

**PUBLIC HEARING  
BOARD OF HOUSING QUALITY APPEALS  
CITY HALL McCLOSKEY CONFERENCE ROOM  
July 15, 2015, 4:00 P.M.**

**ALL ITEMS ARE ON THE CONSENT AGENDA.**

I. ROLL CALL

II. REVIEW OF SUMMARY – May 20, 2015

III. CONSENT AGENDA

- (1) 14-TV-98 **401 S. Patterson Drive West**, Devin Huesmna (Lisa Watson). Request for an extension of time to complete repairs. Previously heard August 20, 2014, October 22, 2014 and March 18, 2015.
- (2) 14-TV-149 **401 S. Patterson Drive East**, Devin Huesmna (Lisa Watson). Request for an extension of time to complete repairs. Previously heard August 20, 2014, October 22, 2014 and March 18, 2015.
- (3) 14-TV-150 **1400 N. Lincoln Street**, Abraham Schultz. Request for an extension of time to complete repairs.
- (4) 15-TV-65 **113-113 ½ S. Grant Street**, US Assets, LLC. Request for an extension of time to complete repairs.
- (5) 15-TV-69 **501 S. Highland Avenue**, Deborah Rosenberg. Request for an extension of time to complete repairs. Previously heard March 18, 2015.
- (6) 15-TV-70 **403 S. Jordan Avenue**, Deborah Rosenberg. Request for an extension of time to complete repairs. Previously heard March 18, 2015.
- (7) 15-AA-121 **2508 S. Rogers Street**, Coffey Properties, LLC. Request for relief from an administrative decision.
- (8) 15-RV-123 **1001 W. 11<sup>th</sup> Street**, H.A.N.D. (Phil Jones). Request for rescission of a variance.
- (9) 15-RV-124 **927 N. Jackson Street**, H.A.N.D. (John Hart). Request for rescission of a variance.
- (10) 15-RV-125 **1709 S. Huntington Drive**, H.A.N.D. (Jill Snyder). Request for rescission of a variance.
- (11) 15-TV-128 **102 S. Hillsdale Drive**, Suvariz, LLC. Request for an extension of time to complete repairs.
- (12) 15-TV-129 **204 N. Walnut Street**, Two Zero Five, LLC. Request for an extension of time to complete repairs.
- (13) 15-RV-130 **602 N. Morton Street**, H.A.N.D. (Cedarview Management). Request for rescission of a variance.
- (14) 15-TV-131 **2408 E. 5<sup>th</sup> Street**, John Graf (Hallmark Rentals). Request for an extension of time to complete repairs.

- (15) 15-RV-132 **1101 S. Rogers Street**, H.A.N.D. (Mary Sturgis). Request for rescission of a variance.
- (16) 15-RV-133 **420 S. Fess Avenue**, H.A.N.D. (GMS Enterprises, LLC). Request for rescission of a variance.
- (17) 15-AA-134 **2621 S. Milton Drive**, Rachel Gross. Request relief from an administrative decision.
- (18) 15-TV-135 **1530 W. Arlington Road**, Mike Byers. Request for an extension of time to complete repairs.
- (19) 15-RV-136 **1513 ½ S. Huntington Drive**, H.A.N.D. (Larry Williams). Request for rescission of a variance.
- (20) 15-TV-137 **1209 S. Park Avenue**, Pamela Cunningham. Request for an extension of time to complete repairs.
- (21) 15-TV-138 **907 W. RCA Park Drive**, John Vargo. Request for an extension of time to complete repairs.
- (22) 15-TV-139 **326 W. Kenwood Drive**, Sharon Belcher. Request for an extension of time to complete repairs.
- (23) 15-RV-140 **1015 W. Gourley Pike**, H.A.N.D. (William McKee). Request for rescission of a variance.
- (24) 15-TV-13 **812 E. 8<sup>th</sup> Street**, Judy Fulford & Cheryl Underwood. Request for an extension of time to complete repairs. Previously heard January 21, 2015 & February 18, 2015.
- (25) 15-TV-127 **1300 S. Walnut Street**, James Gronquist (The Brawley Group). Request for an extension of time to complete repairs.
- (26) 15-AA-141 **3502 N. Stoneycrest Drive**, Tierney Nickell. Request relief from an administrative decision.
- (27) 15-TV-142 **421 N. Clark Street**, Chad Farmer. Request for an extension of time to complete repairs.
- (28) 15-RV-143 **1011 W. Howe Street**, H.A.N.D. (Lucy Schaich). Request for rescission of a variance.
- (29) 15-TV-91 **1213 S. Lincoln Street**, Kevin Schick (Action Property Management & Realty). Request for an extension of time to complete repairs. Previously heard April 15, 2015.
- (30) 15-RV-144 **519 S. Fess Avenue**, H.A.N.D. (John C. Simpson). Request for rescission of a variance.
- (31) 15-TV-145 **709 S. Walnut Street**, Ron Oskouie. Request for an extension of time to complete repairs.
- (32) 15-TV-146 **1435 N. Kinser Pike**, Terrence Heldreth. Request for an extension of time to complete repairs.
- (33) 15-RV-147 **609 E. University Street**, H.A.N.D. (Raymond A. Kahn/Choice Realty). Request for rescission of a variance.

- (34) 15-RV-148 **1309 N. Lincoln Street**, H.A.N.D. (Varsity Properties). Request for rescission of a variance.
- (35) 15-RV-149 **829 E. Cottage Grove Avenue/701-705 N. Woodlawn Avenue**, H.A.N.D. (Sarajane Costas). Request for rescission of a variance.
- (36) 15-TV-150 **812-814 N. Washington Street**, Christopher B. Clark (B-Town Properties, LLC). Request for an extension of time to complete repairs.
- (37) 15-RV-151 **851-853 S. Park Square Drive**, H.A.N.D. (Shannon Ramey). Request for rescission of a variance.
- (38) 15-TV-114 **909 S. Fess Avenue**, Diana Houston. Request for an extension of time to complete repairs. Previously heard May 20, 2015.
- (39) 15-TV-152 **315-317 N. Fess Avenue**, Stasny & Horn, IGP. Request for an extension of time to complete repairs.
- (40) 15-TV-153 **323 S. Grant Street**, Pavilion Properties. Request for an extension of time to complete repairs.
- (41) 15-TV-154 **801 W. 4<sup>th</sup> Street**, Brent Silcox. Request for an extension of time to complete repairs.
- (42) 15-RV-156 **504 E. Hillside Drive**, H.A.N.D. (Abigail & Richard Culbert). Request for rescission of a variance.
- (43) 15-RV-157 **715 E. 2<sup>nd</sup> Street**, H.A.N.D. (Roy J. Campbell). Request for rescission of a variance.
- (44) 15-RV-158 **612 S. Fess Avenue**, H.A.N.D. (Bill Shank). Request for rescission of a variance.
- (45) 15-RV-159 **1026 S. Henderson Street**, H.A.N.D. (Peter W. Kinne). Request for rescission of a variance.
- (46) [WITHDRAWN] 15-V-155, **2010 E. Arden Drive**, Canfield Properties, LLC (Brawley Real Estate). Request for an exception to the Residential Rental Unit and Lodging Establishment Inspection Program.

IV. **GENERAL DISCUSSION**

Review proposed revisions to the BHQA By-laws.

V. **PUBLIC COMMENT**

VI. **ADJOURNMENT**

# B.H.Q.A. MEETING OF MAY 20, 2015

## SUMMARY

MEMBERS PRESENT: Meagen Binder, Kristopher Floyd, Elizabeth Gallman, Susie Hamilton, Ryan Strauser

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

GUESTS: Michael Kee (Richard Wells – 728 E. Atwater Avenue), Edward F, McCrea (508 N. Washington Street), Cheryl Underwood (508 N. Washington Street)

### I. REVIEW OF SUMMARY

Hamilton made a motion to approve the minutes for April 15, 2015. Strauser seconded. Motion passed, 4-0-1 (Floyd abstained).

### II. CONSENT AGENDA

13-TV-120, **807 N. Lincoln Street**, Jeremy Nation & Rebecca Swanson. Request for an extension of time to complete repairs. Previously heard May 21, 2014. Staff recommendation to grant the request with a July 01, 2015 deadline.

14-TV-189, **711 W. Kirkwood Avenue**, Tom Gallagher. Request for an extension of time to complete repairs. Previously heard May 21, 2014. Staff recommendation to grant the request with a September 01, 2015 deadline.

15-TV-22, **408 S. Mitchell Street**, Salman Alani. Request for an extension of time to complete repairs. Previously heard February 18, 2015. Staff recommendation to grant the request with a May 26, 2015 deadline.

14-TV-49, **3416-3418 S. Kennedy Drive**, John Jacobs (Nextwave Apartment Homes). Request for an extension of time to complete repairs. Previously heard February 18, 2015. Staff recommendation to grant the request with a May 30, 2015 deadline.

15-TV-107, **1016 E. Thornton Drive**, Maureen Maple (Jamar Property Management, Co.). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a July 20, 2015 deadline.

15-TV-108, **311 N. Clark Street**, John D. Hayes. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a June 20, 2015 deadline.

15-RV-109, **440 E. 2<sup>nd</sup> Street**, H.A.N.D. (John C. Simpson). Request for rescission of a variance. Staff recommendation to grant the rescission.

15-TV-110, **400 S. High Street**, Janet Nichols. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a June 24, 2015 deadline.

15-TV-111, **814 N. Oolitic Drive**, Lynda Porter. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a June 18, 2015 deadline.

15-RV-112, **407 E. 4<sup>th</sup> Street**, H.A.N.D. (Bryan Rentals, Inc.). Request for rescission of a variance. Staff recommendation to grant the rescission.

15-TV-113, **728 E. Atwater Avenue**, Richard Wells. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a September 18, 2015 deadline.

15-TV-114, **909 S. Fess Avenue**, Diana Houston. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a July 01, 2015 deadline.

15-TV-115, **412 E. 2<sup>nd</sup> Street**, Islamic Center of Bloomington (Jamar Property Management, Co.). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a July 20, 2015 deadline.

15-TV-116, **714 ½ E. 2<sup>nd</sup> Street**, Fatih Akin (Bill Baus). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a June 01, 2015 deadline.

15-TV-117, **104 W. Club House Road**, DGTL Monastery (Lisa Farnsworth). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a June 03, 2015 deadline.

15-RV-118, **416 N. Lincoln Street**, H.A.N.D. (10-29, LLC). Request for rescission of a variance. Staff recommendation to grant the rescission.

15-TV-120, **821 W. 1<sup>st</sup> Street**, McKee Properties. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a May 29, 2015 deadline for all life safety issues (smoke detector, grille covering egress window, window that will not open fully, clean and

service furnace and test for carbon monoxide, secure outlet in south porch/bedroom) and a July 20, 2015 deadline for all exterior repairs except painting, which has a deadline of January 13, 2016.  
**Approved.**

III. **PETITIONS**

15-TV-02, **508 N. Washington Street**, Cheryl Underwood. The petitioner, Cheryl Underwood and her representative Edward F. McCrea, were present to request an extension of time to complete repairs. This petition had been heard previously on January 21, 2015 and February 18, 2015. Staff recommendation was to deny the request. Floyd made a motion to deny the request per staff recommendation. Binder seconded. Motion passed, 4-1 (Gallman voted nay). Request denied.

14-AA-55, **750 S. Walker Street #95**, Robert & Nancy Shaw. The petitioner was not present to request relief from an April 15, 2015 BHQA decision to not allow the property an exemption to the rental program. This and associated petitions for the property were heard May 21, 2014 and April 15, 2015. Staff recommendation was to deny the request and have the property cycled for inspection on May 14, 2015 as outlined at the April 2015 BHQA meeting. Hamilton made a motion to accept staff recommendation. Strauser seconded. Motion passed, 5-0. Request for relief from an administrative decision denied.

15-TV-119, **416 N. Lincoln Street**, 10-29, LLC (Jeff Brawley). The petitioner was not present to request an extension of time to complete repairs. Staff recommendation was to grant the request with an August 20, 2015 deadline. Gallman made a motion to grant the request with a June 01, 2015 deadline for smoke detectors and missing receptacle cover plates, and an August 20, 2015 for all other repairs. Floyd seconded. Motion passed, 5-0. Request granted.

IV. **GENERAL DISCUSSION**

None.

V. **PUBLIC COMMENT**

None.

VI. **ADJOURNMENT**

Floyd made motion to adjourn. Strauser seconded. Motion unanimously passed. Meeting adjourned at 4:51 PM.



City of Bloomington  
H.A.N.D.

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

Meeting Date: July 15, 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 14-TV-98(old)

Address: 401 S. Patterson St. West

Petitioner: IN-IU Holdings, LLC

Inspector: Maria McCormick

Staff Report: The petitioner is requesting an additional extension of time to complete the new construction landscaping requirements of the City of Bloomington Planning Dept. All HAND inspection items have been re-inspected and complied with the exception of meeting the requirements of Planning and a temporary permit has been issued.

Staff recommendation: Grant the extension of time.

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

Compliance Deadline: August 1, 2015

Attachments: Application for Appeal

*ps*



RECEIVED  
APR 20 2015

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: <sup>401</sup> ~~525~~ S. PATTERSON AVE ~~W~~ WEST

Petitioner's Name: DEVIN HUESMAN

Address: 201 MAW ST SUITE 1000

City: LAFAYETTE State: IN Zip Code: 47901

Phone Number: 317-414-1861 Email Address: dhuesman@vizonllc.com

Property Owner's Name: LISA WATSON

Address: 525 S. PATTERSON AVE

City: BLOOMINGTON State: IN Zip Code: 47403

Phone Number: \_\_\_\_\_ Email Address: lwatson@liveatthedillon.com

Occupants: \_\_\_\_\_

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

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

Please circle the petition type that you are requesting:

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

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

OFFICE USE ONLY  
Petition Number 14-TV-98

(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.

All repairs for HAND have been completed. This is an extension request to allow for final site condition signoff by the Planning Department. I am requesting this extension through May 30, 2015.

Signature (required): 

Name (please print): DEVIN HIESMAN Date: 4/20/2015

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



City of Bloomington  
H.A.N.D.

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

Meeting Date: July 15, 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 14-TV-149(old)

Address: 401 S. Patterson St. East

Petitioner: IN-IU Holdings. LLC

Inspector: Maria McCormick

Staff Report: The petitioner is requesting an additional extension of time to complete the new construction landscaping requirements of the City of Bloomington Planning Dept. All HAND inspection items have been re-inspected and complied with the exception of meeting the requirements of Planning and a temporary permit has been issued.

Staff recommendation: Grant the extension of time.

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

Compliance Deadline: August 1, 2015

Attachments: Application for Appeal

*je*



RECEIVED  
APR 20 2015

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](mailto:hand@bloomington.in.gov)

Property Address: 401 ~~505~~ S. PATTERSON AVE EAST

Petitioner's Name: DEVIN HUESMAN

Address: 201 MAW ST SUITE 1000

City: LAFAYETTE State: IN Zip Code: 47901

Phone Number: 317-414-1861 Email Address: dhuesman@vizorllc.com

Property Owner's Name: LISA WATSON

Address: 525 S. PATTERSON AVE

City: BLOOMINGTON State: IN Zip Code: 47403

Phone Number: \_\_\_\_\_ Email Address: lwatson@lircatthedillon.com

Occupants: \_\_\_\_\_

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

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

Please circle the petition type that you are requesting:

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

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

OFFICE USE ONLY  
Petition Number 14-TV-149

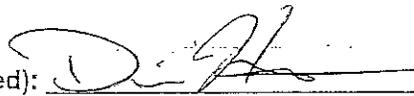
(OLD BUSINESS)

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.

All repairs for HAND have been completed. This is an extension request to allow for final site condition signoff by the Planning Department. I am requesting this extension through May 30, 2015.

Signature (required):



Name (please print):

DEVIN HIESMAN

Date:

4/20/2015

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



City of Bloomington  
H.A.N.D.

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

Meeting Date: July 15, 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 14-TV-150(old)

Address: 1400 N. Lincoln Street

Petitioner: Abram Schultz

Inspector: Maria McCormick

Staff Report: 09/16/2013 Completed cycle inspection  
12/06/2013 Temporary permit issued (all other violations complied)  
08/14/2014 Sent exterior painting reminder  
09/18/2014 Received first application for appeal  
10/15/2014 Granted extension for exterior painting until 12/01/2014  
12/01/2014 Received 2<sup>nd</sup> application for appeal  
01/21/2015 Granted extension until 05/01/2015  
04/29/2015 Received 3<sup>rd</sup> application for extension of time.

Staff recommendation: Deny the request for extension of time

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

Compliance Deadline: NA

Attachments: Application for appeal.

*fr*



RECEIVED  
APR 29 2015

BY: EW

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

Property Address: 1400 N. Lincoln St

Petitioner's Name: Abram J. Schultz

Address: 872 S. Romans Way

City: Bloomington State: IN Zip Code: 47401

Phone Number: (812) 325-5271 Email Address: abeschultz@sbcglobal.net

Property Owner's Name: Abram J. Schulte

Address: Same

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

Occupants: Tenants

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

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

Please circle the petition type that you are requesting:

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

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

OFFICE USE ONLY  
Petition Number 14-TV-150  
(OLD BUSINESS)

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

I have some peeling paint issues at this property that have not been taken care of yet. I am in the process of obtaining quotes to have the whole house painted. Once these are received the work will be completed as soon as the contractor can get to it. All I can say at this point is that it will be done sometime this summer.

Signature (required):



Name (please print):

Abram J. Schultz

Date:

4-29-15

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.



**City of Bloomington  
Housing and Neighborhood Development**

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

Meeting Date: July 15, 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-65 (old business)

Address: 113-113 ½ S. Grant Street

Petitioner: U.S. Assets LLC/Yaling Huang

Inspector: Jo Stong

Staff Report: April 16, 2014: Conducted cycle inspection  
 July 14, 2014: Sent inspection report  
 December 8, 2014: Met at property, received registration form and reviewed other documents for inspection.  
 December 10, 2014: Mailed Remaining Violations report  
 February 10, 2015: Conducted reinspection, received appeal. All but windows in compliance.  
 March 18, 2015: BHQA granted extension of time to apply for state variance.  
 May 19, 2015: Received 2<sup>nd</sup> appeal  
 June 17, 2015: BHQA did not meet due to lack of a quorum

During a cycle inspection it was noted that windows in this property do not meet egress for the time of construction (2001). The petitioner is seeking a second extension of time while awaiting a decision from the State on the petition for a variance for the windows.

Staff recommendation: Grant the extension of time

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

Compliance Deadline: July 30, 2015

Attachments: Cycle Report, appeal



RECEIVED  
MAY 16 2015

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: 113 S. Grant St. Apt #1

Petitioner's Name: U S Assets LLC / Yaling Huang

Address: P.O. Box 1601

City: Bloomington State: IN Zip Code: 47402

Phone Number: (812) 322-8829 Email Address: Tenzinjig@AOL.com

Property Owner's Name: U S Assets LLC

Address: SAME AS ABOVE

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

Occupants: \_\_\_\_\_

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

Please circle the petition type that you are requesting:

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

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

OFFICE USE ONLY  
Petition Number 15-TV-65

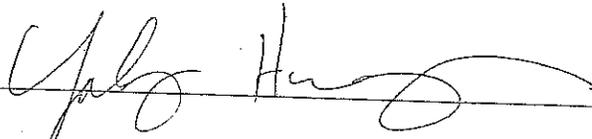
(OLD BUSINESS)

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.

~~Waiting~~ Waiting for the ~~#~~ State Variance  
to approve

Signature (required):



Name (please print):

YALING HUANG

Date:

5/19/2015

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



**City of Bloomington  
Housing and Neighborhood Development**

Cycle Inspection Report

6703

OWNERS

Fortune Properties, Inc.  
Po Box 1601  
Bloomington, IN 47402

Prop. Location: 113 S Grant ST, 113 1/2 S Grant ST  
Number of Units/Structures: 2/1  
Units/Bedrooms/Max # of Occupants: 1/3/5 1/2/5

Date Inspected: 04/16/2014  
Primary Heat Source: Gas  
Property Zoning: CD  
Number of Stories: 1

Inspector: Jo Stong  
Foundation Type: Other  
Attic Access: Yes  
Accessory Structure: None

Housing & Neighborhood Development records indicate this structure was built in 2001.  
Minimum requirements for emergency egress windows at the time of construction:

Openable area required: 5.0 sq. ft.  
Clear width required: 20"  
Clear height required: 24"  
Maximum Allowable Sill Height: 44" above finished floor

INTERIOR:

**UNIT #1 (east, 113)**

Living Room (13-6 x 11-5):  
No violations noted.

Kitchen (10-2 x 7-6):

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

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

Laundry:

Properly secure the electrical service panel cover. BMC 16.04.060(b), (c)

Attic:

Check at reinspection.

Southeast Bedroom (10-3 x 9-7):

Repair the window to function as intended. Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

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

Height: 24 1/4 inches (**one sash only**)

Width: 34 inches

Sill Height: 27 inches

Openable Area: 5.73 sq. ft.

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

Bathroom:

No violations noted.

Northeast Bedroom (12-1 x 9-7):

No violations noted.

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

Height: 24 1/2 inches (**one sash only**)

Width: 34 1/4 inches

Sill Height: 27 inches

Openable Area: 5.83 sq. ft.

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

Northwest Bedroom (11-8 x 9-10):

The emergency egress window does not meet the minimum requirements for a multi-unit structure built in 2002. The relevant code is the 1998 Indiana Building Code, section: 310.4.

**Openable area required: 5.7 sq. ft.**

Clear width required: 20"

**Clear height required: 24 "**

Maximum sill height: Not more than 44"  
above finished floor

**Existing area: 3.98 sq. ft.**

Existing width: 27"

**Existing height: 21 1/4 "**

Existing sill: 29"

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

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

**UNIT #2 (west), 113 1/2**

Entry:  
No violations noted.

Living Room/Kitchen (23-4 x 12-9):

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

Laundry/Toilet Room:  
No violations noted.

Bathroom:  
Secure toilet to its mountings. BMC 16.04.060(c)

Repair the broken window (bottom sash). BMC 16.04.060(b)

Replace the torn window screen. BMC 16.04.060(a)

North Bedroom (9-11 x 8-9):

No violations noted.

- Existing Egress Window Measurements (double hung; both sashes removable):
  - Height: 24 1/4 inches (**one sash only**)
  - Width: 34 inches
  - Sill Height: 28 1/2 inches
  - Openable Area: 5.75 sq. ft.

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

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

South Bedroom (9-0 x 9-0):

The emergency egress window does not meet the minimum requirements for a multi-unit structure built in 2002. The relevant code is the 1998 Indiana Building Code, section: 310.4.

**Openable area required: 5.7 sq. ft.**

Clear width required: 20"

Clear height required: 24"

Maximum sill height: Not more than 44"  
above finished floor

**Existing area: 4.96 sq. ft.**

Existing width: 21 ½"

Existing height: 33 ¼"

Existing sill: 38 ½"

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

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

**EXTERIOR:**

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)

No other exterior violations noted.

**OTHER REQUIREMENTS:****Required documentation:**

Complete the enclosed registration form. A street address is required for both owner and agent. **This form must be signed by the owner and provided to the office within 60 days of the date of the inspection or a \$25.00 fee will be levied.** BMC 16.03.010(b), BMC 16.10.030(b)

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d); All rental units shall be required to have a current occupancy permit displayed in an

113-113 ½ S. Grant Street

July 10, 2014

Page 5

accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.03.030(d)

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

This is the end of this report.



City of Bloomington  
H.A.N.D.

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

Meeting Date: July 15, 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-69

Address: 501 S. Highland Ave

Petitioner: Deborah A. Rosenberg

Inspector: Dee Wills

Staff Report: November 03, 2014 Completed Cycle Inspection  
February 12, 2015 Received Application for Appeal  
March 11, 2015 Completed Reinspection  
May 18, 2015 Received 2<sup>nd</sup> Application for Appeal

Petitioner is requesting an extension of time to complete the remaining repairs. Petitioner states she is having difficulties in getting the painter on site to finish the work of the interior painting violations.

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: Interior Painting Violations: August 17, 2015  
Exterior Painting Violation: November 03, 2015

Attachments: Application for Appeal, Remaining Violations Report

*A*



RECEIVED  
5.18.15

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

->F-

Property Address: 501 S Highland St Avenue

Petitioner's Name: Debbie Rosenberg

Address: 12546 Skottish Bend

City: Cannel State: IN Zip Code: 41033

Phone Number: (317) 504-4050 Email Address: debbie@rose-lo.com

Property Owner's Name: Deborah A Rosenberg

Address: SAME AS ABOVE

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

Occupants: Rental Property - Student Housing

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 15-TV-69

(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.

The majority of the work required has been completed. I have had difficulties getting the paver on site to finish the job. Weather has also been an issue.

Signature (required):

*D. Rosenberg*

Name (please print):

D. Rosenberg

Date:

5/18/2015

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

JUN 04 2015

Remaining Violations Report

794

OWNERS

Allen & Deborah Rosenberg  
12546 Scottish Bend  
Carmel, IN 46033

Prop. Location: 501 S Highland AVE  
Number of Units/Structures: 2/1  
Units/Bedrooms/Max # of Occupants: 1/6/6 1/3/3

**Note:** This structure is 2 Rooming Houses.

- 1 Rooming House has 6 Sleeping Rooms with an Occupancy Load of 6.
- 1 Rooming House has 3 Sleeping Rooms with an Occupancy Load of 3.

Date Inspected: 11/03/2014  
Primary Heat Source: Gas  
Property Zoning: RC  
Number of Stories: 2

Inspectors: 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 16.10.040

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

### Upper Level

#### SW Bedroom (13-4 x 12-3)

Scrape and paint the interior of the window jambs. BMC 16.04.060(f)

#### NW Bedroom (13-3 x 12-3)

Scrape and paint the interior of the window jambs. BMC 16.04.060(f)

#### NE Bedroom (13-1 x 8-3)

Scrape and paint the interior of the window jambs. BMC 16.04.060(f)

### Basement

#### Stairway/ Entry Door

Properly repair the deteriorated threshold in the exterior doorway. BMC 16.04.060(b)

## EXTERIOR

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

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

### Other requirements

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

This is the end of this report.



City of Bloomington  
H.A.N.D.

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

Meeting Date: July 15, 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-70 (old business)

Address: 403 S. Jordan

Petitioner: Deborah A. Rosenberg

Inspector: Dee Wills

Staff Report: November 03, 2014 Completed Cycle Inspection  
February 04, 2015 Application for Appeal to Rescind a Variance  
February 11, 2015 Completed Reinspection  
February 12, 2015 Received Application for Appeal for an extension  
of time.  
May 19, 2015 Received Application for Appeal for an extension of time

Petitioner is requesting an extension of time to complete exterior repairs to the retaining wall. The petitioner has acquired three different bids and is now looking into an alternative solution that would be less lengthy and costly.

Staff recommendation: Grant the extension of time.

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

Compliance Deadline: August 17, 2015

Attachments: Application for Appeal, Remaining Violations Report



RECEIVED  
5.18.15

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: 403 S JORDAN  
Petitioner's Name: Debbie Rosenberg  
Address: 12544 Southview Blvd  
City: Carmel State: IN Zip Code: 46033  
Phone Number: (317) 507-4050 Email Address: Debbie@Rose-lo.com  
Property Owner's Name: Deborah A Rosenberg  
Address: SAME AS ABOVE  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_  
Occupants: rental property - student housing

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 15-TV-70

(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.

I have been advised to repair the limestone work along the <sup>Winter</sup> side of the property. I have had three bids to do the work and am considering other options as this will be both a lengthy and costly project. I am close - hopefully I will begin work within two weeks if weather and schedule permit.

Signature (required):

*D. Rosenberg*

Name (please print):

D. Rosenberg

Date:

5/18/2015

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



City of Bloomington  
Housing and Neighborhood Development

MAY 28 2015

Remaining Violations Report

1088

OWNERS

=====  
Allen & Deborah Rosenberg  
12546 Scottish Bend  
Carmel, IN 46033

Prop. Location: 403 S Jordan AVE  
Number of Units/Structures: 2/1  
Units/Bedrooms/Max # of Occupants: 1/5/5 1/3/3

Date Inspected: 11/03/2014  
Primary Heat Source:  
Property Zoning: RC  
Number of Stories: 2

Inspectors: 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 16.10.040

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.

## EXTERIOR

Properly tuck point all missing or defective mortar joints on the retaining wall. 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 Relief from an Administrative Decision**

Meeting Date: July 15, 2015  
Petition Type: Relief from an administrative decision  
Variance Request: Relief from the requirement to register as a rental  
Petition Number: 15-AA-121  
Address: 2508 S. Rogers Street  
Petitioner: Jimmie Dean Coffey

This property is owned by Mr. Coffey and occupied by his son, James Cody Coffey.

Staff recommendation: Grant the relief from the rental registration process

Conditions: This unit will not be considered a rental as long as it is owned by the current owner, Jimmie Dean Coffey, and occupied by his son, James Cody Coffey, and the grandchildren. This property will be pull dated for one year to check status.

Compliance Deadline: None

Attachments: Appeal form

0123



City of Bloomington  
H.A.N.D.

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

Meeting Date: July 15, 2015

Petition Type: Rescind a variance

Petition Number: 15-RV-123

Address: 1001 W. 11<sup>th</sup> St

Petitioner: HAND

Inspector: John Hewett

Staff Report: February 23, 2015      Cycle Inspection  
April 20, 2015      Received appeal form  
April 28, 2015      Re- inspection all complied

This property was previously granted a variance to the ceiling height requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include ceiling height requirements 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 1920.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None



City of Bloomington  
H.A.N.D.

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

Meeting Date: July 15, 2015

Petition Type: Rescind a variance

Petition Number: 15-RV-124

Address: 927 N. Jackson St.

Petitioner: HAND

Inspector: John Hewett

Staff Report: February 23, 2015                      Cycle Inspection  
                         April 20, 2015                      Received appeal form  
                         April 28, 2015                      Re- inspection all complied

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 pass through requirements and the Building Code in place at the time of construction did not address pass through; therefore we are asking the Board to rescind this variance. The structure was built in 1900.

Staff Recommendation:            Rescind the variances.

Conditions:            None

Attachments:            None



City of Bloomington  
H.A.N.D.

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

Meeting Date: July 15, 2015  
Petition Type: Rescind a variance  
Petition Number: 15-RV-125  
Address: 1709 S. Huntington  
Petitioner: HAND  
Inspector: John Hewett  
Staff Report: February 3, 2015                      Cycle Inspection  
                         April 21, 2015                      all complied  
                         April 22, 2015                      Received appeal form

This property was previously granted a variance to the ceiling height requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include ceiling height requirements, and the Building Code in place at the time of construction did not address ceiling height requirements; therefore we are asking the Board to rescind this variance. The structure was built in 1930.

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: July 15, 2015  
Petition Type: An extension of time to complete repairs.  
Petition Number: 15-TV-128  
Address: 102 S. Hillsdale Dr.  
Petitioner: Michael S. Hensinger for Surariz, LLC  
Inspector: Maria McCormick  
Staff Report: 02/13/2015 Completed cycle inspection  
04/23/2015 Received application for appeal

During the cycle inspection it was noted that there were two broken windows. One in the bathroom and one in the northwest bedroom (there is a 2<sup>nd</sup> window that is fully functional for emergency egress). The petitioner is requesting an extension of time to replace the windows as they had to be custom ordered and have not arrived.

Staff recommendation: Grant the extension of time.  
Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.  
Compliance Deadline: August 15, 2015  
Attachments: Application for Appeal; Cycle Inspection



RECEIVED  
4/23/15  
EF

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: 102 Hillside Dr, Blytn, IN 47408

Petitioner's Name: Michael S. Hensing for Surviz LLC

Address: 907 S. Rolling Rock Drive

City: Bloomington State: IN Zip Code: 47403

Phone Number: 812-337-8960 Email Address: mensing@homefinder.org

Property Owner's Name: Jean Bertrand Ribat / Surviz, LLC

Address: 830 S. Woodburn Avenue

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812 339-7467 Email Address: jribat@umslrii.edu

Occupants: none currently

**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**) *only remaining item windows ordered through Tommy D's windows awaiting arrival & installation*
- 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 15-TV-128

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 merely awaiting the arrival of two new windows that had to be special ordered through Tommy D's windows. No other place had them in stock either (Lowes, Menards, etc.)

We would have ordered the windows sooner, but we were advised the windows were repairable. They were not.

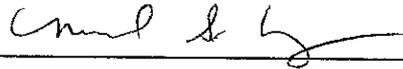
I sincerely apologize!

Mike Hensinger

912-337-8960 home phone

912-606-6911 cell phone

Signature (required):



Name (please print):

Michael S. Hensinger

Date:

4-20-15

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

833

OWNERS

Ribat, Jean-Bertrand  
830 S. Woodlawn  
Bloomington, IN 47401

Prop. Location: 102 S Hillsdale DR  
Units/Bedrooms/Max # of Occupants: 1/3/3  
Date Inspected: 02/13/2015  
Primary Heat Source: Gas  
Property Zoning: RC  
Number of Stories: 1

AGENT

Hensinger, Michael S.  
907 S. Rolling Rock Drive  
Bloomington, IN 47403

Number of Units/Structures: 1/1

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

Monroe County Assessor's records indicate that this structure was built in 1955. At that time there were no minimum requirements for emergency egress.

**INTERIOR:**

Entry:

No violations noted.

Kitchen 10-2 x 10-0 + 8-0 x 7-2:

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

NE Bedroom 13-4 x 12-3; SW Bedroom 10-11 x 9-4:

No violations noted.

Existing Egress Window Measurements:

Height: 21 inches  
Width: 28 inches  
Sill Height: 28 inches  
Openable Area: 4.08 sq. ft.

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

Hallway:

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

NW Bedroom 12-9 x 9-2:

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

Existing Egress Window Measurements:

Height: 21 inches

Width: 28 inches

Sill Height: 28 inches

Openable Area: 4.08 sq. ft.

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

Bathroom:

Replace the broken window glass. BMC 16.04.060(b)

Repair the hole in the wall above the toilet. BMC 16.04.060(a)

**Basement –**

Family Room 26-7 x 25-8; Laundry/Bathroom:

No violations noted.

Mechanical Closet:

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

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

Desired level: 0 parts per million (ppm)

Acceptable level in a living space: 9 ppm

Maximum concentration for flue products: 50 ppm

BMC 16.01.060(f) and 16.04.060 (c)

**EXTERIOR:**

Replace the missing and broken pieces parts of the fence. BMC 16.04.050(a)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e) (This item only has a compliance deadline of February 13, 2016)

---

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: July 15, 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-129

Address: 204 N. Walnut Street

Petitioner: Two Zero Five, LLC

Inspector: Jo Stong

Staff Report: August 4, 2014: Cycle inspection conducted  
August 12, 2014: Report mailed  
December 4, 2014: Monroe County records indicate property sold from Mallory Hawes, LLC to Two Zero Five, LLC  
December 16, 2014: Conducted reinspection with Chris Hawes  
January 5, 2015: Emailed remaining violations report to Chris Hawes  
January 7, 2015: Mailed remaining violations report to former owner  
April 3, 2015: Legal proceedings started. Letter sent to new owner.  
April 28, 2015: Received appeal  
June 17, 2015: BHQA did not meet due to lack of quorum.

During a cycle inspection of the above property violations of the Residential Rental Unit and Lodging Establishment Inspection Program were found. The property was sold shortly before the reinspection (scheduled by the first owner) was conducted. The new owner did not receive the remaining violations report. The new owner is requesting an extension of time to schedule a reinspection and remedy any additional outstanding issues.

Staff recommendation: Grant the extension of time

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

Compliance Deadline: July 30, 2015

Attachments: Remaining violations report, legal letter, appeal



City of Bloomington  
H.A.N.D.

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

Meeting Date: 15 July 2015

Petition Type: Rescind a variance

Petition Number: 15-RV-130

Address: 602 N. Morton St.

Petitioner: HAND

Inspector: Michael Arnold

Staff Report: 17 March 2015      Cycle Inspection  
14 April 2015      Review by Planning  
23 April 2015      Sent Report  
28 April 2015      BHQA Application Processed

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 pass through requirements and the Building Code in place at the time of construction did not address pass through requirements; therefore we are asking the Board to rescind this variance. This structure was built in 2010.

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: July 15, 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-131

Address: 2408 E. 5<sup>th</sup> Street

Petitioner: Hallmark Rentals & Management, Inc.

Inspector: Dee Wills

Staff Report: February 02, 2015 Completed Cycle Inspection  
April 13, 2015 Completed Remaining Violations Report  
April 29, 2015 Received Application for Appeal  
April 30, 2013 Conducted a "Drive By" at property to confirm that unit  
is still vacant.

The petitioner is requesting a 3 month extension of time to complete the repairs noted on the Cycle Report. The petitioner also states that the window glazing that needs repaired and replaced must be done by a company who is certified to handle lead based paint . They have not been able to schedule this work to be done by their deadline.

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: All Violations: Must be completed and reinspected prior  
to Re-occupancy

Attachments: Remaining Violations Report, Application for Appeal



RECEIVED  
4.29.15

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: 2408 E. 5th St.

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

Address: 1205 N. Walnut St

City: Bloomington State: IN Zip Code: 47404

Phone Number: 812.334.8819 Email Address: hayla@hallmarkrentals.com

Property Owner's Name: John Groat

Address: 215 S. Walnut

City: Spencer State: IN Zip Code: 47274

Phone Number: 812.522.4671 Email Address: none

Occupants: currently vacant

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

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

Please circle the petition type that you are requesting:

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

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

OFFICE USE ONLY  
Petition Number 15-TV-131

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 seeking a 3 month extension to complete necessary repairs as per the Cycle Inspection Report. The glazing compound on the windows that is cracked and peeling must be repaired by a company who is certified to handle lead based paint and we have been unable to complete this repair by the deadline.

Signature (required):

*Heyle N. Ray agent*

Name (please print):

Heyle N. Ray agent

Date:

4/28/15

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



City of Bloomington  
Housing and Neighborhood Development

APR 15 2015

Remaining Violation Report

1121

OWNERS

Graf, John  
215 S. Walnut St.  
Seymour, IN 47274

AGENT

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

Prop. Location: 2408 E 5th ST  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: 1/3/5  
Date Inspected: 02/02/2015  
Primary Heat Source: Gas  
Property Zoning: RC  
Number of Stories: 1

Inspectors: Dee Wills  
Foundation Type: Slab  
Attic Access: No  
Accessory Structure: 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/ Dining Room (19-0 x 17-0)

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

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

Install/replace battery in smoke detector so that it may function as intended. IC 22-11-18- 3.5

### Kitchen (16-0 x 8-0)

Repair the faucet assembly to eliminate the leak. BMC 16.04.060(c)

Repair the left front and back range burners to function as intended. BMC 16.04.060(c)

### Laundry Area

No violations noted.

### Utility Closet

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

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

### Family Room (16-0 x 12-0)

Properly repair the trim board on the entry door. BMC 16.04.060(a)

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

Properly secure the loose outlet plate on the south wall. BMC 16.04.060(b)

4-29-15  
C

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

Hallway

No violations noted.

NE Bedroom (9-0 x 8-0)

No violations noted.

Existing Egress Window Measurements: Casements

Height: 34 inches

Width: 15 inches

Sill Height: 44 inches

Openable Area: 3.54 sq. ft.

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

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

Bathroom

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

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

NW Bedroom (12-0 x 8-0)

No violations noted.

Existing Egress Window Measurements: Casements

Height: 34 inches

Width: 15 inches

Sill Height: 44 inches

Openable Area: 3.54 sq. ft.

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

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

SW Bedroom (12-0 x 10-0)

Properly secure the loose electrical outlet plate on the south wall. BMC 16.04.060(b)

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

**EXTERIOR**

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

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

Properly re-caulk the windows and entry door windows where glazing compound is cracked or missing. BMC 16.04.050(a)

Properly repair or replace damaged/deteriorated soffit/fascia on the west side in a manner that seals all openings. 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: 15 July 2015

Petition Type: Rescind a variance

Petition Number: 15-RV-132

Address: 1101 S. Rogers St.

Petitioner: HAND

Inspector: Michael Arnold

Staff Report: 17 April 2015      Cycle Inspection  
23 April 2015      Planning review for occupancy  
27 April 2015      Sent Report  
30 April 2015      Start BHQA process

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

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None



City of Bloomington  
H.A.N.D.

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

Meeting Date: 15 July 2015

Petition Type: Rescind a variance

Petition Number: 15-RV-133

Address: 420 S. Fess Ave.

Petitioner: HAND

Inspector: Michael Arnold

Staff Report: 10 February 2015      Cycle Inspection  
24 February 2015      Sent Report  
30 April 2015      BHQA Application

This property was previously granted a variance to the light, ventilation and ceiling height requirements of the Property Maintenance Code for Unit 9 (Basement unit, which is not current used as a rental unit). The Residential Rental and Lodging Establishment Inspection Program does not include light, ventilation and ceiling height requirements and the Building Code in place at the time of construction did not address light, ventilation and ceiling height requirements; therefore we are asking the Board to rescind this variance. This structure was built in 1920.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None



City of Bloomington  
H.A.N.D.

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

Meeting Date: July 15, 2015  
Petition Type: Relief from an administrative decision  
Variance Request: Relief from the requirement to register as a rental  
Petition Number: 15-AA-134  
Address: 2621 S. Milton Drive  
Petitioner: Rachel Gross & Linda Ball

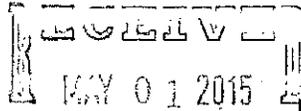
This property is owned by Ms. Gross and occupied by her mother, Linda Ball, and Ms. Balls grandchildren of whom she shares custody with Ms. Gross.

Staff recommendation: Grant the relief from the rental registration process

Conditions: This unit will not be considered a rental as long as it is owned by the current owner, Rachel Gross, and occupied by her mother, Linda Ball, and the grandchildren. This property will be pull dated for one year to check status.

Compliance Deadline: None

Attachments: Appeal form



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

BY: \_\_\_\_\_

Property Address: 2621 S. Milton Drive Bloomington Ind 47403

Petitioner's Name: Rachel R. Gross / Linda Ball

Address: 2458 S. Maston St. / 2621 S. Milton Dr

City: Bloomington State: IN Zip Code: 47403

Phone Number: 812-325-9376 Email Address: \_\_\_\_\_

Property Owner's Name: Rachel R. Gross

Address: 2458 S. Maston St.

City: Bloomington State: IN Zip Code: 47403

Phone Number: 812-325-9376 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 15-AA-134

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.

Here is the story - My Mother Linda Ball lives in this home at 2621 S. Milton Drive Bloomington IN 47403 along with her grand-children and my nieces that we have shared guardianship of. My mother was hit by a semi truck, in 06 she became disabled by the Federal Govt; after losing her job because of injuries she also had foreclosure on 2 properties and her credit plummeted. When she got her settlement award from disability we used my good credit to buy this property but used her money for down payment. She also pays all mortgage payments taxes + insurance. If I put her name on deed <sup>with</sup> mine it could have hurt my credit score mixing with her bad credit. I'm a RN about to become a NP and at the moment without a home but living with a friend because i'm building a new home the children both live with my mom Linda Ball and my furniture is in her house and garage. This is an unusual circumstance and we didn't consider it a rental since it is a family place please consider this in your decision in appeal for requirement of Rental Registration. Thank you

Signature (required): Rachel B. Gross

Name (please print): Rachel B. Gross Date: 5/1/15

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



City of Bloomington  
H.A.N.D.

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

Meeting Date: July 15, 2015  
Petition Type: An extension of time to complete repairs.  
Petition Number: 15-TV-135  
Address: 1530 W. Arlington Rd.  
Petitioner: Mike Beyers  
Inspector: Dee Wills  
Staff Report: February 18, 2015 Completed Cycle Inspection  
April 27, 2015 Completed Reinspection  
May 07, 2015 Received Application for Appeal

The petitioner is requesting an extension of time to complete the remaining exterior repairs. He had back surgery on April 15<sup>th</sup> 2015 and is unable to physically make the repairs at this time. He is requesting his deadline to be extended to October 31, 2015 in order for him to have adequate enough time to recover and to make the repairs.

Staff recommendation: Grant the extension of time.  
Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.  
Compliance Deadline: October 31, 2015  
Attachments: Remaining Violations Report, Application for Appeal

*A*



RECEIVED  
5.7.15  
EF

RECEIVED  
MAY 07 2015

Application for Appeal By: \_\_\_\_\_  
To The

Board of Housing Quality Appeals  
P.O. Box 100  
Bloomington, IN 47402  
812-349-3420  
[hand@bloomington.in.gov](mailto:hand@bloomington.in.gov)

Property Address: 1530 West Arlington Road

Petitioner's Name: Mike Beyers

Address: 1516 West Arlington Road

City: Bloomington State: IN Zip Code: 47404

Phone Number: 812-369-8371 Email Address: \_\_\_\_\_

Property Owner's Name: /

Address: \_\_\_\_\_

City: SAME State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

Occupants: \_\_\_\_\_

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

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

Please circle the petition type that you are requesting:

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

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

OFFICE USE ONLY  
Petition Number 15-TV-135

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

I had back Surgery on April 15<sup>th</sup> I have the  
Soffit + Fascia purchased to alleviate Any Further  
Paint problems. I would like to have until the  
End of October to Fix this violation

Thanks for your  
consideration

Signature (required):

*Mike Beyers*

Name (please print):

Mike Beyers

Date:

4/5/7/2015

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



**City of Bloomington  
Housing and Neighborhood Development**

**APR 30 2015**

Remaining Violations Report

7489

**OWNERS**

Michael P. Beyers  
1516 Arlington Road  
Bloomington, IN 47404

Prop. Location: 1530 W Arlington RD  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: 1/1/3  
Date Inspected: 02/18/2015  
Primary Heat Source: Gas  
Property Zoning: RS  
Number of Stories: 1

Inspectors: 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 16.10.040

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.

## EXTERIOR

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

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

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

## Other requirements

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: July 15, 2015  
Petition Type: Rescind a variance  
Petition Number: 15-RV-136  
Address: 1513 1/2 S. Huntington  
Petitioner: HAND  
Inspector: John Hewett  
Staff Report:  
April 16, 2015                      Cycle Inspection, no violations  
May 12, 2015                      Received appeal form

This property was previously granted a variance to the ceiling height requirements and ventilation requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include ceiling height requirements and ventilation requirements, and the Building Code in place at the time of construction did not address ceiling height requirements and ventilation requirements; therefore we are asking the Board to rescind this variance. The structure was built in 1964.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

*fa*



City of Bloomington  
H.A.N.D.

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

Meeting Date: July 15, 2015  
Petition Type: An extension of time  
Petition Number: 15-TV-137  
Address: 1209 S. Park Ave.  
Petitioner: Pamela Cunningham  
Inspector: Matt Swinney  
Staff Report: December 16, 2014 Completed Cycle Inspection Report

Owner has requested an extension for the current tenants lease to end. At that time she will move in and the property will be owner occupied.

Staff recommendation: Grant the request.

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

Compliance Deadline: July 24th, 2015

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



RECEIVED  
5.14.15

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: 1209 S. Park

Petitioner's Name: Pamela Cunningham

Address: 3512 S. Rogers

City: Bloomington State: IN Zip Code: 47403

Phone Number: 219-771-5254 Email Address: pamelacunningham@gmail.com

Property Owner's Name: Pamela Cunningham

Address: 3512 S. Rogers

City: Bloomington State: IN Zip Code: 47403

Phone Number: 219-771-5254 Email Address: pamelacunningham3@gmail.com

Occupants: Jean Haley

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 15-TV-137

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.

Currently this is a rental but it is my intention to move into the house and so that would make it an owner occupied property. The current tenant is moving out on May 31<sup>st</sup>. I will be moving in at that time.

Signature (required):

*Pamela Cunningham*

Name (please print):

Pamela Cunningham

Date:

5/18/2015

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

## Cycle Report

9516

### OWNERS

Pamela Cunningham  
3512 S. Rogers St.  
Bloomington, IN 47403

Prop. Location: 1209 S Park AVE  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: 1/2/3

Date Inspected: 12/16/2014	Inspectors: Matt Swinney
Primary Heat Source: Electric	Foundation Type: Crawl Space
Property Zoning: RC	Attic Access: No
Number of Stories: 1	Accessory Structure: Garage

Monroe County Assessor's records indicate this structure was built in 1973.  
There were no requirements for emergency egress at the time of construction.

### INTERIOR

Living Room (18-3 x 11-6), Kitchen/Dining Room (21-3 x 12-2), Family Room (22-3 x 10-2),  
Common Bathroom, Utility Room  
No violations noted.

NE Bedroom (9-9 x 9-7), Master Bedroom (13-6 x 9-8)  
No violations noted.

#### Existing Egress Window Measurements

Height: 32 inches  
Width: 31.5 inches  
Sill Height: 48 inches  
Openable Area: 7.00 sq. ft.

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

Master Bathroom

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

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

Crawl Space

No violations noted.

Detached Garage

No violations noted.

**EXTERIOR**

No violations noted.

**Required documentation**

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

---

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

**This is the end of this report.**



City of Bloomington  
H.A.N.D.

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

Meeting Date: July 15, 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-138

Address: 907 W. RCA Park Drive

Petitioner: John Vargo

Inspector: John Hewett

Staff Report: January 15, 2015      Cycle inspection  
May 15, 2015              Received appeal

The cycle inspection identified windows that do not meet the requirements of the code at the time this structure was built. The petitioner is seeking a variance from the State of Indiana for this violation and has requested additional time.

Staff recommendation: Grant the request.

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

Compliance Deadline: August 31, 2015

Attachments: Cycle Inspection 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](mailto:hand@bloomington.in.gov)

RECEIVED  
MAY 15 2015

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: 907 W. RCA Park Drive

Petitioner's Name: John Vargo

Address: 7635 N. Tunnel Road

City: Unionville State:IN Zip Code: 47468

Phone Number: 812-332-1482 Email Address: [john@insccap.org](mailto:john@insccap.org)

Property Owner's Name: John Vargo

Address: 7635 N. Tunnel Road

City: Unionville State:IN Zip Code: 47468

Phone Number: 812-332-1482 Email Address: [john@insccap.org](mailto:john@insccap.org)

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 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 15-TV-138

RECEIVED  
MAY 15 2015

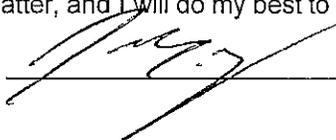
SEE REVERSE

BY: \_\_\_\_\_

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

I am respectfully requesting an extension of time in order to obtain an egress variance. During a rental cycle inspection, it was noted that one emergency egress window did not meet minimum requirements for a one and two family dwelling built in 1994. This house has passed rental inspections over the last ten or so years, so I had no idea that there was a violation of this sort. I am in the process of filing for an egress variance with the Indiana Fire and Building Safety Commission, but I'm sure that will take some time to finalize. I think that I should have everything complete by August 31, 2015. Thank you for your consideration in this matter, and I will do my best to resolve it quickly.

Signature (required):

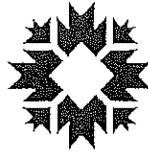


---

Name (please print): John Vargo

Date: May 12, 2015

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

7315

OWNERS

Vargo, John  
7635 N. Tunnel Road  
Unionville, IN 47468

Prop. Location: 907 W Rca DR  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: 1/3/3

Date Inspected: 01/13/2015  
Primary Heat Source: Electric  
Property Zoning: RS  
Number of Stories: 1

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

The Monroe County Assessors records indicate that this structure was built in 1994. These are the minimum egress requirements for One and Two Family Dwellings built or altered between 1990 and 1996.

Clear opening height: 24"  
Clear opening width: 18"  
Sill height: 44" above finished floor  
Openable area: 4.75 sq. ft.

Interior

Living room

14-9 x 10-7  
No violations noted.

Kitchen

9-10 x 17-7  
No violations noted.

Laundry

No violations noted.

401 N. Morton  
PO Box 100  
Bloomington, IN 47402

**City Hall**

[www.bloomington.in.gov/hand](http://www.bloomington.in.gov/hand)

Rental Inspections: (812) 349-3420  
Housing Division: (812) 349-3401  
Fax: (812) 349-3582

Garage

No violations noted.

SW bedroom 11-7 x 18-8, SE bedroom 11-2 x 10-5

The emergency egress window does not meet the minimum requirements for a one and two family dwelling built in 1994. The relevant code is the 1990 Indiana Residential Code, Section: 210.2.

Openable area required:	4.75sq. ft.	Existing area:	4.43sq. ft.
Clear width required:	18"	Existing width:	27.75"
Clear height required:	24"	Existing height:	23"
Maximum sill height:	44" above finished floor	Existing sill:	25"

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

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

Hall Bath, Master bath

No violations noted.

Exterior

No violations noted.

Other requirements

Required documentation:

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

Required documentation:

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

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

This is the end of this report.



City of Bloomington  
H.A.N.D.

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

Meeting Date: July 15, 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-139

Address: 326 W. Kenwood Dr.

Petitioner: Sharon Belcher

Inspector: Dee Wills

Staff Report: February 10, 2015 Completed Cycle Inspection  
March 17, 2015 Application for Appeal to Rescind a Variance  
April 24, 2015 Reinspection is scheduled for June 10, 2015  
May 18, 2015 Received Application for Appeal

Petitioner is requesting an extension of time to complete the repairs in Unit # 2. The current tenant is refusing the entry of anyone into her apartment and has become aggressive when attempts were made to enter. The current tenants lease will end on July 30, 2015. The petitioner is requesting more time to finish the repairs after the tenant has vacated the unit.

Staff recommendation: Grant the extension of time.

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

Compliance Deadline: August 30, 2015

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](mailto:hand@bloomington.in.gov)

**RECEIVED**  
 5-18-19

Property Address: 326 W. Commercial Dr. #2

Petitioner's Name: Sharon Belcher

Address: ~~217 S. Star~~ 3255 S. Knightbridge

City: Bloom. State: In. Zip Code: 47401

Phone Number: 812-330-1605 Email Address: Siberl Sbelcher@earthlink.net

Property Owner's Name: \_\_\_\_\_

Address: SAME

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

Occupants: Sara Stone

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 15-TV-139

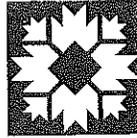
Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request; the amount of time needed to bring the property into compliance,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

Tenant would not let the repairmen  
in to make the repairs in #2  
Tenant will be out by July 30<sup>th</sup> - lease will be  
Sharon ending,

Signature (required): Sharon Belcher

Name (please print): Sharon Belcher Date: 5-15-15

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

1094

OWNERS

Belcher, Charles  
3255 S. St Rd 446  
Bloomington, IN 47401

Prop. Location: 326 W Kenwood DR  
Number of Units/Structures: 12/1  
Units/Bedrooms/Max # of Occupants: 12/1/5  
Date Inspected: 02/10/2015  
Primary Heat Source: Electric  
Property Zoning: CG  
Number of Stories: 2

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

VARIANCE

11/12/1992 The basement efficiency apartment is not approved for habitation until all conditions for the special exception granted by the Board have been met and reinspected for compliance.

10/18/1978 Granted a variance for the window sill height requirement

This property was previously granted a variance to the sill height requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a sill height requirement and the Building Code in place at the time of construction did not address sill height; therefore the variance must be rescinded by the Board of Housing Quality Appeals. This process may slightly delay the issuance of your Rental Occupancy Permit, but will not negatively affect the length of your permit.

Monroe County Assessor's records indicate this structure was built in 1971.  
There are no minimum requirements for emergency egress at the time of construction.

**Existin Egress Window Measurements:**

**Height: 32 inches**  
**Width: 19.75 inches**  
**Sill Height: 48 inches**  
**Openable Area: 4.38**

**Typical Room Measurements:**

**Living Room: 15 x 12**  
**Kitchen: 14 x 5**  
**Bedroom: 12 x 10**  
**Bathroom**

**INTERIOR**

**Unit 1**

**Living Room**

6/10/15 C Install/replace batteries in smoke detectors so that they function as intended. IC 22-11-18-3.5

**Unit 2**

**Living Room**

6/10/15 C Install/replace batteries in smoke detectors so that they function as intended. IC 22-11-18-3.5

**Kitchen**

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

**Bathroom**

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

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

**Unit 3**

**Living Room**

6/10/15 C Install/replace batteries in smoke detectors so that they function as intended. IC 22-11-18-3.5

**Unit 4**

6/10/15 C There was no electrical service to this unit at the time of the Cycle Inspection. Electrical service shall be restored and all associated items shall be checked at re-inspection. Any violations noted at that time shall have the same 60 day compliance deadline as the remainder of this report. BMC 16.04.060(c)

**Unit 5**

**Living Room**

6/10/15 C

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

**Unit 6**

**Living Room**

6/10/15 C

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

**Unit 7, 8, and 9**

No violations noted.

**Unit 10**

**Living Room**

6/10/15 C

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

**Bathroom**

6/10/15 C

Replace missing light switch cover plate. BMC 16.04.060(a)

**Basement/ Laundry**

6/10/15 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

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

4-29-15 C

**EXTERIOR**

No violations noted.

**Required documentation:**

4-6-15 C

Complete the enclosed registration form. A street address is required for both owner and agent. This form must be signed by the owner. If this form is not provided to the HAND department by the compliance deadline and the matter is referred to the Legal Department a fine of \$25 will be assessed. 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: July 15, 2015  
Petition Type: Rescind a variance  
Petition Number: 15-RV-140  
Address: 1015 W. Gourley Pike  
Petitioner: HAND  
Inspector: Norman Mosier  
Staff Report: March 19, 2015 – Conducted Cycle Inspection  
May 21, 2015 – Received June BHQA Application  
May 26, 2015 – Prepared June BHQA Staff Report

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

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: 15 July 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-013(old)

Address: 812 E. 8<sup>th</sup> St.

Petitioner: Judy Fulford

Inspector: Michael Arnold

Staff Report:

11 June 2014	Cycle Inspection
03 July 2014	Sent Inspection Report
08 August 2014	Reinspection scheduled for 24 October 2014
24 October 2014	No show for Reinspection
24 October 2014	Left message to schedule reinspection
19 November 2014	Left message to schedule reinspection
20 November 2014	Sent Remaining Violations Report
25 November 2014	call from Judy for update on file
04 December 2014	Request for extension of time
23 January 2015	Tabled By the Board
28 January 2015	Reinspection for Smoke Detector issue
18 February 2015	BHQA granted extension of time 31 May 2015
21 May 2015	Received requires for Extension of Time

The petitioner is requesting a 2<sup>nd</sup> extension of time to complete the non-life safety items that were noted on the June 11, 2014 cycle inspection. This property is owned in a partnership; the petitioner Judy Fulford, her late husband, and Cheryl Underwood were the partners in this property.

A re-inspection was scheduled for this property with-in the 60 day time frame as required by the code. However on October 6, 2014 Ms. Underwood called to reschedule the re-inspection for October 15, 2015. On the 15<sup>th</sup> the inspector was told by the tenants that they had not been notified and they were not comfortable with him conducting the re-inspection. The HAND staff called the property owner (it is unclear which owner was contacted as both Ms. Underwood and Ms.

*JF*

Fulford's late husband are listed as the owner on the property registration form) after the no show to re-schedule. HAND was unable to reach the owner. Judy Fulford filed the 1<sup>st</sup> extension of time after receiving the Remaining violations report. The request was first heard at the January 21, 2014 meeting. At that meeting the petition had a request to be tabled by Ms. Underwood's attorney. The board tabled the request to complete repairs until the next meeting with the exception of the smoke detector violation which was given a February 1<sup>st</sup> compliance deadline. Ms. Fulford scheduled the smoke detector re-inspection with-in the compliance deadline and it was functional at the re-inspection. At the February 18, 2015 BHQA meeting the tabled portion on the extension of time was heard and granted an extension of time until May 31, 2015. There have been no additional re-inspections of this property.

Staff recommendation: Deny the extension of time

Conditions: All repairs must be completed and re-inspected immediately, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Attachments: Application, Remaining Violations Report



RECEIVED  
MAY 21 2015

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: 812 East 8th Street, Bloomington, IN

Petitioner's Name: Judy Fulford

Address: 508 East 8th Street

City: Bloomington State: IN Zip Code: 47408

Phone Number: 812-334-2188 Email Address: \_\_\_\_\_

Property Owner's Name: Judy Fulford

Address: 508 East 8th Street

City: Bloomington State: IN Zip Code: 47408

Phone Number: 812-334-2188 Email Address: \_\_\_\_\_

Occupants: Yes

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 15-TV-13

(OLD BUSINESS)

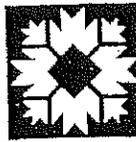
SEE REVERSE

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.

I request of time so owners can decide how to move forward on the May 31, 2015 deadline requirements.

Signature (required): Judy Fullford  
Name (please print): Judy Fullford Date: 5/21/15

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



City of Bloomington  
Housing and Neighborhood Development

NOV 20 2014

Remaining Violation Report

2688

OWNERS

=====

Kinney, Kenneth K.  
508 E. 8th St  
Bloomington, IN 47408

Underwood, Cheryl  
825 N. Walnut Street, Suite A  
Bloomington, IN 47404

AGENT

=====

Underwood, Cheryl  
825 N. Walnut Street, Suite A  
Bloomington, IN 47404

Prop. Location: 812 E 8th ST  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: 1/3/5

Date Inspected: 06/11/2014  
Primary Heat Source: Gas  
Property Zoning: RM  
Number of Stories: 1

Inspectors: Mike Arnold  
Foundation Type: Basement  
Attic Access: N/A  
Accessory Structure:

**REINSPECTION REQUIRED**

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

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

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

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:

Basement:

C Repair windows to latch securely. BMC 16.04.060(b) (Check all at reinspection).

Main Level:

Living Room (19-6 x 12-3), Kitchen, ½ bathroom:

Bathroom:

C Replace the broke stool seat. BMC 16.04.060(a)

Screened Porch:

Not accessible. Check at reinspection

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

12/8/15  
C Provide operating power to smoke detector. IC 22-11-18-3.5

SE Bedroom (13-7 x 7-2):

C This room has a door to the exterior. Rearrange furniture in a manner that does not block or hinder access to emergency egress door. BMC 16.04.020 and BMC 16.04.060(b)

Exterior:

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

C Repair the damage to the soffit on the south wall-east end. BMC 16.04.050(a)

This is the end of this report.



City of Bloomington  
H.A.N.D.

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

Meeting Date: July 15, 2015  
Petition Type: An extension of time to make repairs.  
Petition Number: 15-TV-127  
Address: 1300 S. Walnut St.  
Petitioner: German American Bank  
Inspector: Matt Swinney  
Staff Report: February 3, 2015 Cycle Inspection Report

Owner has requested an extension of time to complete repairs due to ownership change. The current agent has been in contact with HAND to ensure that repairs meet the requirements of the Municipal Code. We recommend separate deadlines for life safety violations and regular violations. In the units where the exterior door has no structure on the outside, the doors must either be permanently sealed, removed, or an appropriate structure built outside the doors.

Staff recommendation: Grant the request.

Conditions: Any exterior repairs to this building must obtain the approval of the Historic Commission. For all question regarding Historic structures and the alterations thereof, contact the HAND office and speak to the Historic Preservation Program Manager. All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: July 31, 2015 For the life safety violations.  
August 31, 2015 For all of the other violations.

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

RECEIVED  
APR 24 2015



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](mailto:hand@bloomington.in.gov)

Property Address: 1300 S Walnut St.  
Petitioner's Name: Jeff Brawley / The Brawley Group  
Address: 115 N. College Ave  
City: Bloomington State: IN Zip Code: 47404  
Phone Number: (812) 327-5331 Email Address: jeff@thebrawleygroup.com  
Property Owner's Name: Gronquist, James M.  
Address: P.O. Box 1131  
City: Bloomington State: IN Zip Code: 47402  
Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_  
Occupants: VARIOUS

**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 15-TV-127

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.

Time extension for repairs.  
120 days requested.

Signature (required):



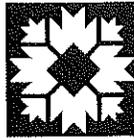
Name (please print):

JEFF BOWLEY

Date:

4/22/15

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

3539

OWNERS

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

Prop. Location: 1300 S Walnut ST  
Number of Units/Structures: 8/1  
Units/Bedrooms/Max # of Occupants: 6/1/2 2/1/2

Date Inspected: 02/03/2015	Inspectors: Matt Swinney
Primary Heat Source: Electric	Foundation Type: Basement
Property Zoning: CG	Attic Access: No
Number of Stories: 2	Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1928.  
There were no requirements for emergency egress at the time of construction.

VARIANCE

09/28/1989 Granted a variance to the ceiling height requirement in all habitable rooms in Apt. #9, & #10.

12/02/1982 and 9/28/89 the Board granted variances for light, vent in Apts. 5,6,9 & 10 and to ceiling height in Apts. 9 & 10.

This property was previously granted a variance to the ceiling height, light, ventilation requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a ceiling height, light, ventilation requirement and the Building Code in place at the time of construction did not address ceiling height, light, ventilation ; therefore the variance must be rescinded by the Board of Housing Quality Appeals. This process may slightly delay the issuance of your Rental Occupancy Permit, but will not negatively affect the length of your permit.

### Note

The total number of units in this building has not been determined yet. There are currently 4 units on the second floor. The 1<sup>st</sup> floor consists of 2 commercial units. The basement is being remodeled, at the time of inspection the basement was gutted. The current plan is to have 2 units downstairs.

## INTERIOR

### Second Floor

#### Unit#1

Kitchen/Dining Room, Laundry Closet, Water Heater Closet

No violations noted.

#### Bedroom

Replace the missing phone/ cable outlet cover plate. BMC 16.04.060(a)

#### Bathroom

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

#### Living Room

Replace the missing phone/ cable outlet cover plate. BMC 16.04.060(a)

The exterior door has to lead to a safe and well maintained structure. If it does not the door should be removed. Every flight of interior stairs with 3 or more risers and every flight of exterior stairs with 2 or more risers shall be provided with handrails. Porches, balconies, decks or raised floor surfaces located more than 30 inches above the floor or grade below shall have guards not less than 36 inches in height. Open sides of stairs with a total rise of more than 30 inches above the floor or grade below shall have guards not less than 34 inches in height measured vertically from the nosing of the treads. Guards and handrails on opens sides of stairs shall be provided with intermediate railings that do not allow passage of a 4" diameter sphere. BMC 16.04.020

#### Unit #2

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

#### Unit #3

Living Room, Kitchen/Dining Room, Bedroom, Laundry Closet, Water Heater Closet

No violations noted.

#### Bathroom

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

#### Unit #4

Living Room, Kitchen/Dining Room, Bedroom, Laundry Closet, Water Heater Closet,

No violations noted.

### Bathroom

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

### Common Stairwell and Hallway

#### Stairwell

Every flight of interior stairs with 3 or more risers and every flight of exterior stairs with 2 or more risers shall be provided with handrails. Porches, balconies, decks or raised floor surfaces located more than 30 inches above the floor or grade below shall have guards not less than 36 inches in height. Open sides of stairs with a total rise of more than 30 inches above the floor or grade below shall have guards not less than 34 inches in height measured vertically from the nosing of the treads. Guards and handrails on open sides of stairs shall be provided with intermediate railings that do not allow passage of a 4" diameter sphere. BMC 16.04.020

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

Properly repair the broken window glass. BMC 16.04.060(b)

Finish and paint all drywall in a workmanlike manner. BMC 16.04.060(a)

### Basement

Provide a complete directory of all service panels and circuits. BMC 16.04.020(a) IEC 408.4

### Attic

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

Repair or replace damaged roof access door in a manner so that it is reasonably weather tight, excludes the entrance of rodents, and functions as intended. BMC 16.04.060(a)

### EXTERIOR

Properly repair or replace damaged, missing or deteriorated masonry/finishing trim around doors and windows 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, missing or deteriorating masonry/finishing trim and structural members. BMC 16.04.050(a)

### Required documentation

Complete the enclosed registration form. A street address is required for both owner and agent.

**This form must be signed by the owner. This form must be submitted to the HAND office within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC 16.03.010(b) and BMC 16.01.030(b)**

### Required documentation

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

**Required documentation**

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

---

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

**This is the end of this report.**



City of Bloomington  
H.A.N.D.

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

Meeting Date: July 15, 2015

Petition Type: Relief from an administrative decision

Variance Request: Relief from being required to register as a rental.

Petition Number: 15-AA-141

Address: 3502 N. Stoneycrest Dr.

Petitioner: Tierney Nickell

Inspector: Lisa Abbott

Staff Report: This property is currently occupied by the daughter and grandchildren of the owner. The petitioner has requested that she be exempt from registering this property as a rental for as long as the house is occupied by the daughter and grandchildren.

Staff recommendation: Grant the relief from administrative decision.

Conditions: This unit shall be exempt from the requirement to register as a rental for as long as it is owned by the current owner, Tierney Nickell, and is occupied by her daughter and her daughter's children. The property will be pulled in one year's time for drive-by and check on status.

Compliance Deadline: none

Attachments: Appeal form



RECEIVED  
5.26.15

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: 3502 Stoney Crest

Petitioner's Name: Tierney Nickell

Address: 2225 E. Mel Currie

City: Bloomington State: IN Zip Code: 47408

Phone Number: 812 339 5899 Email Address: \_\_\_\_\_

Property Owner's Name: SAME

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

Occupants: Daughter, 20 year old child

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.

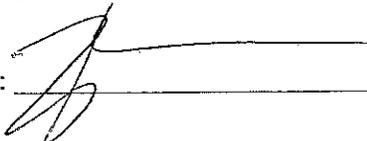
OFFICE USE ONLY  
Petition Number 15-AA-141

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.

only my Daughter and grand children live in the house.  
we purchased the House because her first born  
was to be A CDH Baby + required a stable  
living condition. We are applying for Relief  
of being a Rental Due to this need.  
this would only apply as long as my  
Daughter + two children are the occupants.

CDH is a medical Disability unto births that  
has a high probability of not surviving. because He  
faced this + did survive - He is in need of a  
stable - living condition to insure his continued  
Best Health as possible.

Signature (required):



Name (please print):

Terney Nickell

Date:

5-26-15

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.

BONNIE Vanpeventer.



City of Bloomington  
H.A.N.D.

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

Meeting Date: 15 July 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-142

Address: 421 N. Clark St.

Petitioner: Chad Farmer

Inspector: Michael Arnold

Staff Report: 16 February 2015 Cycle Inspection Report  
26 February 2015 Sent Report  
21 April 2015 Reinspection Scheduled  
27 April 2015 Received Summary, IDL and Furnace Documents  
27 May 2015 Reinspection complete  
27 May 2015 Received Application for Extension of Time

During the cycle inspection it was noted that the latches for the basement west bedroom and the main level NE bedroom windows did not function as intended. At the reinspection the latches had not been repaired. The owner indicated he had been have problems locating the correct hardware to complete the repair. The owner is requesting additional time to access the hardware or to replace the windows if parts cannot be found.

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: 15 August 2015

Attachments: Application, Remaining Violations Report

*Handwritten mark or signature.*

RECEIVED  
MAY 27 2015



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](mailto:hand@bloomington.in.gov)

Property Address: 421 Clark Street

Petitioner's Name: Chad Farmer

Address: 7990 S. 600 E.

City: Brownsburg State: IN Zip Code: 46112

Phone Number: 630 200 1942 Email Address: farmercc@hotmail.com

Property Owner's Name: Same as Above

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

Occupants: 3

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

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

**Please circle the petition type that you are requesting:**

- A) An extension of time to complete repairs (Petition type TV)
- B) A modification or exception to the 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 15-TV-142

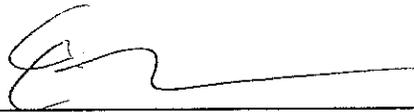
SEE REVERSE

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.

Request time to either locate replacement or window latch or to replace window.

Mayfair Windows is not a manufacturer in business any longer.

Signature (required):



Name (please print):

Chad Farmer

Date:

4/15/15

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



City of Bloomington  
Housing and Neighborhood Development

Remaining Violation Report

JUN 05 2015

166

## OWNERS

=====

Chad C. Farmer  
7990 S. 600 E.  
Brownsburg, IN 46112

Prop. Location: 421 N Clark ST  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: 1/3/3

Date Inspected: 02/16/2015  
Primary Heat Source: Gas  
Property Zoning: RC  
Number of Stories: 1

Inspectors: Mike Arnold  
Foundation Type: Basement  
Attic Access: N/A  
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:****Lower Level:****West Room (23-4 x 8-7):**

Repair window to latch securely. BMC 16.04.060(b) (all windows).

**Main Level:**

**NE Bedroom (10-0 x 9-0):**

Repair window to latch securely. BMC 16.04.060(b)

**SW Bedroom (13-0 x 10-0):**

Repair window to latch securely. BMC 16.04.060(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: July 15, 2015  
Petition Type: Rescind a variance  
Petition Number: 15-RV-143  
Address: 1011 W. Howe St.  
Petitioner: HAND  
Inspector: Dee Wills  
Staff Report: February 10, 2015 Completed Cycle Inspection  
May 20, 2015 Completed Reinspection  
May 27, 2015 Remaining Violations report sent out.  
May 28, 2015 Application for Appeal to rescind a variance

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

Staff Recommendation: Rescind the variance.  
Conditions: None  
Attachments: Application for Appeal, Remaining Violations Report



RECEIVED  
MAY 28 2015

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

Property Address: 1011 W. Howe St.

Petitioner's Name: HAND

Address: 401 N. Morton St

City: Bloomington State: IN Zip Code: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

Property Owner's Name: Lucy Schaich

Address: 708 W. 12th St.

City: Bloomington State: IN Zip Code: 47404

Phone Number: 349-3433 Email Address: lschaich@yahoo.com

Occupants: 323-1882

- 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 15-RV-143

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

RESCIND THE VARIANCE FOR THE  
CEILING HEIGHT REQUIREMENTS

THE RESIDENTIAL RENTAL & LODGING  
ESTABLISHMENT INSPECTION PROGRAM  
AND THE BUILDING CODE IN PLACE AT  
THE TIME OF CONSTRUCTION (1920) DID  
NOT ADDRESS CEILING HEIGHT

Signature (required): Dee Wills

Name (please print): DEE WILLS Date: 5/20/15

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



City of Bloomington  
Housing and Neighborhood Development

MAY 27 2015

Remaining Violations Report

872

OWNERS

Schaich, Lucy B.  
708 W. 12th St.  
Bloomington, IN 47404

AGENT

Gretchen Nail  
P.O. Box 1327  
Bloomington, IN 47402

Prop. Location: 1011 W Howe ST  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: 1/2/3

Date Inspected: 02/10/2015  
Primary Heat Source: Gas  
Property Zoning: RC  
Number of Stories: 1

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

VARIANCE

01/17/1991 Granted the variance to the minimum ceiling height requirement in the kitchen.

This property was previously granted a variance to the ceiling height requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a ceiling height requirement and the Building Code in place at the time of construction did not address ceiling height; therefore the variance must be rescinded by the Board of Housing Quality Appeals. This process may slightly delay the issuance of your Rental Occupancy Permit, but will not negatively affect the length of your permit.

## INTERIOR

### Living Room (14-4 x 14-0)

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

## EXTERIOR

Properly repair/ replace the deteriorated/ rotting west rear window frame and sill. BMC  
16.04.050(a)

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

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

### Detached Garage

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

Properly seal the bottom of the overhead garage door in a manner that is reasonably  
weather tight and excludes the entrance of rodents. BMC 16.04.050(a) and (b)

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

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

---



City of Bloomington  
H.A.N.D.

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

Meeting Date: July 15, 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-91 (old business)

Address: 1213 S. Lincoln St.

Petitioner: Action Property Mgmt. & Realty

Inspector: Dee Wills

Staff Report: June 23, 2014 Completed Cycle Inspection  
August 26, 2014 Received Application for Appeal for extension of time  
January 21, 2015 Completed Reinspection  
February 06, 2015 Reinspection was scheduled for March 09, 2015  
March 05, 2015 Received 2<sup>nd</sup> Application for Appeal for extension of  
time  
March 09, 2015 Completed Reinspection.  
May 27, 2015 Completed a Drive-By Inspection  
June 03, 2015 Received Application for Appeal for extension of time

Petitioner is requesting an extension of time to repair the retaining wall.  
Petitioner states that she is having difficulty in finding someone to make  
the repairs.

Staff recommendation: Grant the extension.

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

Compliance Deadline: August 15, 2015

Attachments: Application for Appeal, Remaining Violations Report, Photos

FROM :

Jun. 1. 2015 2:40PM

FAX NO. :

Uttn: Dan

Jun. 03 2015 10:50AM P1

No. 2825 P. 1

RECEIVED  
JUN 03 2015



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

Property Address: 1213 South Lincoln  
Petitioner's Name: Action Property Mgmt. & Realty  
Address: 1201 South Walnut Street  
City: Bloomington State: IN Zip Code: 47401  
Phone Number: 812-832-8870 Email Address: action@bluemarble.net  
Property Owner's Name: Kevin Schick  
Address: 7817 Gabacho Street  
City: Carlsbad State: CA Zip Code: 92009  
Phone Number: 760-445-5811 Email Address: Kevin@science2u.com  
Occupants: Jeri Barrett - Jason Lasher

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 15-TV-91

(OLD BUSINESS)

SEE REVERSE

FROM : Jun. 1. 2015 2:40PM

FAX NO. :

in. 03 2015 10:50AM P2  
No. 2825 P. 2

RECEIVED  
JUN 03 2015

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

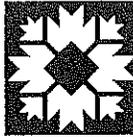
We are having trouble finding  
someone to do the job needed on  
the wall.

Need the extension of time to  
find someone and getting it done.

Signature (required): Linda L. Quillen

Name (please print): LINDA L. Quillen Date: 6/3/15

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



City of Bloomington  
Housing and Neighborhood Development

Remaining Violations Report

JAN 22 2015

1298

OWNERS

Schick, Kevin W.  
7817 Gabacho St.  
Carlsbad, CA 92009

AGENT

Action Property Mgmt. & Realty  
1201 S. Walnut Street  
Bloomington, IN 47401

Prop. Location: 1213 S Lincoln ST  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: 1/3/3

Date Inspected: 06/23/2014  
Primary Heat Source: Gas  
Property Zoning: RC  
Number of Stories: 2

Inspectors: Dee Wills  
Foundation Type: Basement  
Attic Access: Yes  
Accessory Structure: 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**

**Basement**

Stairway

3/9/15 C  
DW Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.060(b)

3/9/15 C  
DW Replace battery in smoke detector so that it may function as intended. IC 22-11-18-3.5

**EXTERIOR**

3/9/15 C  
DW Replace the missing and deteriorated (cracked and peeling) glazing compound on the windows. BMC 16.04.050(a)

NC Properly tuck point all missing or defective mortar joints of front retaining wall. BMC 16.04.040(a) and BMC 16.04.050(a)

**Other requirements**

Required documentation:

3/10/15 C  
DW Complete the enclosed registration form. A street address is required for both owner and agent. This form must be signed by the owner. If this form is not provided to the HAND department by the compliance deadline and the matter is referred to the Legal Department a fine of \$25 will be assessed. 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.



5/27/15



5/27/15



City of Bloomington  
H.A.N.D.

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

Meeting Date: July 15, 2015  
Petition Type: Rescind a variance  
Petition Number: 15-RV-144  
Address: 519 S. Fess  
Petitioner: HAND  
Inspector: Dee Wills  
Staff Report: May 06, 2015 Completed Cycle Inspection

This property built in 1929, was previously granted a variance to the bedroom access requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a bedroom access requirement and the Building Code in place at the time of construction did not address bedroom access requirement; therefore we are asking the Board to rescind this variance.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None



City of Bloomington  
H.A.N.D.

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

Meeting Date: July 15, 2015  
Petition Type: An extension of time to complete the repairs.  
Petition Number: 15-TV-145  
Address: 709 S. Walnut St.  
Petitioner: Ron Oskouie  
Inspector: John Hewett  
Staff Report: February 16, 2015    Cycle Inspection  
                  April 8, 2015        sent report  
                  June 8, 2015        received appeal

The petitioner has asked for additional time to complete repairs.

Staff recommendation: Grant the extension of time.

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

Compliance Deadline: September 15, 2015

Attachments: Cycle Inspection report.

RECEIVED  
JUN 08 2015



Application for Appeal By: .....

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

Property Address: 709 S. WALNUT ST. Bloomington, IN 47401

Petitioner's Name: RON OSKOWIE

Address: 4401 E CAMBRIDGE CT.

City: Bloomington State: IN Zip Code: 47408

Phone Number: 812320548 Email Address: REZAINDY@YAHOO.COM

Property Owner's Name: RON OSKOWIE

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

Occupants: \_\_\_\_\_

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

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

Please circle the petition type that you are requesting:

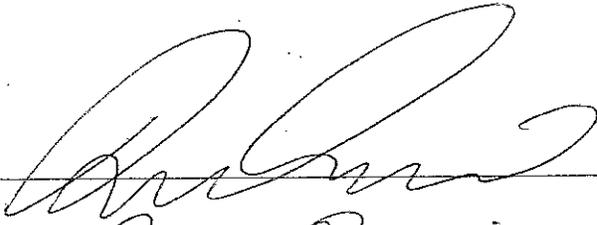
- A) An extension of time to complete repairs (Petition type TV)
- B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- C) Relief from an administrative decision (Petition type AA)
- D) Rescind a variance (Petition type RV)

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

OFFICE USE ONLY  
Petition Number 15-TV-145

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.

Order The gauge Down and its not arrived  
My Contractor got Sick and I Have  
Hard Time to Find Contractors  
New guy Working Very Soon.

Signature (required):   
Name (please print): Ron Osborn Date: 6/8/15

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

2262

OWNERS

Oskouie, Ron B.  
624 S. Walnut Street  
Bloomington, IN 47401

Prop. Location: 709 S Walnut ST  
Number of Units/Structures: 2/1  
Units/Bedrooms/Max # of Occupants: 1/1/5 1/2/5

Date Inspected: 02/16/2015  
Primary Heat Source: Gas  
Property Zoning: CD  
Number of Stories: 1

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

VARIANCE

West Unit - Commercial  
07/18/1984 Granted a variance to the light and ventilation requirements for the living room and the mid-west bedroom of the northeast unit.

Monroe County Assessor's records indicate this structure was built in 1915.  
There were no requirements for emergency egress at the time of construction.

This property was previously granted a variance to the light and ventilation requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a light and ventilation requirement and the Building Code in place at the time of construction did not address light and ventilation; therefore the variance must be rescinded by the Board of Housing Quality Appeals. This process may slightly delay the issuance of your Rental Occupancy Permit, but will not negatively affect the length of your permit.

The 3<sup>rd</sup> unit in this structure appears to be a residential unit. Municipal Code requirements do not allow this to be used as a residential unit.

Interior

Unit #1

Kitchen

9-7 x 10-11

Repair the door to this room so that it does not stick/ rub on the floor. BMC 16.04.060(a)

Living room

11-2 x 15-7

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

Bedroom

12-11 x 14-5

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

Existing Egress Window Measurements:

Height: 31.5 inches

Width: 27.5 inches

Sill Height: 17 inches

Openable Area: 6.0 sq. ft.

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

Unit #2

Kitchen

9-11 x 12-1

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

Properly install a door sweep on the bottom of the entrance door to reduce air infiltration as completely as possible. BMC 16.04.060(a)

Living room

11-4 x 13-0

No violations noted.

N bedroom

8-1 x 16-9

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

Existing Egress Window Measurements:

Height: 20.25 inches

Width: 27.5 inches

Sill Height: 35 inches

Openable Area: 3.86 sq. ft.

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

Bathroom

No violations noted.

W bedroom

9-8 x 20-11

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

Provide power to the SW receptacle. BMC 16.04.060(b)

Existing Egress Window Measurements:

Height: 25.5 inches

Width: 32.75 inches

Sill Height: 19 inches

Openable Area: 5.8 sq. ft.

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

Basement

Install a TPR Discharge tube on the West water heater. Temperature/pressure relief (TPR) valve discharge tubes:

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

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)

Provide a junction box at the splice on the power wire for the south water heater. BMC 16.04.060(b)

#### Exterior

Complete the installation of the siding on the east side of the structure, at the entrance to Unit #1. BMC 16.04.050(a)

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

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

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

All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. Repair the small sidewalk at the SW corner of the house where the tree has heaved it up. BMC 16.04.040(c)

#### Garage

Repair the deteriorated garage doors. BMC 16.04.050(a)

#### Other requirements

##### Required documentation:

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

##### Required documentation:

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

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

This is the end of this report.



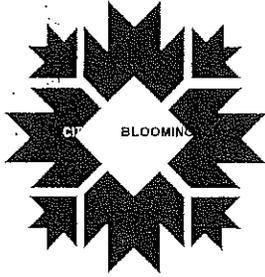
City of Bloomington  
H.A.N.D.

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

Meeting Date: July 15, 2015  
Petition Type: An extension of time to complete repairs.  
Petition Number: 15-TV-146  
Address: 1435 N. Kinser Pike  
Petitioner: Terrence Heldreth  
Inspector: Dee Wills  
Staff Report: April 14, 2015 Completed Cycle Inspection

Petitioner is requesting an extension of time to complete all interior and exterior repairs. The current tenants are moving out at the end of July and the petitioner feels that they could address all of the violations more effectively once the property is empty. The petitioner is also having difficulty in contracting someone for the tree trimming.

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: Smoke Detectors: July 24, 2015  
All other violations: August 30, 2015  
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](mailto:hand@bloomington.in.gov)

RECEIVED  
6.8.15

→ F

**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: 1435 N. Kinser Pike

Petitioner's Name: Terrence Heldreth

Address: 1825 W. 17<sup>th</sup> Avenue

City: Eugene State:OR Zip Code: 97402

Phone Number: 812 606 9864 Email Address: [terrenceheldreth@gmail.com](mailto:terrenceheldreth@gmail.com)

Property Owner's Name: Terrence Heldreth

Address: 1825 W. 17<sup>th</sup> Avenue

City: Eugene State:OR Zip Code: 97402

Phone Number: 812 606 9864 Email Address: [terrenceheldreth@gmail.com](mailto:terrenceheldreth@gmail.com)

Occupants: Adam and Alicia Sweet

**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 15-TV-146

**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.

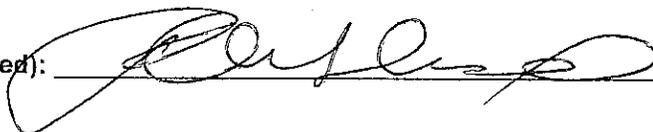
While we appreciate and have made forward progress on the issues brought up by the HAND inspection, we are requesting postponement of the full inspection until mid August, 2015. My current tenants have decided to move to a larger house, and my agent has asked me to petition for an extension on the inspection based on the tenants decision to move out at the end July. We could more effectively facilitate the changes that the Board has requested with less stress or impact on tenants at that time, especially to do the work on the interior window latches and the bedroom ceiling.

We have already ascertained why the smoke detectors we provided were not in place, and have fixed the situation.

Additionally, my agent has been unable to schedule tree-trimming in the time period allowed for repairs, as everyone he has been able to contact is booked up, but we will be pursuing that as quickly as we can find a contractor with time in their schedule.

I appreciate your taking the time to consider this extension so that we can most effectively bring our property into complete compliance with the HAND requirements. We have immediately addressed the concerns to safety created by the missing detectors, and are actively pursuing solutions to the other general welfare concerns, we are requesting a little more time to attain them. Thank you.

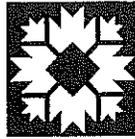
Signature (required):

 6/5/2015

Name (please print): Terrence Heldreth

Date: Friday, June 5, 2015

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



City of Bloomington  
Housing and Neighborhood Development

APR 30 2015

RENTAL PERMIT INFORMATION

Terrence Heldreth  
1825 W. 17<sup>th</sup> Ave  
Eugene, OR 97402

Property Location: 1435 N. Kinser Pike

Please find enclosed the Cycle Inspection Report which detail recommendations and violations found during the recent inspection of your rental property. You have sixty (60) days from the date of this letter to correct the violations listed on the report.

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office by JUN 29 2015 to schedule a re-inspection. You have the right to appeal any violation to the Board of Housing Quality Appeals. An appeal form can be found at [www.bloomington.in.gov/hand](http://www.bloomington.in.gov/hand). If you do not have access to the internet, you may contact HAND at 812-349-3420 and a form will be provided.

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

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

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

Sincerely,

Housing and Neighborhood Development Department

Enclosures: Inspection Report

Xc Glenn Harris



City of Bloomington  
Housing and Neighborhood Development

Cycle Report

6166

OWNERS

Terrence Heldreth  
1825 W. 17th Ave.  
Eugene, OR 97402

AGENT

Glenn Harris  
5123 Production Dr. Suite C  
Bloomington, IN 47403

Prop. Location: 1435 N Kinser PIKE

Number of Units/Structures: 1/1

Units/Bedrooms/Max # of Occupants: 1/2/3

Date Inspected: 04/14/2015

Primary Heat Source: Gas

Property Zoning: RS

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.

Living Room (10-11 x 24-2)

No violations noted.

Dining Room (11-6 x 10-9)

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)

Scrape and paint the interior of the window jambs. BMC 16.04.060(f)

Hallway

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

Bathroom

No violations noted.

NW Bedroom (10-8 x 7-4)

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

Existing Egress Window Measurements:

Height: 26.25 inches

Width: 28 inches

Sill Height: 25.50 inches

Openable Area: 5.10 sq. ft.

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

NE Bedroom (9-4 x 12-2)

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

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

Existing Egress Window Measurements:

Height: 26.25 inches

Width: 28 inches

Sill Height: 25.50 inches

Openable Area: 5.10 sq. ft.

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

Basement

Repair or replace existing smoke detector in a manner so that it functions as intended. 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 or replace damaged/deteriorated soffit/fascia on the northeast corner in a manner that seals all openings. BMC 16.04.050(a)

Repair the damaged porch window screens. BMC 16.04.060(a)

All trees on premise shall be in good health and pose no danger to persons or building. Remove dead limbs from tree(s). BMC 16.04.040(e)

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

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

### Other requirements

#### Required documentation:

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

#### Required documentation:

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

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

This is the end of this report.



City of Bloomington  
H.A.N.D.

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

Meeting Date: July 15, 2015

Petition Type: Rescind a variance

Petition Number: 15-RV-147

Address: 609 E. University St.

Petitioner: HAND

Inspector: Maria McCormick

Staff Report: This property built in 1925 was previously granted a variance to the bedroom & bathroom access requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a bedroom & bathroom access requirement and the Building Code in place at the time of construction did not address bedroom & bathroom access; therefore the variance must be rescinded by the Board of Housing Quality Appeals.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None



City of Bloomington  
H.A.N.D.

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

Meeting Date: July 15, 2015  
Petition Type: Rescind a variance  
Petition Number: 15-RV-148  
Address: 1309 N. Lincoln Ave  
Petitioner: HAND  
Inspector: Matt Swinney  
Staff Report: June 11, 2015 Cycle Inspection

This property was previously granted a variance for the basement efficiency unit. This property is no longer a duplex. It was changed to a single unit in 2008. The variance was a special exception to the minimum ceiling height requirement in the "basement efficiency unit" with the condition that the gas-fired space heater be removed from the unit. The Residential Rental and Lodging Establishment Inspection Program does not include a minimum ceiling height requirement in the basement with the condition that the gas-fired space heater be removed and the Building Code in place at the time of construction did not address minimum ceiling height requirements; therefore we are asking the Board to rescind this variance. The structure was built in 1955.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

Handwritten mark or signature.



City of Bloomington  
H.A.N.D.

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

Meeting Date: 15 July 2015

Petition Type: Rescind a variance

Petition Number: 15-RV-149

Address: 829 E. Cottage Grove Ave and 701-705 N. Woodlawn Ave.

Petitioner: HAND

Inspector: Michael Arnold

Staff Report: 17 July 2014      Cycle Inspection  
25 July 2014      Sent Report  
27 August 2014      Reinspection Complete  
26 May 2015      Exterior Painting Complete  
12 June 2015      BHQA Application

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

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None



City of Bloomington  
H.A.N.D.

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

Meeting Date: July 15, 2015

Petition Type: An extension of time to complete the repairs.

Petition Number: 15-TV-39

Address: 812 & 814 N. Washington St.

Petitioner: Ryan Cobine

Inspector: John Hewett

Staff Report:      October 3, 2014      Cycle Inspection  
                          October 13, 2014     sent report  
                          December 12, 2014   Re-inspection scheduled for 01/27/2015  
                          January 8, 2015      received appeal  
                          February 18, 2015    BHQA extension granted until 05/20/2015  
                          June 11, 2015        Received 2<sup>nd</sup> application for appeal

The petitioner has asked for an additional 60 day extension of time for the following items.

1. Sidewalk repair
2. Gutter repair and replacement

Staff recommendation: Grant the extension of time.

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

Compliance Deadline: August 15, 2015

Attachments: Cycle Inspection report.



City of Bloomington  
Housing and Neighborhood Development

Cycle Report

2290

OWNERS

Clark, Christopher B.  
800 N. Washington Street  
Bloomington, IN 47408

AGENT

Schultz, Mark G.  
Po Box 8791  
Bloomington, IN 47407

Prop. Location: 814 N Washington ST, 812 N Washington ST  
Number of Units/Structures: 2/1  
Units/Bedrooms/Max # of Occupants: 2/3/3

Date Inspected: 10/03/2014  
Primary Heat Source: Gas  
Property Zoning: RC  
Number of Stories: 2

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

Monroe County Assessor's records indicate this structure was built in 1925.  
There were no requirements for emergency egress at the time of construction.

Interior

812 N. Washington

Living room  
16-10 x 13-6

*Scheduled for Thurs.*

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

Dining room

13-2 x 11-1

No violations noted.

Kitchen

12-2 x 9-2

No violations noted.

Basement

*Scheduled for today 11/27/15*

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)

2<sup>nd</sup> Floor

Bathroom

No violations noted.

E bedroom

9-8 x 10-7

Existing Egress Window Measurements:

Height: 25.5 inches  
Width: 29 inches  
Sill Height: 24 inches  
Openable Area: 5.14 sq. ft.

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

Center bedroom

9-10 x 10-1

The window measurements are the same as noted above.

No violations noted.

W bedroom

14-7 x 11-2

The window measurements are the same as noted above.

No violations noted.

814 N. Washington

Living room  
16-10 x 13-6

C Secure the loose backset on the doorknob. BMC 16.04.060(a)

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

Dining room  
13-2 x 11-1

No violations noted.

Kitchen  
12-2 x 9-2

C Repair/replace the stained ceiling tiles. BMC 16.04.060(a)

Basement

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

C Properly secure the wire and mount the junction box that is stuffed in the laundry chute. BMC 16.04.060(c)

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

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

*scheduled for today 1/27/15*

2<sup>nd</sup> Floor  
Bathroom  
No violations noted.

E bedroom  
9-8 x 10-7

Existing Egress Window Measurements:

Height: 25.5 inches  
Width: 29 inches  
Sill Height: 24 inches  
Openable Area: 5.14 sq. ft.

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

Center bedroom

9-10 x 10-1

The window measurements are the same as noted above.

No violations noted.

W bedroom

14-7 x 11-2

The window measurements are the same as noted above.

No violations noted.

Exterior

C Replace the missing light fixture at the rear of 812 N. Washington. BMC 16.04.050(c)

Repair the front sidewalks to eliminate the trip hazard and to bring them to a proper state of repair.

BMC 16.04.040(c)

Repair the damaged gutter on the front porch of 812 N. Washington. BMC 16.04.050(a)

Replace the missing gutters on the house. BMC 16.04.050(a)

Garage

No violations noted.

Other requirements

Required documentation:

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

Required documentation:

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.** 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.

C This form must be signed by the owner. If this form is not provided to the HAND department by the compliance deadline and the matter is referred to the Legal Department a fine of \$25 will be assessed. 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: 15 July 2015  
Petition Type: Rescind a Variance  
Petition Number: 15-RV-151  
Address: 851-853 S. Park Square Dr.  
Petitioner: HAND  
Inspector: Arnold  
Staff Report: 26 February 2015      Cycle Inspection  
                  09 March 2015      Sent Report  
                  16 June 2015      Reinspection  
                  17 June 2015      BHQA Application Processed

This property was previously granted a variance to the bathroom ventilation requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a bathroom ventilation requirement and the Building Code in place at the time of construction did not address bathroom ventilation; therefore the variance must be rescinded by the Board of Housing Quality Appeals. This process may slightly delay the issuance of your Rental Occupancy Permit, but will not negatively affect the length of your permit. This structure was built in 1976.

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: July 15, 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-114 (old business)

Address: 909 S. Fess Avenue

Petitioner: Diana Houston

Inspector: Jo Stong

Staff Report: March 24, 2015: Received rental complaint regarding dead trees, trash and a shed in disrepair on the property.  
March 26, 2015: Mailed complaint report  
March 31, 2015: Trash gone from property  
April 8, 2015: Received appeal  
May 20, 2015: BHQA granted ext. of time until July 1, 2015  
June 15, 2015: Received 2<sup>nd</sup> appeal

Following a complaint and a drive-by inspection of the property it was noted that there were trees that were dead or had dead branches, and a shed that had missing siding and a deteriorated roof. The petitioner is seeking an additional extension of time until August 10, 2015 to complete the repairs noted on the complaint inspection and also others noted on a recent cycle inspection, citing medical procedures requiring significant recovery time, and the need for the ground to be dry enough for Duke Energy trucks to get in to the property to remove and prune trees.

Staff recommendation: Grant the extension of time

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

Compliance Deadline: August 15, 2015

Attachments: Appeal

22



RECEIVED  
JUN 15 2015

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](mailto:hand@bloomington.in.gov)

Property Address: 909 South Fess Avenue

Petitioner's Name: Diana Houston

Address: PO Box 321

City: Clear Creek State: IN Zip Code: 47426

Phone Number: 812-334-8211 Email Address: pappy1441@gmail.com

Property Owner's Name: D Keith & S Diana Houston

Address: PO Box 321

City: Clear Creek State: IN Zip Code: 47426

Phone Number: 812-334-8211 Email Address: pappy1441@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 15-TV-114

(OLD BUSINESS)

SEE REVERSE

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

We are requesting an extension for the following items:

Removal of dead trees, removal of debris, clean gutters, and repair of shed.

Reason: Duke Energy has to be involved with the tree trimming of the dead trees because of power lines.

Replacing/repairing of light fixture cover, stove, floor covering, and hole in wall, grounding of receptacles, etc... are also included in this extension for reason of another heart procedure being performed on owner this summer.

Requested extension time is August 10th, 2015 (work will be completed as quickly as possible and office notified)

Signature (required):



Name (please print):

Diana Houston

Date: 6/9/15

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



City of Bloomington  
H.A.N.D.

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

Meeting Date: July 15, 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-152

Address: 315-317 N. Fess Avenue

Petitioner: Stasny & Horn IGP

Inspector: Jo Stong

Staff Report: March 19, 2015: Conducted cycle inspection  
April 24, 2015: Mailed inspection report  
June 10, 2015: Conducted reinspection. All but Title 20 issues in compliance.  
June 16, 2015: Received appeal

During a cycle inspection of the above property it was noted that there were four bedrooms in each side of the duplex. The property is permitted for three bedrooms per unit. The petitioner is seeking an extension of time to gather information pertaining to past approval of the fourth bedroom.

Staff recommendation: Grant the extension of time

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

Compliance Deadline: August 15, 2015

Attachments: Cycle report, appeal

*J*



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

RECEIVED  
6-16-15

SF

**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:** 315 & 317 N Fess Ave, Bloomington, IN 47408

**Petitioner's Name:** Stasny & Horn IGP

**Address:** 509 E Cottage Grove Ave Ste 1, PO Box 183

**City:** Bloomington    **State:** IN    **Zip Code:** 47402-0183

**Phone Number:** (812) 339-4676    **Email Address:** [info@hpiu.com](mailto:info@hpiu.com)

**Property Owner's Name:** Stasny & Horn IGP

**Address:** 509 E Cottage Grove Ave Ste 1, PO Box 183

**City:** Bloomington    **State:** IN    **Zip Code:** 47402-0183

**Phone Number:** (812) 339-4676    **Email Address:** [info@hpiu.com](mailto:info@hpiu.com)

**Occupants:** 315: C Businski, R Frischman, K Rickert, C Queisser, P Kosse  
317: T Kirsh, W Godfrey, C Boots, M Merritt, A Eaton

**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

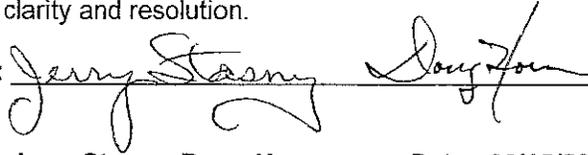
Petition Number 15-TV-157

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.

Thank you for considering this application specific to an extension of time to appeal an administrative decision. We request additional time to accumulate information specific to circumstances leading to the legal use of the third floor living spaces in this duplex townhome structure. (Some fifteen years ago, the property was voluntarily brought forward for local historic designation by Spencer and Marjorie Hudgins under the proviso that this use would be allowed.) Once presented, we hope the board will determine the information to be valid and conclusive; and furthermore, direct that the permanent permit file be updated to that end. We request a time extension so that the issue might be heard at the October 2015 regularly scheduled meeting of the Board. We appreciate the opportunity to assist with this matter and welcome this opportunity to provide clarity and resolution.

Signature (required):



Name (please print): Jerry Stasny, Doug Horn

Date: 06/15/2015

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



## City of Bloomington Housing and Neighborhood Development

### Cycle Inspection Report

383

#### OWNERS

Stasny & Horn, Igp  
Po Box 183  
Bloomington, IN 47402-0183

Prop. Location: 315 N Fess AVE, 317 N Fess AVE  
Number of Units/Structures: 2/1  
Units/Bedrooms/Max # of Occupants: 2/3/5

Date Inspected: 03/19/2015  
Primary Heat Source: Gas  
Property Zoning: RM  
Number of Stories: 3

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

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:

These units have 3 approved sleeping rooms. During the cycle inspection, conditions were noted that indicate that this property may be in violation of Bloomington Municipal Code Title 20 with regard to sleeping rooms and density. These units need to be brought into compliance with Title 20 within sixty (60) days from the date of this inspection to avoid possible legal action by the City of Bloomington Legal Department. *The City's Planning Department will be the Department which decides whether or not a violation of Title 20 has occurred and whether or not any violation of Title 20 has been remedied.* For more information, please contact the Planning Department at 349-3423. *Please note that the City of Bloomington Housing and Neighborhood Development Department will not issue a residential rental occupancy permit for any property that is not compliance with Title 20 of the Bloomington Municipal Code.*

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

## UNIT 315

### Living Room, Dining Room, Kitchen:

No violations noted.

### **Basement**

Install temperature/pressure relief (TPR) valve discharge tubes on the water heaters.

TPR valve discharge tubes:

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

### **Second Floor**

#### Bathroom, Northwest Bedroom:

No violations noted.

Existing Egress Window Measurements (casement):

Height: 42 ½ inches

Width: 21 ½ inches

Sill Height: 38 inches

Openable Area: 6.35 sq. ft.

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

#### West Center Bedroom:

No violations noted.

Existing Egress Window Measurements (double-hung):

Height: 24 inches

Width: 27 ½ inches

Sill Height: 29 inches

Openable Area: 4.58 sq. ft.

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

#### Southwest Bedroom:

No violations noted.

Existing Egress Window Measurements (double-hung):

Height: 22 inches

Width: 27 ½ inches

Sill Height: 28 inches

Openable Area: 4.20sq. ft.

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

**Third Floor**

**SEE NOTE REGARDING NUMBER OF PERMITTED BEDROOMS AT THE TOP OF THIS REPORT.**

Bath, Loft Area, Bedroom:

No violations noted.

Existing Egress Window Measurements for sleeping room (double-hung):

Height: 25 inches

Width: 36 inches

Sill Height: 22 inches

Openable Area: 6.25 sq. ft.

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

**UNIT 317**

Living Room, Dining Room, Kitchen:

No violations noted.

**Second Floor**

Bathroom, Northwest Bedroom:

No violations noted.

Existing Egress Window Measurements (casement):

Height: 42 ½ inches

Width: 23 inches

Sill Height: 38 inches

Openable Area: 6.79 sq. ft.

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

North Center Bedroom:

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

Existing Egress Window Measurements (double-hung):

Height: 24 inches

Width: 26 inches

Sill Height: 28 inches

Openable Area: 4.33 sq. ft.

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

Northeast Bedroom:

Existing Egress Window Measurements (double-hung):

Height: 22 inches

Width: 26 ½ inches

Sill Height: 28 inches

Openable Area: 4.05 sq. ft.

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

**Third Floor**

Bath, Loft Area, Bedroom:

**SEE NOTE REGARDING NUMBER OF PERMITTED BEDROOMS AT THE TOP OF THIS REPORT.**

No violations noted.

**Note:** Egress window measurements are the same as in the third floor bedroom of Unit 315.

**EXTERIOR:**

No violations noted.

**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 16.03.030(d)

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

This is the end of this report.



City of Bloomington  
H.A.N.D.

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

Meeting Date: July 15, 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-153

Address: 323 S. Grant St.

Petitioner: Pavilion Properties

Inspector: Maria McCormick

Staff Report: March 23, 2015 Complete cycle inspection  
June 8, 2015 Owners schedule re-inspection for 07/27/2015  
June 17, 2015 Received BHQA application for extension of time.

The petitioner is requesting an additional extension of time to complete the repairs to the floor in Apt. 8 (the tenants will be moving out in August) and to complete the repair to the exterior of the building.

Staff recommendation: Grant the extension of time.

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

Compliance Deadline: September 15, 2015

Attachments: Application for Appeal



RECEIVED  
6/17/15  
JF

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

Property Address: 323 S Grant St #8 2 outside of building

Petitioner's Name: Mark Hoffman

Address: 112 E 3rd St

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812-333-3332 Email Address: mark@pauPROP.com

Property Owner's Name: Mark Hoffman (Pavilion Properties)

Address: 112 E 3rd St

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812-333-3332 Email Address: Mark@pauPROP.com

Occupants: 1

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

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

Please circle the petition type that you are requesting:

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

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

OFFICE USE ONLY  
Petition Number 15-TV-153

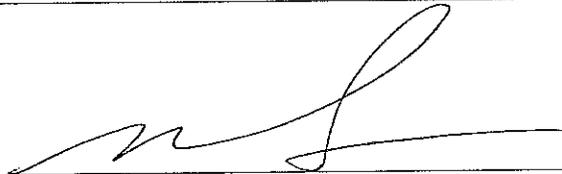
SEE REVERSE

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 housing inspection has requested an adjustment to the flooring be made. The current tenants are moving in August, the apartment will be empty at that time. We are requesting to make these repairs in August so that the tenants do not need to move early.

The stairs will need pulled down - we would like to hire someone to do this during ten time

Signature (required):



Name (please print):

Mark Hoffman

Date:

6-15-15

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

548

OWNERS

Pavilion Properties  
112 E. 3rd St.  
Bloomington, IN 47401

AGENT

Mark A. Hoffman  
112 E. 3<sup>rd</sup> St.  
Bloomington, IN 47401

Prop. Location: 323 S Grant ST

Units/Bedrooms/Max # of Occupants: Bld North: 11/1/5, Bld South: 10/1/5

Date Inspected: 03/23/2015

Primary Heat Source: Electric

Property Zoning: RH

Number of Stories: 3

Number of Units/Structures: 21/2

Inspectors: Maria McCormick

Foundation Type: Slab

Attic Access: No

Accessory Structure: None

Monroe County Assessor's records indicate that this structure was built in 1968. At that time there were no minimum requirements for emergency egress.

Note: Room dimensions and room inventories are in the file only rooms with violations will be listed in this report.

Existing Egress Window Measurements:

Height: 44 inches

Width: 16 inches

Sill Height: 36 ½ inches

Openable Area: 4.89 sq. ft.

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

INTERIOR:

Apt. 1 –

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(a)

**Apt. 2 –**

Kitchen:

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

**Apt. 3 –**

Kitchen:

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

**Apt. 4 –**

Living Room:

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

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

**Apt. 5 –**

Kitchen:

Replace the ungrounded electrical receptacle with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020(a)(5); IEC 406.3(D)(2)

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

**Apt. 10 –**

Mechanical Closet:

Install a TPR tube on the water heater. Temperature/pressure relief (TPR) valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor.

BMC 16.04.060(c)

Bathroom:

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

**Apt. 9 –**

Kitchen:

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

Bathroom:

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

Mechanical Closet:

Install a TPR tube on the water heater. Temperature/pressure relief (TPR) valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor.

BMC 16.04.060(c)

**Apt. 8 –**

Living Room/Dining Area:

Properly repair or replace loose, damaged, or missing floor covering to eliminate the trip hazard. BMC 16.04.060(a)

Kitchen:

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

Mechanical Closet:

Install a TPR tube on the water heater. Temperature/pressure relief (TPR) valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor.

BMC 16.04.060(c)

Repair the holes in the walls. BMC 16.04.060(a)

**Apt 7 –**

Living Room:

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

Kitchen:

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

Mechanical Closet:

Properly repair the holes in the drywall around the electrical panel. BMC 16.04.060(a)

**Apt. 6 –**

Kitchen:

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

Bathroom:

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

**Apt. 11 –**

Kitchen:

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

Bedroom:

Replace the broken/missing light switch cover plate. BMC 16.04.060(b)

**Apt. 12 –**

Kitchen:

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

**Apt. 13 –**

No violations noted.

**Apt. 14 –**

Kitchen:

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

Bathroom:

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

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

**Apt. 15 –**

Bedroom:

Repair the wall to eliminate the gap around the light switch cover plate. BMC 16.04.060(b)

**Apt. 20 –**

Living Room/Dining Area:

Properly repair or replace loose, damaged, or missing floor covering to eliminate the trip hazard. BMC 16.04.060(a)

Kitchen:

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

Bathroom:

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

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

**Apt. 19 –**

No violations noted.

**Apt. 18 –**

Kitchen:

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

Bedroom:

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

**Apt. 17 –**

Bathroom:

Repair the towel bar or remove and patch the walls. BMC 16.04.060(a)

**Apt. 16 –**

Bedroom:

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

Bathroom:

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

**Apt. 22 –**

Living Room:

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

Properly repair the ceiling after the water leak is eliminated. BMC 16.04.060(a)

Kitchen:

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

Bedroom:

No violations noted.

This room as a door to the exterior for egress.

**EXTERIOR:**

Replace the deteriorated header for the west window on apt. 22. BMC 16.04.050(a)

Properly secure the loose boards on the ramp on the south side of the building. BMC 16.04.050(a)

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

Properly replace all the damaged and deteriorated stringers and treads on the stairs. BMC 16.04.050(a)

Replace the missing drain covers in the common parking area to eliminate the trip hazards. BMC 16.04.040(c)

Properly level the ground at the bottom of the stairs on the southeast corner of the building, removing the wooden pallets and the plywood that is currently being used to level the area. BMC 16.04.050(c)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e) (This item only has a compliance deadline of March 23, 2016)

**OTHER REQUIREMENTS:**

**Required documentation:**

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

**Required documentation:**

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

---

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

**This is the end of this report.**



City of Bloomington  
H.A.N.D.

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

Meeting Date: July 15, 2015  
Petition Type: An extension of time to complete repairs.  
Petition Number: 15-TV-154  
Address: 801 W 4<sup>th</sup> Street  
Petitioner: Brent Silcox  
Inspector: Dee Wills  
Staff Report: April 21, 2015 Completed Cycle Inspection  
May 01, 2015 Completed Reinspection  
June 17, 2015 Received Application for Appeal

Petitioner is requesting an extension of time to obtain a state variance for the window egress requirements. He has just recently purchased this property and needs time for the variance to be acquired.

Staff recommendation: Grant the extension of time.  
Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.  
Compliance Deadline: October 15, 2015  
Attachments: Cycle Report, Application for Appeal

*je*



RECEIVED  
1-17-15

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: 801 WEST 4th St.

Petitioner's Name: BRENT SILCOX

Address: 4504 BROADWAY ST

City: INDIANAPOLIS State: IN Zip Code: 46205

Phone Number: 317-414-4106 Email Address: brent.silcox@marusmillichap.com

Property Owner's Name: BRENT K. SILCOX & KAREN V. SILCOX

Address: 4504 BROADWAY ST

City: INDIANAPOLIS State: IN Zip Code: 46205

Phone Number: see above Email Address: see above

Occupants: CHRIS SILCOX (son)

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) TO REQUEST VARIANCE.
- 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 15-TV-154

SEE REVERSE

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

REQUESTING AN EXTENSION OF TIME (90 DAYS) TO APPLY FOR  
VARIANCE. RECENTLY PURCHASED HOME CONTINGENT, AND BASED ON  
INFORMATION THAT IT WOULD HAVE RENTAL PERMIT. PRIOR TO CLOSING,  
WAS TOLD THAT ONLY DEFECT FOUND WAS A GFCI OUTLET. NONE OF  
THE PREVIOUS INSPECTIONS REVEALED ANY WINDOW ISSUES. WHY NOW?  
WINDOWS ARE NOT SMALL; THEY EXCEED MINIMUM HEIGHT/WIDTH  
DIMENSIONS AND ARE 9" CLOSER TO FLOOR THAN REQUIRED. AND  
EACH MEASURED WINDOW IS ACTUALLY HALF OF A DOUBLE WINDOW  
SET. THREE BR'S HAVE DOUBLE SETS; TWO BR'S ACTUALLY HAVE  
TWO DOUBLE SETS EACH. REPLACING SEVEN DOUBLE SETS  
WOULD CREATE AN UNDUE HARDSHIP BECAUSE OF EXCESSIVE COSTS. THE  
EXISTING WINDOWS DO NOT APPEAR TO ADVERSELY AFFECT THE PUBLIC  
HEALTH.

Signature (required): Brent K. Silcox

Name (please print): BRENT K. SILCOX Date: 6-16-15

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



City of Bloomington  
Housing and Neighborhood Development

MAY 27 2015

RENTAL PERMIT INFORMATION

Douglas W. Wells  
6 Zion Court  
Indianapolis, IN. 46222

Property Location: 801 W. 4<sup>th</sup> Street

Please find enclosed the Cycle Inspection Report which detail recommendations and violations found during the recent inspection of your rental property. You have sixty (60) days from the date of this letter to correct the violations listed on the report.

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office by **JUL 26 2015** to schedule a re-inspection. You have the right to appeal any violation to the Board of Housing Quality Appeals. An appeal form can be found at [www.bloomington.in.gov/hand](http://www.bloomington.in.gov/hand). If you do not have access to the internet, you may contact HAND at 812-349-3420 and a form will be provided.

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

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

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

Sincerely,

Housing and Neighborhood Development Department

Enclosures: Inspection Report

Xc



City of Bloomington  
Housing and Neighborhood Development

Cycle Report

2959

OWNERS

Douglas W. Wells  
6 Zion Court  
Indianapolis, IN 46222

Prop. Location: 801 W 4th ST  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: 1/5/3  
Date Inspected: 04/21/2015  
Primary Heat Source: Gas  
Property Zoning: RC  
Number of Stories: 1

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

The Monroe County Assessors records indicate that this structure was built in 1991. These are the minimum egress requirements for One and two Family Dwellings built or altered between 1990 and 1996.

Clear opening height: 24"  
Clear opening width: 18"  
Sill height: 44" above finished floor  
Openable area: 4.75 sq. ft.

INTERIOR

Kitchen/ Dining Room (11-8 x 16-0)

5/1/15 C Repair the GFCI outlet to function as intended. BMC 16.04.060(b)

W Living Room (11-8 x 20-10)

No violations noted.

½ Bathroom/ Laundry, Attic

No violations noted.

SW Bedroom (11-6 x 11-8), SC Bedroom (11-6 x 11-8), NE Bedroom (11-10 x 11-4),  
SE Bedroom (11-2 x 11-8), NW Bedroom (11-2 x 11-8)

No violations noted.

Existing Egress Window Measurements:

Height: 18.50 inches

Width: 29.50 inches

Sill Height: 35.50 inches

Openable Area: 3.78 sq. ft.

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

The emergency egress window does not meet the minimum requirements for a one and two family dwelling/multi-unit structure built in 1991. The relevant code is the 1990 Indiana Residential Code/ Indiana Building Code, section: 210.2

Openable area required: 4.75 sq. ft.

**Existing area: 3.78 sq. ft.**

Clear width required: 18 inches

Existing width: 29.50 inches

Clear height required: 24 inches

**Existing height: 18.50 inches**

Maximum sill height: 44" above finished floor

Existing sill: 35.50 "

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

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

Hallway, Utility Closet

No violations noted.

Bathroom

No violations noted.

## EXTERIOR

No violations noted.

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: July 15 2015

Petition Type: Rescind a variance

Petition Number: 15-RV-156

Address: 504 E. Hillside Drive

Petitioner: HAND

Inspector: Maria McCormick

Staff Report: This property built in 1940 was previously granted a variance to the minimum room size requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a minimum room size requirement and the Building Code in place at the time of construction did not address minimum room size; therefore the variance must be rescinded by the Board of Housing Quality Appeals.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None



City of Bloomington  
H.A.N.D.

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

Meeting Date: July 15, 2015

Petition Type: Rescind a variance

Petition Number: 15-RV-157

Address: 715 E. 2<sup>nd</sup> St.

Petitioner: HAND

Inspector: Maria McCormick

Staff Report: This property built in 1925 was previously granted a variance to the direct access requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a direct access requirement and the Building Code in place at the time of construction did not address direct access; therefore the variance must be rescinded by the Board of Housing Quality Appeals.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

*A*



City of Bloomington  
H.A.N.D.

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

Meeting Date: July 15, 2015

Petition Type: Rescind a variance

Petition Number: 15-RV-158

Address: 612 S. Fess Avenue

Petitioner: HAND

Inspector: Maria McCormick

Staff Report: This property built in 1920 was previously granted a variance to the ceiling height requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a ceiling height requirement and the Building Code in place at the time of construction did not address ceiling height; therefore the variance must be rescinded by the Board of Housing Quality Appeals.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None



City of Bloomington  
H.A.N.D.

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

Meeting Date: July 15, 2015

Petition Type: Rescind a variance

Petition Number: 15-RV-159

Address: 1026 S. Henderson St.

Petitioner: HAND

Inspector: Maria McCormick

Staff Report: This property built in 1929 was previously granted a variance to the ceiling height requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a ceiling height requirement and the Building Code in place at the time of construction did not address ceiling height; therefore the variance must be rescinded by the Board of Housing Quality Appeals.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

*J*