of the construction site or its utility services.
- Imposition of the rule would result in an undue hardship (*unusual difficulty*) because of major operational problems in the use of the building or structure.
- Imposition of the rule would result in an undue hardship (*unusual difficulty*) because of excessive costs of additional or altered construction elements.
- Imposition of the rule would prevent the preservation of an architecturally or a historically significant part of the building or structure.

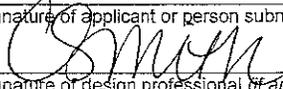
Facts demonstrating that the above selected statement is true:

Imposition of the rule would result in an undue hardship with the physical limitations due to the size of the buildings, number of windows affected and where they are located on the buildings. Imposition of the rule would definitely create a financial hardship to replace these existing windows at this property, which was built in 1997. Imposition of the rule would architectually change the design of the existing building envelope.

10. STATEMENT OF ACCURACY

I hereby certify under penalty of perjury that the information contained in this application is accurate.

Signature of applicant or person submitting application



Please print name

Chalsea Smith

Date of signature (month, day, year)

10-10-14

Signature of design professional (if applicable)

Please print name

Date of signature (month, day, year)

11. STATEMENT OF AWARENESS (If the application is submitted on the applicant's behalf, the applicant must sign the following statement.)

I hereby certify under penalty of perjury that I am aware of this request for variance and that this application is being submitted on my behalf.

Signature of applicant

Please print name

Date of signature (month, day, year)



City of Bloomington
Housing and Neighborhood Development

Cycle Report

7287

OWNERS

Inland Group Management, Llc
2901 Butterfield Rd
Oak Brook, IL 60523

AGENT

The Fields
1333 Fenbrook Lane
Bloomington, IN 47401

Prop. Location: 1333 S Fenbrook LN

Number of Units/Structures: 272/19

Units/Bedrooms/Max # of Occupants: Bld A: 2/3/3 10/2/3, Bld B: 4/1/3 10/2/3 2/3/3, Bld C: 4/1/3 10/2/3 2/3/3, Bld D: 4/1/3 10/2/3 2/3/3, Bld E: 4/1/3 10/2/3 2/3/3, Bld F: 4/1/3 10/2/3 2/3/3, Bld G: 4/1/3 10/2/3 2/3/3, Bld H: 4/1/3 10/2/3 2/3/3, Bld I: 10/2/3 2/3/3, Bld J: 10/2/3 2/3/3, Bld K: 4/1/3 10/2/3 2/3/3, Bld L: 4/1/3 10/2/3 2/3/3, Bld M: 4/1/3 10/2/3 2/3/3, Bld N: 4/1/3 10/2/3 2/3/3, Bld O: 8/2/3, Bld P: 12/2/3, Bld Q: 12/1/3, Bld R: 12/1/3, Bld S: 4/1/3 10/2/3 2/3/3

Date Inspected: 04/23/2014

Inspectors: McCormick/Stong/Wills

Primary Heat Source: Electric

Foundation Type: Basement

Property Zoning: PUD

Attic Access: Yes

Number of Stories: 2

Accessory Structure: Garages

Monroe County Assessor's records indicate that these structures were built in 1997. These are the minimum requirements for emergency egress for multi-family structures built at this time.

Clear Height: 24"

Clear Width: 20"

Openable Area: 5.7 sq. ft.

Maximum Sill Height: 44" off the finished floor

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

The emergency egress windows do not meet the minimum requirements for a multi-unit structure built in 1997. The relevant code is the 1992 Indiana Building Code (1991 UBC Adopted 1993) section: 1204 (103).

Openable area required: 5.7 sq. ft.

Existing area: 4.50 sq. ft.

Clear width required: 20"

Existing width: 27"

Clear height required: 24"

Existing height: 24"

Maximum sill height: 44" above finished floor

Existing sill: 23 or 14"

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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.

This complex has units with 1 approved sleeping room and a study and 2 approved sleeping rooms and a loft. During the cycle inspection, conditions were noted that indicate that this property may be in violation of Bloomington Municipal Code Title 20 with regard to sleeping rooms and density. These unit needs to be brought into compliance with Title 20 within sixty (60) days from the date of this inspection to avoid possible legal action by the City of Bloomington Legal Department. *The City's Planning Department will be the Department which decides whether or not a violation of Title 20 has occurred and whether or not any violation of Title 20 has been remedied.* For more information, please contact the Planning Department at 349-3423. *Please note that the City of Bloomington Housing and Neighborhood Development Department will not issue a residential rental occupancy permit for any property that is not compliance with Title 20 of the Bloomington Municipal Code.*

INTERIOR:

Building A –

1405 –

Master Bathroom:

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

1407 –

Bathroom:

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

1409 –

Master Bathroom:

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

1411 –

No violations noted.

1413 –

No violations noted.

1415 –

Master Bedroom:

Properly repair the window to close and to lock securely using its own hardware. BMC 16.04.060(b)

Rear Bedroom:

The clear opening area for the emergency egress window shall not be blocked by furniture or storage. BMC 16.04.060(b)

1417 –

No violations noted.

1419 –

Master Bedroom

Properly repair the window to close and to lock securely using its own hardware. BMC 16.04.060(b)

1421 –

Bathroom:

Provide electrical power to the receptacle so that it functions as intended. BMC 16.04.060(b)

Kitchen:

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

1423 –

No violations noted.

1401 –

No violations noted.

1403 –

Kitchen:

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

Building B –

1341 –

Loft:

This area is not approved for sleeping. Remove the bedding from the loft.

1343 –

No violations noted.

1345 –

No violations noted.

1347 –
No violations noted.

1349 –
Bathroom:
Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

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

Remove the mold from the walls and ceiling. BMC 16.04.060(a)

1351 –
Rear Bedroom:
Scrape and paint the window sill where paint is peeling. BMC 16.04.060(f)

1353 –
No violations noted.

1355 –
No violations noted.

1357 –
No violations noted.

1359 –
Deck:
Replace broken or missing spindles in handrail/guardrail. BMC 16.04.050(b)

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

1361 –
No violations noted.

1363 –
Southeast Bedroom:
Clean the heating/air conditioning grille. BMC 16.04.060(c)

1365 –
No violations noted.

1367 –

Deck:

Replace broken or missing spindles in handrail/guardrail, and properly secure the bottom rail so that the guardrail is capable of supporting normally-imposed loads. BMC 16.04.050(b)

1369 –

Deck:

Properly secure the bottom rail so that the guardrail is capable of supporting normally-imposed loads. BMC 16.04.050(b)

1371 –

Rear Left Bedroom (#3):

Repair or replace the smoke detector so that it functions as intended (it is hanging by its wires). IC 22-11-18-3.5

Building C –

1311 –

No violations noted.

1309 –

No violations noted.

1307 –

No violations noted.

1305 –

No violations noted.

1303 –

No violations noted.

1301 –

No violations noted.

1331 –

Deck:

Properly repair/ replace the damaged/ deteriorated floor board. BMC 16.04.050(a)

1329 –

No violations noted.

1327 –

No violations noted.

1325 –

No violations noted.

1323 –
No violations noted.

1321 –
Master Bathroom:
Seal the base of shower surround at the top of the tub. BMC 16.04.060(a)

1319 –
No violations noted.

1317 –
No violations noted.

1315 –
Master Bathroom:
Seal the base of shower surround at the top of the tub. BMC 16.04.060(a)

1313 –
Bathroom:
Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

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

Building D –

1241 –
Entry:
Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.060(b)

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

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

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

1243 –
Bathroom:
Repair sink drain to function as intended. BMC 16.04.060(b)

1245 –

No violation noted.

1247 –

Bathroom:

Repair or replace the towel rack to be secure and function as intended. BMC 16.04.060(a)

1249 –

No violation noted.

1251 –

No violation noted.

1255 –

Kitchen:

Repair or replace the damaged handle on the kitchen faucet. BMC 16.04.060(a)

Deck:

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

1257 –

Mechanical/Laundry Room:

Determine the source and eliminate the water leak. 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)

Master Bedroom/Bathroom:

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

1259 –

Entry:

Repair the entry door to remove all visible signs of rust and to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

1261 –

No violation noted.

1263 –

Entry:

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

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

1265 –

Entry:

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

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

1269 –

No violation noted.

1271 –

Entry:

Repair or replace the handle on the storm door to function as intended. BMC 16.04.060(a)

Building E –

1201 –

Deck:

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

1203 –

Deck:

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

1205 –

Kitchen:

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

1207 –

No violation noted.

1209 –

No violation noted.

1211 –

No violation noted.

1213 –

No violation noted.

1215 –

Deck:

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

1217 –

Bathroom:

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

Kitchen:

Repair or replace the damaged handle on the kitchen faucet. BMC 16.04.060(a)

1219 –

No violation noted.

1221 –

No violation noted.

1223 –

Bathroom:

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

1225 –

Deck:

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

1227 –

No violation noted.

1229 –

Entry:

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

1231 –

No violation noted.

Building F –

1400 –

Master Bath:

Properly re-hang the toilet paper holder. BMC 16.04.060(c)

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

Hall Bath:

Properly caulk and seal the sink. BMC 16.04.060(a)

Deck:

Repair or replace the sliding screen door. BMC 16.04.060(c)

1402 –

TENANT VIOLATION:

Clean and sanitize entire unit. Remove garbage, trash, and rotting food from floor, table and other surfaces. Clean and sanitize the entire kitchen, including all food preparation surfaces, stovetop, oven, sinks, and countertops. Remove all animal feces from unit. Every occupant of a structure or part thereof shall keep that structure or part thereof which the tenant occupies, controls or uses in a clean and sanitary condition. BMC 16.04.060(d)
(The tenants will receive a separate report for this violation)

Hall Bath:

Properly repair the tile that is pulling away from the wall, and seal it. BMC 16.04.060(a)

Hallway:

Repair or replace the torn and frayed carpet. BMC 16.04.060(a)

1404 –

No violations noted.

1406 –

Bathroom:

Properly re-hang the towel bar over the toilet. BMC 16.04.060(c)

1408 –

No violations noted.

1410 –

No violations noted.

1412 –

Master Bath:

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

1414 –

Deck:

Replace broken or missing spindles in handrail/guardrail. BMC 16.04.050(b)

1416 –

No violations noted.

1418 –
No violations noted.

1420 –
No violations noted.

1422 –
Deck:
Properly secure the bottom railing so that it is capable of supporting normally-imposed loads. BMC 16.04.050(b)

1424 –
No violations noted.

1426 –
No violations noted.

1428 –
Deck:
Properly secure loose spindles in handrail/guardrail. BMC 16.04.050(b)

1430 –
Mechanical Room:
Eliminate the excess dryer duct. BMC 16.04.060(c), (b)

Building G –

1304 –
No violations noted.

1306 –
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)

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

1308 –
No violations noted.

1310 –
No violations noted.

1312 –
Master Bedroom:
Replace the battery in the smoke detector (it is beeping) so that it functions as intended. IC

22-11-18-3.5

1314 –
No violation noted.

1316 –
No violations noted.

1318 –
No violations noted.

1320 –
No violations noted.

1322 –
Master Bath:
Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

1324 –
Hall Bath:
Clean and service the exhaust fan so that it functions as intended (it is very loud). BMC 16.04.060(c)

1326 –
No violations noted.

1328 –
No violations noted.

1330 –
No violations noted.

Building H –

1266 –
Master Bedroom/Bath:
Repair or replace door knob/lock assembly on both doors in a manner so that it functions as intended. BMC 16.04.060(b)

Dining Room:
Repair or replace door knob/lock assembly on the patio door in a manner so that it functions as intended. BMC 16.04.060(b)

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

Deck:

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

1268 –

Deck:

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

1270 –

No violation noted.

1272 –

No violation noted.

1274 –

No violation noted.

1276 –

Mechanical Room/Laundry:

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

1278 –

Kitchen:

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

Deck:

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

1280 –

Bathroom:

Repair the stool to eliminate water running continuously. BMC 16.04.060(c)

Kitchen:

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

Deck:

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

1282 –

Bathroom:

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

Master Bedroom/Bathroom:

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

Deck:

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

1284 –

Master Bedroom/Bathroom:

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

Kitchen:

Repair or replace the switch for the garbage disposal to function as intended. BMC 16.04.060(b)

1286 –

Deck:

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

1288 –

Deck:

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

1290 –

Deck:

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

1292 –

Deck:

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

1294 –

Deck:

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

Kitchen:

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

1296 –

Deck:

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

1300 –

Bathroom:

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

Deck:

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

1302 –

Deck:

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

Building I –

3463 –

No violations noted.

3465 –

Hall Bath:

Secure toilet to its mountings. BMC 16.04.060(c)

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

Master Bath:

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

3467 –

Master Bath:

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

Hall Bath:

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

3469 –

No violations noted.

3471 –

Deck:

Replace broken or missing spindles in handrail/guardrail. BMC 16.04.050(b)

Master Bath:

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

3473 –

Hall Bath:

Properly seal the top of the shower surround. BMC 16.04.060(a)

Master Bath:

Secure toilet to its mountings. BMC 16.04.060(c)

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

3475 –

Front Bedroom:

Repair the broken window (left window, top sash). BMC 16.04.060(b)

3477 –

Entry:

Properly repair the door trim and walls. BMC 16.04.060(a)

Kitchen:

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

Master Bath:

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

3479 –

Master Bath:

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

3481 –

Hall Bath:

Secure toilet to its mountings. BMC 16.04.060(c)

Master Bath:

Secure toilet to its mountings. BMC 16.04.060(c)

3483 –

Kitchen:

Repair the broken window (right window, lower sash). BMC 16.04.060(b)

3485 –

Master Bedroom:

Secure toilet to its mountings. BMC 16.04.060(c)

Building J –

3413 –

Master Bedroom:

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

3415 –

No violations noted.

3417 –

Hall Bedroom:

Repair the hole in the wall to the right of the door. BMC 16.04.060(a)

3419 –

Master Bath:

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

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)

3421 –

No violations noted.

3423 –

Master Bath:

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

3425 –

Master Bath:

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

3427 –

Master Bath:

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

Hall Bath:

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

3429 –

Deck:

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

3431 –

Hall Bedroom:

Repair the hole in the wall to the left of the entry door. BMC 16.04.060(a)

3433 –

Entire Unit:

Uncover all HVAC vents so that the system can function properly. BMC 16.04.060(c)

Check unit for insect infestation, and treat as necessary (tenants state that bugs come out of HVAC vents). BMC 16.04.090(a), (d)

Hall Bath:

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

3435 –

No violations noted.

Building K –

3404 –

Deck:

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

3406 –

No violation noted.

3408 –

No violation noted.

3410 –

No violation noted.

3412 –

No violation noted.

3414 –

No violation noted.

3416 –

No violation noted.

3418 –

Kitchen:

Determine the source and eliminate the water leak. 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)

3420 –

No violation noted.

3422 –

No violation noted.

3424 –

Deck:

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

3428 –

No violation noted.

3430 –

No violation noted.

3432 –

Deck:

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

3434 –

Bathroom:

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

Deck:

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

Building L –

3552 –

No violations noted.

3554 –

Master Bathroom:

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

3556 –

Kitchen

Properly secure the loose outlet cover plate adjacent to the stove. BMC 16.04.060(a)

3558 –

No violations noted.

3560 –

Dining Room:

Repair/ replace the broken handle on the sliding screen. BMC 16.04.060(a)

Deck:

Properly repair the trim board adjacent to the deck handrail. BMC 16.04.050(a)

3562 –

No violations noted.

3564 –

No violations noted.

3566 –

Deck:

Replace broken or missing spindles in handrail/guardrail. BMC 16.04.020, BMC 16.04.050(b) and BMC 16.04.050(b)

3536 –

Applies to Entire Unit:

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

3538 –

Applies to Entire Unit:

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

Kitchen:

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

Deck:

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

3548 –

Deck:

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

3550 –

Kitchen:

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

3546 –

Kitchen:

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

Laundry / Mechanical Room:

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

3544 –

No violations noted.

3542 –

No violations noted.

3540 –

No violations noted.

Building M –

3648 –

Kitchen:

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

Deck:

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

3646

No violations noted.

3644 –

No violations noted.

3640 –

No violations noted.

3650 –

Bathroom:

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

Living Room:

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

3636 –

Applies to Entire Unit:

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

Loft:

This room was not accessible at the time of this inspection. This room must be 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

Deck:

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

3666 –

Hallway:

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

Master Bathroom:

Repair/ replace the broken towel rack. BMC 16.04.060(a)

Living Room:

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

3664 –

Entry:

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

3662 –

No violations noted.

3660 –

Master Bedroom:

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

3658 –

Kitchen

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

3656 –

Bathroom:

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

3654 –

Hallway:

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

Bathroom:

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

3652 –

Bathroom:

Replace the missing shower curtain rod. BMC 16.04.060(a)

Dining Room:

Replace the heating/air conditioning grille. BMC 16.04.020

Building N –

3600 –

No violation noted.

3602 –

Deck:

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

3604 –

No violation noted.

3606 –

No violation noted.

3608 –

Bathroom:

Secure the GFCI receptacle. BMC 16.04.060(b)

3610 –

Kitchen:

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

3612 –

Kitchen:

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

Bathroom:

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

Deck:

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

3614 –

Deck:

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

3616 –

Hall Bath:

Properly seal the entire perimeter of the 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)

3618 –

Master Bedroom:

Replace the battery in the smoke detector (it is beeping) so that it functions as intended. IC 22-11-18-3.5

Entry:

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

Deck:

Secure the guardrail between 3618 and 3620 so it is capable of withstanding normally imposed loads. BMC 16.04.050(b)

3620 –

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)

3622 –

Hall Bath:

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

3624 –

No violations noted.

3626

Master Bath:

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

3628 –

Master Bath:

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

Kitchen:

Repair garbage disposal to function as intended (there is a plastic bag in it). BMC 16.04.060(c)

Properly secure the kickplate under the cabinet. BMC 16.04.060(a)

Dining Room:

Remove the portable gas stove from the interior of the unit. Store gas separately from the stove. BMC 16.04.020(3), Indiana Fire Code Sec. 308.3.1 & Sec. 308.3.1.1

3630 –

No violations noted.

Building O –

3460 –

No violation noted.

3462 –

No violation noted.

3464 –

No violation noted.

3466 –

No violation noted.

3468 –

No violation noted.

3470 –

Master Bedroom/Bathroom:

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

3472 –

Deck:

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

3474 –

Deck:

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

Building P –

3436 –

No violation noted.

3438 –

Bathroom:

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

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

Deck:

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

3440 –

Master Bedroom:

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

Front Porch:

Fueled equipment, including but not limited to motorcycles, mopeds, lawn-care equipment and portable cooking equipment, shall not be stored, operated or repaired within a building. BMC 16.04.020

3442 –

Deck:

Remove the tree growing up between the deck boards. BMC 16.04.050(a)

3446 –

Mechanical/Laundry Room:

Properly secure the loose wiring in the junction box. BMC 16.04.060(b)

Repair the holes in the walls. BMC 16.04.060(a)

Bathroom:

Repair the wall on the right side of the bathtub. BMC 16.04.060(a)

Master Bedroom/Bathroom:

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

3448 –

Deck:

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

3450 –

Deck:

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

3452 –

No violation noted.

3454 –

No violation noted.

3456 –

No violation noted.

Building Q –

3476 –

Living Room:

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

3478 –

No violation noted.

3480 –

No violation noted.

3482 –

No violation noted.

3484 –

No violation noted.

3486 –

No violation noted.

3488 –

No violation noted.

3490 –

No violation noted.

3492 –

Kitchen:

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

3494 –

No violation noted.

3496 –

Deck:

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

3498 –

No violation noted.

Building R –

1425 –

Kitchen:

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

1427 –

No violation noted.

1429 –

Deck:

Properly secure the loose deck boards. BMC 16.04.050(a)

1431 –

Living Room:

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

Kitchen:

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

Bathroom:

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

Bedroom:

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

1433 –

Living Room:

Repair or replace the corroded front entry door. BMC 16.04.060(a)

Bedroom:

Repair or replace the corroded patio door. BMC 16.04.060(a)

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(a)

1435 –

No violation noted.

1437 –

Living Room:

Caulk the exterior of the entry door. BMC 16.04.050(a)

Bathroom:

Secure the light switch/electrical receptacle. BMC 16.04.060(a)

1439 –

Living Room:

Repair the hole in the ceiling. BMC 16.04.060(a)

1443 –

No violation noted.

1445 –

Kitchen:

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

1447 –

No violation noted.

Building S –

3500 –

Deck:

Properly repair the loose deck board between 3500 and 3502. BMC 16.04.050(b)

Master Bath:

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

Loft:

Repair the window to function as intended (broken jamb). BMC 16.04.060(b), (c)

Properly secure the HVAC register to the wall. BMC 16.04.060(c)

3502 –

Deck:

Repair the door to function as intended and to latch securely. BMC 16.04.060(a), (b)

3504 –

Remove the lint from the exterior dryer vent. BMC 16.04.050 (b)

3506 –

Office:

This room is not approved for sleeping. Remove the bedding for this room.

Bathroom:

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

3508 –

No violations noted.

3510 (Fitness Center)

No violations noted.

3512 –

Entry:

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

3514 –

No violation noted.

3516 –

Hall Bath:

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

Right Bedroom:

Repair or replace the damaged carpet in the doorway. BMC 16.04.060(a)

3518 –

Master Bath:

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

Hall Bath:

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

3520 –

No violations noted.

3522 –

Master Bedroom, Master Bath:

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

3524 –

Deck:

Repair or replace loose board on the deck floor. BMC 16.04.050(a)

Properly set all the raised nails on the deck. BMC 16.04.050(b)

Kitchen:

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

Hall Bath:

Properly caulk the sink. BMC 16.04.060(a)

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

3526 -

Remove the lint from the exterior dryer vent outside of this unit. BMC 16.04.050 (b)

Living Room:

Repair the holes in the wall. BMC 16.04.060(a)

Master Bath:

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

3528 –

No violation noted.

3530 –

Entire Unit:

Check all smoke detectors in this unit and repair them so that they function as intended (tenants report they went off for no reason and they replaced batteries). IC 22-11-18-3.5

Kitchen:

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

Living Room:

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

EXTERIOR:

Replace all the damaged and deteriorated structural members, deck boards, hand rails and guardrails for the exterior stairs on Building R; Building O; Building Q BMC 16.04.050(b)

Properly repair or replace damaged/deteriorated soffit/fascia in a manner that seals all openings. On the back side of building D. BMC 16.04.050(a)

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

Clean out all dryer vents to be free of blockages by lint build up and bird nests. BMC 16.04.060(c)

Repair the areas on the property where erosion has caused the foundations of sidewalks and walkways to deteriorate and become unsupported. BMC 16.04.040(b)

Repair or replace the drain on the front porch of unit 1267 to eliminate the trip hazard. BMC 16.04.050(b)

Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet of combustible construction. BMC 16.04.020(3), Indiana Fire Code Sec. 308.3.1 & Sec. 308.3.1.1

Exceptions:

1. One & Two family dwellings
2. Where the buildings & decks are protected by an automatic sprinkler system

Charcoal grills may be stored in these locations. Gas grills may be stored in these locations without the propane tank (Propane tanks shall not be stored in the living space, garage or storage shed).

Properly secure crawlspace entry cover adjacent to Unit # 1421 in a manner that is reasonably weather tight and excludes the entrance of rodents. BMC 16.04.050(a) and (b)

Properly reconnect the downspout adjacent to Unit # 1423 in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

Secure the downspout adjacent to Unit # 3536 back into the bracket

Properly secure loose shingle on the west side of structure adjacent to Unit # 3536. BMC 16.04.050(a)

Properly repair or replace damaged or deteriorated siding adjacent to Unit # 3546 in a manner that leaves the structure weather tight and excludes the entrance of rodents. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating siding and structural members. BMC 16.04.050(a)

Properly replace the deteriorated boards on the threshold in the exterior doorway for Unit # 3544. BMC 16.04.060(b)

Properly label electrical service meters/disconnects with corresponding unit numbers adjacent to Unit # 3540. BMC 16.04.020 and BMC 16.04.050(b)

Properly label electrical service meters/disconnects with corresponding unit numbers adjacent to Unit # 3646. BMC 16.04.020 and BMC 16.04.050(b)

General Violation for all hub rooms:

Properly secure all power strips so that they are not hanging by wires. Many strips were overloaded. Provide proper GFCI outlets or use properly-rated surge protectors for any wiring in these rooms. Eliminate the use of extension cords for permanent power. BMC 16.04.020(a) (5)

BUILDING B

Hub Room:

Install a cover plate for the panel box. BMC 16.04.060 (c)

BUILDING F

Repair condenser unit #31 to function as intended (ice on lines). BMC 16.04.050(c)

Hub Room:

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

Crawlspace:

Properly repair the leak in the drainpipe. BMC 16.04.050(c)

Other requirements

Required documentation:

Complete the enclosed registration form. A street address is required for both owner and agent. **This form must be signed by the owner 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.





City of Bloomington
H.A.N.D.

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

Meeting Date: July 16, 2014
Petition Type: Relief from an administrative decision
Variance Request: Relief from requirements of Title 16
Petition Number: 14-AA-93
Address: 3214 S. Walnut Springs
Petitioner: Lyle E. Martin
May 8, 2014 – conducted Cycle Inspection
June 19, 2014 – Received July BHQA Appeal

Per petitioner's letter:

1. "Rearrange furniture in a manner that does not block or hinder access to emergency egress window." BMC 16.04.020 and BMC 16.04.060(b). BMC 16.04.020 incorporates the Indiana Fire Code into Title 16. Per Indiana Fire Code **1028.5 Furnishings and decorations**. "Furnishings, decorations or other objects shall not be placed so as to obstruct existings, access thereto, egress therefrom, or visibility thereof."
2. "Seal edge of floor covering adjacent to bathtub." BMC 16.04.060(a). BMC 16.04.060(a) states "All portions of the interior of a residential rental unit and its accessory structures shall be maintained in a structurally sound manner, be in good repair and be maintained in accordance with this Title." Replacement of caulk around areas where water can infiltrate is general maintenance and required by this Title as water will seep into any available opening and especially near the bathtub if it is not caulked. No matter what type of caulk is used, eventually it will need to be replaced in order to keep water from infiltrating the flooring system. This is a common maintenance repair and a commonly cited violation.

The two page Pre-Inspection Addendum is not intended to be a replacement for the six chapters of Title 16. It simply provides some guidance about what will be checked by the inspectors. The HAND Neighborhood Compliance Officers do not do inspections with the billing statement in

mind. They are looking to make sure that the property is maintained. Billing is done by a different part of the HAND staff.

Staff recommendation: Deny the relief from requirements of Title 16

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

Compliance Deadline: August 15, 2014

Attachments: Appeal form, Cycle report

RECEIVED
JUN 19 2014



BY: _____

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

Property Address: 3214 S. WALNUT SPRINGS DR.

Petitioner's Name: WALNUT SPRINGS

Address: 3296 S. WALNUT SPRINGS DR.

City: BLOOMINGTON State: IN Zip Code: 47401

Phone Number: (812) 822-1231 Email Address: walnutsprings@comcast.net

Property Owner's Name: WALNUT SPRINGS, LLC

Address: 1610 MEADOW WOOD LANE

City: RENO State: NV Zip Code: 89502

Phone Number: (775) 722-9999 Email Address: lyle@assist2sell.com

Occupants: DALE AND KATHRYN SPICER

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-93

SEE REVERSE

Attachment to Application for Appeal to the Board of Housing Quality Appeals

We would like to respectfully appeal the Cycle Inspection Report issued by the Housing and Neighborhood Development ("HAND") department on May 15, 2014, regarding the property located at 3214 S. Walnut Springs Drive in Bloomington.

The Cycle Inspection Report cited 2 violations:

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

BMC 16.04.020 generally requires a residential rental unit to be maintained in compliance with the Indiana Building Code and other applicable codes. BMC 16.04.060(b), in turn, provides: "All portions of the interior of a residential rental unit and its accessory structures shall be maintained in a manner that does not pose a threat to the public health, safety or welfare."

In this case, the Cycle Inspection Report unreasonably suggests that the owner must continuously monitor and inspect where a tenant places furniture and other items in an unfurnished rental unit. We respectfully believe this goes beyond the specific maintenance requirements imposed on the owner under the Code. It is worth noting, for example, that this is not an item identified in HAND's own "Pre-Inspection Addendum" which lists items checked for code compliance during a rental inspection. Based on this reasoning, we respectfully request the removal of this item as a violation in the Cycle Inspection Report.

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

BMC 16.04.060(a) provides: "All portions of the interior of a residential rental unit and its accessory structures shall be maintained in a structurally sound manner, be in good repair and be maintained in accordance with this title."

In reviewing the precise language of this Code provision, we believe the violation cited in the Cycle Inspection Report unreasonably stretches the plain meaning. We reasonably believe the bathtub and other portions of the bathroom are structurally sound, in good repair, and maintained in accordance with BMC Title 16. Sealing the edge of the floor covering is not identified as a specific requirement in the Pre-Inspection Addendum. We respectfully believe it is a matter which is proper to address as a periodic maintenance item. Based on this reasoning, we respectfully request the removal of this item as a violation in the Cycle Inspection Report.

We believe this request is consistent with the following conditions: (1) it is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare; and (2) the value of the area about the property will not be adversely affected.

It is worth noting that there is a 25% fee reduction for any residential rental unit that has no violations on the initial Cycle Inspection Report. Clearly, it is in the City's fiscal interest to find some violation, no matter how inconsequential, on an initial Cycle Inspection Report. One could interpret the Cycle Inspection Report's findings as an unreasonable stretch of the Code's language in order to find some violation. We respectfully request that the Board sustains this appeal and requests that HAND limit future cited violations to those specifically identified in the Code and Pre-Inspection Addendum.

Enclosures:

Cycle Inspection Report dated May 15, 2014
HAND Pre-Inspection Addendum



City of Bloomington
Housing and Neighborhood Development

MAY 15 2014

RENTAL PERMIT INFORMATION

Walnut Springs, LLC/Martin & Lameres LLC
1610 Meadow Ln.
Reno, NV. 89502

COPY SENT
TO AGENT

Property Location: 3214 S. Walnut Springs Dr.

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 JUL 15 2014 to schedule a re-inspection. You have the right to appeal any violation to the Board of Housing Quality Appeals. An appeal form can be found at www.bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 812-349-3420 and a form will be provided.

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

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

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

Sincerely,

Housing and Neighborhood Development Department

Enclosures: Inspection Report

Xc: Timothy Roberts



City of Bloomington
Housing and Neighborhood Development

MAY 15 2014

CYCLE REPORT

5523

OWNERS

Walnut Springs, Llc C/O Martin And Lameres, Llc
1610 Meadow Wood Lane
Reno, NV 89502

COPY SENT
TO AGENT

AGENT

Roberts, Timothy
3296 Walnut Springs Dr.
Bloomington, IN 47401

Prop. Location: 3214 S Walnut Springs DR
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/2/5

Date Inspected: 05/08/2014
Primary Heat Source: Gas
Property Zoning: RH
Number of Stories: 2

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

The Monroe County Assessor's records indicate that this structure was built in 1993.
Minimum egress requirements for 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 STATEMENT:

Egress window measurements for unit are as follows:

Existing Egress Window Measurements: Dbl hung: Const. Yr. - 1993
Height: 24 inches
Width: 34 inches
Sill Height: 28 inches
Openable Area: 5.67 sq. ft.

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

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INTERIOR:

Living Room/Dining Room 21 x 15 + 13 x 9, Kitchen 10 x 7, Balcony, Furnace Closet:
No violations noted.

Rear Bedroom 12 x 10: See general statement.

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

Laundry Closet:

No violations noted.

Bathroom:

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

Master Bedroom 14 x 13: See general statement.

No violations noted.

Master Bath:

No violations noted.

Attic:

No access.

EXTERIOR:

No violations noted.

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.

PRE-INSPECTION ADDENDUM

Listed below are items that will be checked for code compliance when a rental inspection is performed by the City's Department of Housing & Neighborhood Development. A pre-inspection by the owner, manager, or maintenance personnel using this as a checklist may identify and help you eliminate potential violations prior to your City inspection. The Residential Rental Unit & Lodging Establishment Inspection Program, adopted under Title 16 of the Bloomington Municipal Code is available at the Housing & Neighborhood Development office which is located in Showers City Hall, 401 N. Morton Street.

Grading & Structural Elements: The structure shall be designed, constructed and maintained to safely support all intended and imposed loads, without exceeding allowable material and connection stress. The finish grade shall drain surface water away from the structure.

General Conditions: The premises shall be maintained in a sanitary condition with no excessive accumulation of trash, rubbish or debris, and shall be free of rodent or insect infestations. Wall, ceiling and floor coverings shall be maintained in good condition, free of hazards and deteriorating materials. Bathroom and kitchen floors shall be constructed and maintained to be substantially impervious to water.

Smoke Detectors: Smoke detectors must be installed: (1) outside each sleeping room, within 15 feet of the door; (2) on the ceiling at least four inches from the wall; or on the wall between 6 and 12 inches from the ceiling; (3) on each additional story of the dwelling, including basements, cellars and habitable attics. Smoke detectors in newly constructed structures shall be hard-wired, inter-connected, and placed in accordance with all applicable code(s).

Stairs and Stairwells: All must meet code for the time of construction or renovation. The following is the general guideline - staircases consisting of 3 or more risers shall have a handrail installed between 30 and 34 inches as measured from the nose of the treads. Stairwell landings, 30" inches or more above the floor below, shall have a guardrail 36" inches in height, with intermediate members spaced not more than 4" inches apart as measured in any direction.

Bathrooms: All fixtures shall function as intended and meet code at the time of construction.

Windows & Doors: All required openable windows shall be capable of remaining open on their own hardware. First floor, basement, and accessible upper story windows shall be capable of being locked. Windows and doors shall be maintained in a safe, weather-tight, and operational condition, with all glazing secure.

Bedroom Egress Requirements: Bedroom egress shall meet the state adopted code for the time the structure was built or renovated.

Mechanical Equipment and Systems: Heating equipment and water heaters; duct, flue and vent systems; piping, connections and valves; appliances and appurtenances shall be installed and maintained in accordance with manufacturer's instructions and code requirements for location, combustion air, clearance distances, and accessibility. Furnaces shall be properly cleaned and maintained, and fitted with clean air filters.

An accessible, approved shutoff valve shall be installed in the fuel-gas piping outside of each appliance and ahead of the union connection thereto in addition to any valve provided on the appliance. Such valve shall be within 6 feet of the appliance (4 feet for fireplace outlets) and in the same room or space where the appliance is located.

Water heater temperature/pressure (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
- shall drain by gravity
- shall extend to within 6" of the floor
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break

Electrical Systems: Access to the main disconnect must be provided to the occupant(s) at all times. Circuits shall have correct fuse or breaker size; service to panels shall be adequately sized, with labeled directory. Receptacles, switches, fixtures and junction boxes shall be securely mounted, cover plated, and correctly wired.

Existing rooms shall have a minimum of 2 electrical receptacles, one of which may be a switched ceiling or wall type light fixture. Kitchens shall have 3 remote receptacles, one of which may be a switched light fixture as per above; bathrooms and laundry rooms, shall have one electric receptacle and one separate light fixture.

Unfinished Basements, crawl spaces, storage areas and accessory structures: These areas shall be reasonably free of excessive dampness, and free of stored combustibles, trash or refuse.

Plumbing: Drainage Waste & Vent/Water Service & Distribution: Piping, connections, fittings, valves, fixtures, appliances and appurtenances shall conform to code. Sewer systems include fixture traps, vents and clean-outs, conveying wastes to the public sewer or private septic system. Water distribution systems include back-flow and freeze protection. Sump pumps shall not discharge into the sanitary sewer, and must discharge to the exterior of a structure, unless used as a lift station for grey water from a washing machine or laundry basin.

EXTERIOR

Roofs shall be structurally sound and free from leaks. Gutters shall be secure and shall carry water away from the foundation of the structure. Masonry works shall be structurally sound, and securely tuck-pointed. Foundations shall have no openings, which may admit rodents, moisture, or excessive intrusion of air. Porches, steps, handrails, guardrails and landings shall be in sound condition.

Each structure shall have a permanent identifying address number, with minimum 3" letters that are visible from the street.

Each dwelling unit shall have an adequate number of trash containers with tight fitting covers.

OTHER REQUIREMENTS

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)

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)

There shall be a 25% fee reduction for any residential rental unit that has no violations on the initial Cycle Inspection. If the required documentation is not provided to the HAND inspector during the inspection, an owner will have until 5:00 pm on the day of the inspection to provide HAND with the required documentation in order to still receive the 25% fee reduction. BMC 16.03.080(b)(6)

In recognition of the importance of ensuring affordable housing, the Board of Public Works shall ensure that the City continues to subsidize the inspection of certain types of low-income housing units by providing the following discounts to any inspection fees said Board establishes:

- Public housing units owned and operated by the Bloomington Housing Authority shall be provided free inspections and shall not be assessed a fee;
- Section 8 dwelling units, Low Income Tax Credit dwelling units, HAND Department subsidized dwelling units and dwelling units that have a monthly rent in accordance with the United States Department of Housing and Urban Development's Low Rent Rates shall receive a 30% discount on any fee. A copy of the lease showing the unit's rental rate shall be provided in order to receive the discounted fee. A copy of the HUD Low Rent Rates is available on HAND's website; said rates are updated annually.