

**PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
CITY HALL McCLOSKEY CONFERENCE ROOM
December 17, 2014, 4:00 P.M.**

ALL PETITIONS ARE ON THE CONSENT AGENDA

I. ROLL CALL

II. REVIEW OF SUMMARY – October 15, 2014; November 19, 2014 p. 3

III. OLD BUSINESS

(1) 13-TV-120 **807 N. Lincoln Street**, Rebecca Swanson. Request for an extension of time to complete repairs. Previously heard November 20, 2013. p. 7

(2) 14-TV-130 **1723 N. Lincoln Street**, David Johnson (Olympus Properties). Request for an extension of time to complete repairs. Previously heard September 17, 2014. p. 10

IV. NEW BUSINESS

(3) 14-TV-175 **1109 W. 8th Street**, Karen Cherrington (Michael Lay). Request for an extension of time to complete repairs. p. 13

(4) 14-TV-176 **1006 S. Washington Street**, Janet Hayes (Michael Smith). Request for an extension of time to complete repairs. p. 20

(3) 14-TV-177 **422 E. 11th Street**, Prime Multi-Campus (Choice Realty Management). Request for an extension of time to complete repairs. p. 28

(4) 14-RV-178 **719 E. 7th Street**, H.A.N.D. Request for rescission of a variance. p. 52

(5) 14-RV-179 **302-304 S. Madison Street**, H.A.N.D. Request for rescission of a variance. p. 53

(6) 14-RV-180 **311-313 S. Rogers Street**, H.A.N.D. Request for rescission of a variance. p. 54

(7) 14-RV-181 **1130-1200 W. Kirkwood Avenue**, H.A.N.D. Request for rescission of a variance. p. 55

(8) 14-RV-182 **812 S. Washington Street**, H.A.N.D. Request for rescission of a variance. p. 56

(9) 14-RV-183 **1403 S. Grant Street**, H.A.N.D. Request for rescission of a variance. p. 57

(10) 14-RV-184 **130 N. Jefferson Street**, H.A.N.D. Request for rescission of a variance. p. 58

(11) 14-RV-185 **207 E. Vermilya Avenue**, H.A.N.D. Request for rescission of a variance. p. 59

(12) 14-RV-186 **1407 N. Woodburn Avenue**, H.A.N.D. Request for rescission of a variance. p. 62

- (13) 14-RV-187 **713 E. 8th Street**, H.A.N.D. Request for rescission of a variance. p. 65
- (14) 14-RV-188 **816 W. Kirkwood Avenue**, H.A.N.D. Request for rescission of a variance. p. 66
- (15) 14-TV-189 **711 W. Kirkwood Avenue**, Tom Gallagher. Request for an extension of time to complete repairs. p. 67
- (16) 14-RV-190 **500 E. Cottage Grove Avenue**, H.A.N.D. Request for rescission of a variance. p.74

V. **GENERAL DISCUSSION**

VI. **PUBLIC COMMENT**

VII. **ADJOURNMENT**

B.H.Q.A. MEETING OF OCTOBER 22, 2014

SUMMARY

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

STAFF PRESENT: Michael Arnold, Daniel Bixler, John Hewett, Maria McCormick, Norman Mosier, Jo Stong, Matt Swinney, Dee Wills (HAND), Christopher Wheeler (Legal)

I. REVIEW OF SUMMARY

No minutes for approval.

II. CONSENT AGENDA

1706-1708 S. Olive Street, 14-TV-61. James Gronquist. Request for an extension of time to complete repairs. Previously heard May 21, 2014. Staff recommendation to grant the request with a January 19, 2015 deadline.

401 S. Patterson Drive West, 14-TV-98. Trinitas-Ventures (Jeff Cepela). Request for an extension of time to complete repairs. Previously heard August 20, 2014. Staff recommendation to grant the request with a November 15, 2014 deadline for interior violations and fire suppression/alarm documents and an April 01, 2015 deadline for all exterior and other violations.

1003 N. Madison Street, H.A.N.D., 14-RV-135. Request for rescission of a variance. Staff recommendation to grant the rescission.

830 W. 7th Street, John Jeffries, 14-TV-136. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a December 15, 2014 deadline.

1213 S. Lincoln Street, Kevin Schick (Action Property Management & Realty), 14-TV-137. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a December 15, 2014 deadline.

101 S. Roosevelt Street, Gornall Eubanks 101, LLC, 14-TV-138. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a November 22, 2014 deadline.

707-707 ½ N. Lincoln Street, H.A.N.D., 14-RV-139. Request for rescission of a variance. Staff recommendation to grant the rescission.

830 W. 7th Street, H.A.N.D., 14-RV-140. Request for rescission of a variance. Staff recommendation to grant the rescission.

1213 S. Lincoln Street, H.A.N.D., 14-RV-141. Request for rescission of a variance. Staff recommendation to grant the rescission.

608 S. Washington Street, H.A.N.D., 14-RV-142. Request for rescission of a variance. Staff recommendation to grant the rescission.

1001 S. Sugar Maple Circle, Orchard Glen Cooperative, Inc. (PGPM), 14-TV-144. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a November 01, 2014 deadline for life safety violations (furnaces) and a December 15, 2014 deadline for all other violations.

425 N. Roosevelt Street, John Mackey (GT Rental Group), 14-TV-146. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a December 15, 2014 deadline.

303 E. 10th Street, H.A.N.D., 14-RV-147. Request for rescission of a variance. Staff recommendation to grant the rescission.

2424 S. Madison Street, Cindy Dutton, 14-TV-148. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a December 15, 2014 deadline.

401 S. Patterson Drive East, Trinitas-Ventures (Jeff Cepela), 14-TV-149. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a December 05, 2014 deadline for interior violations and fire suppression/alarm documents and an April 01, 2015 deadline for all exterior and other violations.

1400 N. Lincoln Street, Abram Schultz, 14-TV-150. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a December 01, 2014 deadline.

Approved.

III. PETITIONS

125 N. Washington Street, 14-TV-70. Henry Berman (Janet Trimble). The petitioner was not present to request an extension of time to complete repairs. Previously heard June 18, 2014. Staff

recommendation to grant the request with a November 08, 2014 deadline. Strauser made motion to grant the request per staff recommendation. Hamilton seconded. Motion passed, 4-0. Request granted.

IV. **GENERAL DISCUSSION**

None.

V. **PUBLIC COMMENT**

None.

VI. **ADJOURNMENT**

Floyd made motion to adjourn. Strauser seconded. Passed unanimously. Meeting adjourned at 4:09 PM.

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

SUMMARY

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

STAFF PRESENT: Daniel Bixler, Maria McCormick, Norman Mosier, Jo Stong, Dee Wills (HAND), Christopher Wheeler (Legal)

I. REVIEW OF SUMMARY

Hamilton made a motion to approve the minutes for August 20, 2014. Strauser seconded. Motion passed, 6-0.

Strauser made a motion to approve the minutes for September 17, 2014. Gastineau seconded. Motion passed, 6-0.

II. CONSENT AGENDA

209-211-211 ½ N. Madison Street, Linnell Schur, 14-TV-111. Request for an extension of time to complete repairs. Previously heard August 20, 2014. Staff recommendation to grant the request with a December 30, 2014 deadline.

621 W. 4th Street, Charles Cole, 14-TV-121. Request for an extension of time to complete repairs. Previously heard September 17, 2014. Staff recommendation to grant the request with a January 19, 2015 deadline.

510-510 ½ N. Prow Avenue, H.A.N.D., 14-RV151. Request for rescission of a variance. Staff recommendation to grant the rescission.

420 E. Hillside Drive, William Sexton, 14-TV-152. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a December 03, 2014 deadline for windows and furnace documentation and a January 19, 2015 deadline for all other violations.

802 E. Grimes Lane, H.A.N.D., 14-RV-153. Request for rescission of a variance. Staff recommendation to grant the rescission.

708 N. Washington Street, H.A.N.D., 14-RV-156. Request for rescission of a variance. Staff recommendation to grant the rescission.

1726 W. Arlington Road, H.A.N.D., 14-RV-157. Request for rescission of a variance. Staff recommendation to grant the rescission.

322 E. 12th Street, Strawberry Fields, LLC, 14-AA-158. Request for relief from an administrative decision. Staff recommendation to deny the request for relief from Title 16 requirements.

305 E. 11th Street, Abbey Road, LLC, 14-TV-159. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a December 01, 2014 deadline.

705 W. Graham Drive, H.A.N.D., 14-RV-160. Request for rescission of a variance. Staff recommendation to grant the rescission.

3405 E. Longview Avenue, H.A.N.D., 14-RV-161. Request for rescission of a variance. Staff recommendation to grant the rescission.

927 W. 6th Street, Amanda Nickey, 14-TV-162. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a May 31, 2015 deadline.

513 W. Graham Drive, Kathy & Danny Chitwood, 14-AA-163. Request for relief from an administrative decision. Staff recommendation to grant the request for relief from the rental registration process with the condition the unit will not be considered a rental as long as it is owned by the current owner, Kathy & Danny Chitwood, and occupied by her son, Bradley Chitwood, and the property is pull dated for one year to check status.

939 N. Jackson Street, H.A.N.D., 14-RV164. Request for rescission of a variance. Staff recommendation to grant the rescission.

2602 S. Rockport Road, American Homes For Rent, 14-TV-165. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a December 03, 2014 deadline for smoke detectors and furnace documentation and a January 19, 2015 deadline for all other violations.

1013 W. 6th Street, H.A.N.D., 14-RV-166. Request for rescission of a variance. Staff recommendation to grant the rescission.

416 S. Lincoln Street, H.A.N.D., 14-RV-167. Request for rescission of a variance. Staff recommendation to grant the rescission.

607 S. Washington Street, H.A.N.D., 14-RV-168. Request for rescission of a variance. Staff recommendation to grant the rescission.

522 E. 3rd Street – 312 S. Henderson Street, H.A.N.D., 14-RV-169. Request for rescission of a variance. Staff recommendation to grant the rescission.

412 W. Dodds Street, James Harvey, 14-AA-170. Request for relief from an administrative decision. Staff recommendation to grant the request for relief from the rental registration process with the condition the unit will not be considered a rental as long as it is owned by the current owner, James & Sally Harvey, and occupied by their son, Theodore Harvey, and his family members and the property is pull dated for one year to check status.

215 E. 9th Street, H.A.N.D., 14-RV-171. Request for rescission of a variance. Staff recommendation to grant the rescission.

408 S. Walnut Street, H.A.N.D., 14-RV-172. Request for rescission of a variance. Staff recommendation to grant the rescission.

2262 S. Sweet Briar Court, American Homes For Rent, 14-TV-173. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a December 03, 2014 deadline for smoke detectors and furnace documentation and a January 19, 2015 deadline for all other violations.

433 E. Southern Drive, H.A.N.D., 14-RV-174. Request for rescission of a variance. Staff recommendation to grant the rescission.

Approved.

III. PETITIONS

301 E. 12th Street, H.A.N.D., 14-RV-154. This item was pulled from the Consent Agenda. Request for rescission of a variance. Elizabeth Gallman has interests in the property and recused herself from the matter. Staff recommendation to grant the rescission. Strauser made a motion to grant the request per staff recommendation. Hamilton seconded. Motion passed, 5-0-1 (Gallman abstained). Request granted.

IV. GENERAL DISCUSSION

None.

V. PUBLIC COMMENT

None.

VI. ADJOURNMENT

Floyd made motion to adjourn. Hamilton seconded. Motion unanimously passed. Meeting adjourned at 4:05 PM.



City of Bloomington
H.A.N.D.

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

Meeting Date: December 17, 2014

Petition Type: An extension of time to complete repairs.

Petition Number: 13-TV-120(old)

Address: 807 N. Lincoln Street

Petitioner: Rebecca Swanson & Jeremy Nation

Inspector: Maria McCormick

Staff Report: This property was previously granted an extension of time to complete repairs on the sidewalk. The property owners were under the impression that the city would replace the sidewalk. They are now aware that it is their responsibility and will complete the repairs but need additional time to complete the work.

Staff recommendation: Grant the extension of time.

Conditions: All repairs to the sidewalk 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: March 15, 2015

Attachments: Application for Appeal



RECEIVED
NOV 14 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: 807 N. Lincoln St. Bloomington 47408

Petitioner's Name: Rebecca Swanson, Jeremy Nation

Address: 2973 N Rangle Rd E

City: Bloomgtn State: IN Zip Code: 47408

Phone Number: 812-331-2604 Email Address: swanrbec@gmail.com

jeremy.nation@ghci.com
812-366-5729

Property Owner's Name: Rebecca Swanson, Jeremy Nation

Address: Same

City: _____ State: _____ Zip Code: _____

Phone Number: _____ Email Address: _____

Occupants: Travis & Richelle Brown

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

Please circle the petition type that you are requesting:

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

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

OFFICE USE ONLY
Petition Number 13-TV-120

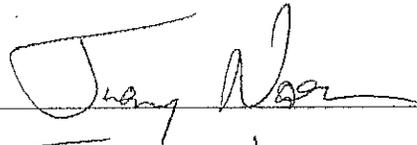
SEE REVERSE

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 final exterior reminder (May 2014) did not list the sidewalk as a necessary action. Because we had been talking with Engineering about this work, and about how/when it could be done, we assumed that the work was being done by the city -

In addition, the re-inspection did not mention anything being wrong; the November letter was our first indication that something still needed to happen.

Signature (required):



Name (please print):

Jeremy Nation

Date:

11-14-2014

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



City of Bloomington
H.A.N.D.

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

Meeting Date: December 17, 2014

Petition Type: An extension of time to complete repairs.

Petition Number: 14-TV-130(old)

Address: 1723 N. Lincoln Street

Petitioner: Mike Baldomero, Olympus Properties

Inspector: Maria McCormick

Staff Report: July 14, 2014 Completed cycle inspection
August 18, 2014 Received application for extension of time
September 17, 2014 Granted extension to Nov. 1, 2014
October 31, 2014 Received 2nd application for extension of time

The petitioner is requesting additional time to secure a variance from the state for the bedroom windows that do not meet code for the time of construction. They are on the agenda for the December 2nd meeting.

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: December 31, 2014

Attachments: Application for extension of time.

RECEIVED

BY: _____



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

Property Address: 1723 North Lincoln Street

Petitioner's Name: Mike Baldomero, Property Manager, Olympus Properties

Address: 2620 N. Walnut Street

City: Bloomington State: Indiana Zip Code: 47404

Phone Number: 8123348200 E-mail Address: manager@olympusproperties.com

Owner's Name: David P. Johnson

Address: 1455 North Westview Street

City: Linton State: Indiana Zip Code: 47441

Phone Number: 8128478134 E-mail Address: manager@olympusproperties.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.

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

Variance Type: A modification or exception to the Housing Property Maintenance Code. (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 BHOA)
Petition Number: 14-TV-130

(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.

Dear HAND Evaluative Personnel:

October 31, 2014

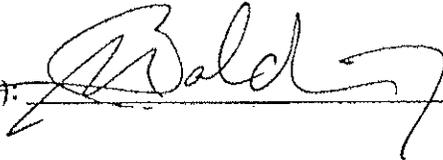
The Application for Variance has been submitted to the state, but we did not get responses back from the fire inspector or building department in time to get on the state's November meeting. We should be on the December meeting with the state, which will be December 2.

The Variance application we submitted is attached, along with the previous extension we requested.

The Filing Fee will be mailed November 3, 2014.

Mike Baldomero
Property Manager
Olympus Property

Signature (required):

 10/31/2014

Name (please print): Mike Baldomero, Property Manager

Date: October 31, 2014

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



City of Bloomington
H.A.N.D.

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

Meeting Date: December 17, 2014
Petition Type: An extension of time to complete repairs.
Petition Number: 14-TV-175
Address: 1109 W. 8th Street
Petitioner: Michael Lay
Inspector: Dee Wills
Staff Report: July 07, 2014 Completed Cycle Inspection
October 24, 2014 Completed Reinspection
October 24, 2014 Received Application for Appeal

The petitioner states that the front handrails had been repaired, but were damaged again prior to the reinspection. He is requesting more time to replace the handrails and to finish the other exterior repairs to the soffit and siding damage.

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: February 17, 2014
Attachments: Application for Appeal, Cycle Report,



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: 1109 w 8th
 Petitioner's Name: Michael Lay
 Address: 435 Poplar drive
 City: Ellettsville State: IN Zip Code: 47429
 Phone Number: 812-219-9969 Email Address: mlay19@gmail.com
 Property Owner's Name: Karen Cherrington
 Address: 1211 w. 6th
 City: Bloomington State: IN Zip Code: 47404
 Phone Number: 812-334-3473 Email Address: _____
 Occupants: 1

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

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

Please circle the petition type that you are requesting:

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

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

OFFICE USE ONLY
 Petition Number 14-TV-175

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.

Having Structural Engineer repair roof.
Front handrail was repaired and then re-damaged prior to inspection

Signature (required):

Michael Lay

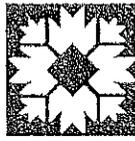
Name (please print):

Michael Lay

Date:

10-24-14

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



City of Bloomington
Housing and Neighborhood Development

Cycle Report

5672

OWNERS

Cherrington, Karen L.
1211 West 6th Street
Bloomington, IN 47404

Prop. Location: 1109 W 8th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/3/3
Date Inspected: 07/09/2014
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories:

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

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 all the window jambs. BMC 16.04.060(a)

NW Bedroom (13-0 x 11-0)

☞ See General Statement.

☞ Every window shall have a functioning locking device, window latch and shall be maintained in good condition. Window locks in rental units shall be capable of tightly securing the window and shall be openable without special knowledge or effort. Properly repair the locking device on the west window to function as intended. BMC 16.04.060(b)

Existing Egress Window Measurements:

Height: 24.25 inches
Width: 25 inches
Sill Height: 30.50 inches
Openable Area: 4.21 sq. ft.

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

Front Office

Note: This room is not to be used for sleeping purposes.

No violations noted.

Living Room (14-10 x 13-9)

See General Statement.

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

C Repair the surface of where the ceiling and wall meet to be free of cracks. BMC 16.04.060(a)

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

Hallway

C Repair the surface of where the ceiling and wall meet to be free of cracks. BMC 16.04.060(a)

SW Bedroom (11-0 x 11-0)

See General Statement.

Existing Egress Window Measurements:

Height: 24 inches
Width: 27.25 inches
Sill Height: 29.75 inches
Openable Area: 4.54 sq. ft.

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

Dining Room (15-5 x 11-6) Measure window at reinspection

Note: This room is currently being used as a bedroom.

C See General Statement.

Kitchen (measure at reinspection)

- C Repair/ adjust the rear entry door in a manner so that it closes completely and functions as intended. BMC 16.04.060(a)
- C Properly repair/ adjust the locking mechanism on the rear entry door to function as intended. BMC 16.04.060(a)

Enclosed Back Porch/ Storage

No violations noted.

Back Hallway

- C Repair the surface of the ceiling to be free of cracks. BMC 16.04.060(a)
- C Interior walls shall be free of cracks. BMC 16.04.060(a)
- 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

Bathroom

- C Properly repair the trim board adjacent to the sink. BMC 16.04.060(a)

Basement

- 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)	

EXTERIOR

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

Scrape and paint exterior surfaces of front porch 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)

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

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

C Properly attach an elbow to the south west downspout in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

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: December 17, 2014
Petition Type: An extension of time to complete repairs.
Petition Number: 14-TV-176
Address: 1006 S. Washington St.
Petitioner: Janet Hayes
Inspector: Norman Mosier
Staff Report: July 31, 2014 – Conducted Cycle Inspection
October 7, 2014 – Scheduled Re-inspection
October 20, 2014 – Conducted Re-inspection
October 27, 2014 – Received BHQA Appeal

It was noted during the cycle inspection that are several violations to be corrected. The Petitioner is requesting an extension of time to complete the repairs due to ordering repair parts that have yet to come in to complete the repairs on the cycle inspection report.

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: February 17, 2015

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



RECEIVED
MAY 20 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: 1006 S. Washington

Petitioner's Name: Janet Hayes

Address: 470 Dandel Ave

City: Kent State: OH Zip Code: 44240

Phone Number: (812) 361-1366 Email Address: _____

Property Owner's Name: (S above)

Address: _____

City: _____ State: _____ Zip Code: _____

Phone Number: _____ Email Address: _____

Occupants: currently none

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-176

SEE REVERSE

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

We need an extension of time to complete repairs, parts for those repairs are on order. (Doors/locks)

Signature (required):

Janet M Hayes

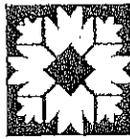
Name (please print):

Janet M Hayes

Date:

10/27/14

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.



City of Bloomington
Housing and Neighborhood Development

OCT 23 2014

REMAINING VIOLATIONS REPORT

7611

OWNERS

Janet M. Hayes
470 Dansel St.
Kent, OH 44240

AGENT

Ann & Mike Smith
1017 S. Lincoln St.
Bloomington, IN 47401

Prop. Location: 1006 S Washington ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/3/3

Date Inspected: 07/31/2014
Primary Heat Source: Electric
Property Zoning: RC
Number of Stories: 1

Inspectors: Norman Mosier
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: Det. Garage

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 16.10.040

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

INTERIOR:

Living Room 17 x 14:

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

All fireplaces/wood stove shall be inspected and serviced as needed. This is to include the firebox, damper, chimney and or the flue. Cleaning by professional service is highly recommended. BMC 16.04.060(c)

Kitchen 15 x 8:

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

Replace the broken doorknob on the door leading to the deck. BMC 16.04.060(a)

Attic:

Redistribute blown in insulation around the attic access area. BMC 16.04.060(a)

BASEMENT

Main Room:

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

EXTERIOR:

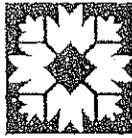
Detached Garage:

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

(This violation has a one-year deadline from the date of the Cycle Inspection.)

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

This is the end of this report.



City of Bloomington
Housing and Neighborhood Development

CYCLE REPORT

7611

OWNERS

Janet M. Hayes
470 Dandel St.
Kent, OH 44240

AGENT

Ann & Mike Smith
1017 S. Lincoln St.
Bloomington, IN 47401

Prop. Location: 1006 S Washington ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/2/3

Date Inspected: 07/31/2014
Primary Heat Source: Electric
Property Zoning: RC
Number of Stories: 1

Inspectors: Norman Mosier
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: Det. Garage

Monroe County Assessor's records indicate this structure was built in 1920.
There were no requirements for emergency egress at the time of construction.

INTERIOR:

Living Room 17 x 14:

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

N/C All fireplaces/wood stove shall be inspected and serviced as needed. This is to include the firebox, damper, chimney and or the flue. Cleaning by professional service is highly recommended. BMC 16.04.060(c)

Dining Room 15 x 15:

No violations noted.

C ½ Bath:

Replace the defective doorknob, missing ½ of knob. BMC 16.04.060(a)

N/C Kitchen 15 x 8:

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

N/C Replace the broken doorknob on the door leading to the deck. BMC 16.04.060(a)

SE Bedroom 13 x 12:

No violations noted.

Existing Egress Window Measurements: Dbl hung pop out: Const. Yr. - 1920

Height: 24 inches

Width: 32 inches

Sill Height: 22.5 inches

Openable Area: 5.33 sq. ft.

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

C Bathroom:

Replace the defective doorknob on the west door. BMC 16.04.060(a)

SW Bedroom 15 x 12: Exit door for egress requirements.

No violations noted.

N/C Attic:

Redistribute blown in insulation around the attic access area. BMC 16.04.060(a)

BASEMENT

C Stairway:

Repair/replace the defective 2nd step from the bottom of stairway, no support, flexes. BMC 16.04.060(a)

N/C Main Room:

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

EXTERIOR:

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

C Remove and properly dispose of all accumulated or scattered trash on property. BMC 16.04.040(d)

C Repair/replace the defective gate at the west end of property to function as intended.
BMC 16.04.050(a)

Front Porch:

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

C Replace the missing protective cover for the light fixture. BMC 16.04.050(a)

Deck:

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

C Replace the warped deck board at landing. BMC 16.04.050(b)

Detached Garage:

C Repair the south door for the east entrance of garage. BMC 16.04.050(a)

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

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

N/C
(This violation has a one-year deadline from the date of the Cycle Inspection.)

OTHER REQUIREMENTS:

Required documentation:

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

Required documentation:

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: December 17, 2014

Petition Type: An extension of time to complete repairs.

Petition Number: 14-TV-177

Address: 422 E. 11th St.

Petitioner: Choice Realty & Mgmt.

Inspector: Mosier/Wills

Staff Report: May 20, 2014 – Conducted Cycle Inspection
August 6, 2014 – Sent Remaining Violations Report
August 29, 2014 – Petitioner Scheduled Re-inspection
October 21, 2014 – Conducted Re-inspection
October 28, 2014 – Received BHQA Appeal

Staff recommendation: Grant the request.

It was noted during the cycle inspection that the windows and the sliding glass doors are failing and need to be replaced. Windows are not weather tight and do not function properly. Sliding glass doors have locks that are failing and do not latch properly. Petitioner is requesting an extension of time to complete the repairs to the windows and sliding glass doors in the vacant units and as the tenants move out.

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: January 17, 2015 – For repair of the door locks on sliding glass doors.
May 17, 2015 – For all other violations.

Attachments: Cycle Report, Remaining Violations 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: 422 E. 11th St. Bloomington In

Petitioner's Name: Choice Realty + Management

Address: 1715 S. Walnut St.

City: Bloomington State: In Zip Code: 47401

Phone Number: _____ Email Address: _____

Property Owner's Name: Prime Multi Campus / PPTUSH

Address: 333 Skokie Blvd Suite 113

City: Northbrook State: IL Zip Code: 60062

Phone Number: 847-914-1601 Email Address: bjg@primepropertyinvestors.com

Occupants: 18 units

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-177

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 for the work that needs done to replace windows at the building, along with replacing the sliding doors. This will be a project based on weather and for the sliding doors availability to do the work in unoccupied units. Current vacant units to replace sliding doors are 5. We would like a 6 mo or 12 mo. ext. request for this work to get underway.

Signature (required): Dena Dobsin

Name (please print): Dena Dobsin Date: 10-24-14

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



City of Bloomington
Housing and Neighborhood Development

OCT 23 2014

REMAINING VIOLATIONS REPORT

3018

OWNERS

Gaffen, Barbara
333 Skokie Blvd Suite 113
Northbrook, IL 60062

AGENT

Choice Realty & Management C/O Dena Dobson
1715 S. Walnut Street
Bloomington, IN 47401

Prop. Location: 422 E 11th ST
Number of Units/Structures: 18/2
Units/Bedrooms/Max # of Occupants: Bld 1: 9/2/5, Bld 2: 9/2/5

Date Inspected: 05/20/2014
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

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

REINSPECTION REQUIRED

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

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

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under BMC 16.10.040

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

INTERIOR

General Statements:

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

Unit # 1

Main Level

Kitchen

Repair or replace lock on exterior sliding glass door so that it functions as intended. BMC 16.04.060(b)

Upper Level

Front Bedroom:

Repair or replace lock on exterior sliding glass door so that it functions as intended. BMC 16.04.060(b)

Unit # 2

Main Level

½ Bathroom

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

Unit # 4

Main Level

Kitchen

Repair or replace lock on exterior door so that it functions as intended. BMC 16.04.060(b)

Upper Level

Hallway

Replace the smoke detector to function as intended. IC22-11-18-3.5

Unit # 6

Upper Level

Front Bedroom

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

Unit # 8

Main Level

Living Room

Replace the cracked/broken window pane. BMC 16.04.060(b)

Upper Level

Bathroom

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

Unit # 9

Main Level

Kitchen

Repair or replace lock on exterior door so that it functions as intended. BMC 16.04.060(b)

Replace/ repair damaged door screen to function as intended. BMC 16.04.060(a)

Unit # 10

Main Level

Kitchen

Repair, or replace lock on exterior door so that it functions as intended. BMC 16.04.060(b)

Replace / repair damaged door screen to function as intended. BMC 16.04.060(a)

Unit # 11

Main Level

Hallway

Repair the broken stair tread on the stairway. BMC 16.04.060(b)

Unit # 12

Main Level

Living Room

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

Repair the east wall behind the entry door. BMC 16.04.060(a)

½ Bathroom

Repair the hole in the door or replace the door. BMC 16.04.060(a)

Kitchen

Repair or replace lock on exterior door so that it functions as intended. BMC 16.04.060(b)

Unit # 18

Main Level

Living Room

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

Upper Level

Bathroom

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

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

EXTERIOR

Properly repair or replace damaged or deteriorated siding on the southwest corner of the west building 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 repair or replace damaged or deteriorated siding (corner trim at entryway) on the east building adjacent to Unit # 9, Unit # 6 and Unit # 1 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)

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
Housing and Neighborhood Development

AUG 12 2014

Remaining Violation Report

3018

OWNERS

Gaffen, Barbara
333 Skokie Blvd Suite 113
Northbrook, IL 60062

AGENT

Choice Realty & Management C/O Lori Abram
1715 S. Walnut Street
Bloomington, IN 47401
Prop. Location: 422 E 11th ST
Number of Units/Structures: 18/2
Units/Bedrooms/Max # of Occupants: Bld 1: 9/2/5, Bld 2: 9/2/5

Date Inspected: 05/20/2014
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

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

REINSPECTION REQUIRED

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

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

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

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

INTERIOR

General Statements:

- C Secure all deck handrails so they are capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b)
- C Properly repair all deck floors. This includes but is not limited to replacing or repairing damaged or deteriorated, decking and structural members. BMC 16.04.050(a)
- ✓ C Repair the windows to be weather tight. The sashes shall fit snugly and properly within the frame. Replace any missing or deteriorated glazing compound. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Unit # 1

Main Level

Kitchen

- ✓ C Repair or replace lock on exterior sliding glass door so that it functions as intended. BMC 16.04.060(b)

- C Properly repair the screen door so that it functions as intended. BMC 16.04.060(a)

Upper Level

Front Bedroom

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

- ✓ C Repair or replace lock on exterior sliding glass door so that it functions as intended. BMC 16.04.060(b)

Back Bedroom

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

- C Repair the entry door to remain open and to function as intended. BMC 16.04.060(a)

Unit # 2

Main Level

Hallway

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

1/2 Bathroom

WORKING BUT VERY LOUD

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

Kitchen

Replace the missing outlet cover plate adjacent to the stove. BMC 16.04.060(a)

Properly place refrigerator and return power so that it may function as intended. BMC 16.04.060(c)

Upper Level

Hallway

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

Unit # 3

Upper Level

Front Bedroom

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

Back Bedroom

Repair or replace lock on exterior door so that it functions as intended. BMC 16.04.060(b)

Unit # 4

Main Level

1/2 Bathroom

Replace the broken faucet knob. BMC 16.04.060(a)

Hallway

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

Kitchen

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

Repair or replace lock on exterior door so that it functions as intended. BMC 16.04.060(b)

Upper Level

Back Bedroom

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

Hallway

Replaced BUT DOES NOT WORK

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

Front Bedroom

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

Unit # 6

Main Level

Kitchen

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 Adjust the lock on exterior door so that it functions as intended. BMC 16.04.060(b)

Upper Level

Front Bedroom

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

Unit # 7

Upper Level

Back Bedroom

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

Bathroom

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

Unit # 8

Main Level

Living Room

C Every window shall have a functioning locking device, window latch and shall be maintained in good condition. Window locks in rental units shall be capable of tightly securing the window and shall be openable without special knowledge or effort. BMC 16.04.060(b)

MC C Replace the cracked/broken window pane. BMC 16.04.060(b)

½ Bathroom

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

Upper Level

Front Bedroom

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

Bathroom

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

Back Bedroom

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

Unit # 9

Main Level

Hallway

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

½ Bathroom

- C Repair the water pressure to the sink faucet (very low). The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks. BMC 16.04.060(b)
- C Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)
- C Replace the broken electrical outlet. BMC 16.04.060(b)

Kitchen

- NC Repair or replace lock on exterior door so that it functions as intended. BMC 16.04.060(b)
- NC Replace/ repair damaged door screen to function as intended. BMC 16.04.060(a)

Unit # 10

Main Level

Kitchen

- NC Repair or replace lock on exterior door so that it functions as intended. BMC 16.04.060(b)
- NC Replace / repair damaged door screen to function as intended. BMC 16.04.060(a)

Upper Level

Back Bedroom

- C Repair or replace lock on exterior door so that it functions as intended. BMC 16.04.060(b)

Unit # 11

Main Level

Furnace Closet

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

Hallway

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

- NC Repair the broken stair tread on the stairway. BMC 16.04.060(b)

Upper Level

Bathroom

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

Front Bedroom

C Properly install the backset so that the door will latch closed. BMC 16.04.060(a)

Back Bedroom

C Repair / replace the damaged door jamb and latch so that it may function as intended. BMC 16.04.060(a)

Unit # 12

Main Level

Living Room

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

Hallway

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

½ Bathroom

NC Repair the hole in the door or replace the door. BMC 16.04.060(a)

Kitchen

NC Repair or replace lock on exterior door so that it functions as intended. BMC 16.04.060(b)

Upper Level

Hallway

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

Unit # 13

Upper Level

Bathroom

C Properly repair the door to latch. BMC 16.04.060(a)

Unit # 14

Main Level

Hallway

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

Upper Level

Hallway

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

Bathroom

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

Unit # 15

Main Level

Living Room

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

Kitchen

C Repair/replace the damaged sliding glass door handle. BMC 16.04.060(a)

Upper Level

Hallway

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

Bathroom

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

Unit # 16

Main Level

½ Bathroom

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

Kitchen

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

Upper Level

Bathroom

C Secure toilet to its mountings. BMC 16.04.060(c)

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

Unit # 17

Main Level

Living Room

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

Unit # 18

Main Level

Living Room

C Properly secure the loose electrical receptacle. BMC 16.04.060(b)

C Every window shall have a functioning locking device, window latch and shall be maintained in good condition. Window locks in rental units shall be capable of tightly securing the window and shall be openable without special knowledge or effort. BMC 16.04.060(b)

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

Kitchen

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)

Upper Level

Bathroom

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

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

Garage

Laundry Room

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

EXTERIOR

MC Properly repair or replace damaged or deteriorated siding on the southwest corner of the west building 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)

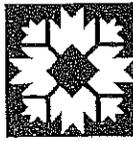
C Repair/ replace the damaged dryer vent covers on the west side of the west building. BMC 16.04.050(a)

MC Properly repair or replace damaged or deteriorated siding on the east building adjacent to Unit # 9, Unit # 6 and Unit # 1 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)

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
Housing and Neighborhood Development

Cycle Report

3018

OWNERS

Gaffen, Barbara
333 Skokie Blvd Suite 113
Northbrook, IL 60062

AGENT

Choice Realty & Management C/O Lori Abram
1715 S. Walnut Street
Bloomington, IN 47401

Prop. Location: 422 E 11th ST
Number of Units/Structures: 18/2
Units/Bedrooms/Max # of Occupants: Bld 1: 9/2/5, Bld 2: 9/2/5

Date Inspected: 05/20/2014
Primary Heat Source: Electric
Property Zoning: RH
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 1972.
There were no requirements for emergency egress at the time of construction.

Typical Unit

Main Level- Living Room (12-6 x 12-6), Half Bath, Furnace Closet, Kitchen(measure at re-inspection)

Upper Level- Front Bedroom (10-0 x 12-0), Bathroom, Rear Bedroom (10-0 x 12-0)

Front Bedroom - All Units

Existing Egress Window Measurements:

Height: 28.50 inches

Width: 24 inches

Sill Height: 50 inches

Openable Area: 4.46 sq. ft.

Note: These measurements are for reference only. There is no violations 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 to a window with lower sills to aid in emergency escape. BMC-16.04.020

Rear Bedrooms

Units: 1, 3, 4, 6, 7, 9, 10, 12, 13, 15, 16, 18

Sliding Glass Door to meet egress requirements.

Units: 2, 5, 8, 11, 14, 17

Existing Egress Window Measurements:

Height: 28.50 inches

Width: 24 inches

Sill Height: 50 inches

Openable Area: 4.76 sq. ft.

INTERIOR

General Statements:

Secure all deck handrails so they are capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b)

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

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

Unit # 1

Main Level

Kitchen

Repair or replace lock on exterior sliding glass door so that it functions as intended. BMC 16.04.060(b)

Properly repair the screen door so that it functions as intended. BMC 16.04.060(a)

Upper Level

Front Bedroom

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

Repair or replace lock on exterior sliding glass door so that it functions as intended. BMC 16.04.060(b)

Back Bedroom

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

Repair the entry door to remain open and to function as intended. BMC 16.04.060(a)

Unit # 2

Main Level

Hallway

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

½ Bathroom

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

Kitchen

Replace the missing outlet cover plate adjacent to the stove. BMC 16.04.060(a)

Properly place refrigerator and return power so that it may function as intended. BMC 16.04.060(c)

Upper Level

Hallway

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

Unit # 3

Upper Level

Front Bedroom

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

Back Bedroom

Repair or replace lock on exterior door so that it functions as intended. BMC 16.04.060(b)

Unit # 4

Main Level

½ Bathroom

Replace the broken faucet knob. BMC 16.04.060(a)

Hallway

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

Kitchen

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

Repair or replace lock on exterior door so that it functions as intended. BMC 16.04.060(b)

Upper Level

Back Bedroom

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

Hallway

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

Front Bedroom

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

Unit # 6

Main Level

Kitchen

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

Adjust the lock on exterior door so that it functions as intended. BMC 16.04.060(b)

Upper Level

Front Bedroom

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

Unit # 7

Upper Level

Back Bedroom

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

Bathroom

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

Unit # 8

Main Level

Living Room

Every window shall have a functioning locking device, window latch and shall be maintained in good condition. Window locks in rental units shall be capable of tightly securing the window and shall be operable without special knowledge or effort. BMC 16.04.060(b)

Replace the cracked/broken window pane. BMC 16.04.060(b)

½ Bathroom

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

Upper Level

Front Bedroom

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

Bathroom

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

Back Bedroom

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

Unit # 9

Main Level

Hallway

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

½ Bathroom

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

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

Replace the broken electrical outlet. BMC 16.04.060(b)

Kitchen

Repair or replace lock on exterior door so that it functions as intended. BMC 16.04.060(b)

Replace/ repair damaged door screen to function as intended. BMC 16.04.060(a)

Unit # 10

Main Level

Kitchen

Repair or replace lock on exterior door so that it functions as intended. BMC 16.04.060(b)

Replace / repair damaged door screen to function as intended. BMC 16.04.060(a)

Upper Level

Back Bedroom

Repair or replace lock on exterior door so that it functions as intended. BMC 16.04.060(b)

Unit # 11

Main Level

Furnace Closet

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

Hallway

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

Repair the broken stair tread on the stairway. BMC 16.04.060(b)

Upper Level

Bathroom

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

Front Bedroom

Properly install the backset so that the door will latch closed. BMC 16.04.060(a)

Back Bedroom

Repair / replace the damaged door jamb and latch so that it may function as intended. BMC 16.04.060(a)

Unit # 12

Main Level

Living Room

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

Hallway

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

½ Bathroom

Repair the hole in the door or replace the door. BMC 16.04.060(a)

Kitchen

Repair or replace lock on exterior door so that it functions as intended. BMC 16.04.060(b)

Upper Level

Hallway

Repair or replace existing smoke detector in a manner so that it functions as intended. IC

22-11-18-3.5

Unit # 13

Upper Level

Bathroom

Properly repair the door to latch. BMC 16.04.060(a)

Unit # 14

Main Level

Hallway

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

Upper Level

Hallway

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

Bathroom

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

Unit # 15

Main Level

Living Room

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

Kitchen

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

Upper Level

Hallway

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

Bathroom

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

Unit # 16

Main Level

½ Bathroom

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

Kitchen

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

Upper Level

Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

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

Unit # 17

Main Level

Living Room

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

Unit # 18

Main Level

Living Room

Properly secure the loose electrical receptacle. BMC 16.04.060(b)

Every window shall have a functioning locking device, window latch and shall be maintained in good condition. Window locks in rental units shall be capable of tightly securing the window and shall be openable without special knowledge or effort. BMC 16.04.060(b)

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

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)

Upper Level

Bathroom

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

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

Garage

Laundry Room

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

EXTERIOR

Properly repair or replace damaged or deteriorated siding on the southwest corner of the west building 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)

Repair/ replace the damaged dryer vent covers on the west side of the west building. BMC 16.04.050(a)

Properly repair or replace damaged or deteriorated siding on the east building adjacent to Unit # 9, Unit # 6 and Unit # 1 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)

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 to Rescind Variance**

Meeting Date: December 17, 2014

Petition Type: Rescind a variance

Petition Number: 14-RV-178

Address: 719 E. 7th Street

Petitioner: HAND

Inspector: Maria McCormick

Staff Report: This property was previously granted a variance to the ceiling height requirements for the basement rooms th 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 we are asking the Board to rescind this variance. The structure was built in 1899.

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: December 17, 2014

Petition Type: Rescind a variance

Petition Number: 14-RV-179

Address: 302-304 S. Madison St.

Petitioner: HAND

Inspector: John Hewett

Staff Report: August 7, 2014 Cycle Inspection
October 24, 2014 Re-inspection
October 27, 2014 Received needed documents, all complied

This property was previously granted a variance to the ceiling height, light and ventilation requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a ceiling height, light and ventilation requirement and the Building Code in place at the time of construction did not address ceiling height, light and ventilation; therefore we are asking the Board to rescind this variance. The structure was built in 1875.

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: December 17, 2014
Petition Type: Rescind a variance
Petition Number: 14-RV-180
Address: 311-313 S. Rogers St.
Petitioner: HAND
Inspector: John Hewett
Staff Report: August 26, 2014 Cycle Inspection
October 28, 2014 Re-inspection, all complied

This property was previously granted a variance to the ceiling height and room width requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a ceiling height and room width requirement and the Building Code in place at the time of construction did not address ceiling height and room width; therefore we are asking the Board to rescind this variance. The structure was built in 1899.

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: December 17, 2014
Petition Type: Rescind a variance
Petition Number: 14-RV-181
Address: 1130-1200 W Kirkwood Ave.
Petitioner: HAND
Inspector: John Hewett
Staff Report: May 15, 2014 Cycle Inspection
 October 9, 2014 Re-inspection, all complied

This property was previously granted a variance to the screen door requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a screen door requirement and the Building Code in place at the time of construction did not address screen doors; therefore we are asking the Board to rescind this variance. The structure was built in 1967.

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: December 17, 2014
Petition Type: Rescind a variance
Petition Number: 14-TV-182
Address: 812 S. Washington St.
Petitioner: HAND
Inspector: Norman Mosier

Staff Report:

This property was previously granted a variance to the ceiling height requirement in the kitchen of the north unit and a pass through requirement in the south unit as written in the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a ceiling height requirement in the kitchen of the north unit and a pass through requirement in the south unit and the Building Code in place at the time of construction did not address ceiling height requirement in the kitchen of the north unit and a pass through requirement in the south unit; therefore we are asking the Board to rescind this variance. The structure was built in 1899.

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: December 17, 2014

Petition Type: Rescind a variance

Petition Number: 14-RV-183

Address: 1403 S. Grant Street

Petitioner: HAND

Inspector: Jo Stong

Staff Report: October 7, 2014: Conducted cycle inspection
October 10, 2014: Mailed report
November 5, 2014: Submitted BHQA application
November 12, 2014: Conducted reinspection with owner. All violations are in compliance.

This property was previously granted a variance to the minimum ceiling height requirement of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a minimum ceiling height requirement, and the Building code in place at the time of construction (1899) did not address minimum ceiling height; therefore 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: December 17, 2014
Petition Type: Rescind a variance
Petition Number: 14-RV-184
Address: 130 N. Jefferson Street
Petitioner: HAND
Inspector: Jo Stong
Staff Report: October 7, 2014: Conducted cycle inspection
October 15, 2014: Mailed inspection report
November 5, 2014: Submitted request to rescind variance

This property was previously granted a variance to the pass-through requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a pass-through requirement, and the Building Code in place at the time of construction (1945) did not address pass-through requirements; therefore we are asking the Board to rescind this variance.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None



City of Bloomington
H.A.N.D.

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

Meeting Date: December 17, 2014

Petition Type: Rescind a variance

Petition Number: 14-RV-185

Address: 207 E. Vermilya Ave.

Petitioner: HAND

Inspector: Dee Wills

Staff Report: This property was previously granted a variance to the bathroom access and ceiling height requirements as written in the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a bathroom access and ceiling height requirement and the Building Code in place at the time of construction did not address bathroom access and ceiling height; therefore we are asking the Board to rescind this variance. The structure was built in 1920.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: Application for Appeal



RECEIVED
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: 207 E. Vermilya Ave.

Petitioner's Name: HAND

Address: 401 N. Morton

City: Bloomington State: IN Zip Code: _____

Phone Number: _____ Email Address: _____

Property Owner's Name: Linda Brauslin

Address: 6465 W. Tarkington Lane

City: Bloomington State: IN Zip Code: 47403

Phone Number: 812-242-4550 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-185

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.

Revised Variance for Bathroom
Access + Ceiling Height

Signature (required):

Dee Wills

Name (please print):

DEE WILLS

Date:

11-5-14

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: December 17, 2014

Petition Type: Rescind a variance

Petition Number: 14-RV-186

Address: 1407 N. Woodburn Ave.

Petitioner: HAND

Inspector: Dee Wills

Staff Report: This property built in 1950, was previously granted a variance to the passing through a bedroom requirements as written in the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a passing through a bedroom requirement and the Building Code in place at the time of construction did not address passing through a bedroom; therefore we are asking the Board to rescind this variance.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: Application for Appeal



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NOV 12 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: 1407 N. Woodburn Ave

Petitioner's Name: HAND

Address: 401 N Morton

City: Bloomington State: IN Zip Code: _____

Phone Number: _____ Email Address: _____

Property Owner's Name: Jacqueline Cushman

Address: 4201 E. Morrisgside Drive

City: Bloomington State: IN Zip Code: 47408

Phone Number: 812-327-0341 Email Address: jacqueline.cushman@gmail.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-186

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 to the
passing through a Bedroom
Requirements

Signature (required):

Dee Wills

Name (please print):

DEE WILLS

Date:

11-12-14

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
H.A.N.D.

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

Meeting Date: December 17, 2014

Petition Type: Rescind a variance

Petition Number: 14-RV-187

Address: 713 E. 8th Street

Petitioner: HAND

Inspector: Maria McCormick

Staff Report: This property was previously granted a variance to the ceiling height requirements for the basement rooms 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 we are asking the Board to rescind this variance. The structure was built in 1899.

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: 12/17/2014
Petition Type: Rescind a variance
Petition Number: 14-RV-188
Address: 816 W. Kirkwood Ave.
Petitioner: HAND
Inspector: Matt Swinney
Staff Report:

This property was previously granted a variance to the minimum ceiling height requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a minimum ceiling height requirement and the Building Code in place at the time of construction did not address minimum ceiling height; therefore we are asking the Board to rescind this variance. The structure was built in 1899.

Staff Recommendation: Rescind the variance.
Conditions: None
Attachments: None



City of Bloomington
H.A.N.D.

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

Meeting Date: December 17, 2014

Petition Type: An extension of time to complete repairs.

Petition Number: 14-TV-189

Address: 711 W Kirkwood Ave.

Petitioner: Tom Gallagher

Inspector: John Hewett

Staff Report: December 3, 2013 Cycle Inspection
February 21, 2014 Reinspection, issued temporary permit
November 18, 2014 Received appeal.

Staff recommendation: The exterior painting was cited on the Cycle Inspection, the petitioner is requesting additional time to deal with the historic elements of the exterior painting.

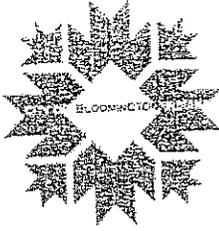
Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: June 17, 2015

Attachments: Cycle Inspection Report, Petitioner's letter

B

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NOV 18 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: _____

NOTE: A \$20 filing fee must accompany this application. The property will not be placed on the meeting agenda until the filing fee is received

Property Address: 711 WEST KIRKWOOD AVE.

Petitioner's Name: Tom Gallagher

Address: 107 N. COLLEGE AVE.

City: BLOOMINGTON State:IN Zip Code: 47404

Phone Number: 812 333-5252 Email Address: TGALLAGH52@GMAIL.COM

Property Owner's Name: TOM GALLAGHER

Address: 107 N. COLLEGE AVE.

City: BLOOMINGTON State:IN Zip Code: 47404

Phone Number: 812333-5252 Email Address: tgallagh52@gmail.com

Occupants: 4

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 check the petition type that you are requesting:

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

OFFICE USE ONLY

Petition Number 14-TV-189

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.

Signature (required): 

Name (please print): Tom Gallagher Date: 11/17/2014

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.

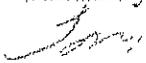
11/17/2014
RE: 711 West Kirkwood Ave.

Dear Board of Housing Appeals;

I am requesting an extension of the time to get the house at 711 West Kirkwood Ave. totally painted. The bottom half has been painted. I have sought several quotes for the second floor but am having difficulty finding someone to give me a quote.. All four sides are very steep and high.

Alternatively to painting, I am seeking other possible siding materials to use. The cedar wood shingles are very old and I feel that if I paint it, I will just be doing it again in 3 or 4 years. Being in a historic District, I have been speaking with Nancy Hiestand as to what materials can be used. If cement siding is permitted I may go that route..

Thank you for your consideration in this matter.


Tom Gallagher



City of Bloomington
Housing and Neighborhood Development

Cycle Report

8006

OWNERS

Gallagher, Thomas G.
107 N. College Avenue Suite 1
Bloomington, IN 47404

Prop. Location: 711 W Kirkwood AVE
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/5/5

Date Inspected: 12/03/2013
Primary Heat Source: Gas
Property Zoning: CL
Number of Stories: 2

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

Monroe County Assessor's records indicate this structure was built in 1899.
There were no requirements for emergency egress at the time of construction.

Interior

Living room

15-3 x 14-11

No violations noted.

Dining room

15-7 x 10-7

No violations noted.

SW bedroom

13-7 x 15-5

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

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

½ bathroom

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

Kitchen

14-9 x 11-0

No violations noted.

Basement

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

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

2nd Floor

NE bedroom

14-10 x 11-10

Existing Egress Window Measurements:

Height: 28 inches
Width: 33 inches
Sill Height: 25 inches
Openable Area: 6.41 sq. ft.

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

SE bedroom

8-8 x 12-9

The window measurements are the same as noted above.

SW bedroom

13-2 x 14-3

The window measurements are the same as noted above.

NW bedroom

12-3 x 16-6

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

The window measurements are the same as noted above.

Exterior

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

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.



City of Bloomington
H.A.N.D.

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

Meeting Date: 12/17/2014
Petition Type: Rescind a variance
Petition Number: 14-RV-190
Address: 500 E. Cottage Grove Ave.
Petitioner: HAND
Inspector: Matt Swinney
Staff Report:

This property was previously granted a variance to the ventilation requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a ventilation requirement and the Building Code in place at the time of construction did not address ventilation; therefore we are asking the Board to rescind this variance. The structure was built in 1920.

Staff Recommendation: Rescind the variance.
Conditions: None
Attachments: None