

**PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
CITY HALL McCLOSKEY CONFERENCE ROOM
September 16, 2015, 4:00 P.M.**

ALL ITEMS ARE ON THE CONSENT AGENDA.

I. **ROLL CALL**

II. **REVIEW OF SUMMARY** – July 15, 2015

III. **CONSENT AGENDA**

[WITHDRAWN] 15-TV-65 **113-113 ½ S. Grant Street**, US Assets, LLC. Request for an extension of time to complete repairs. Previously heard March 18, 2015 and July 15, 2015.

- (1) 15-TV-129 **240 N. Walnut Street**, Two Zero Five, LLC. Request for an extension of time to complete repairs. Previously heard July 15, 2015.
- (2) 15-RV-179 **709 S. Walnut Street**, H.A.N.D. (Ron Oskouie). Request for rescission of a variance.
- (3) 15-TV-181 **100-102 S. Yancy Lane**, Charles Dowdy (Dorothy Dowdy). Request for an extension of time to complete repairs.
- (4) 15-V-182 **912 E. Hillside Drive**, Abodes, Inc. Request for a modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program.
- (5) 15-V-183 **918 E. Hillside Drive**, Abodes, Inc. Request for a modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program.
- (6) 15-RV-184 **817 N. Washington Street**, H.A.N.D. (Cream & Crimson Mgmt., LLC). Request for rescission of a variance.
- (7) 15-TV-185 **414 S. Lincoln Street**, David Friedel. Request for an extension of time to complete repairs.
- (8) 15-TV-187 **316 N. Washington Street**, CS Property Management (Connie Ferguson). Request for an extension of time to complete repairs.
- (9) 15-AA-188 **731 S. Parkway Drive**, Constance Shotts. Request for relief from an administrative decision.
- (10) 15-RV-189 **719 N. Washington Street**, H.A.N.D. (Christopher B. Clark). Request for rescission of a variance.

[WITHDRAWN] 15-TV-190 **3231 N. Kingsley Drive**, Peek & Associates Real Estate & Mgmt. (Daniel Wampler). Request for an extension of time to complete repairs.
- (11) 15-RV-191 **1400 S. Walnut Street**, H.A.N.D. (Kenneth Craig). Request for rescission of a variance.

[WITHDRAWN] 15-TV-192 **1006 S. Washington Street**, Janet M. Hayes. Request for an extension of time to complete repairs.

- (12) 15-TV-193 **3341, 3349 & 3357 E. Covenant Drive**, Renaissance Rentals, LLC. Request for an extension of time to complete repairs.
- (13) 15-TV-194 **1501-1531 S. Dorchester Drive (1503)**, Chad Winks (Donald Bevis). Request for an extension of time to complete repairs.
- (14) 15-TV-195 **1324 S. Stull Avenue**, Action Property Mgmt. & Realty (Kevin Schick). Request for an extension of time to complete repairs.
- (15) 15-TV-196 **612 S. State Road 446**, The Legacy Group (Matthew Ferguson). Request for an extension of time to complete repairs.
- (16) 15-RV-197 **923 S. Rogers Street**, H.A.N.D. (Mark Albertson). Request for rescission of a variance.
- (17) 15-RV-199 **518 W. Howe Street**, H.A.N.D. (Kristiana Willsey). Request for rescission of a variance.
- (18) 15-RV-200 **1001 N. Madison Street**, H.A.N.D. (John & Sharon Kirtland). Request for rescission of a variance.
- (19) 15-RV-201 **2511 E. 2nd Street**, H.A.N.D. (Raymond C. Gibson). Request for rescission of a variance.
- (20) 15-RV-202 **1105 S. Park Avenue**, H.A.N.D. (Stan Garus). Request for rescission of a variance.
- (21) 15-RV-203 **417 N. Clark Street**, H.A.N.D. (Steven Dunphy). Request for rescission of a variance.
- (22) 15-RV-204 **414 N. Harold Street**, H.A.N.D. (Allen & Deborah Rosenberg). Request for rescission of a variance.
- (23) 15-RV-205 **1214 & 1216 N. Grant Street**, H.A.N.D. (Connie & Steve Ferguson). Request for rescission of a variance.
- (24) 15-RV-206 **320 E. Cottage Grove Avenue**, H.A.N.D. (Stasny & Horn, IGP). Request for rescission of a variance.
- (25) 15-TV-207 **1900 S. Oakdale Drive West (Unit 2201)**, Dennis Nail & Stacey Tinsley (ASHH, LLC). Request for an extension of time to complete repairs.
- (26) 15-RV-208 **222 S. Maple Street**, H.A.N.D. (Paul Mahern). Request for rescission of a variance.
- (27) 15-TV-209 **2001 E. 3rd Street**, Maria Wilhelmus (Wilhelmus Properties, LLC). Request for an extension of time to complete repairs.
- (28) 15-RV-210 **724 W. Dixie Street**, H.A.N.D. (David Thompson). Request for rescission of a variance.
- (29) 15-RV-211 **1325 N. Woodburn Avenue**, H.A.N.D. (John Van Meter). Request for rescission of a variance.
- (30) 15-TV-212 **1021 E. Azalea Lane**, Chris Hawes. Request for an extension of time to complete repairs.

- (31) 15-RV-213 **408 N. Grant Street**, H.A.N.D. (Tariq Khan). Request for rescission of a variance.
- (32) 15-TV-214 **538 E. Graham Place**, Jacqueline Dixon. Request for an extension of time to complete repairs.
- (33) 15-TV-215 **1150 S. Clarizz Boulevard**, Brittany Lutgring (American Campus Communities). Request for an extension of time to complete repairs.

IV. **GENERAL DISCUSSION**

V. **PUBLIC COMMENT**

VI. **ADJOURNMENT**

B.H.Q.A. MEETING OF JULY 15, 2015

SUMMARY

MEMBERS PRESENT: Megan Binder, Kristopher Floyd, Ryan Strauser, George W. Tardy, Jr.

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

GUESTS: Mark E. Need (Two Zero Five, LLC – 204 N. Walnut Street)

I. REVIEW OF SUMMARY

Hamilton made a motion to approve the minutes for May 20, 2015. Strauser seconded. Motion passed, 4-0.

II. CONSENT AGENDA

14-TV-98, **401 S. Patterson Drive West**, Devin Huesman (Lisa Watson). Request for an extension of time to complete repairs. Previously heard August 20, 2014, October 15, 2014 and March 18, 2015. Staff recommendation to grant the request with an August 01, 2015 deadline.

14-TV-149, **401 S. Patterson Drive East**, Devin Huesman (Lisa Watson). Request for an extension of time to complete repairs. Previously heard August 20, 2014, October 15, 2014 and March 18, 2015. Staff recommendation to grant the request with an August 01, 2015 deadline.

14-TV-150, **1400 N. Lincoln Street**, Abraham Schultz. Request for an extension of time to complete repairs. Previously heard October 15, 2014 and January 21, 2015. Staff recommendation to deny the request.

15-TV-13, **812 E. 8th Street**, Judy Fulford & Cheryl Underwood. Request for an extension of time to complete repairs. Previously heard January 21, 2015 & February 18, 2015. Staff recommendation to deny the request.

15-TV-65, **113-113 ½ S. Grant Street**, US Assets, LLC. Request for an extension of time to complete repairs. Previously heard March 18, 2015. Staff recommendation to grant the request with a July 30, 2015 deadline.

15-TV-69, **501 S. Highland Avenue**, Deborah Rosenberg. Request for an extension of time to complete repairs. Previously heard March 18, 2015. Staff recommendation to grant the request with an August 17, 2015 deadline for interior painting and a November 03, 2015 deadline for exterior painting.

15-TV-70, **403 S. Jordan Avenue**, Deborah Rosenberg. Request for an extension of time to complete repairs. Previously heard March 18, 2015. Staff recommendation to grant the request with an August 17, 2015 deadline.

15-TV-91, **1213 S. Lincoln Street**, Kevin Schick (Action Property Management & Realty). Request for an extension of time to complete repairs. Previously heard September 17, 2014 and April 15, 2015. Staff recommendation to grant the request with an August 15, 2015 deadline.

15-TV-114, **909 S. Fess Avenue**, Diana Houston. Request for an extension of time to complete repairs. Previously heard May 20, 2015. Staff recommendation to grant the request with an August 15, 2015 deadline.

15-AA-121, **2508 S. Rogers Street**, Coffey Properties, LLC. Request for relief from an administrative decision. Staff recommendation to grant the request for relief from the rental registration process as long as it is owned by the current owner, Jimmie Dean Coffey, and occupied by his son, James Cody Coffey, and the grandchildren with a pull date of one year to check on status.

15-RV-123, **1001 W. 11th Street**, H.A.N.D. (Phil Jones). Request for rescission of a variance. Staff recommendation to grant the rescission.

15-RV-124, **927 N. Jackson Street**, H.A.N.D. (John Hart). Request for rescission of a variance. Staff recommendation to grant the rescission.

15-RV-125, **1709 S. Huntington Drive**, H.A.N.D. (Jill Snyder). Request for rescission of a variance. Staff recommendation to grant the rescission.

15-TV-128, **102 S. Hillsdale Drive**, Suvariz, LLC. Request for an extension of time to complete repairs. Staff recommendation to grant the request with an August 15, 2015 deadline.

15-RV-130, **602 N. Morton Street**, H.A.N.D. (Cedarview Management). Request for rescission of a variance. Staff recommendation to grant the rescission.

15-TV-131, **2408 E. 5th Street**, John Graf (Hallmark Rentals). Request for an extension of time to

complete repairs. Staff recommendation to grant the request on condition all violations must be completed and reinspected prior to re-occupancy.

15-RV-132, **1101 S. Rogers Street**, H.A.N.D. (Mary Sturgis). Request for rescission of a variance. Staff recommendation to grant the rescission.

15-RV-133, **420 S. Fess Avenue**, H.A.N.D. (GMS Enterprises, LLC). Request for rescission of a variance. Staff recommendation to grant the rescission.

15-AA-134, **2621 S. Milton Drive**, Rachel Gross. Request relief from an administrative decision. Staff recommendation to grant the request for relief from the rental registration process as long as it is owned by the current owner, Rachel Gross, and occupied by her mother, Linda Ball, and the grandchildren with a pull date of one year to check on status.

15-TV-135, **1530 W. Arlington Road**, Mike Byers. Request for an extension of time to complete repairs. Staff recommendation to grant the request with an October 31, 2015 deadline.

15-RV-136, **1513 ½ S. Huntington Drive**, H.A.N.D. (Larry Williams). Request for rescission of a variance. Staff recommendation to grant the rescission.

15-TV-137, **1209 S. Park Avenue**, Pamela Cunningham. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a July 24, 2015 deadline.

15-TV-138, **907 W. RCA Park Drive**, John Vargo. Request for an extension of time to complete repairs. Staff recommendation to grant the request with an August 31, 2015 deadline.

15-TV-139, **326 W. Kenwood Drive**, Sharon Belcher. Request for an extension of time to complete repairs. Staff recommendation to grant the request with an August 30, 2015 deadline.

15-RV-140, **1015 W. Gourley Pike**, H.A.N.D. (William McKee). Request for rescission of a variance. Staff recommendation to grant the rescission.

15-TV-127, **1300 S. Walnut Street**, James Gronquist (The Brawley Group). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a July 31, 2015 deadline for all life safety violations and an August 31, 2015 deadline for all other violations.

15-AA-141, **3502 N. Stoneycrest Drive**, Tierney Nickell. Request relief from an administrative decision. Staff recommendation to grant the request for relief from the rental registration process as long as it is owned by the current owner, Tierney Nickell, and occupied by her daughter and her daughter's children with a pull date of one year to check on status.

15-TV-142, **421 N. Clark Street**, Chad Farmer. Request for an extension of time to complete repairs. Staff recommendation to grant the request with an August 15, 2015 deadline.

15-RV-143, **1011 W. Howe Street**, H.A.N.D. (Lucy Schaich). Request for rescission of a variance. Staff recommendation to grant the rescission.

15-RV-144, **519 S. Fess Avenue**, H.A.N.D. (John C. Simpson). Request for rescission of a variance. Staff recommendation to grant the rescission.

15-TV-145, **709 S. Walnut Street**, Ron Oskouie. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a September 15, 2015 deadline.

15-TV-146, **1435 N. Kinser Pike**, Terrence Heldreth. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a July 24, 2015 deadline for smoke detectors and an August 30, 2015 deadline for all other violations.

15-RV-147, **609 E. University Street**, H.A.N.D. (Raymond A. Kahn/Choice Realty). Request for rescission of a variance. Staff recommendation to grant the rescission.

15-RV-148, **1309 N. Lincoln Street**, H.A.N.D. (Varsity Properties). Request for rescission of a variance. Staff recommendation to grant the rescission.

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. Staff recommendation to grant the rescission.

15-TV-150, **812-814 N. Washington Street**, Christopher B. Clark (B-Town Properties, LLC). Request for an extension of time to complete repairs. Staff recommendation to grant the request with an August 15, 2015 deadline.

15-RV-151, **851-853 S. Park Square Drive**, H.A.N.D. (Shannon Ramey). Request for rescission of a variance. Staff recommendation to grant the rescission.

15-TV-152, **315-317 N. Fess Avenue**, Stasny & Horn, IGP. Request for an extension of time to complete repairs. Staff recommendation to grant the request with an August 15, 2015 deadline.

15-TV-153, **323 S. Grant Street**, Pavilion Properties. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a September 15, 2015 deadline.

15-TV-154, **801 W. 4th Street**, Brent Silcox. Request for an extension of time to complete repairs. Staff recommendation to grant the request with an October 15, 2015 deadline.

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. This petition

was withdrawn.

15-RV-156, **504 E. Hillside Drive**, H.A.N.D. (Abigail & Richard Culbert). Request for rescission of a variance. Staff recommendation to grant the rescission.

15-RV-157, **715 E. 2nd Street**, H.A.N.D. (Roy J. Campbell). Request for rescission of a variance. Staff recommendation to grant the rescission.

15-RV-158, **612 S. Fess Avenue**, H.A.N.D. (Bill Shank). Request for rescission of a variance. Staff recommendation to grant the rescission.

15-RV-159, **1026 S. Henderson Street**, H.A.N.D. (Peter W. Kinne). Request for rescission of a variance. Staff recommendation to grant the rescission.

Approved.

III. PETITIONS

15-TV-129, **204 N. Walnut Street**, Two Zero Five, LLC. This item was pulled from the Consent Agenda. The petitioner, Mark Need, was present to request an extension of time to complete repairs. Staff recommendation was to grant the request with a July 30, 2015 deadline. Floyd made a motion to grant the request with an August 13, 2015 deadline. Hamilton seconded. Motion passed, 4-0. Request granted.

IV. GENERAL DISCUSSION

Proposed amendments to the BHQA by-laws are to reflect updates made in Municipal Code to Chapter 16. Floyd made a motion to adopt by-law amendments. Strauser seconded. Motion passed, 4-0. By-law amendments adopted.

V. PUBLIC COMMENT

None.

VI. ADJOURNMENT

Floyd made motion to adjourn. Strauser seconded. Motion unanimously passed. Meeting adjourned at 4:11 PM.



City of Bloomington
H.A.N.D.

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

Meeting Date: September 16, 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-129 (old business)

Address: 204 N. Walnut Street

Petitioner: Two Zero Five, LLC

Inspector: Jo Stong

Staff Report: August 4, 2014: Conducted cycle inspection
August 12, 2014: Mailed report
December 16, 2014: Conducted reinspection
January 5, 2014: Emailed remaining violations report to owner
January 7, 2015: Mailed remaining violations report
April 3, 2015: Started legal proceedings
April 28, 2015: Received appeal from new owner
July 15, 2015: BHQA granted extension of time to complete repairs until August
13, 2015
August 13, 2015: Received 2nd appeal

This property had several violations of the Residential Rental Unit and Lodging Establishment Inspection Program in the initial cycle report. The violations were not communicated by the previous owner to the new owner, who requested additional time to complete repairs. The owner states that almost everything is complete; however he is requesting an additional 30 days to complete repairs relating to dryer venting.

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 19, 2015

Attachments: Appeal, Remaining Violations report

AS



RECEIVED
AUG 13 2015

BY: su

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: 204 N. WALNUT, BLOOMINGTON, IN 47404

Petitioner's Name: TWO ZERO FIVE, LLC

Address: 118 N. WALNUT STREET

City: BLOOMINGTON State: IN Zip Code: 47404

Phone Number: 812-369-6275 Email Address: mark@suiterat118.com

Property Owner's Name: TWO ZERO FIVE, LLC

Address: 118 N. WALNUT STREET

City: BLOOMINGTON State: IN Zip Code: 47404

Phone Number: 812-369-6275 Email Address: mark@suiterat118.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-129

(OLD BUSINESS)

SEE REVERSE

7.14.15

RECEIVED
AUG 13 2015

BY: SV

The current owner and petitioner herein acquired the subject property on December 1, 2014, during the inspection cycle for the property. The current owners inherited multiple violations from the prior owner without prior knowledge. Though nearly all of the violations have been remediated, the owner requires additional time in order to complete a venting repair related to the dryer in one of the units prior to re-inspection. The owner has been in contact with the building inspector regarding compliance with this issue.

The owner has sought and received one prior extension for completion of all repairs, and now requests an additional thirty (30) days for compliance with this final significant issue. The owner is currently between tenants in multiple units.



City of Bloomington
Housing and Neighborhood Development

JAN 07 2015

Remaining Violations Report

1410

OWNERS

Mallory_Hawes LLC
1533 Arbors Lane
Bloomington, IN 47401

AGENT

Melody McDaniel
1527 Arbors Lane
Bloomington, IN 47401

Prop. Location: 204 N Walnut ST
Number of Units/Structures: 3/1
Units/Bedrooms/Max # of Occupants: 3/1/5

Date Inspected: 08/04/2014
Primary Heat Source: Electric
Property Zoning: CD
Number of Stories: 2

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

VARIANCE

NOTE: LOFT AREAS IN APT. A & APT. C ARE NOT APPROVED FOR SLEEPING PURPOSES OR FOR USE AS BEDROOMS.

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:

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

Unit A (Vacant)

Loft:

Repair the pull-down ladder to function as intended. BMC 16.04.060(b)

Unit B

Southeast Bedroom:

Clean the heating/air conditioning grille over the closet. BMC 16.04.060(c)

Laundry Room:

Properly reconnect the dryer vent to the dryer. Clothes dryer exhaust shall be exhausted to the exterior of the structure and not recirculated to any space. BMC 16.04.060(c)

Unit C

Note: There was no water service to this unit at the time of inspection. The water service will be checked at the reinspection.

Living Room/Bedroom:

Scrape and paint windows, frames and sills where paint is peeling or wood is exposed. BMC 16.04.060(f)

OTHER REQUIREMENTS:

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

- **A completed copy of the Tenants & Owners Rights and Responsibilities Summary** BMC16.03.060(c)
- **Inventory & Damage List:** The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement
BMC16.03.050

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

This is the end of the report



City of Bloomington
H.A.N.D.

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

Meeting Date: September 16, 2015

Petition Type: Rescind a variance

Petition Number: 15-RV-179

Address: 709 S. Walnut

Petitioner: HAND

Inspector: John Hewett

Staff Report: February 16, 2015 Cycle Inspection
June 8, 2015 Received appeal for Ext. of time
July 15, 2015 BHQA granted Ext. of time
July 20, 2015 Received appeal for Rescind Variance

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 light and vent requirements and the Building Code in place at the time of construction did not address light and vent; therefore we are asking the Board to rescind this variance. The structure was built in 1940.

Staff Recommendation: Rescind the variances.

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: September 16, 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-181

Address: 100-102 S. Yancy Lane

Petitioner: Chuck Dowdy

Inspector: Dee Wills

Staff Report: March 03, 2015 Completed Cycle Report
May 27, 2015 Completed Remaining Violations Report
June 15, 2015 Reinspection was scheduled
July 13, 2015 Reinspection was canceled
July 16, 2015 Received Application for Appeal

Petitioner is requesting an extension of time to complete all repairs. The petitioner was not able to begin work for 6 weeks in Unit 102 due to the eviction of the current tenant. When the petitioner was able to get in to the unit, the conditions were much worse than expected. The petitioner is renovating Unit 102 and also Unit 100 which is currently occupied.

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: November 16, 2015

Attachments: Application for Appeal, Remaining Violations Report

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RECEIVED
JUL 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

Property Address: 108-102 S. Yancy
Petitioner's Name: ~~Dorothy Dowdy~~ CHARLES DOWDY
Address: 205 S. Yancy
City: Bloomington State: IN Zip Code: 47404
Phone Number: 812-332-518 Email Address: _____
Property Owner's Name: Dorothy Dowdy
Address: 205 S. Yancy Ln
City: Bloomington State: IN Zip Code: 47404
Phone Number: 812-332-5564 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-181

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 HAD TO EVICT THE TENANT FROM
100 S. YANCY APT. THAT TOOK 4-6 WEEKS
BEFORE WE COULD GET IN. ONCE WE GOT
IN IT WAS IN SUCH TERRIBLE SHAPE WE'VE
HAD TO RENOVATE THE RESIDENT TOP TO
BOTTOM. SEAL ALL WALLS CEILING EVEN FLOORS
WE HAD TO REMOVE A 40 YARD DUMPSTER
FULL OF STUFF FROM THE APT. A 100 S.
YANCY. WHILE APT HAS BEEN DONE A LOT MORE
NEED DONE BEFORE WE CAN RENT IT.

Signature (required):

Chuck Dowdy

Name (please print):

Chuck Dowdy

Date:

7/16/15

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

JUN 04 2015

Remaining Violations Report

782

OWNERS

Dorothy Dowdy
205 S. Yancy Lane
Bloomington, IN 47404

Prop. Location: 100 S Yancy LN, 102 S Yancy LN
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: 2/3/5
Date Inspected: 02/17/2015
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 1

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

REINSPECTION REQUIRED

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

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

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

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

100 S. Yancy Lane

Living Room (11-3 x16-8)

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

Dining Room (8-9 x 10-0)

Properly secure the panel to the bathtub access. BMC 16.04.060(a)

Properly replace the missing heating/air conditioning supply/return grille. BMC
16.04.060(c)

Mechanical/ Laundry Room

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

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

BMC 16.01.060(f) and 16.04.060 (c)

Properly replace the missing baseboards. BMC 16.04.060(a)

Kitchen (10-0 x 7-0)

Properly replace the missing register vent cover. BMC 16.04.060(a)

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

Properly repair/ replace the broken cabinet BMC 16.04.060(a)

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

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

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

Remove and properly dispose of all accumulated or scattered trash on property. BMC 16.04.060(d)

Hallway

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

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

East Bedroom (11-0 x 11-4)

Properly replace the missing register vent cover. BMC 16.04.060(a)

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

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

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

Existing Egress Window Measurements:

Height: 33 inches

Width: 15.50 inches

Sill Height: 49 inches

Openable Area: 3.55 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

Center Bedroom (11-6 x 11-0)

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

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

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

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

Existing Egress Window Measurements:

Height: 33 inches
Width: 15.50 inches
Sill Height: 49 inches
Openable Area: 3.55 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

West Bedroom (11-6 x 11-0)

The windows in this room were not inspected at the time of the cycle inspection as there was no access to them. The windows in this room must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

Repair the hole in the south wall. BMC 16.04.060(a)

Bathroom

Replace the missing outlet cover plate for the GFCI electrical receptacle. BMC 16.04.060(a)

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

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

102 S. Yancy Lane

Living Room (11-3 x 16-2)

Repair the hole in the south wall. BMC 16.04.060(a)

Properly secure the heating/air conditioning supply/return grille. BMC 16.04.060(c)

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

Every door which connects a rental unit with any area exterior to the unit shall have a functioning locking device, door hinge, and door latch and shall be maintained in good condition. Door locks in rental units shall be capable of tightly securing the door and shall

be openable from the inside without the use of a key, special knowledge or effort. BMC 16.04.060(b)

Dining Room (10-0 x 8-2)

Repair the hole in the north wall. BMC 16.04.060(a)

Mechanical/ Laundry Room

Connect the dryer exhaust so that it vents to the exterior of the building envelope. 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)

Kitchen (7-0 x 10-0)

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

Replace missing/broken cabinet drawer. BMC 16.04.060(a)

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

Note: The stove was not inspected at the time of the cycle inspection. (no gas) The stove must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

Hallway

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

Repair the hole in the east and west wall. BMC 16.04.060(a)

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

Bathroom

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

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

East Bedroom (11-0 x 11-6)

Replace the broken outlet cover plate on the north wall. BMC 16.04.060(a)

Properly eliminate the mold/ mildew in this room. Properly prepare and surface coat the damaged areas of the ceiling and walls. BMC 16.04.060(d)

Existing Egress Window Measurements:

Height: 33 inches

Width: 15.50 inches

Sill Height: 49 inches

Openable Area: 3.55 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

Center Bedroom (11-0 x 11-6)

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

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)

West Bedroom (11-0 x 11-4)

The windows in this room were not inspected at the time of the cycle inspection as there was no access to them. The windows in this room must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

Properly repair/ replace the damaged/ deteriorated closet door frame. BMC 16.04.060(a)

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

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

EXTERIOR

Properly repair/ replace the storm door for 102 S. Yancy. BMC 16.04.060(a)

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

Properly replace the missing gutter piece to the back of structure. BMC 16.04.050(b)

Properly label electrical service meters/disconnects with corresponding unit numbers. BMC 16.04.020 NEC 225.37

Properly label gas disconnects with corresponding unit numbers.

Piping from multiple meter installations shall be marked with an approved permanent identification by the installer so that the piping system supplied by each meter is readily identifiable. IFGC 401.7 and BMC 16.04.020

Remove the broken furniture from the back of the house. BMC 16.04.040(f)

16.04.040 Exterior Property Areas

(f) "Furniture not generally intended to be used for outdoor purposes (typically upholstered furniture), shall not be permitted to be stored on the exterior premises of residential rental units, this includes both screened-in porches and non-screened porches."

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

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:

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

- **A completed copy of the Tenants & Owners Rights and Responsibilities Summary BMC16.03.060(c)**
- **Inventory & Damage List:** The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by

all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement **BMC16.03.050**

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (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: September 16, 2015
Petition Type: An extension of time until current tenants no longer live at this property.
Petition Number: 15-TV-182
Address: 912 E. Hillside Dr.
Petitioner: Abodes INC, Heather VanNess
Inspector: Matt Swinney

Staff Report:

Owner is requesting to not have to replace floorcovering until current tenants move out. Current tenants have animals that are ruining the carpet.

Staff recommendation: Grant the request.

Conditions: Floorcovering must be replaced prior to occupancy by new tenants.

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 1st, 2016

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

JS

RECEIVED
7.17.15

→ F



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: 912 ~~918~~ E. Hillside Dr.

Petitioner's Name: Abodes, Inc. Heather VanNess

Address: 940 S. Clarizz Blvd # 25

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812-333-3333 Email Address: hvanness@abodes.com

Property Owner's Name: Woodlawn Crossing, LLC

Address: Same

City: _____ State: _____ Zip Code: _____

Phone Number: _____ Email Address: _____

Occupants: 912: E. Ang & A. Kent-Isaac 918: M. Bainbridge

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-V-182

SEE REVERSE

Both apartments were inspected for the routine cycle inspection on April 21. During the inspection, both apartments were cited for "loose, damaged, or missing floor covering at the entry door" (exhibits 912 D/918 D). Additionally, unit 918 was cited for the same issue at the top of the stairs. Both apartment residents have pets (exhibits 912 B/918 B). These pets have caused the damage to the carpet in both apartments. Both residents have also renewed their leases til the summer of 2016 (exhibits 912 A/918 A). Unit 912 had brand new carpet at their move in. Unit 918 had 6 year old carpet upon moving in in 2013 (exhibit E). The move-in inspections for both apartments verify there was no carpet damage upon moving in (exhibits 912 C/918 C). The damage is cat related. We wish to appeal replacing or repairing the carpet while the residents are still residing in these units with their pets. We will repair or replace the carpet once these apartments move out and we get them ready for the next resident.

Thank you,

Heather VanNess

A handwritten signature in cursive script that reads "Heather VanNess".

Property Manager

Abodes, Inc

912 A



Lease Agreement

This LEASE AGREEMENT, (hereinafter referred to as "Lease"), is made and entered into this 10th day of November, 2014, by and between Esther May Ang, Adam Kent-Isaac, (hereinafter referred to as "Resident"), and **Abodes, Inc.**, duly authorized by owner to execute this Lease and hereinafter referred to as "Lessor." WITNESSETH, that in consideration of the mutual covenants, herein contained and to be performed by each party, the said Lessor and Resident agree as follows:

1. **TERMS:** Lessor hereby demises and Resident hereby rents that certain property known as 912 E Hillside Bloomington, IN 47401 (hereinafter referred to as "Premises"), beginning, July 1st 2015 and ending June 30th 2016 at the agreed rental price of \$ Eleven Thousand Seven Hundred and 00/100 to be paid in equal monthly installments of \$ 975.00. The first installment will be due on the date the lease commences. Rent will be due on the 1st of each month thereafter. Resident is responsible for the 7 days of vacancy during the turnover of Premises.

2. **SECURITY DEPOSIT:** Resident shall pay a security deposit of \$ 500.00 upon the signing of this Lease. The security deposit, or the appropriate portion thereof, shall be returned after termination of this Lease if the Premises are not damaged beyond normal wear and tear, and the rental account and all utilities are paid in full. Normal wear and tear is defined as the gradual deterioration resulting from use, lapse of time, and to a certain extent the operation of the elements. The following is a partial list of conditions that are NOT the result of normal wear and tear and will result in move-out charges: breaks, holes, scratches, burns or stains in any surface, fixture or appliance; lingering odors; the accumulation of dirt; trash remaining after Premises are vacated; carpet which is not freshly-cleaned. It is Resident's obligation to provide Lessor with a forwarding address upon termination of this Lease. One check for the security deposit will be mailed to one Resident at a forwarding address within 45 days after termination of this Lease and receipt of forwarding address, whichever event last occurs. This security deposit shall at no time be considered payment of rent, final or otherwise. Lessor shall have the right to deduct any damage from Resident's security deposit and Resident shall be responsible for any amount in excess of said deposit. In the event the security deposit shall be insufficient to cover Resident's damages, Resident shall pay the balance due within 30 days after receipt of notice.

3. **CLEANING:** Resident acknowledges and agrees that Premises must be thoroughly cleaned upon move-out: refer to Final Cleaning Checklist for a detailed list of cleaning instructions. Any cleaning and painting necessary to return Premises to the same condition as when Resident moved in will be DEDUCTED from the security deposit. Any Resident who stays for three or more years will not be charged any expenses for cleaning, up to \$75, to reflect the long relationship between Resident and Lessor.

4. **STEAM-CLEANING:** The carpet for said Premises must be steam-cleaned by a fully insured and bonded commercial carpet cleaning company upon Resident's move-out. This steam-cleaning will be DEDUCTED from the security deposit. Any Resident who stays for three or more years will not be charged any expenses for steam-cleaning, to reflect the long relationship between Resident and Lessor.

5. **PAINTING POLICY:** Every residential rental unit is turned over to the Resident with the walls in like new condition. The walls of every unit are painted, as necessary, upon each Resident's move-out. Wherever nails, screws, adhesive, tacks, etc. have been attached to a wall, the damage is no longer considered normal wear and tear, and requires that the holes be spackled and/or repaired. AS POLICY, LESSOR WILL PAINT THE ENTIRE ROOM WHEREVER A SPACKLED REPAIR HAS BEEN MADE. This painting will be a charge against the security deposit. Also, some marks cannot be cleaned, and these too will necessitate painting at Resident's expense. Lessor requires that all painting be done by a professional painting contractor, fully insured and bonded. These policies are for the purpose of maintaining the high standard of condition of all residential units, and are therefore in the interests of both the Resident and Lessor.

EMA

ADK
Initial

12/10/14
Date

912 B

ABODES PET POLICY

Cats and dogs are permitted when the following procedures have been met. No other pets are permitted. All pets cause some additional costs to the Lessor during refurbishment of the apartment at time of move out. These costs are due to pet odors and hairs, claw/paw markings and scratches on walls and doors, additional steam extraction and deodorizing of the carpet, etc. Based on our research and experience, and on our desire to accommodate pet owners, we have set the following structure in order to permit pets.

A fish aquarium, turtles, frogs, or up to two birds are allowed at no additional cost to the resident upon approval. No other animals are allowed. Aquariums must not leak and must be cleaned regularly to prevent foul water and/or odors. All other animals listed must be properly caged. Seeds and droppings must be shielded to prevent accumulation and/or damage to carpeting/floors.

Service animals (as defined by the Fair Housing Act) are always welcome at Abodes.

PET SECURITY DEPOSIT \$200.00 per pet \$250.00 for a puppy 6 months or younger
MONTHLY PET FEE \$30.00 per cat/ 30.00 per dog

- All cats and dogs must be registered and paid for. Visiting pets must also abide by the pet policy and are required to submit a pet deposit and monthly fee regardless of how many days they are visiting.
- Pet owners must agree to abide by all Bloomington laws and regulations for pets, including leash laws. Monroe County Animal Law requires all pets be on a leash when outside. **If your pet is found without a leash there will be a \$30 fine.**
- A limit of two pets per apartment and a total weight of 150 pounds will be allowed. No exceptions will be made, unless it is a single family home designated by the Property Manager.
- A barking dog can be an annoyance to other residents. Dog owners agree to be responsible for solving any complaints from other residents related to this nuisance by their pet(s). Overly aggressive dogs will NOT be tolerated.
- No pet may be left outside unattended, leashed or otherwise. All pets must wear identification tags and collars when outside of their apartment.
- The animal must be spayed or neutered and proof provided at the signing of this addendum. Proof of vaccination will be required for all pets as well.
- The Property Manager also requests a photograph of each pet to be kept in the resident's file.
- **Failure to clean up after your pet will result in a \$40 removal fee due immediately.** Repeat offenses will result in the loss of your pet privileges. You are required to carry a pooper-scooper or bag while your pet is outside. Pet cleanup stations are also available at The Woods and Woodlawn Crossing throughout the property.
- If cat pet stains or odors are found the carpet is subject to steam cleaning, repair, or replacement. A flea treatment may also be required.
- Cleanliness of the pet's shelter is essential; the area must be kept free of pet odors, insect infestation, waste, and litter.

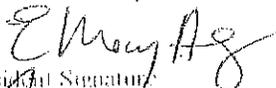
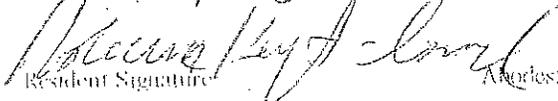
Residents who are found with a pet not registered with the Leasing Office will be charged a \$30 monthly fee from the first day of their lease regardless of the day the pet was acquired. In addition, a non-refundable pet deposit will be due immediately. In cases where an unregistered pet is discovered that does NOT meet our pet guideline or the pet becomes a nuisance or annoyance, the pet will need to be removed from the apartment within ten (10) days of discovery.

I do not have a pet.

1 st PET	Name: <u>CARL</u>	Description: <u>Yellow Lab mix</u>	Age: <u>6</u>
On this date, _____, I have submitted \$ _____ to be held as my refundable pet damage deposit. Subject to any damages:			

2 nd PET	Name: <u>GEORGE</u>	Description: <u>Black & white Tuxedo Cat</u>	Age: <u>5</u>
On this date, _____, I have submitted \$ _____ to be held as my refundable pet damage deposit. Subject to any damages:			

Resident acknowledges and agrees that Lessor may revoke this consent if any or all of the guidelines to the pet policy are not met. Any and all damages to the apartment and the apartment community caused by the presence of the pet will be the responsibility of the resident. In the event of early removal of the pet, the pet deposit will be held until the termination of the resident's lease. I hereby understand and agree to abide by policies and procedures included in this document. Fees are subject to change.

 Resident Signature Resident Signature Resident Signature
 Resident Signature Abodes Leasing/Management Signature Address 912

912 c



Abodes, Inc.

(812) 333-3333

MOVE-IN / MOVE-OUT INSPECTION REPORT

RESIDENT NAME(S)

Adam Kent-Isaac & Esther May Ang

APT. NO.

STREET ADDRESS

912 E. Hillside Dr.

MOVE-IN DATE

7/08/14

LEASE END DATE

MOVE-OUT DATE

PROPERTY:

- The Woods
- The Grove
- The Avenues

MOVE-IN CONDITION

MOVE-OUT CONDITION

LIVING ROOM, DINING ROOM, ENTRY AND HALLWAYS

Entry Floors, Walls & Ceiling		<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean <input type="checkbox"/> Nail Holes <input type="checkbox"/> Nail Pops <input type="checkbox"/> Scuffs
Living/Dining Walls & Ceiling		<input type="checkbox"/> Nail Holes <input type="checkbox"/> Nail Pops <input type="checkbox"/> Scuffs
Floors & Carpet		<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean
Closets, Doors & Locks	Entry door frame on inside has damage from Deadbolt	<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean
Lights, Ceiling Fans & Fixtures		<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean <input type="checkbox"/> Bulbs Needed:
Windows, Tracks, Screens & Blinds	bottom left & side of blinds has a few white tears	<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean <input type="checkbox"/> Blinds Damaged:
Fireplace & Entertainment Center		<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean
Notes		

KITCHEN

Walls & Ceiling		<input type="checkbox"/> Nail Holes <input type="checkbox"/> Nail Pops <input type="checkbox"/> Scuffs <input type="checkbox"/> Grease <input type="checkbox"/> Stains
Floors		<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean <input type="checkbox"/> Gouges: <input type="checkbox"/> Burns:
Cabinets, Counters & Pantry	counter top on right side of island has a small white circle stain bottom edge of left side of island has wood streak stain	<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean
Oven, Stovetop & Drip Pans		<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean <input type="checkbox"/> Broiler Pan Damaged/Missing <input type="checkbox"/> Drip Pans Needed:
Microwave, Hood, Vent & Light		<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean <input type="checkbox"/> Bulbs Needed:
Sink & Refrigerator		<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean <input type="checkbox"/> Food Remains
Dishwasher		<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean <input type="checkbox"/> Food in Trap
Windows, Tracks, Screens & Blinds		<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean <input type="checkbox"/> Blinds Damaged:
Notes		

BEDROOM(S)

	#1	#2	#3	#1	#2	#3
Walls & Ceiling		water damage on ceiling, minor		<input type="checkbox"/> Holes <input type="checkbox"/> Pops <input type="checkbox"/> Scuffs	<input type="checkbox"/> Holes <input type="checkbox"/> Pops <input type="checkbox"/> Scuffs	<input type="checkbox"/> Holes <input type="checkbox"/> Pops <input type="checkbox"/> Scuffs
Floors & Carpet				<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean	<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean	<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean
Closets, Doors & Locks	scratch on top of right closet			<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean	<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean	<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean
Light(s)	2 feet from bottom			<input type="checkbox"/> Bulbs Needed: <input type="checkbox"/> Clean <input type="checkbox"/> Not Clean	<input type="checkbox"/> Bulbs Needed: <input type="checkbox"/> Clean <input type="checkbox"/> Not Clean	<input type="checkbox"/> Bulbs Needed: <input type="checkbox"/> Clean <input type="checkbox"/> Not Clean
Windows, Tracks, Screens & Blinds				<input type="checkbox"/> Blinds Damaged:	<input type="checkbox"/> Blinds Damaged:	<input type="checkbox"/> Blinds Damaged:
Notes						

BATHROOM(S)

	#1	#2	#3	#1	#2	#3
Walls & Ceiling				<input type="checkbox"/> Holes <input type="checkbox"/> Pops <input type="checkbox"/> Scuffs	<input type="checkbox"/> Holes <input type="checkbox"/> Pops <input type="checkbox"/> Scuffs	<input type="checkbox"/> Holes <input type="checkbox"/> Pops <input type="checkbox"/> Scuffs
Floors				<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean	<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean	<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean
Closets, Cabinets, Counters & Doors	big black stain on door	black dirt stains under sink	black dirt from back of sink to middle	<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean	<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean	<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean
Lights, Fans, Vents & Mirrors				<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean	<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean	<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean
Tub, Shower, Tile & Grout				<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean	<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean	<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean
Sink & Toilet				<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean	<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean	<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean
Towel Bars & Bath Accessories				<input type="checkbox"/> OK <input type="checkbox"/> Damaged	<input type="checkbox"/> OK <input type="checkbox"/> Damaged	<input type="checkbox"/> OK <input type="checkbox"/> Damaged
Notes						

UTILITY ROOM, PATIO, DECK, BALCONY, GARAGE & STORAGE AREAS

Washer & Dryer	<input checked="" type="checkbox"/> Installed <input type="checkbox"/> To Be Removed <input type="checkbox"/> None	<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean <input type="checkbox"/> None <input type="checkbox"/> In
Walls, Ceiling & Floors		<input type="checkbox"/> Nail Holes <input type="checkbox"/> Nail Pops <input type="checkbox"/> Scuffs <input type="checkbox"/> Gouges: <input type="checkbox"/> Burns:
Patio, Deck or Balcony		<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean
Notes		
# OF KEYS	2 Entry 2 Mailbox ___ Garage ___ Storage	___ Entry ___ Mailbox ___ Garage ___ Storage

MOVE-IN COMMENTS

MOVE-OUT COMMENTS

SINK & TUB				<input type="checkbox"/> OK <input type="checkbox"/> Damaged	<input type="checkbox"/> OK <input type="checkbox"/> Damaged	<input type="checkbox"/> OK <input type="checkbox"/> Damaged
Towel Bars & Bath Accessories						
Notes						

UTILITY ROOM, PATIO, DECK, BALCONY, GARAGE & STORAGE AREAS

Washer & Dryer	<input checked="" type="checkbox"/> Installed <input type="checkbox"/> To Be Removed <input type="checkbox"/> None	<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean <input type="checkbox"/> None <input type="checkbox"/> In
Walls, Ceiling & Floors		<input type="checkbox"/> Nail Holes <input type="checkbox"/> Nail Pops <input type="checkbox"/> Scuffs <input type="checkbox"/> Gouges: <input type="checkbox"/> Burns:
Patio, Deck or Balcony		<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean
Notes		
# OF KEYS	2 Entry 2 Mailbox Garage Storage	Entry Mailbox Garage Storage

MOVE-IN COMMENTS
 Bed room #1 Black paint on left of closet door, right door for far far right closet door has tape residue right foot from scratches in middle of door. Paint literally on every piece of trim in every room & speckled on about every door

MOVE-OUT COMMENTS
 Resident was not present for Move-Out Inspection.

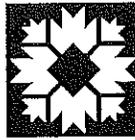
FORWARDING ADDRESS REQUIRED

Printed Name	
Address	
City, State, Zip	
Phone	
Email	

This apartment has been professionally cleaned, steam cleaned and painted. Resident has inspected the above premises and accepts it with the conditions and/or exceptions listed above. Resident agrees to deliver the premises in like condition upon termination of residency, and to pay for repairs as required. This inspection was completed on (date) 7/11/14

RESIDENT NAME: John Kent Long Signature: [Signature]
 FOR ABODES: Lindsey Maxwell Signature: [Signature]

Move-Out Inspection Completed on:		
	Printed Name	Signature
RESIDENT		
ABODES		



City of Bloomington
Housing and Neighborhood Development

Cycle Report

9811

OWNERS

Highlands, Llc
940 S. Clarizz Boulevard
Bloomington, IN 47401

AGENT

Van Ness, Heather
940 S Clarizz Blvd. #25
Bloomington, IN 47401

Prop. Location: 912 E Hillside DR
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/2/5

Date Inspected: 04/21/2015	Inspectors: Matt Swinney
Primary Heat Source: Electric	Foundation Type: Crawl Space
Property Zoning: PUD	Attic Access: Yes
Number of Stories: 2	Accessory Structure: None

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

Minimum emergency egress requirements for the time of construction:

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

INTERIOR

Dining room 8-6 x 14, Kitchen 8 x 8-6, ½ Bath, Mechanical Closet
No violations noted.

Living room 13 x 18-6

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

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

Upstairs

Front Bedroom 13-3 x 10, Back Bedroom 13-9 x 10-6

No violations noted.

Existing Egress Window Measurements:

Height: 26 inches

Width: 34.5 inches

Sill Height: 25.5 inches

Openable Area: 6.23 sq. ft.

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

Bathroom/Laundry, Hallway

No violations noted.

Attic

The integrity of the Fire-separation/Draft stop shall be maintained, all seams and gaps should be sealed. Repairs shall be made using like materials or equivalent fire-rated materials. BMC
16.04.020 IBC SEC 708

EXTERIOR

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

Properly label electrical service meters/disconnects with corresponding unit numbers. BMC
16.04.020 NEC 225.37

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

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: September 16, 2015
Petition Type: An extension of time until current tenants no longer live at this property.
Petition Number: 15-TV-183
Address: 918 E. Hillside Dr.
Petitioner: Abodes INC, Heather VanNess
Inspector: Matt Swinney

Staff Report:

Owner is requesting to not have to replace floorcovering until current tenants move out. Current tenants have animals that are ruining the carpet.

Staff recommendation: Grant the request.

Conditions: Floorcovering must be replaced prior to occupancy by new tenants.

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 1st, 2016

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

A

RECEIVED
2.17.15

FE



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: ~~912~~ 918 E. Hillside Dr.

Petitioner's Name: Abodes, Inc. Heather VanNess

Address: 940 S. Clarizz Blvd #25

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812-333-3333 Email Address: HVanness@abodes.com

Property Owner's Name: Woodlawn Crossing, LLC

Address: Same

City: State: Zip Code:

Phone Number: Email Address:

Occupants: 912: E. Ang & A. Kent-Isaac 918: M. Bainbridge

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-V-183

SEE REVERSE

Both apartments were inspected for the routine cycle inspection on April 21. During the inspection, both apartments were cited for "loose, damaged, or missing floor covering at the entry door" (exhibits 912 D/918 D). Additionally, unit 918 was cited for the same issue at the top of the stairs. Both apartment residents have pets (exhibits 912 B/918 B). These pets have caused the damage to the carpet in both apartments. Both residents have also renewed their leases til the summer of 2016 (exhibits 912 A/918 A). Unit 912 had brand new carpet at their move in. Unit 918 had 6 year old carpet upon moving in in 2013 (exhibit E). The move-in inspections for both apartments verify there was no carpet damage upon moving in (exhibits 912 C/918 C). The damage is cat related. We wish to appeal replacing or repairing the carpet while the residents are still residing in these units with their pets. We will repair or replace the carpet once these apartments move out and we get them ready for the next resident.

Thank you,

Heather VanNess

A handwritten signature in cursive script that reads "Heather VanNess".

Property Manager

Abodes, Inc

918 A



Lease Agreement

This LEASE AGREEMENT, (hereinafter referred to as "Lease"), is made and entered into this 10th day of November, 2014, by and between Matthew Bainbridge, (hereinafter referred to as "Resident"), and **Abodes, Inc.**, duly authorized by owner to execute this Lease and hereinafter referred to as "Lessor." WITNESSETH, that in consideration of the mutual covenants, herein contained and to be performed by each party, the said Lessor and Resident agree as follows:

- TERMS:** Lessor hereby demises and Resident hereby rents that certain property known as 918 E Hillside Bloomington, IN 47401 (hereinafter referred to as "Premises"), beginning August 8th 2015 and ending August 5th 2016 at the agreed rental price of \$ Eleven Thousand Two Hundred Eighty and 00/100 to be paid in equal monthly installments of \$ 940.00. The first installment will be due on the date the lease commences. Rent will be due on the 1st of each month thereafter. Resident is responsible for the 7 days of vacancy during the turnover of Premises.
- SECURITY DEPOSIT:** Resident shall pay a security deposit of \$ 500.00 upon the signing of this Lease. The security deposit, or the appropriate portion thereof, shall be returned after termination of this Lease if the Premises are not damaged beyond normal wear and tear, and the rental account and all utilities are paid in full. Normal wear and tear is defined as the gradual deterioration resulting from use, lapse of time, and to a certain extent the operation of the elements. The following is a partial list of conditions that are NOT the result of normal wear and tear and will result in move-out charges: breaks, holes, scratches, burns or stains in any surface, fixture or appliance; lingering odors; the accumulation of dirt; trash remaining after Premises are vacated; carpet which is not freshly-cleaned. It is Resident's obligation to provide Lessor with a forwarding address upon termination of this Lease. One check for the security deposit will be mailed to one Resident at a forwarding address within 45 days after termination of this Lease and receipt of forwarding address, whichever event last occurs. This security deposit shall at no time be considered payment of rent, final or otherwise. Lessor shall have the right to deduct any damage from Resident's security deposit and Resident shall be responsible for any amount in excess of said deposit. In the event the security deposit shall be insufficient to cover Resident's damages, Resident shall pay the balance due within 30 days after receipt of notice.
- CLEANING:** Resident acknowledges and agrees that Premises must be thoroughly cleaned upon move-out: refer to Final Cleaning Checklist for a detailed list of cleaning instructions. Any cleaning and painting necessary to return Premises to the same condition as when Resident moved in will be DEDUCTED from the security deposit. Any Resident who stays for three or more years will not be charged any expenses for cleaning, up to \$75, to reflect the long relationship between Resident and Lessor.
- STEAM-CLEANING:** The carpet for said Premises must be steam-cleaned by a fully insured and bonded commercial carpet cleaning company upon Resident's move-out. This steam-cleaning will be DEDUCTED from the security deposit. Any Resident who stays for three or more years will not be charged any expenses for steam-cleaning, to reflect the long relationship between Resident and Lessor.
- PAINTING POLICY:** Every residential rental unit is turned over to the Resident with the walls in like new condition. The walls of every unit are painted, as necessary, upon each Resident's move-out. Wherever nails, screws, adhesive, tacks, etc. have been attached to a wall, the damage is no longer considered normal wear and tear, and requires that the holes be spackled and/or repaired. **AS POLICY, LESSOR WILL PAINT THE ENTIRE ROOM WHEREVER A SPACKLED REPAIR HAS BEEN MADE.** This painting will be a charge against the security deposit. Also, some marks cannot be cleaned, and these too will necessitate painting at Resident's expense. Lessor requires that all painting be done by a professional painting contractor, fully insured and bonded. These policies are for the purpose of maintaining the high standard of condition of all residential units, and are therefore in the interests of both the Resident and Lessor.

MCB
Initial

11/28/14
Date

118 B

ABODES PET POLICY

Cats and dogs are permitted when the following procedures have been met. No other pets are permitted. All pets cause some additional costs to the Lessor during refurbishment of the apartment at time of move out. These costs are due to pet odors and hairs, claw/paw markings and scratches on walls and doors, additional steam extraction and deodorizing of the carpet, etc. Based on our research and experience, and on our desire to accommodate pet owners, we have set the following structure in order to permit pets.

A fish aquarium, turtles, frogs, or up to two birds are allowed at no additional cost to the resident upon approval. No other animals are allowed. Aquariums must not leak and must be cleaned regularly to prevent foul water and/or odors. All other animals listed must be properly caged. Seeds and droppings must be shielded to prevent accumulation and/or damage to carpeting/floors.

Service animals (as defined by the Fair Housing Act) are always welcome at Abodes.

PET SECURITY DEPOSIT	\$200.00 per pet	\$250.00 for a puppy 6 months or younger
MONTHLY PET FEE	\$30.00 per cat/ 30.00 per dog	

- All cats and dogs must be registered and paid for. Visiting pets must also abide by the pet policy and are required to submit a pet deposit and monthly fee regardless of how many days they are visiting.
- Pet owners must agree to abide by all Bloomington laws and regulations for pets, including leash laws. Monroe County Animal Law requires all pets be on a leash when outside. **If your pet is found without a leash there will be a \$30 fine.**
- A limit of **two pets** per apartment and a total weight of **150 pounds** will be allowed. No exceptions will be made, unless it is a single family home designated by the Property Manager.
- A barking dog can be an annoyance to other residents. Dog owners agree to be responsible for solving any complaints from other residents related to this nuisance by their pet(s). Overly aggressive dogs will NOT be tolerated.
- No pet may be left outside unattended, leashed or otherwise. All pets must wear identification tags and collars when outside of their apartment.
- The animal must be spayed or neutered and proof provided at the signing of this addendum. Proof of vaccination will be required for all pets as well.
- The Property Manager also requests a photograph of each pet to be kept in the resident's file.
- **Failure to clean up after your pet will result in a \$40 removal fee due immediately.** Repeat offenses will result in the loss of your pet privileges. **You are required to carry a pooper-scooper or bag while your pet is outside.** Pet cleanup stations are also available at The Woods and Woodlawn Crossing throughout the property.
- If carpet stains or odors are found the carpet is subject to steam cleaning, repair, or replacement. A flea treatment may also be required.
- Cleanliness of the pet's shelter is essential; the area must be kept free of pet odors, insect infestation, waste, and litter.

Residents who are found with a pet not registered with the Leasing Office will be charged a \$30 monthly fee from the first day of their lease regardless of the day the pet was acquired. In addition, a non-refundable pet deposit will be due immediately. In cases where an unregistered pet is discovered that does NOT meet our pet guideline or the pet becomes a nuisance or annoyance, the pet will need to be removed from the apartment within ten (10) days of discovery.

I do not have a pet.

1 st PET	Name: <u>Deerpy</u>	Description: <u>Cat</u>	Age: <u>4 mos</u>
On this date, _____, I have submitted \$ <u>200</u> to be held as my refundable pet damage deposit. Subject to any damages			

2 nd PET	Name: _____	Description: _____	Age: _____
On this date, _____, I have submitted \$ _____ to be held as my refundable pet damage deposit. Subject to any damages			

Resident acknowledges and agrees that Lessor may revoke this consent if any or all of the guidelines to the pet policy are not met. Any and all damages to the apartment and the apartment community caused by the presence of the pet will be the responsibility of the resident. In the event of early removal of the pet, the pet deposit will be held until the termination of the resident's lease. I hereby understand and agree to abide by policies and procedures included in this document. Fees are subject to change.

<u>[Signature]</u> Resident Signature	<u>[Signature]</u> Resident Signature	<u>918</u> Resident Signature
Resident Signature	Abodes: Leasing/Management Signature	Address

918 c



Abodes, Inc.

(812) 333-3333

MOVE-IN / MOVE-OUT INSPECTION REPORT

RESIDENT NAME(S)

Matt Bainbridge

APT. NO.

918

STREET ADDRESS

E. Hillside Dr.

MOVE-IN DATE

LEASE END DATE

MOVE-OUT DATE

PROPERTY:

- The Woods
- The Grove
- The Avenues

MOVE-IN CONDITION

MOVE-OUT CONDITION

LIVING ROOM, DINING ROOM, ENTRY AND HALLWAYS

Entry Floors, Walls & Ceiling		<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean <input type="checkbox"/> Nail Holes <input type="checkbox"/> Nail Pops <input type="checkbox"/> Scuffs
Living/Dining Walls & Ceiling		<input type="checkbox"/> Nail Holes <input type="checkbox"/> Nail Pops <input type="checkbox"/> Scuffs
Floors & Carpet	Worn & lightly stained	<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean
Closets, Doors & Locks		<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean
Lights, Ceiling Fans & Fixtures		<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean <input type="checkbox"/> Bulbs Needed:
Windows, Tracks, Screens & Blinds		<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean <input type="checkbox"/> Blinds Damaged:
Fireplace & Entertainment Center		<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean
Notes	2 dark spots in dining room carpet	

KITCHEN

Walls & Ceiling		<input type="checkbox"/> Nail Holes <input type="checkbox"/> Nail Pops <input type="checkbox"/> Scuffs <input type="checkbox"/> Grease <input type="checkbox"/> Stains
Floors		<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean <input type="checkbox"/> Gouges: <input type="checkbox"/> Burns:
Cabinets, Counters & Pantry	2 chips RT of sink, lite stains in some cabs	<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean
Oven, Stovetop & Drip Pans	New drip pans	<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean <input type="checkbox"/> Broiler Pan Damaged/Missing <input type="checkbox"/> Drip Pans Needed:
Microwave, Hood, Vent & Light		<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean <input type="checkbox"/> Bulbs Needed:
Sink & Refrigerator		<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean <input type="checkbox"/> Food Remains
Dishwasher		<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean <input type="checkbox"/> Food in Trap
Windows, Tracks, Screens & Blinds		<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean <input type="checkbox"/> Blinds Damaged:
Notes		

BEDROOM(S)

	#1	#2	#3	#1	#2	#3
Walls & Ceiling				<input type="checkbox"/> Holes <input type="checkbox"/> Pops <input type="checkbox"/> Scuffs	<input type="checkbox"/> Holes <input type="checkbox"/> Pops <input type="checkbox"/> Scuffs	<input type="checkbox"/> Holes <input type="checkbox"/> Pops <input type="checkbox"/> Scuffs
Floors & Carpet	Worn lightly stained			<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean	<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean	<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean
Closets, Doors & Locks				<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean	<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean	<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean
Light(s)				<input type="checkbox"/> Bulbs Needed: <input type="checkbox"/> Clean <input type="checkbox"/> Not Clean	<input type="checkbox"/> Bulbs Needed: <input type="checkbox"/> Clean <input type="checkbox"/> Not Clean	<input type="checkbox"/> Bulbs Needed: <input type="checkbox"/> Clean <input type="checkbox"/> Not Clean
Windows, Tracks, Screens & Blinds				<input type="checkbox"/> Blinds Damaged:	<input type="checkbox"/> Blinds Damaged:	<input type="checkbox"/> Blinds Damaged:
Notes						

BATHROOM(S)

	#1/2	#2	#3	#1	#2	#3
Walls & Ceiling				<input type="checkbox"/> Holes <input type="checkbox"/> Pops <input type="checkbox"/> Scuffs	<input type="checkbox"/> Holes <input type="checkbox"/> Pops <input type="checkbox"/> Scuffs	<input type="checkbox"/> Holes <input type="checkbox"/> Pops <input type="checkbox"/> Scuffs
Floors				<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean	<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean	<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean
Closets, Cabinets, Counters & Doors	Blue stain			<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean	<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean	<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean
Lights, Fans, Vents & Mirrors				<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean	<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean	<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean
Tub, Shower, Tile & Grout		Broken hook piece		<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean	<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean	<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean
Sink & Toilet				<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean	<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean	<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean
Towel Bars & Bath Accessories				<input type="checkbox"/> OK <input type="checkbox"/> Damaged	<input type="checkbox"/> OK <input type="checkbox"/> Damaged	<input type="checkbox"/> OK <input type="checkbox"/> Damaged
Notes						

UTILITY ROOM, PATIO, DECK, BALCONY, GARAGE & STORAGE AREAS

Washer & Dryer	<input checked="" type="checkbox"/> Installed <input type="checkbox"/> To Be Removed <input type="checkbox"/> None	<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean <input type="checkbox"/> None <input type="checkbox"/> In
Walls, Ceiling & Floors	Damage from moving w/d's	<input type="checkbox"/> Nail Holes <input type="checkbox"/> Nail Pops <input type="checkbox"/> Scuffs <input type="checkbox"/> Gouges: <input type="checkbox"/> Burns:
Patio, Deck or Balcony		<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean
Notes		

OF KEYS

1 Entry 1 Mailbox Garage Storage

Entry Mailbox Garage Storage

MOVE-IN COMMENTS

MOVE-OUT COMMENTS

918 C Sink & Toilet			<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean	<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean	<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean
Towel Bars & Bath Accessories			<input type="checkbox"/> OK <input type="checkbox"/> Damaged	<input type="checkbox"/> OK <input type="checkbox"/> Damaged	<input type="checkbox"/> OK <input type="checkbox"/> Damaged
Notes					

UTILITY ROOM, PATIO, DECK, BALCONY, GARAGE & STORAGE AREAS

Washer & Dryer	<input checked="" type="checkbox"/> Installed <input type="checkbox"/> To Be Removed <input type="checkbox"/> None	<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean <input type="checkbox"/> None <input type="checkbox"/> In
Walls, Ceiling & Floors	Damage from moving w/d's	<input type="checkbox"/> Nail Holes <input type="checkbox"/> Nail Pops <input type="checkbox"/> Scuffs <input type="checkbox"/> Gouges: <input type="checkbox"/> Burns:
Patio, Deck or Balcony		<input type="checkbox"/> Clean <input type="checkbox"/> Not Clean
Notes		
# OF KEYS	<input checked="" type="checkbox"/> Entry <input checked="" type="checkbox"/> Mailbox <input type="checkbox"/> Garage <input type="checkbox"/> Storage	<input type="checkbox"/> Entry <input type="checkbox"/> Mailbox <input type="checkbox"/> Garage <input type="checkbox"/> Storage

MOVE-IN COMMENTS

MOVE-OUT COMMENTS

Resident was not present for Move-Out Inspection.

FORWARDING ADDRESS REQUIRED

Printed Name	
Address	
City, State, Zip	
Phone	
Email	

This apartment has been professionally cleaned, steam cleaned and painted. Resident has inspected the above premises and accepts it with the conditions and/or exceptions listed above. Resident agrees to deliver the premises in like condition upon termination of residency, and to pay for repairs as required. This inspection was completed on (date) 2/25

RESIDENT NAME: Matt Bambridge Signature: [Signature]
 FOR ABODES: Autumn Richie Signature: [Signature]

Move-Out Inspection Completed on:		
	Printed Name	Signature
RESIDENT		
ABODES		



City of Bloomington
Housing and Neighborhood Development

Cycle Report

9814

OWNERS

Highlands, Llc
940 S. Clarizz Boulevard
Bloomington, IN 47401

AGENT

Van Ness, Heather
940 S Clarizz Blvd. #25
Bloomington, IN 47401

Prop. Location: 918 E Hillside DR
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/2/5

Date Inspected: 04/21/2015	Inspectors: Matt Swinney
Primary Heat Source: Electric	Foundation Type: Crawl Space
Property Zoning: PUD	Attic Access: Yes
Number of Stories: 2	Accessory Structure: None

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

Minimum emergency egress requirements for the time of construction:

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

INTERIOR

Dining room 8-6 x 14, ½ Bath, Mechanical Closet

No violations noted.

Living room 13 x 18-6

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

Kitchen 8 x 8-6

Repair the window, replace broken window glass. BMC 16.04.060(b)

Upstairs

Stairway

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

Front Bedroom 13-3 x 10, Back Bedroom 13-9 x 10-6

No violations noted.

Existing Egress Window Measurements:

Height: 26 inches

Width: 34.5 inches

Sill Height: 25.5 inches

Openable Area: 6.23 sq. ft.

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

Bathroom/Laundry, Hallway

No violations noted.

Attic

The integrity of the Fire-separation/Draft stop shall be maintained, all seams and gaps should be sealed. Repairs shall be made using like materials or equivalent fire-rated materials. BMC 16.04.020 IBC SEC 708

EXTERIOR

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

Properly label electrical service meters/disconnects with corresponding unit numbers. BMC 16.04.020 NEC 225.37

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: 16 September 2015
Petition Type: Rescind a variance
Petition Number: 15-RV-184
Address: 817 N. Washington St.
Petitioner: HAND
Inspector: Michael Arnold
Staff Report: 06 May 2015 Cycle Inspection
 01 July 2015 Reinspection completed
 22 July 2015 BHQA Application

This property was previously granted a variance to the minimum room size requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a minimum room size requirement and the Building Code in place at the time of construction did not address minimum room size requirements at the time of construction, this structure was built in 1945; 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 for Extension of Time**

Meeting Date: September 16, 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-185

Address: 414 S. Lincoln

Petitioner: David Friedel

Inspector: Jo Stong

Staff Report: July 28, 2014: Conducted cycle inspection
August 6, 2014: Mailed inspection report
August 26, 2014: Conducted drive-by reinspection
September 8, 2014: Mailed temporary permit
June 5, 2015: Sent exterior extension reminder
July 23, 2015: Received appeal
August 12, 2015: Owner called, painting complete
August 13, 2015: Drive-by inspection conducted, all complied

During a cycle inspection of the above property violations of the Residential Rental Unit and Lodging Establishment Inspection Program were found. The owner had requested an extension of time to complete the exterior painting, citing weather delays. The painting was completed after the one-year deadline and before this meeting.

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 19, 2015

Attachments: Appeal, cycle report

JS



RECEIVED
7.15.15

-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

Property Address: 414 S. Lincoln

Petitioner's Name: David Friedel

Address: 3752 Dunn Rd

City: Freedom State: IN Zip Code: 47431

Phone Number: 812-219-6727 Email Address: davidf@bluemarble.net

Property Owner's Name: same as above

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.

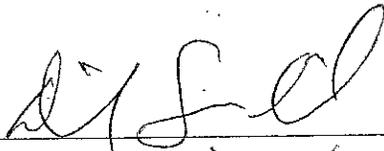
OFFICE USE ONLY
Petition Number 15-TV-185

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 having the whole house painted outside. Had the job quoted last fall, but was not completed then due to weather delays. Weather delays continued this spring & summer. Job will be completed by August 7, 2015.

Contractor kept telling me that job would be done prior to temporary permit deadline, but is ~~that did not~~ happening. Close, but ~~no~~ cigar.

Signature (required):



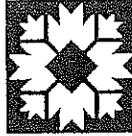
Name (please print):

David Friedel

Date:

7.23.15

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 Inspection Report

1248

OWNERS

Friedel, David L.
3752 Dunn Rd.
Freedom, IN 47431

Prop. Location: 414 S Lincoln ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/4/5

Date Inspected: 07/28/2014
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 2

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

VARIANCE

01/22/1987 Granted variances to bathroom access requirements in the West bedroom (upstairs); bathroom access requirement in the Northwest bedroom (downstairs) provided total # of bedrooms in dwelling unit does not exceed 4; and to the the light and ventilation requirements for both (2) bedrooms upstairs.

This property was previously granted a variance to the bathroom access requirements and the light and ventilation requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include these requirements, and the Building Code in place at the time of construction did not address them; therefore we are asking the Board to rescind these variances. This process may slightly delay the issuance of your Rental Occupancy Permit, but will not negatively affect the length of your permit.

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

INTERIOR:

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

Enclosed Front Porch, Living Room, Dining Room, Kitchen (14-3 x 10-5), Laundry Porch:

No violations noted.

Northwest Bedroom, Northeast Bedroom:

No violations noted.

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

Height: 65 ½ inches

Width: 23 ¼ inches

Sill Height: 23 ½ inches

Openable Area: 10.58 sq. ft.

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

Bath:

No violations noted.

SECOND FLOOR

North Common Room, Bathroom:

No violations noted.

Southwest Bedroom:

Existing Egress Window Measurements (casement):

Height: 18 inches

Width: 16 inches

Sill Height: 26 inches

Openable Area: 2.00 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

East Bedroom:

Existing Egress Window Measurements (casement):

Height: 22 ½ inches

Width: 13 inches

Sill Height: 21 ½ inches

Openable Area: 2.03 sq. ft.

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

EXTERIOR:

BASEMENT

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

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 16.03.030(d): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.03.030(d)

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: September 16, 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-187

Address: 316 N. Washington St.

Petitioner: CS Property Mgmt.

Inspector: Maria McCormick

Staff Report: 07/18/2014 Completed Cycle Inspection
04/27/2015 All violations complied but exterior painting
07/21/2015 Received Application for Extension of Time

At the cycle inspection it was noted that this 19 unit 3 story apartment building needed to completely scraped and painted on the exterior. The petitioner is requesting an extension of time to complete the painting due to the exceptionally wet late spring and early summer.

Staff recommendation: Grant the extension

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

Compliance Deadline: October 1, 2015

Attachments: Application for Appeal; Remaining violations 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

RECEIVED
 JUL 22 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: 316 N. WASHINGTON
 Petitioner's Name: CS Property Mgmt.
 Address: 225 N. WASHINGTON
 City: Blgtn State: IN Zip Code: 47408
 Phone Number: Email Address: 812-330-1411
 Property Owner's Name: Connie Ferguson
 Address: 225 N. WASHINGTON
 City: State: Zip Code: 47408
 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 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-187

SEE REVERSE

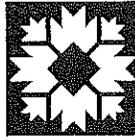
Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance,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

Signature (required): Connie Ferguson

Name (please print): Connie Ferguson Date: 7-20-15

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.

We have decided to paint the entire building and replace the shutters with new shutters. We these additional items involved in making the property better we will need an additional 3 weeks. We are behind schedule because of the rains and have been unable to complete the additional items along with the hand request of fixing the peeling paint. Thank You for your consideration.



City of Bloomington
Housing and Neighborhood Development

Remaining Violation Report
Re-inspected 11/20/2014 & 02/19/2015

MAR 02 2015

2280

OWNERS

Cs Property Management
225 N. Washington St.
Bloomington, IN 47408

Prop. Location: 316 N Washington ST
Units/Bedrooms/Max # of Occupants: 1/Eff/5 13/1/5 5/2/5
Date Inspected: 07/18/2014
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 2

Number of Units/Structures: 19/1
Inspectors: Maria McCormick
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:

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 July 18, 2015)

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

OTHER REQUIREMENTS:

Required documentation:

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: September 16, 2015
Petition Type: Relief from an administrative decision
Variance Request: Relief from the requirement to register as a rental
Petition Number: 15-AA-188
Address: 731 S. Parkway Dr.
Petitioner: Constance T. Shotts

This property is owned by the Trisler Revocable Marital Trust and occupied by the only grandchild, Ryan "Alex" Trisler.

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, Trisler Revocable Marital Trust, and occupied by Ryan "Alex" Trisler. This property will be pull dated for one year to check status.

Compliance Deadline: None

Attachments: Appeal form

DMB



City of Bloomington
H.A.N.D.

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

Meeting Date: 9/16/2015
Petition Type: Rescind a variance
Petition Number: 15-RV-189
Address: 719 N Washington ST
Petitioner: HAND
Inspector: Matt Swinney

Staff Report:

This property was previously granted a variance to the ceiling height, light and ventilation requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a ceiling height, light and ventilation requirement and the Building Code in place at the time of construction did not address ceiling height, light and ventilation requirements; therefore we are asking the Board to rescind this variance. The structure was built in 1950.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

Handwritten initials



City of Bloomington
H.A.N.D.

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

Meeting Date: 16 September 2015

Petition Type: Rescind a variance

Petition Number: 15-RV-191

Address: 1400 S. Walnut St.

Petitioner: HAND

Inspector: Michael Arnold

Staff Report: 25 February 2015 Cycle Inspection
10 March 2015 Sent Report
08 May 2015 Reinspection Scheduled
17 June 2015 Reinspection Completed
28 July 2015 Rescind Variance Application

This property was previously granted a variance from the Housing-Property Maintenance Code to allow neon light fixtures over 1000 volts. The Residential Rental and Lodging Establishment Inspection Program does not include requirements for neon lights and the Electric Code in place at the time of construction did not address neon light fixtures in residential units 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 had this variance to allow for a home business to use a neon sign in the front window. The business has since relocated.

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: 16 September 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-193

Address: 3341, 3349 and 3357 E. Covenanter Dr.

Petitioner: Renaissance Rentals, LLC

Inspector: Michael Arnold

Staff Report: 30 April 2015 Cycle Inspection
19 May 2015 Left Message Re: Windows
21 May 2015 To Planning for Occ. Load Review
18 June 2015 Returned from Planning
22 June 2015 Sent Report
27 July 2015 Left Message Re: Variance Procedure
30 July 2015 Received BHQA Application

During the Cycle Inspection it was noted that the emergency egress windows did not meet minimum building code requirements at the time of construction. Monroe County records show this structure was built in 1998. The minimum emergency egress requirements at the time of construction were as follows:

Height: 24 inches
Width: 20 inches
Sill Height: 44 inches
Openable Area: 5.7 sq. ft.

Petitioner is requesting additional time to secure a variance from Department of Homeland Security and for repairs on the exterior of 3357 E. Covenanter Dr. Petitioner is requesting until 31 October 2015.

Staff recommendation: Grant the Variance

pa

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: 31 October 2015

Attachments: Inspection Report, Application

RECEIVED
JUL 30 2015

BLOOMINGTON

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

BY:

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

Property Address: 3341 apts 1-8, 3349 apts 1-8 & 3357 apts 1-8 E. Covenant Dr., Bloomington

Petitioner's Name: Renaissance Rentals, LLC (Steve Bodi)

Address: 3321 South Cheekwood Lane

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812-330-1123 Email Address: sbodi@renaissancerentals.com

Property Owner's Name: Hays Building, LLC (Steve Bodi)

Address: same as above

City: State: Zip Code:

Phone Number: Email Address:

Occupants: 24 one-bedroom apartments

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-193

SEE REVERSE

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

Signature (required): Steve Bodi

Name (please print): Steve Bodi Date: 7/30/2015

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.

RenaissanceRentals.com

...IT'S HOME

July 30, 2015

BHQA

RE: Attachment to application for appeal for extension of time: 3341, 3349 & 3357 E. Covenanter Drive

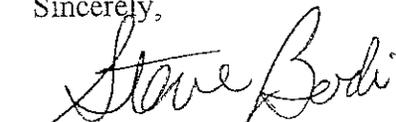
I'm submitting this attachment to our application/appeal to the BHQA for an extension of time for compliance with the housing code for the three buildings addressed above.

We filed for a variance from state building code for egress window total net square feet of openable space with the State Commission on July 27, 2015. This was in response to being notified through a routine cycle inspection that the bedroom windows did not meet the then in effect code, the 1993 IBC in the 24 bedrooms of the 3 buildings addressed above. We expect our application to the state will be heard at their September 01 meeting.

One of the three buildings noted above, 3357 E. Covenanter Dr., also had a violation noted that we need to repair/replace some exterior trim around windows on the west side of the building then re-paint the trim.

We are respectfully requesting an extension of time to conduct the repair and repainting on trim of the 3357 Covenanter bldg and for the result of the state variance request. Please allow us until October 31, 2015 for compliance with these two items identified during the cycle inspection of the 24 units in these three buildings.

Sincerely,



Steve Bodi

Enclosure: BHQA application for extension of time



APPLICATION FOR VARIANCE

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

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



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

Variance number (Assigned by department)

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

Name of applicant	Title
Steve Bodi	Member, of the LLC
Name of organization	Telephone number
Hays Building, LLC (Renaissance Rentals, LLC)	(812) 325-4765
Address (number and street, city, state, and ZIP code)	
3321 South Cheekwood Lane, Bloomington, IN 47401	

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

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

3. DESIGN PROFESSIONAL OF RECORD (If applicable)

Name of design professional	License number
none	
Name of organization	Telephone number
	()
Address (number and street, city, state, and ZIP code)	

4. PROJECT IDENTIFICATION

Name of project	State project number	County
Covenanter Place Apartments	ukn	Monroe
Address of site (number and street, city, state, and ZIP code)		
3341 apts 1-8, 3349 apts 1-8 & 3357 apts 1-8 East Covenanter Drive, Bloomington, IN 47401 (total of 24 separate addresses)		
Type of project		
<input type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Change of occupancy <input checked="" type="checkbox"/> Existing		

5. REQUIRED ADDITIONAL INFORMATION

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

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

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

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

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

6. VIOLATION INFORMATION

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

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

Has a violation been issued?

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

Violation issued by:

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

Local rental property inspection - city Bloomington

7. DESCRIPTION OF REQUESTED VARIANCE

Name of code or standard and edition involved	Specific code section
1993 IBC Commercial Bldg Code (for multi-unit structures)	bedroom window egress
Nature of non-compliance (Include a description of spaces, equipment, etc. involved as necessary.) Bedroom egress windows in these 24 one-bedroom apartments built in 1998 do not meet the egress window requirements in effect in the 1993 IBC when the new apartments were constructed (specifically do not meet the total openable area requirement). The windows do meet or exceed all other tests (height, width, sill height) but for the openable sq. footage.	
Violation has been issued by the Bloomington rental property inspection program (see attached).	

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

Select one of the following statements:

Non-compliance with the rule will not be adverse to the public health, safety or welfare; or

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

Facts demonstrating that the above selected statement is true:
 This application is to request a variance from the egress code so we may obtain the required local Bloomington city rental property permit.

These windows meet the requirements of the 1993 IBC for openable area height and width and the sill height is less than the maximum allowed. Only issue is total openable area square footage is less than the code requires. This must have been an oversight during construction in 1998. These bedroom egress windows are new construction, double-hung style with both lower and upper sashes being removeable without use of any tools. If a person easily tilts-in and removes the sashes the total openable area would greatly exceed the required 5.0 ground floor and 5.70 second floor total openable area requirements. With sashes set aside the net openable area is 8.5 sq. feet. These 3 buildings have been inspected by the Bloomington city rental inspection program since 1998 and have now (June 2015) been cited for not meeting the code when first constructed in 1998.

9. DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE

Select at least one of the following statements:

Imposition of the rule would result in an undue hardship (unusual difficulty) because of physical limitations of the construction site or its utility services.

Imposition of the rule would result in an undue hardship (unusual difficulty) because of major operational problems in the use of the building or structure.

Imposition of the rule would result in an undue hardship (unusual difficulty) because of excessive costs of additional or altered construction elements.

Imposition of the rule would prevent the preservation of an architecturally or a historically significant part of the building or structure.

Facts demonstrating that the above selected statement is true:
 Installing 1993 code compliant windows in these 24 apartment bedrooms would require a huge expense to purchase windows, remove exterior siding and trim, enlarge the wall openings, including the framing lumber headers, then go inside each occupied apartment and remove drywall, wood studs and insulation then put all new in place in larger openings and complete drywall installation, sanding and painting then clean up in the occupied bedrooms of 24 different people. Not only expensive for us as owners but more importantly, would be hugely inconvenient to all our customers. These are one-bedroom apartments so residents would have no sanctuary from the noise and mess caused by enlarging their bedroom windows.

10. STATEMENT OF ACCURACY

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

Signature of applicant or person submitting application <i>Steven R. Bodi</i>	Please print name Steve Bodi	Date of signature (month, day, year) 7/27/15
Signature of design professional (if applicable)	Please print name	Date of signature (month, day, year)

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

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

Signature of applicant	Please print name	Date of signature (month, day, year)
------------------------	-------------------	--------------------------------------



City of Bloomington Housing and Neighborhood Development

Cycle Report

8036

OWNERS

=====

Hays Building Llc
3321 S. Cheekwood Lane
Bloomington, IN 47401

AGENT

=====

Renaissance Rentals, Llc
3321 South Cheekwood Lane
Bloomington, IN 47401

Prop. Location: 3341 E Covenant DR
Number of Units/Structures: 8/1
Units/Bedrooms/Max # of Occupants: 8/1/3

Date Inspected: 04/30/2015
Primary Heat Source: Electric
Property Zoning: PUD
Number of Stories: 2

Inspectors: Mike Arnold
Foundation Type: Slab
Attic Access: Yes
Accessory Structure: NONE

Monroe County records show this structure was built in 1998. The minimum emergency egress requirements at the time of construction were as follows (1993 IBC):

Height: 24 inches
Width: 20 inches
Sill Height: 44 inches
Openable Area: 5.70 sq. ft.

Typical Unit:

Living Room (14-10 x 11-6)
Kitchen
Bathroom
Bedroom (11-1 x 11-1)

Typical Egress Window

Height: 24.5 inches
Width: 22 inches
Sill Height: 24 inches
Openable Area: 3.73 sq. ft.

The **emergency egress** window does not meet the minimum requirements for a **multi-unit structure** built in 1998:

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

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

Unit 1, 2, 3, 5, 6, 7, 8:

No violations noted

Unit 4:**Bedroom:**

It is recommended that the egress window not be blocked by the placement of furniture.

Attic:

No violations noted

Exterior:

No violations noted

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

This is the end of this report.



City of Bloomington Housing and Neighborhood Development

Cycle Report

8035

OWNERS

=====

Hays Building Llc
3321 S. Cheekwood Lane
Bloomington, IN 47401

AGENT

=====

Renaissance Rentals, Llc
3321 South Cheekwood Lane
Bloomington, IN 47401

Prop. Location: 3349 E Covenanter DR
Number of Units/Structures: 8/1
Units/Bedrooms/Max # of Occupants: 8/1/3

Date Inspected: 04/30/2015
Primary Heat Source: Electric
Property Zoning: PUD
Number of Stories: 2

Inspectors: Mike Arnold
Foundation Type: Slab
Attic Access: Yes
Accessory Structure: none\

Monroe County records show this structure was built in 1998. The minimum emergency egress requirements at the time of construction were as follows (1993 IBC):

Height: 24 inches
Width: 20 inches
Sill Height: 44 inches
Openable Area: 5.70 sq. ft.

Typical Unit:

Living Room (14-10 x 11-6)
Kitchen
Bathroom
Bedroom (11-1 x 11-1)

Typical Egress Window

Height: 24.5 inches

Width: 22 inches

Sill Height: 24 inches

Openable Area: 3.73 sq. ft.

The **emergency egress** window does not meet the minimum requirements for a **multi-unit structure** built in 1998:

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

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

Interior:

Unit 1, 2, 3, 4, 5, 6, 7, 8:

No violations noted

Attic:

No violations noted

Exterior:

No violations noted

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

This is the end of this report.



**City of Bloomington
Housing and Neighborhood Development**

Cycle Report

8034

OWNERS

=====

Hays Building Llc
3321 S. Cheekwood Lane
Bloomington, IN 47401

AGENT

=====

Renaissance Rentals, Llc
3321 South Cheekwood Lane
Bloomington, IN 47401

Prop. Location: 3357 E Covenant DR
Number of Units/Structures: 8/1
Units/Bedrooms/Max # of Occupants: 8/1/3

Date Inspected: 04/30/2015
Primary Heat Source: Electric
Property Zoning: PUD
Number of Stories: 2

Inspectors: Mike Arnold
Foundation Type: Slab
Attic Access: Yes
Accessory Structure: none

Monroe County records show this structure was built in 1998. The minimum emergency egress requirements at the time of construction were as follows (1993 IBC):

Height: 24 inches
Width: 20 inches
Sill Height: 44 inches
Openable Area: 5.70 sq. ft.

Typical Unit:

Living Room (14-10 x 11-6)
Kitchen
Bathroom
Bedroom (11-1 x 11-1)

Typical Egress Window

Height: 24.5 inches
Width: 22 inches
Sill Height: 24 inches
Openable Area: 3.73 sq. ft.

The **emergency egress** window does not meet the minimum requirements for a **multi-unit structure** built in 1998:

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

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

Unit 1:

General Condition:

This unit has received a tenant violation report.

Living Room, Bedroom, Bathroom:

No violations noted

Kitchen:

This room could not be inspected due to the amount of trash present. This room shall be inspected after compliance with the tenant violation.

Unit 2, 3, 4, 5, 6, 7, 8:

No violations noted

Attic:

No violations noted

Exterior:

Properly repair/replace and then surface coat the deteriorated trim boards around the windows on the west side of the structure. BMC 16.04.050(a)

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

This is the end of this report.



MICHAEL R. PENCE, Governor
STATE OF INDIANA

DEPARTMENT OF HOMELAND SECURITY

DAVID W. KANE, EXECUTIVE DIRECTOR

Indiana Department of Homeland Security
Indiana Government Center South
302 West Washington Street
Indianapolis, IN 46204
317-232-3980

STEVE BODI
HAYS BUILDING LLC / RENAISSANCE RENTALS LLC
3321 S CHEEKWOOD LANE

BLOOMINGTON, IN 47401

September 3, 2015

Dear STEVE BODI,

This letter provides notice below of the action taken by the Fire Prevention and Building Safety Commission on your application(s) for a variance(s) from the Commission's rules under IC 22-13-2-11 and 675 IAC 12-5. The Commission considered the application with all alternatives offered, as a part of its published agenda, at its regular meeting on September 1, 2015.

Project Number	Project Name	Variance Number
	COVENATER PLACE APARTMENTS	15-09-03

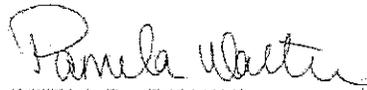
Commission Conditions

Edition	Code	Code Section	Commission Action & Date
IBC		1204	Approved as submitted 09/01/2015

You are advised that if you desire an administrative review of this action, you must file a written petition for review at the above address with the Fire Prevention and Building Safety Commission. Your petition must fully identify the matter for which you seek review no later than eighteen(18) calendar days from the above stated date of this letter, unless such date is a Saturday, Sunday, legal holiday under state statute, or day that the Department of Homeland Security's offices are closed during regular business hours; in which case the deadline would be the first day thereafter that is not a Saturday, Sunday, legal holiday under state statute, or day that the Department of Homeland Security's offices are closed during regular business hours. If you do so, your petition for review will be granted and an administrative proceeding will be conducted by an administrative law judge appointed by the Fire Prevention and Building Safety Commission. If you do not file a petition for review, this action will be final.

Please be further advised that you may request an opportunity to informally discuss this matter prior to filing a petition for review. Such informal discussion, or request therefore, does not extend the deadline for filing a petition for review and, therefore, any request for an informal discussion should be made promptly, preferably by telephone or e-mail, upon receipt of this letter.

Sincerely,

Handwritten signature of Pamela M. Walters in cursive script.

PAMELA M. WALTERS

Legal & Code Services,
Department of Homeland Security



City of Bloomington
H.A.N.D.

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

Meeting Date: September 16, 2015

Petition Type: An extension of time to remove the clutter.

Petition Number: 15-TV-194

Address: 1503 S. Dorchester Dr.

Petitioner: Chad Minks

Inspector: Norman Mosier

Staff Report: December 15, 2014 – Conducted Cycle Inspection
April 9, 2015 – Conducted Re-inspection
May 12, 2015 – Start Legal
July 16, 2015 – Conducted Re-inspection
August 3, 2015 – Received BHQA Appeal

Conducted Cycle inspection and had no access to unit 1503 at that time. Conducted re-inspection and gained access to unit 1503. The unit had extensive clutter inside the unit. Inspector cancelled the inspection of this unit due inability to access anything in the unit. Petitioner is requesting an extension of time to move out of 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: November 15, 2015

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

RECEIVED
Aug. 03 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: 1503 S. Dorchester Dr.

Petitioner's Name: Chad Ulinks

Address: Sam P

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812-360-2017 Email Address: _____

Property Owner's Name: Donald Bruns

Address: PO Box 1183

City: Bloomington 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-194

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 need 3 months I am in the process of packing up to move. I also have a permanent disability and cannot lift anything.

Signature (required):

Chad Winks

Name (please print):

Chad Winks

Date:

8-3-15

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

JUL 20 2015

Chad Minks
1503 S. Dorchester Dr.
Bloomington, IN. 47401

RE: NOTICE OF TENANT VIOLATION

Dear Mr. Minks,

On 07/16/2015, a rental property inspection was performed at 1503 S. Dorchester Dr. During the inspection violations of the Bloomington Housing Code were found. Enclosed is the inspection report which cites violations that are the responsibility of the resident(s) to correct. Please correct the violations **within fourteen (14) days** and contact this office no later than **AUG 03 2015** schedule the required re-inspection. Our mailing address and telephone number are listed below.

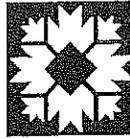
This directive is issued in accordance with BMC 16.10.020(a) and 16.10.040(a) of the Residential Rental Unit and Lodging Establishment Inspection Program. You have the right to appeal to the Board of Housing Quality Appeals. If you need more than fourteen (14) days to correct the violations, or if you want to appeal any violation, an appeal form can be found at www.bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 812-349-3420 and a form will be provided.

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

Sincerely,

Housing & Neighborhood Development Department

Enc: Inspection Report



City of Bloomington
Housing and Neighborhood Development

TENANT VIOLATION REPORT

1274

OWNERS

Donald W. Bevis
Po Box 1183
Bloomington, IN 47402

Prop. Location: 1531 S Dorchester DR, 1501 S Dorchester DR
Number of Units/Structures: 16/2
Units/Bedrooms/Max # of Occupants: Bld 1: 8/2/5, Bld 2: 8/2/5

Date Inspected: 07/16/2015
Primary Heat Source: Gas
Property Zoning: RH
Number of Stories: 2

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

NORTH BUILDING

UNIT 1503

TENANT VIOLATION: NOTE: Unit was not accessible due to clutter.

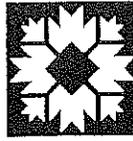
Chad Minks
1503 S. Dorchester Dr.
Bloomington, IN. 47401

During an inspection for renewal of the Rental Occupancy Permit on this property, violations were noted that are the responsibility of the tenant(s) to correct. The violations must be corrected and re-inspected for compliance with the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington within **14 days** of the date on which this notice was mailed. **It is the responsibility of the tenant to contact this office to schedule the required re-inspection at 349-3420.** Any questions can be addressed to the inspector at 349-3420.

Failure to comply with the requirements of this notice within 14 days will result in this matter being forwarded to the City's Legal Department for legal action and fines under the provisions of Title 16 of the Bloomington Municipal Code.

- ⌘ Reduce the amount of clutter to an average and manageable amount for a single adult. BMC 16.04.080
- ⌘ A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the exterior. Remove clutter that is obstructing access to all ingress & egress areas in a manner that will provide a minimum 36 inch wide path of travel. BMC 16.04.020
- ⌘ Provide clear and unobstructed access to all cooking, cleaning, and or sanitary facilities and fixtures. This includes but is not limited to kitchen sink and surrounding area, cooking facilities, and bathroom or sanitary fixtures/areas. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. BMC 16.04.020 and BMC 16.04.060(c)
- ⌘ Tenant(s) must remove or rearrange items in a manner that allows the inspector access to all items and areas subject to inspection in regards to the Residential Rental Unit and Lodging Establishment Inspection Program. This includes but is not limited to all windows, doors, electrical receptacles and appliances, mechanical appliances, plumbing facilities, and attic/basement areas. BMC 16.04.030(a)
- ⌘ Clean and sanitize entire unit. BMC 16.04.060(d)

This is the end of this report.



City of Bloomington
Housing and Neighborhood Development

JUL 20 2015

REMAINING VIOLATIONS REPORT

1274

OWNERS

Donald W. Bevis
Po Box 1183
Bloomington, IN 47402

Prop. Location: 1531 S Dorchester DR, 1501 S Dorchester DR
Number of Units/Structures: 16/2
Units/Bedrooms/Max # of Occupants: Bld 1: 8/2/5, Bld 2: 8/2/5

Date Inspected: 12/15/2014
Primary Heat Source: Gas
Property Zoning: RH
Number of Stories: 2

Inspectors: Norman Mosier
Foundation Type: Slab
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:

NORTH BUILDING

UNIT 1503

TENANT VIOLATION:

This unit/room was not inspected at the time of this re-inspection, as it was not accessible due to clutter. This unit/room must be inspected and brought into compliance with-in the same 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

Chad Minks
1503 S. Dorchester Dr.
Bloomington, In. 47401

During an inspection for renewal of the Rental Occupancy Permit on this property, violations were noted that are the responsibility of the tenant(s) to correct. The violations must be corrected and re-inspected for compliance with the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington within **14 days** of the date on which this notice was mailed. **It is the responsibility of the tenant to contact this office to schedule the required re-inspection at 349-3420.** Any questions can be addressed to the inspector at 349-3420.

Failure to comply with the requirements of this notice within 14 days will result in this matter being forwarded to the City's Legal Department for legal action and fines under the provisions of Title 16 of the Bloomington Municipal Code.

- ☞ Reduce the amount of clutter to an average and manageable amount for a single adult. BMC 16.04.080
- ☞ A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the exterior. Remove clutter that is obstructing access to all ingress & egress areas in a manner that will provide a minimum 36 inch wide path of travel. BMC 16.04.020
- ☞ Provide clear and unobstructed access to all cooking, cleaning, and or sanitary facilities and fixtures. This includes but is not limited to kitchen sink and surrounding area, cooking facilities, and bathroom or sanitary fixtures/areas. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. BMC 16.04.020 and BMC 16.04.060(c)
- ☞ Tenant(s) must remove or rearrange items in a manner that allows the inspector access to all items and areas subject to inspection in regards to the Residential Rental Unit and Lodging Establishment Inspection Program. This includes but is not limited to all windows, doors, electrical receptacles and appliances, mechanical appliances, plumbing facilities, and attic/basement areas. BMC 16.04.030(a)
- ☞ Clean and sanitize entire unit. BMC 16.04.060(d)

UNIT 1519

½ Bath:

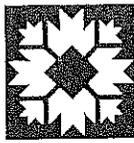
Repair/replace the loud exhaust fan. BMC 16.04.060(c)

EXTERIOR:

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

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

This is the end of this report.



City of Bloomington
Housing and Neighborhood Development

APR 24 2015 REMAINING VIOLATIONS REPORT

1274

OWNERS

Bevis, Donald W.
Po Box 1183
Bloomington, IN 47402

Prop. Location: 1501- 1531 S. Dorchester Dr.
Number of Units/Structures: 16/2
Units/Bedrooms/Max # of Occupants: Bld 1: 8/2/5, Bld 2: 8/2/5

Date Inspected: 12/15/2014
Primary Heat Source: Gas
Property Zoning: RH
Number of Stories: 2

Inspectors: Norman Mosier
Foundation Type: Slab
Attic Access:
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.

NORTH BUILDING

UNIT 1503

TV HOUSEKEEPING

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

UNIT 1507

2nd LEVEL

Hall Bath:

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

UNIT 1515

Entryway:

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

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

2nd LEVEL

Hall Bath:

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

SOUTH BUILDING

UNIT 1517

Kitchen:

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

UNIT 1519

1/2 Bath:

N/C Repair/replace the loud exhaust fan. BMC 16.04.060(c)

UNIT 1523

2nd LEVEL

Hall Bath:

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

UNIT 1525

Kitchen:

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

UNIT 1529

Kitchen:

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

UNIT 1531

Entryway:

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

Living Room:

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

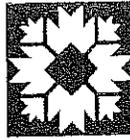
EXTERIOR:

MC Scrape and paint exterior surfaces where paint is peeling or wood is exposed, north building.

BMC 16.04.050(e)

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

This is the end of this report.



City of Bloomington
Housing and Neighborhood Development

CYCLE REPORT

1274

OWNERS

Bevis, Donald W.
Po Box 1183
Bloomington, IN 47402

Prop. Location: 1501 - 1531 S. Dorchester Dr.
Number of Units/Structures: 16/2
Units/Bedrooms/Max # of Occupants: Bld 1: 8/2/5, Bld 2: 8/2/5

Date Inspected: 12/15/2014
Primary Heat Source: Gas
Property Zoning: RH
Number of Stories: 2

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

Monroe County Assessor's records indicate this structure was built in 1963.
There were no requirements for emergency egress at the time of construction.

NOTE: Structure is built on slab, laundry rooms are built as basements on end of structure.

GENERAL STATEMENTS:

Egress window measurements for structure are as follows:

Existing Egress Window Measurements: Dbl hung pop out: Const. Yr. - 1963
Height: 19.5 inches
Width: 38 inches
Sill Height: 29.25 inches
Openable Area: 5.15 sq. ft.

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

Room Dimension are as follows:

Main Level:

Living Room 18-6 x 15
Kitchen 8-6 x 6
Dining Area 8-6 x 8
½ Baths (end units only)

Upper Level

E Bedroom 13-2 x 12-8
W Bedroom 13 x 12
Bathroom

GENERAL VIOLATION:

Furnace Documentation x 16

C
FURN. DOC.
INSERTED IN
FILE
NM

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)

INTERIOR:

NORTH BUILDING

UNIT 1501

Entryway:

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

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

Kitchen:

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

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

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

C Repair the light fixture to function as intended, flickers. BMC 16.04.060(c)

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

Furnace Closet: See general violation.

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

C ½ Bath:
Clean and service the exhaust fan. BMC 16.04.060(c)

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

2nd LEVEL

C Stairway/Hallway:
Secure the lower handrail. BMC 16.04.060(b)

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

E Bedroom, W Bedroom, Bathroom:
No violations noted.

UNIT 1503

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

UNIT 1505

C Entryway:
Repair/replace the defective doorknob to function as intended. BMC 16.04.060(a)

Kitchen:

C Replace the missing rubber grommet for the garbage disposal. BMC 16.04.060(c)

C Re-install the cabinet doors. BMC 16.04.060(c)

C Replace both of the broken window pins. BMC 16.04.060(b)

Living Room:

No violations noted.

Furnace Closet:

See general violation.

2nd LEVEL

Stairway/Hallway:

No violations noted.

W Bedroom:

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

Hall Bath:

No violations noted.

C E Bedroom:

Secure the loose receptacle on the east wall. BMC 16.04.060(a)

UNIT 1507

C Entryway:

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

C Kitchen:

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

C Secure the loose GFCI receptacle to the left of the sink. BMC 16.04.060(a)

C Living Room:

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

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

C Furnace Closet: See general violation.

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

2nd LEVEL

Stairway/Hallway, E Bedroom:

No violations noted.

N/C Hall Bath:

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

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

C W Bedroom:

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

UNIT 1509

C Entryway:

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

C Kitchen:

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

Living Room:

No violations noted.

Furnace Closet:

See general violation.

2nd LEVEL

Stairway/Hallway:

No violations noted.

W Bedroom:

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

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

Secure the loose transition strip adjacent to the doorway. BMC 16.04.060(a)

Hall Bath:

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

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

Repair/replace the tub faucet handle, hard to push or pull. BMC 16.04.060(c)

E Bedroom:

No violations noted.

UNIT 1511

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

Entryway:

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

Kitchen:

Repair the sink faucet not to leak at the base of neck. BMC 16.04.060(b)

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

Repair the light fixture to function as intended. BMC 16.04.060(c)

Living Room:

No violations noted.

Furnace Closet:

See general violation.

2nd LEVEL

Stairway/Hallway:

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

E Bedroom:

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

Hall Bath:

No violations noted.

W Bedroom:

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

UNIT 1513

Entryway:

No violations noted.

Kitchen:

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

BMC 16.04.060(b)

Furnace Closet: See general violation.

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

1/2 Bath, Living Room:

No violations noted.

2nd LEVEL

Stairway/Hallway:

Install/replace batteries in smoke detectors so that they function as intended.

IC 22-11-18-3.5

W Bedroom:

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

C

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

C

Hall Bath:

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

E Bedroom:

No violations noted.

UNIT 1515

N/C
N/C

Entryway:

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

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

Kitchen:

C

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

C

Secure the loose GFCI receptacle to the right of the sink. BMC 16.04.060(a)

C

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

C

Replace the broken right side window pin. BMC 16.04.060(b)

Furnace Closet:

See general violation.

½ Bath, Living Room:

No violations noted.

2nd LEVEL

Stairway/Hallway:

No violations noted.

E Bedroom:

No violations noted.

Hall Bath:

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

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

W Bedroom:

No violations noted.

Laundry Room:

No violations noted.

SOUTH BUILDING

UNIT 1517

Entryway:

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

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

Kitchen:

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

Furnace Closet:

See general violation.

½ Bath:

C Secure the loose sink to the wall. BMC 16.04.060(c)

Living Room:

C Secure the loose receptacle on the north wall. BMC 16.04.060(a)

2nd LEVEL

Stairway/Hallway:

C Secure the loose lower handrail. BMC 16.04.060(b)

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

W Bedroom:

No violations noted.

Hall Bath:

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

9 Repair the exhaust fan not to rattle. BMC 16.04.060(c)

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

E Bedroom:

No violations noted.

UNIT 1519

Entryway:

No violations noted.

Kitchen:

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

½ Bath:

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

MC Repair/replace the loud exhaust fan. BMC 16.04.060(c)

Living Room:

No violations noted

2nd LEVEL

Stairway/Hallway:

C Secure the loose lower handrail. BMC 16.04.060(b)

E Bedroom:

No violations noted.

Hall Bath:

C Replace the missing knob on the cabinet door under the sink. BMC 16.04.060(a)

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

W Bedroom:

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

UNIT 1521

Entryway, Kitchen:

No violations noted.

E Closet:

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

Living Room:

No violations noted.

2nd LEVEL

Stairway/Hallway, E Bedroom, Hall Bath:

No violations noted.

C W Bedroom:

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

UNIT 1523

C Entryway:

Repair the crack in the south wall. BMC 16.04.060(a)

C Kitchen:

Replace the defective GFCI receptacle, won't reset. BMC 16.04.060(b)

Furnace Closet:

See general statement.

Living Room:

No violations noted.

2nd LEVEL

C Stairway/Hallway:

Secure the loose lower handrail. BMC 16.04.060(b)

E Bedroom:

No violations noted.

N/C Hall Bath:

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

C W Bedroom:

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

UNIT 1525

C Entryway:

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

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

Kitchen:

N/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)

Living Room:

C

Replace the broken receptacle on the east wall adjacent to the closet. BMC 16.04.060(b)

Furnace Closet: See general violation.

C

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

2nd LEVEL

Stairway/Hallway:

C

Secure the loose lower handrail. BMC 16.04.060(b)

W Bedroom, Hall Bath:

No violations noted.

E Bedroom:

C

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

C

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

UNIT 1527

C

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

UNIT 1529

Entryway:

C

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

Kitchen:

N/C

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

C

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

Furnace Closet:

See general statement.

1/2 Bath:

No violations noted.

Living Room:

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

C Secure the loose register vent. BMC 16.04.060(c)

2nd LEVEL

Stairway/Hallway:

C Secure the loose lower handrail. BMC 16.04.060(b)

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

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

E Bedroom:

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

Hall Bath:

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

W Bedroom:

No violations noted.

UNIT 1531

Entryway:

C Repair the storm door knob to function as intended. BMC 16.04.060(a)

W/C Replace the inaudible smoke detector. IC22-11-18-3.5

Kitchen:

C Replace the defective GFCI receptacle to the left of the sink. BMC 16.04.060(b)

1/2 Bath:

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

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

Living Room:

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

2nd LEVEL

Stairway/Hallway:

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

E Bedroom, Hall Bath:

No violations noted.

W Bedroom:

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

Laundry Room:

No violations noted.

EXTERIOR:

N/C Scrape and paint exterior surfaces where paint is peeling or wood is exposed, north building.
BMC 16.04.050(e)

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

C Replace the missing gutter and downspout on the NE corner of the north building.
BMC 16.04.050(a)

C Remove the trash and debris, tires, etc. from the rear porch of unit 1503.
BMC 16.04.040(d)

C Repair/replace the nonfunctioning front porch light. BMC 16.04.050(a)

OTHER REQUIREMENTS:

Required documentation:

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 16.03.020(b), BMC 16.10.030(b)

Required documentation:

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

Required documentation:

C The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by

all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement. **A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC 16.03.050(e) and BMC 16.10.030(b)**

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: September 16, 2015

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

Petition Number: 15-TV-195

Address: 1324 S. Stull Ave.

Petitioner: Action Property Mgmt.

Inspector: Norman Mosier

Staff Report: August 5, 2014 – Conducted Cycle Inspection
March 5, 2015 – Conducted Re-inspection
April 27, 2015 – Conducted Re-inspection
May 31, 2015 – Start Legal
June 17, 2015 – Conducted Re-inspection
August 5, 2015 – Received BHQA Appeal

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: November 16, 2015

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

fe

RECEIVED
8.9.15
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

Property Address: 1324 South Steel
Petitioner's Name: Action Property Mgmt. & Realty
Address: 1201 South Walnut St.
City: Bloomington State: IN Zip Code: 47401
Phone Number: 812-332-8870 Email Address: action@blumarkle.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: none

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

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

Please circle the petition type that you are requesting:

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

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

OFFICE USE ONLY
Petition Number 15-TV-195

SEE REVERSE

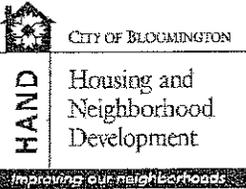
Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance,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

Extension of 45 days to complete the outside painting @ 1324 S. Sluss. Instead of doing touchup. We want to repaint entire outside of house and we are slowed by turn-over right now.

Signature (required): Linda L. Quillen

Name (please print): LINDA L. Quillen Date: 8/12/15

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.



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

TEMPORARY RENTAL OCCUPANCY PERMIT

Address 1324 S. STUHL AVE.

This Temporary Permit indicates that the interior violations listed on the Cycle Inspection Report dated 8-5-2014, are now in compliance, and the only remaining violations are not life-safety in nature.

The remaining violations are noted in the REMAINING VIOLATIONS REPORT dated 5-12-15; this document is incorporated by reference into the Temporary Permit.

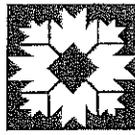
All remaining violations shall be in compliance and the owner or agent shall call HAND to schedule a re-inspection of the property prior to the expiration of this Temporary Permit.

This Temporary Permit expires, 8-5-2015.

Director: Lisa Latta Date 6/18/15

Margie K. Rice

City Attorney
Patricia M. Mulvihill



City of Bloomington
Legal Department

Thomas D. Cameron
Barbara E. McKinney
Jacquelyn F. Moore
Michael M. Rouker
Greg Small
Christopher J. Wheeler

June 10, 2015

FILE COPY

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

RE: 1324 S. Stull Ave – 1345 S. Brenda Ln., Bloomington, IN

Mr. Kevin Schick,

The City Legal Department received a referral from the Department of Housing and Neighborhood Development (“HAND”) concerning remaining violations of the Residential Rental Unit and Lodging Establishment Inspection Program. According to the Remaining Violations Report issued on May 12, 2015, the property has several remaining violations that need to be addressed. It is imperative that you immediately remedy these issues and schedule a re-inspection through HAND as your occupancy permit expired back on July 1, 2014. It is a violation of Bloomington Municipal Code § 16.03.030 to rent this property to tenants without an occupancy permit.

You must remedy the remaining violations and schedule for a re-inspection of the property no later than **Wednesday, June 24, 2015**. Failure on your part to do so will leave the City with no alternative but to initiate legal proceedings against you. In that event, in addition to court costs, the court may order you to pay fines from \$100.00 up to as much as \$2,500.00 per day for each day that the property has been out of compliance with the Bloomington Municipal Code, and be ordered to have all tenants **immediately vacate** the rental property until and unless full compliance is reached.

Please contact HAND at (812) 349-3420 with any questions. Your prompt attention to this matter is greatly appreciated.

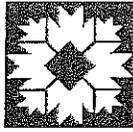
Sincerely,

Christopher J. Wheeler
Assistant City Attorney

cc: Lisa Abbott, Director for the Department of Housing and Neighborhood Development
Action Property Management & Realty, Property Agent

Corporation Counsel
Margie K. Rice

City Attorney
Patricia M. Mulvihill



City of Bloomington
Legal Department

Assistant City Attorneys
Thomas D. Cameron
Barbara E. McKinney
Jacquelyn F. Moore
Michael M. Rouker
Greg Small
Christopher J. Wheeler

June 10, 2015

Action Property Management & Realty
1202 S. Walnut St.
Bloomington, IN 47404

RE: 1324 S. Stull Ave – 1345 S. Brenda Ln., Bloomington, IN

To Whom It May Concern,

As the named agent to the above referenced property I am providing you with a copy of the letter I directed to the Owner of the property regarding remaining violations of the Residential Rental Unit and Lodging Establishment Inspection Program that need to be addressed immediately.

Your assistance in this matter is greatly appreciated.

Sincerely,

FILE COPY
Christopher J. Wheeler
Assistant City Attorney

cc: Lisa Abbott, Director for the Department of Housing and Neighborhood Development



City of Bloomington
Housing and Neighborhood Development

REMAINING VIOLATIONS REPORT

MAY 12 2015

1821

OWNERS

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

AGENT

Action Property Mgmt. & Realty
1201 S. Walnut St.
Bloomington, IN 47404

Prop. Location: 1324 S Stull AVE, 1345 S Brenda LN
Number of Units/Structures: 2/2
Units/Bedrooms/Max # of Occupants: 2/5/5

Date Inspected: 08/05/2014
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 1

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

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Department that your rental property continues to be in violation of the Bloomington Municipal Code, Title 16 - Residential Rental Unit and Lodging Establishment Inspection Program.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection. It is your responsibility to contact the Housing and Neighborhood Development Department to schedule the required re-inspection. Our mailing address and telephone number are listed below.

If you fail to make the repairs and/or schedule the required re-inspection then this matter will be referred to the City Legal Department for legal action under Bloomington Municipal Code § 16.10.04.

Your prompt attention to this matter is greatly appreciated.

INTERIOR:

1324 S. STULL AVE.

MAIN LEVEL

Hallway:

Repair/replace the smoke detector to function as intended. IC22-11-18-3.5

BASEMENT

Furnace Closet: **NOTE:** C/o level is 71 PPM in flue product, see max. level below.

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:

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.)

Repair the gate on the east fence to latch as intended. BMC 16.04.040(g)

INTERIOR:

1345 S. BRENDA LANE

BASEMENT

Furnace Closet:

Secure the 4 loose junction boxes to the structure. BMC 16.04.060(a)

NE Bedroom 10 x 8: Same window as above.

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

BMC 16.04.060(b)

Bar Room:

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

Family Room:

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

EXTERIOR:

C Remove the vines that are growing on the structure, south side. BMC 16.04.050(a)

Paint all of the lower level metal window frames. BMC 16.04.050(d)

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: September 16, 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-196

Address: 612 S. State Road 446

Petitioner: The Legacy Group

Inspector: Jo Stong, Maria McCormick, Norman Mosier

Staff Report: May 18, 2015: Conducted cycle inspection
June 5, 2015: Mailed inspection report
August 3, 2015: Received appeal
August 18, 2015: Sent remaining violations report

During an inspection for the rental occupancy permit of this property violations of the Residential Rental Unit and Lodging Establishment Inspection Program were found. The petitioner is requesting an extension of time to complete repairs to the property, citing turnover time as the reason for the request.

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 30, 2015 for all life-safety violations
October 19, 2015 for all other violations

Attachments: Remaining Violations report, appeal

A



RECEIVED
835

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

FE

Property Address: 6012 S. State Road 446

Petitioner's Name: The Legacy Group

Address: 3112 E. Brasside Drive

City: Bloomington State: IN Zip Code: 47408

Phone Number: 812-339-1400 Email Address: _____

Property Owner's Name: Matthew Ferguson

Address: 701 E. Summitview Place

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812-331-2666 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-196

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 Legacy Group is requesting extra time to complete repairs due to our turn over season. We are turning over 200 apartments and would like extra time,

Signature (required):



Name (please print):

Scott May

Date:

7/30/15

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**

AUG 18 2015

Remaining Violations Report

1197

NOTE: The owners have requested an extension of time to complete repairs to this property. The request will be heard at the September 16, 2015 meeting of the Board of Housing Quality Appeals.

OWNERS

AGENT

Matthew W. Ferguson
701 Summitview Pl.
Bloomington, IN 47401

Scott G. May
701 E. Summitview Pl.
Bloomington, IN 47401

Prop. Location: 612 S State Road 446
Number of Units/Structures: 104/15

Units/Bedrooms/Max # of Occupants: Bld 1: 4/2/5, Bld 2: 4/2/5, Bld 3: 2/3/5 6/2/5, Bld 4: 4/2/5, Bld 5: 4/2/5, Bld 6: 6/2/5 2/3/5, Bld 7: 2/3/5 10/2/5, Bld 8: 4/1/5, Bld 9: 2/3/5 10/2/5, Bld 10: 4/1/5, Bld 11: 4/1/5, Bld 12: 2/3/5 14/2/5, Bld 13: 2/3/5 6/2/5 4/1/5, Bld 14: 2/3/5 6/2/5

Date Inspected: 05/18/2015
Primary Heat Source: Electric
Property Zoning: RM
Number of Stories: 2

Inspectors: Stong, Mosier, McCormick
Foundation Type: Slab
Attic Access: Yes
Accessory Structure: Pool

REINSPECTION REQUIRED

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

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

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

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

INTERIOR:

General Violation:

Properly repair or replace all warped top railing boards on all decks. BMC 16.04.060(a)

Pool House/Clubhouse

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

Door 1

1A

NOTE: There was no electrical service in this unit. The electrical system must be checked at the reinspection.

Hallway:

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

Left Bedroom:

Secure the loose door hinges. BMC 16.04.060(a)

Right Bedroom:

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

Closet:

Install a knob on the closet door. BMC 16.04.060(a)

1B

Hall Bath:

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

Secure toilet to its mountings. BMC 16.04.060(c)

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

1C

Kitchen/Dining Room:

Secure the loose GFCI receptacle to the right of the stove. BMC 16.04.060(b)

Hallway:

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

Hall Bath:

Secure toilet to its mountings. BMC 16.04.060(c)

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

1D

Kitchen/Dining Room:

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

Door 2

2A

Living Room:

Correct the polarity of the electrical receptacle on the east wall. The hot and neutral conductors are reversed. BMC 16.04.060(b)

North Bath:

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

2B

Living Room:

Repair or replace the linoleum that is curling at the entry. BMC 16.04.060(a)

2C, 2D

No violations noted.

Unit 3

Living Room:

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

Second Floor, Hallway:

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

Unit 4

Entry:

Properly repair the entry door to function as intended (does not close properly). BMC 16.04.060(a)

Second Floor, Bath:

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

Door 5

5A

Kitchen:

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

5C

Bath:

Repair the exhaust fan to eliminate excessive noise. BMC 16.04.060(c)

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

5D

Left Bath:

Replace the missing window lock. BMC 16.04.060(b)

Kitchen:

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

Bath:

Remove the mold/mildew from the ceiling. BMC 16.04.060(a)

Properly seal the floor covering at the edge of the tub. BMC 16.04.060(a)

Unit 7

Entry:

Properly secure the screen in the storm door. BMC 16.04.060(a)

Stairway:

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

Bath:

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

Properly secure the loose tiles. BMC 16.04.060(a)

Master Bath:

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

Door 8

8A

Living Room:

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

Mechanical Closet:

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

COMMON HALLWAY

Replace the damaged electrical receptacle on the landing. BMC 16.04.060(b)

8C

Master Bath:

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

Door 9

9A

Master Bath:

Repair the exhaust fan to eliminate excessive noise. BMC 16.04.060(c)

Hall Bath:

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

9C

Mechanical Closet:

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

Master Bath:

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

9D

Bedroom:

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

Hallway:

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

Bathroom:

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

Unit 10

Entry:

Install an interior handle on the storm door. BMC 16.04.060(a)

Half Bath:

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

Door 12

12A

Bathroom:

Repair or replace the tub drain trip lever so that it functions as intended. BMC 16.04.060(a)

12B

Hallway:

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

12C

Bathroom:

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

Hallway:

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

Kitchen:

Properly seal the linoleum where it meets the wall. BMC 16.04.060(a)

Living Room:

Properly seal the floor at the front door. BMC 16.04.060(a)

12D

Kitchen:

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

Unit 14

Master Bath:

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

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 15

Kitchen:

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

Eliminate the excess dryer vent tubing. BMC 16.04.060(b), (c)

Stairway:

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

Second Floor Bath:

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

Master Bath:

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

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 16

Entry:

Install a handle on the storm door. BMC 16.04.060(c)

Kitchen:

Eliminate the excess dryer vent tubing. BMC 16.04.060(b), (c)

Door 17

17A

Kitchen:

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

Living Room:

Properly secure the cover plate to the left of the sliding glass door. BMC 16.04.060(c)

17B

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)

17C

Bathroom:

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

17D

Hallway:

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

Door 18

18A

Bathroom:

Repair the doorknob so that it functions as intended. BMC 16.04.060(a)

18B

Hallway:

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

Repair the light fixture to function as intended. BMC 16.04.060(c)

18C

Bathroom:

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)

18C

Deck:

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

18D

Deck:

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

Bathroom:

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

Unit 19

Living Room:

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

Deck:

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

Unit 20

Entry:

Properly secure the floor covering. BMC 16.04.060(a)

Kitchen:

Provide operating power to the range hood. BMC 16.04.060(c)

Living Room:

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

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

Second Floor Bathroom:

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

Hallway:

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

Master Bathroom:

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

Repair the doorknob so that it functions as intended. BMC 16.04.060(a)

Door 22

22B

Bathroom:

Scrape and paint the wall in the shower where drywall paper has been torn. BMC 16.04.060(f)

Unit 23

Furnace Closet:

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

Living Room:

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

Stairway:

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

Master Bedroom:

Replace the damaged door casing and door latch. BMC 16.04.060(a)

Master Bath:

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

Unit 24

Furnace Closet:

Properly secure the loose cover on the electrical service panel. BMC 16.04.060(c)

North Bedroom:

Properly repair the ceiling above the door. BMC 16.04.060(a)

Door 25

25A

Kitchen:

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

Hall Bathroom:

Remove the mold/mildew from the ceiling above the shower. BMC 16.04.060(a)

Right Bedroom:

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

25C

Kitchen:

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

Hallway:

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

Furnace Closet:

Properly surface coat the door. BMC 16.04.060(a)

Left Bedroom:

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

Right Bedroom:

Properly surface coat the door. BMC 16.04.060(a)

Hall Bathroom:

Replace the damaged door. BMC 16.04.060(a)

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

Properly repair the north wall at the tub. BMC 16.04.060(a)

25D

Kitchen:

Secure the loose GFCI receptacle above the sink. BMC 16.04.060(b)

Hall Bath:

Secure toilet to its mountings. BMC 16.04.060(c)

Door 26

26A

Secure the loose receptacle on the north wall. BMC 16.04.060(b)

Kitchen:

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

Hallway:

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

Left Bedroom:

Repair the door and latch to function as intended (door does not fit jamb). BMC 16.04.060(a)

Right Bedroom:

Repair the door and latch to function as intended (door does not fit jamb). BMC 16.04.060(a)

26A

Hall Bath Closet:

Properly secure the loose cover on the electrical service panel. BMC 16.04.060(c)

26B

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

26C

Kitchen:

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

Left Bedroom:

Repair the door and latch to function as intended (door does not fit jamb). BMC 16.04.060(a)

Hall Bath:

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

26D

Deck:

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

Hall Bath Closet:

Properly secure the loose cover on the electrical service panel. BMC 16.04.060(c)

Unit 27

Kitchen:

Secure the loose electrical receptacle over the stove. BMC 16.04.060(b)

Stairway:

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

Hallway:

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

North Bedroom:

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

Unit 28

Second Floor Hall Bath:

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

South Bedroom:

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

Door 29

29B

Hallway:

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

Bathroom:

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

Common Hallway, Second Level:

Replace the broken electrical receptacle cover plate. BMC 16.040.060(a)

Door 30

30B:

Hallway:

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

Replace the missing closet doors. BMC 16.04.060(a)

Living Room:

Replace the missing closet doors. BMC 16.04.060(a)

Unit 31

Entry:

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

Half Bath:

Properly secure the floor covering. BMC 16.04.060(a)

Repair the exhaust fan to eliminate excessive noise. BMC 16.04.060(c)

Unit 32

Half Bath:

Properly secure the floor covering. BMC 16.04.060(a)

Door 33

33A

Master Bath:

Secure toilet to its mountings. BMC 16.04.060(c)

33B

Master Bath:

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

33C

Master Bath:

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

33C

Right Bedroom:

Repair all smoke detectors in this unit to be interconnected. IC 22-11-18-3.5

Deck:

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

33D

Deck:

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

Door 34

34A

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)

34B

Entire Unit:

Repair all smoke detectors in this unit to be interconnected. IC 22-11-18-3.5

Common Hallway, ATTIC:

Terminate the loose electrical wiring in an approved electrical junction box. BMC 16.04.060(b)

34C

Deck:

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

34D

Master Bedroom, Left Bedroom:

Replace the missing smoke detectors in these rooms. The missing smoke detectors were hard wired and must be replaced with hard wired models. IC 22-11-18-3.5

Deck:

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

Door 35

35B

Master Bedroom:

Repair all smoke detectors in this unit to be interconnected. IC 22-11-18-3.5

Left Bedroom:

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

35C

Repair all smoke detectors in this unit to be interconnected. IC 22-11-18-3.5

Master Bath:

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

Deck:

Repair the screen door to function as intended (very difficult to close). BMC 16.04.060 (a)

Properly set the nails on the deck floor (some have popped up and pose a trip or step hazard).
BMC 16.04.050(b)

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

35D

Master Bedroom:

Repair all smoke detectors in this unit to be interconnected. IC 22-11-18-3.5

Deck:

Properly seal the sliding glass door. BMC 16.04.060(a)

Unit 36

Laundry Closet:

Repair the dryer exhaust so that it vents to the exterior of the building envelope. BMC
16.04.060(c)

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

Second Floor Hallway:

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

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

Master Bedroom:

Repair all smoke detectors in this unit to be interconnected. IC 22-11-18-3.5

Master Bath:

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

Unit 37

Second Floor Bath:

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)

Unit 37

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

Front Bedroom:

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

Middle Bedroom:

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

Rear Bedroom:

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

Unit 38

Living Room:

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

Properly repair the sliding glass door so that it opens easily. BMC 16.04.060(a)

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

Second Floor Center Bedroom:

Secure the loose hinges on the door. BMC 16.04.060(a)

Unit 39

Living Room:

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

Second Floor Hall Bath:

Repair the toilet room door to latch. BMC 16.04.060(a)

Door 40

40A

Hallway:

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

Left Bedroom:

Replace the broken door stop trim. BMC 16.04.060(a)

Rear Bedroom:

Repair the door and latch to function as intended (door does not fit jamb). BMC 16.04.060(a)

40B

Kitchen:

Repair the range hood fan and light to function as intended. BMC 16.04.060(c)

Hall Bath:

Secure the loose door hinges. BMC 16.04.060(a)

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

Replace the broken toilet flush handle assembly. BMC 16.04.060(c)

Left Bedroom:

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

40C

Kitchen:

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

Hallway:

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

Hall Bath:

Properly secure the loose striker plate. BMC 16.04.060(a)

Door 41

41A

Hall Bath:

Properly repair the ceiling and surface-coat it. BMC 16.04.060(a)

41B

Hallway:

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

Hall Bath:

Properly repair the ceiling above the showerhead, and surface-coat it. BMC 16.04.060(a)

Unit 42

Kitchen:

Replace the missing knob for the front left burner on the stove. BMC 16.04.060(c)

Second Floor Hallway:

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

Unit 42

Hall Bath:

Repair the exhaust fan to eliminate excessive noise. BMC 16.04.060(c)

Unit 43

Living Room:

Properly repair the sliding glass door so that it opens easily. BMC 16.04.060(a)

Second Floor Center Bedroom:

Repair the door and latch to function as intended (door does not fit jamb). BMC 16.04.060(a)

Second Floor Bathroom:

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

Unit 44

Entryway:

Properly secure the loose deadbolt. BMC 16.04.060(a)

Second Floor Master Bath:

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

Unit 45

Kitchen:

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

Repair the right rear fluorescent light to function as intended. BMC 16.04.060(c)

Second Floor Hall Bath:

Secure toilet to its mountings. BMC 16.04.060(c)

Door 46

Common Hallway Lower Level:

Secure the loose electrical receptacle on the north wall. BMC 16.04.060(b)

46C

Kitchen:

Properly secure the faucet on the sink. BMC 16.04.060(c)

Hall Bath:

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

Left Bedroom:

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

46D

Kitchen:

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

Unit 47

Half Bath:

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

Repair the toilet to flush properly. BMC 16.04.060(c)

Second Floor East Bedroom:

Secure the loose electrical receptacle on the east wall. BMC 16.04.060(b)

Unit 48

Second Floor East Bedroom:

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

EXTERIOR:

General Violations:

Properly secure loose shingles, and/or replace damaged or missing shingles on the structures. BMC 16.04.050(a)

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)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e)
(the painting violations have a one-year deadline from the date of the cycle inspection)

Replace deteriorated fascia boards and properly surface-coat them. BMC 16.04.050(a)

Properly label electrical service meters/disconnects with corresponding unit numbers. BMC 16.04.020 NEC 225.37

Repair the patio fence adjacent to Unit 31. BMC 16.04.050(a)

Seal the hole in the fascia at the west end of Building 23-28. BMC 16.04.050(a)

It is strongly recommended that all disconnects for exterior AC units be labeled with corresponding unit numbers.

The metal railings on the decks are 30 ¼" high. This does not meet the Building Code in place at the time of construction (1966), which required railings to be at least 36" high (see enclosed addendum from the 1962 IBC, Section 3603). The applicability of this Code is under

review by the State of Indiana. At this time Housing and Neighborhood Development strongly recommends repairing/replacing the railings to meet the code requirements at the time of construction. Upon completion of State review this issue may be re-visited on subsequent Cycle Inspection Reports.

OTHER REQUIREMENTS:

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: 16 September 2015

Petition Type: Rescind a variance

Petition Number: 15-RV-197

Address: 923 S. Rogers St.

Petitioner: HAND

Inspector: Michael Arnold

Staff Report: 28 July 2015 Cycle Inspection
31 July 2015 Report Written to Planning for Review
05 August 2015 Returned from Planning
11 August 2015 BHQA Application

This property was previously granted a variance to the minimum window size requirements in the bedrooms and minimum ceiling height requirements for unit 6 requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a minimum window size requirements in the bedrooms and minimum ceiling height requirements for unit 6 requirement and the Building Code in place at the time of construction did not address minimum window size requirements at the time of construction, this structure was built in 1949; 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: September 16, 2015

Petition Type: Rescind a variance

Petition Number: 15-RV-199

Address: 518 W. Howe St.

Petitioner: HAND

Inspector: Maria McCormick

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

Staff Recommendation: Rescind the variances.

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: September 19, 2015

Petition Type: Rescind a variance

Petition Number: 15-RV-200

Address: 1001 N. Madison St.

Petitioner: HAND

Inspector: Maria McCormick

Staff Report: This property was previously granted a variance to the minimum ceiling height requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include minimum ceiling height requirements and the Building Code in place at the time of construction did not address minimum ceiling height; therefore we are asking the Board to rescind this variance. The structure was built in 1910.

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: September 16, 2015

Petition Type: Rescind a variance

Petition Number: 15-RV-201

Address: 2511 E. 2nd St.

Petitioner: HAND

Inspector: Maria McCormick

Staff Report: 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 light and ventilation requirements and the Building Code in place at the time of construction did not address light and ventilation; therefore we are asking the Board to rescind this variance. The structure was built in 1967.

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: September 16, 2015

Petition Type: Rescind a variance

Petition Number: 15-RV-202

Address: 1105 S Park

Petitioner: HAND

Inspector: John Hewett

Staff Report: February 23, 2015 Cycle Inspection
June 15, 2015 Reinspection all complied
August 4, 2015 Received appeal for Rescind Variance

This property was previously granted a variance to the room width requirements of the Property Maintenance Code. The room in question has been widened. The building Code at the time of construction did not address room width. Please rescind the variance. The structure was built in 1940.

Staff Recommendation: Rescind the variances.

Conditions: None

Attachments: None

D



City of Bloomington
H.A.N.D.

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

Meeting Date: September 16, 2015

Petition Type: Rescind a variance

Petition Number: 15-RV-203

Address: 417 N. Clark St.

Petitioner: HAND

Inspector: Maria McCormick

Staff Report: This property was previously granted a variance to the minimum ceiling height requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include minimum ceiling height requirements 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 1945.

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: September 16, 2015

Petition Type: Rescind a variance

Petition Number: 15-RV-204

Address: 414 N. Harold St.

Petitioner: HAND

Inspector: Maria McCormick

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

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: 16 September 2015
Petition Type: Rescind a variance
Petition Number: 15-RV-205
Address: 1214-1216 N. Grant St.
Petitioner: HAND
Inspector: Michael Arnold
Staff Report: 11 June 2015 Cycle Inspection
23 June 2015 Report Written
01 July 2015 Sent Report
24 July 2015 Reinspection Completed
12 August 2015 BHQA Application

This property was previously granted a variance for minimum light and ventilation requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include minimum light and ventilation requirement; 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 1977.

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: 16 September 2015
Petition Type: Rescind a variance
Petition Number: 15-RV-206
Address: 320 E. Cottage Grove Ave.
Petitioner: HAND
Inspector: Michael Arnold
Staff Report: 06 August 2015 Cycle Inspection
10 August 2015 Report Written
12 August 2015 BHQA Application

This property was previously granted a variance for pass-through and for minimum ceiling height requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a for pass-through and for minimum ceiling height requirement and the Building Code in place at the time of construction did not address -- for pass-through and for minimum ceiling height; therefore the variance must be rescinded by the Board of Housing Quality Appeals. This process may slightly delay the issuance of your Rental Occupancy Permit, but will not negatively affect the length of your permit. 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: September 19, 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-207

Address: 1900 South Oakdale Dr. West

Petitioner: Dennis Nail & Stacey Tinsley

Inspector: Maria McCormick

Staff Report: 04/07/2015 Completed Cycle Inspection
08/06/2015 Received BHQA application
08/15/2015 Completed re-inspection.

At the cycle inspection there were several violations noted. This property was re-inspected on 08/15/2015, at that time all of the units that were not inspected at the initial inspection were completed. The petitioner is requesting an extension until the October 16, 2015 to complete the outstanding 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 16, 2015

Attachments: Application for Appeal; Cycle Report

AS



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

RECEIVED
 8/6/15
 JF

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: 2201 South Oakdale Drive West, Bloomington, IN 47403

Petitioner's Name: Dennis Nail & Stacey Tinsley

Address: 2201 South Oakdale Drive West

City: Bloomington State:IN Zip Code: 47403

Phone Number: (812) 333-4280 Email Address: hiddenhillspm@evergreenres.com

Property Owner's Name: ASHH LLC

Address: 566 West Lake Street, Suite 400

City: Chicago State:IL Zip Code: 60661

Phone Number: (312) 382-3229 Email Address: scooper@evergreenres.com

Occupants: Multi Family Housing: 162 apartment units in 30 buildings

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-207

SEE REVERSE

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

(1) Buildings M through DD note; there are various repairs which are on the list given by the inspector & most of the remaining repairs are on pages: 14 through 28. The list will not fit on this form. (2) The property operates using x2 maintenance staff. On 7/13/15 one of the maintenance staff terminated employment. Finding a replacement who is qualified has been difficult. The management are interviewing candidates and have been using unskilled day labor to least assist the Maintenance Supervisor with unskilled tasks like trash pick up and moving appliances. In addition the maintenance team have been in the process of performing turnkeys to 30 apartments. (3.)Time requested through 10/16/15

Signature (required): Stacey Tinsley

Name (please print): Stacey Tinsley Date: 8/6/2015

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

Remaining Violation Report
Re-inspected 08/13/2015

AUG 28 2015

5023

OWNERS

=====

Hidden Hills 1825, Llc
C/O Aspen Sq. Mgnt. 380 Union St. Suite 300
West Springfield, MA 01089

AGENT

=====

Hidden Hills at Oakdale West
2201 S, Oakdale Dr. West
Bloomington, IN 47403

Prop. Location: 1900 S Oakdale West DR W
Number of Units/Structures: 161/31
Units/Bedrooms/Max # of Occupants: Bld A: 2/4/5 2/3/5 4/2/5, Bld B: 2/4/5 2/3/5 4/2/5, Bld C:
6/3/5, Bld D: 4/2/5, Bld E: 4/3/5, Bld F: 4/3/5, Bld G: 4/2/5, Bld H: 4/2/5, Bld I: 4/2/5, Bld J: 6/3/5,
Bld K: 6/3/5, Bld L: 4/3/5 4/2/5, Bld M: 4/3/5 1/4/5, Bld N: 3/3/5 2/4/5, Bld O: 4/3/5, Bld P: 6/3/5,
Bld Q: 4/3/5 4/2/5, Bld R: 4/2/5, Bld S: 4/2/5, Bld T: 4/2/5, Bld U: 4/2/5, Bld V: 4/2/5, Bld W: 4/2/5,
Bld X: 6/3/5, Bld Y: 5/3/5, Bld Z: 4/3/5 4/2/5, Bld AA: 4/3/5, Bld BB: 4/3/5 4/2/5, Bld CC: 4/3/5
4/2/5, Bld DD: 4/2/5

Date Inspected: 04/07/2015
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Inspectors: McCormick/Stong/Hewett
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: None

REINSPECTION REQUIRED

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

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

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under BMC 16.10.040 It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

INTERIOR:

General Recommendation:

It is strongly recommended that all mechanical closet wall and ceiling penetrations be fire caulked to maintain the integrity of a one hour fire rating per UBC 709.3.2.2.

Building A –

1900 –

Living Room:

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

2nd Level –

Bathroom:

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

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

GFCI outlet shall trip as intended. BMC 16.04.060(b)

Replace the damaged towel bar (including patching the damaged wall) or completely remove the towel bar and patch all the hole in the wall. BMC 16.04.060(a)

Replace the deteriorated and rusted light bar above the sink. BMC 16.04.060(a)

1910 –

Kitchen:

Properly repair the hole in the floor. BMC 16.04.060(a)

GFCI outlet shall trip as intended. BMC 16.04.060(b)

2nd Level Bathroom:

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

1912 –

Mechanical Closet:

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

Building B –

1928 –

Kitchen:

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

1932 –

2nd Level Bathroom:

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

Building C –

1940 –

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(a)

1942 –

Mechanical Closet:

Replace all missing drywall. BMC 16.04.060(a)

1944 –

Living Room:

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

NW Bedroom/Bath:

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

1946 –

SW Bedroom/Bath:

Repair the damaged drywall above the shower surround. BMC 16.04.060(a)

Building D –

1871 –

Living Room:

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

1873 –

Kitchen:

GFCI outlet shall trip as intended. BMC 16.04.060(b)

BUILDING G –

1861 –

Hall Bath:

GFCI outlet shall trip as intended. Receptacle was replace but is wired incorrectly. Hot/neutral wires are reversed. BMC 16.04.060(b)

1863 –

Bath:

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

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

Kitchen:

GFCI outlet shall trip as intended. Receptacle was replace but is wired incorrectly. Hot/neutral wires are reversed. BMC 16.04.060(b)

Provide GFCI protection to the outlet to the right of the stove. BMC 16.04.060(b), (c)

Outside units 1865 & 1867:

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

1867 –

Kitchen:

GFCI outlet shall trip as intended. Receptacle was replace but is wired incorrectly. Hot/neutral wires are reversed. BMC 16.04.060(b)

Building H –

2007 –

Deck:

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

BUILDING I –

2009

Kitchen:

Repair the GFCI to function as intended. GFCI outlet shall trip as intended. Receptacle was replace but is wired incorrectly. Hot/neutral wires are reversed. BMC 16.04.060(b)

Building J –

2002 –

Master Bath:

Secure the loose electrical receptacle. BMC 16.04.060(b)

Building K –

2014 –

Bathroom:

Secure the loose GFCI receptacle. BMC 16.04.060(b)

2016 –

Bathroom:

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

2018 –

NE Bedroom/Bath:

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

2020 –

Bedroom B:

Replace the missing and damaged carpeting at the doorway. BMC 16.04.060(a)

2022 –

2nd Level Hallway:

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

Building L –

2030 –

Bath:

Properly hang the door (it is backward). BMC 16.04.060 (a)

2036 –

Attic:

Properly repair firewall assembly. BMC 16.04.060(b)

Building M –

2042 –

Living Room:

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

2044 –

Bathroom:

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

Kitchen:

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

NE Bedroom:

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

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

2046 –

Kitchen:

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

NW Bedroom:

Repair or replace the lock on the window to function as intended. BMC 16.04.060(b)

BUILDING N –

2052 –

Hall:

Properly secure the loose outlet to the right of the bathroom doorway. BMC 16.04.060(b)

2054 –

Stairwell:

Bedroom 1:

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

Bath:

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

Properly secure the GFCI receptacle. BMC 16.04.060(c)

2056 –

Attic:

Properly repair firewall assembly. BMC 16.04.060(b)

Building O –

2060 –

Kitchen:

GFCI outlet shall trip as intended. BMC 16.04.060(b)

Hall Bath:

Secure toilet to its mountings. BMC 16.04.060(c)

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

GFCI outlet shall trip as intended. BMC 16.04.060(b)

Master Bath:

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

2062 –

Master Bath:

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

2064 –

Entire Unit:

Repair or replace existing smoke detectors so that they function as intended (would not shut off after being tested). IC 22-11-18-3.5

Master Bath:

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

Hall Bath:

GFCI outlet shall trip as intended. BMC 16.04.060(b)

BUILDING Q –

2091 –

Hall Bath:

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

2093 –

Kitchen:

Provide electrical power to the receptacles so that they function as intended. BMC 16.04.060(c)

Laundry:

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

Hall Bath:

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

Master Bath:

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

Building R –

2104 –

Bath:

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

Kitchen:

Properly repair or replace the leaking faucet. BMC 16.04.060(c)

2106 –

Kitchen:

Properly repair or replace the leaking faucet. BMC 16.04.060(c)

Building S –

2110 –

Kitchen:

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

2112 –

Laundry Closet:

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

Bathroom:

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

2114 –

Bathroom:

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

2116 –

Kitchen:

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

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

Building T –

2120 –

Hallway:

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

Living Room:

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

2122 –

Kitchen:

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

2124 –

Kitchen:

Repair or replace the faucet to function as intended and not leak. BMC 16.04.060(a)

Front Bedroom; Rear Bedroom:

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

Building U –

2132 –

Kitchen:

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

2136 –

Living Room:

Properly secure the loose GFCI to the left of the front door. BMC 16.04.060(b)

Kitchen:

Properly secure the loose outlet on the side of the island. BMC 16.04.060(b)

Building V –

2140 –

Hallway:

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

Living Room:

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

2144 –

Living Room:

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

2146 –

Kitchen:

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

Bathroom:

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

BUILDING W –

2150 –

Kitchen:

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

Front Bedroom:

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

Rear Bedroom:

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

2152 –

Kitchen:

Properly secure the threshold at the back door. BMC 16.04.060(a)

BUILDING X –

2230 –

Master Bedroom:

It is strongly recommended that the path to the egress window be cleared so that
emergency escape is not hindered.

Bathroom:

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

2234 –

Master Bath:

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

2236 –

Hall:

Repair the hole in the wall by the bath door. BMC 16.04.060(a)

2238 –

Master Bath:

Repair the GFCI outlet to function as intended (will not reset). BMC 16.04.060(b)

BUILDING Y –

2222 –

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

2226 –

Hallway, Rear Bedroom, Front Bedroom:

Replace the missing smoke detectors. The missing smoke detectors were hard wired and must be replaced with hard wired models. IC 22-11-18-3.5

BUILDING Z –

2204 –

This unit was not inspected at the time of this inspection, as it was not accessible (biting dog present). This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040 (Access was attempted on 8/13/2015 but there was no one home, dogs were loose in the unit preventing access.)

2206 –

Rear Bedroom:

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

2208 –

Bath:

Replace the broken toilet seat lid. BMC 16.04.060(c)

2212 –

Bedroom A:

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

2216 –

Second Floor Hallway:

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

BUILDING AA –

2290 –

Mechanical Closet:

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

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)

2296 –

Hall Bath:

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

Master Bath:

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

BUILDING BB –

2274 –

Bedroom 1:

Replace the broken electrical receptacle cover plate under the window. BMC 16.040.060(b)

Repair window to latch securely (latch is missing). BMC 16.04.060(b)

Bedroom 2:

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

Bedroom 3 (Master):

Replace the missing electrical receptacle cover plate under the window. BMC 16.040.060(a)

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

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

Master Bath:

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

Hall Bath:

Secure toilet to its mountings. BMC 16.04.060(c)

Repair the hole in the wall behind the door. BMC 16.04.060(a)

Laundry:

Properly replace the damaged trim and wall. BMC 16.04.060(a)

Kitchen:

Seal the sink to prevent water infiltration. BMC 16.04.060(c)

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

2278 –

Hall Bath:

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

2282 –

Hall Bath:

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

2286 –

Door to Deck:

Properly repair the flooring where it is peeling up. BMC 16.04.060(a)

2288 –

Bath:

Properly hang the towel bar. BMC 16.04.060(c)

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

Attic:

Properly repair firewall assembly. BMC 16.04.060(b)

Building CC –

2262 –

Kitchen:

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

2264 –

Entry:

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

Bath:

Repair the exhaust fan to eliminate excessive noise. BMC 16.04.060(b)

Deck Door:

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

Deck:

Replace the damaged floor boards on the deck. BMC 16.04.050(b)

Attic:

Properly repair firewall assembly. BMC 16.04.060(b)

2266 –

Bath:

Ensure that the toilet does not leak. BMC 16.04.060(c)

2268 –

Hall Bath:

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

Master Bath:

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

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

2270 –

Attic:

Properly repair firewall assembly. BMC 16.04.060(b)

2272 –

Deck:

Properly repair the door and frame of the storage room. Frame is broken; door facing is coming off. BMC 16.04.050(a)

Hall Bath:

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

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

Master Bath:

Repair the exhaust fan to eliminate excessive noise. BMC 16.04.060(c)

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

Hall:

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

Building DD –

2250 –

Deck:

Remove the grill from the deck. Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet of combustible construction. BMC 16.04.020(3), Indiana Fire Code Sec. 308.3.1 & Sec. 308.3.1.1

Bath:

Replace the missing drawer front on the vanity. BMC 16.04.060(a)

Office Building –

2203 –

Hall Bath:

Repair the hot water supply in the sink to function as intended. BMC 16.04.060(c)

Hall:

Properly secure the light fixture to the ceiling. BMC 16.04.060(c)

EXTERIOR

General Violation #1

Repair or replace broken, missing or clogged dryer vents and covers on all buildings. BMC 16.04.050(a)

General Violation #2

Properly label electrical service meters/disconnects with corresponding unit numbers. BMC 16.04.020 NEC 225.37

Building A –

Replace damaged or torn window screen on the south side (second floor, second window). BMC 16.04.060(a)

All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. Properly repair the walkways to the doors of building A to eliminate the trip hazards. BMC 16.04.040(c)

Properly repair or replace damaged or deteriorated siding in a manner that leaves the structure weather tight and excludes the entrance of rodents. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating siding and structural members. Properly secure the siding above the entry door of apt. 1904. BMC 16.04.050(a)

Building B –

See General Violations

Properly repair or replace damaged/deteriorated soffit/fascia in a manner that seals all openings. On the deck of apt. 1928. BMC 16.04.050(a)

Repair or replace damaged or deteriorating roofing. This is to be done in a workmanlike manner and includes but is not limited to damaged or deteriorating roofing material, sheathing, and all structural members. On the storage closet adjacent to apartment 1932. BMC 16.04.050(a)

Building C –

Replace the missing downspout on the southwest corner. BMC 16.04.050(a)

Secure the siding above the stairs between apts. 1944 & 1942. BMC 16.04.050(a)

Building D –

See General Violations

Building E –

See general violation #1

Building F –

Remove the mold/mildew from the siding. BMC 16.04.050(f)

Properly repair the hole in the siding on the west side. BMC 16.04.050(a)

Properly seal the hole in the foundation on the west side. All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests. BMC 16.04.050(a)

Buildings H, I –

See General Violations

Building J –

Reconnect the downspouts on the southwest corner and on the west side. BMC 16.04.050(a)

Replace the missing siding on the south side (west end). BMC 16.04.050(a)

Building K –

Repair the damaged window screen on the south side behind the southwest AC units. BMC 16.04.060(a)

See General Violation #1

Properly repair the broken corner trim (west side near the center of the building). BMC 16.04.050(a)

Replace the deteriorated and rotten deck boards on the rear deck of Apt. 2020. BMC 16.04.050(a)

Replace the damaged and deteriorated door frame on the rear door of Apt. 2020. BMC 16.04.050(a)

Building L –

Replace the broken downspout on the southeast corner. BMC 16.04.050(a)

Building M –

See General Violations

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

Remove and properly dispose of the old appliances on the deck of Apt. 2042. BMC 16.04.040(d)

Replace the damaged and deteriorated door frame for the rear door and properly secure the threshold for Apt. 2042. BMC 16.04.050(a)

All residential rental units shall conspicuously display the unit's address number on the front of the unit. Install an address on the front of Apt. 2044. BMC 16.04.100

Buildings N, O –

See General Violations

Building P –

Provide a cover for the crawlspace on the west side (south-facing crawl). BMC 16.04.050(a)

Building Q –

Properly re-set/secure the AC unit that is falling off its foundation on the east side (southwest unit). BMC 16.04.050(a)

Buildings R, S, T, U, V, W –

See General Violations

Building X –

See general violation #1.

Repair the damaged crawlspace cover. BMC 16.04.050(a)

Reconnect the downspout on the west side. BMC 16.04.050(a)

Secure the loose downspout pipe. BMC 16.04.050(a)

Building Y –

See General Violations

Building Z –

Reconnect the downspout on the northwest corner. BMC 16.04.050(a)

Buildings AA, BB –

See General Violations

Building CC –

See general violation #1

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

Building DD, Office Building –

See General Violations

OTHER REQUIREMENTS:

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

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: 16 September 2015
Petition Type: Rescind a variance
Petition Number: 15-RV-208
Address: 222 S. Maple St,
Petitioner: HAND
Inspector: Michael Arnold
Staff Report: 07 August 2015 Cycle Inspection
12 August 2105 Report Written
12 August 2015 BHQA Application

This property was previously granted a variance to the minimum ceiling height requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a minimum ceiling height requirement and the Building Code in place at the time of construction did not address minimum ceiling height ; therefore the variance must be rescinded by the Board of Housing Quality Appeals. This process may slightly delay the issuance of your Rental Occupancy Permit, but will not negatively affect the length of your permit. This structure was built in 1900.

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 for Extension of Time**

Meeting Date: September 16, 2015

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

Petition Number: 15-TV-209

Address: 2001 E. 3rd St.

Petitioner: Maria Wilhelmus

Inspector: Norman Mosier

Staff Report: March 20, 2015 – Conducted Cycle Inspection
July 13, 2015 – Conducted Re-inspection
August 13, 2015 – Received September BHQA Appeal

Petitioner is requesting an extension of time to finish the repairs to the exterior of the structure.

Staff recommendation: Grant the extension of time.

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

Compliance Deadline: November 16, 2015

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

RECEIVED
8-12-15



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: 2001 E. 3rd St.
Petitioner's Name: Maria Wilhelmus
Address: 2001 E. 3rd St.
City: Bloomington State: IN Zip Code: 47401
Phone Number: 812-360-2401 Email Address: mwilhelmus68@gmail.com
Property Owner's Name: Wilhelmus Properties, LLC
Address: 3625 E. 3rd St.
City: Bloomington State: IN Zip Code: 47401
Phone Number: 812-360-2401 Email Address: mwilhelmus68@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-209

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.

Could I please have an extra four weeks to finish the exterior repairs? Work is ongoing! If it gets done sooner, I'll call!

Signature (required):

Maria Wilhelmus

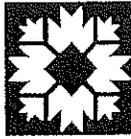
Name (please print):

Maria Wilhelmus

Date:

08-12-15

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

JUL 30 2015

Remaining Violations Report

7244

OWNERS

Maria Wilhelmus
3625 E. 3rd Street
Bloomington, IN 47401

Prop. Location: 2001 E 3rd ST
Number of Units/Structures: 3/1
Units/Bedrooms/Max # of Occupants: 3/2/5

Date Inspected: 03/20/2015
Primary Heat Source: Electric
Property Zoning: CL
Number of Stories: 3

Inspectors: Mosier / Wills
Foundation Type: Slab
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:

Scrape and paint exterior surfaces where paint is peeling or wood is exposed.

BMC 16.04.050(e)

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

Secure the loose trim on the NW corner of structure at the top, and the green trim on the west side of structure in the middle. BMC 16.04.050 (a)

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

This is the end of this report.



City of Bloomington
Housing and Neighborhood Development

CYCLE REPORT

7244

OWNERS

Wilhelmus, Maria
3625 E. 3rd Street
Bloomington, IN 47401

Prop. Location: 2001 E 3rd ST
Number of Units/Structures: 3/1
Units/Bedrooms/Max # of Occupants: 3/2/5

Date Inspected: 03/20/2015
Primary Heat Source: Electric
Property Zoning: CL
Number of Stories: 3

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

NOTE: 1st Floor is commercial space, 2nd floor is rental property, 3rd floor is storage for owner.

The Monroe County Assessor's records indicate that this structure was built in 2004.
Minimum egress requirements for a multi-family dwelling built at the time of construction.
Openable area: 5.7 Sq. Ft.
Clear height: 24 inches
Clear width: 20 inches
Sill height: Not more than 44 inches above finished floor.

INTERIOR:

2ND LEVEL

UNIT C – Repair the smoke detectors in this unit to be interconnected. IC22-11-18-3.5

Kitchen 7 x 4, Living Room 17 x 15, Hallway, Utility Room:

No violations noted.

Bath:

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

W Bedroom 10 x 10, E Bedroom 12 x 10:

No violations noted.

Existing Egress Window Measurements: Slider: Const. Yr. - 2004

Height: 25.75 inches

Width: 32.5 inches

Sill Height: 21.5 inches

Openable Area: 5.81 sq. ft.

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

UNIT B

Living Room 16 x 13, Utility Room, Kitchen 7 x 4, Hall Bath:

No violations noted.

N Bedroom 11 x 9, S Bedroom 17 x 10, Bathroom: Same window as above.

No violations noted.

UNIT A

Living Room 17 x 15:

C Repair the hardwired/interconnected smoke detector to function as intended.
IC22-11-18-3.5

Kitchen 7 x 4, Utility Room:

No violations noted.

Hall Bath:

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

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

E Bedroom 11 x 10, W Bedroom 13 x 10: Same window as above.

No violations noted.

W Bathroom:

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

EXTERIOR:

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

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

NC Secure the loose trim on the NW corner of structure at the top, and the green trim on the west side of structure in the middle. BMC 16.04.050 (a)

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: 9/16/2015
Petition Type: Rescind a variance
Petition Number: 15-RV-210
Address: 724 W Dixie St.
Petitioner: HAND
Inspector: Matt Swinney

Staff Report:

This property was previously granted a variance to the minimum ceiling height requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a minimum ceiling height requirement and the Building Code in place at the time of construction did not address minimum ceiling height; therefore we are asking the Board to rescind this variance. The structure was built in 1956.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

fe



City of Bloomington
H.A.N.D.

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

Meeting Date: September 16, 2015

Petition Type: Rescind a variance

Petition Number: 15-RV-211

Address: 1325 N. Woodburn Ave.

Petitioner: HAND

Inspector: Norman Mosier

Staff Report:

This property was previously granted a variance to the minimum space requirements in the NW Bedroom of unit 3 of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include minimum space requirements and the Building Code in place at the time of construction did not address minimum space; therefore we are asking the Board to rescind this variance. The structure was built in 1945.

Staff Recommendation: Rescind the variances.

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: September 19, 2015
Petition Type: An extension of time to complete repairs.
Petition Number: 15-TV-212
Address: 1021 E. Azalea Lane
Petitioner: Chris Hawes
Inspector: Maria McCormick
Staff Report: 05/08/2015 Completed Cycle Inspection
08/07/2015 Received BHQA Application

At the cycle inspection there were several violations noted. The petitioner is requesting an additional 2-3 months to complete all the repairs based on funds and contractor availability. The petitioner is also requesting a variance for the stove in the kitchen, the BMC 16.04.060(a) requires all items in the house to function as intended from the manufacture. The front right burner on the stove does not have a functioning igniter as the other burners do. Requiring a lighter or match to be used after the gas has been turned on.

Staff recommendation: Grant the extension of time. Deny the variance for the stove.

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: November 15, 2015

Attachments: Application for Appeal; Cycle Report



RECEIVED
8.13.15

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: 1021 Azalea Ln

Petitioner's Name: Chris Harris

Address: 2201 Olcott Blvd.

City: Bloomington State: IN Zip Code: 47401

Phone Number: (812) 29-2027 Email Address: carbonsliving@me.com

Property Owner's Name: Same as above

Address: _____

City: _____ State: _____ Zip Code: _____

Phone Number: _____ Email Address: _____

Occupants: One family

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-212

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.

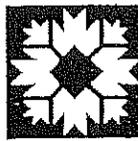
REQUESTING two - Three months to complete repairs
There have been several attempts to repair the roof, but
the leaks persist. funds are not available for
roof replacement at this time. The permit work
is awaiting the availability of the vendor.

The modification of the permit is requested to
accommodate a safety feature added to an appliance.

Signature (required): 

Name (please print): Chris Houts Date: 8/13/15

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

7484

OWNERS

Mallory Hawes Llc
2201 Olcott Blvd
Bloomington, IN 47401

Prop. Location: 1021 E Azalea LN
Units/Bedrooms/Max # of Occupants: 1/3/3
Date Inspected: 05/08/2015
Primary Heat Source: Gas
Property Zoning: PUD
Number of Stories: 2

AGENT

Ann F. Wilson
7250 Breeden Rd.
Bloomington, IN 47424

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 1996. These are the minimum requirements for emergency egress at the time of construction.

Clear Height: 24"

Clear Width: 18"

Maximum Sill Height: 44"

Openable Area: 4.75 sq. ft.

INTERIOR:

Main Level –

Entry:

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

Dining Room:

No violations noted.

Living Room 14-4 x 13-10:

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)

Half Bath:

No violations noted.

Kitchen 9-0 x 8-0:

Repair or replace the right front stove burner to light with the stove's igniter like the other three burners. BMC 16.04.060(c)

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

Properly repair the damaged ceiling after the leak has been repaired. BMC 16.04.060(a)

2nd Level –

Hallway; Laundry Closet:

No violations noted.

Master Bedroom 12-6 x 16-2/Bathroom:

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

Properly repair the damaged ceiling after the leak has been repaired. BMC 16.04.060(a)

Properly replace all damaged or missing tiles in the shower surround. BMC 16.04.060(a)

This room has a door to the exterior for egress requirements.

South Bedroom 12-0 x 12-0; East Bedroom 13-0 x 11-0:

No violations noted.

Existing Egress Window Measurements:

Height: 24 ½ inches

Width: 30 inches

Sill Height: 28 inches

Openable Area: 5.0 sq. ft.

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

Jack & Jill Bathroom:

No violations noted.

Basement –

Hallway:

Properly repair the hole in the wall adjacent to the door to the garage. BMC 16.04.060(a)

Main Room 15-5 x 20-8:

No violations noted.

Garage:

Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and

encouraged. Servicing shall include a test for carbon monoxide. Acceptable levels of carbon monoxide are as follows:

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

BMC 16.01.060(f) and 16.04.060 (c)

EXTERIOR:

Properly replace the damaged and deteriorated wood siding trim adjacent to the front porch. BMC 16.04.050(a)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. The front porch and hand rail leading up to it. BMC 16.04.050(e) (This item only has a compliance deadline of May 8, 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 to Rescind Variance**

Meeting Date: September 16, 2015

Petition Type: Rescind a variance

Petition Number: 15-RV-213

Address: 408 N. Grant St.

Petitioner: HAND

Inspector: Norman Mosier

Staff Report:

This property was previously granted a variance to the minimum ceiling height requirement in basement of unit 3 of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a minimum ceiling height requirement and the Building Code in place at the time of construction did not address ceiling height requirements; therefore we are asking the Board to rescind this variance. This structure was built in 1921.

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: September 16, 2015
Petition Type: An extension of time to complete repairs.
Petition Number: 15-TV-214
Address: 538 Graham PL
Petitioner: Jacqueline M. Dixon
Inspector: Dee Wills
Staff Report: May 06, 2015 Completed Cycle Inspection
August 18, 2015 Completed Reinspection
August 18, 2015 Received Application for Appeal

The petitioner is requesting an extension of time to complete repairs. She has been unable to find a replacement lock for the type of window that is present and will need to replace the whole window. More time is also needed to find a solution for securing the handrail and banister.

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: November 16, 2015
Attachments: Application for Appeal, Remaining Violations Report

A



RECEIVED
AUG 18 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: 538 Graham Pl. Bloomington 47401

Petitioner's Name: Jacqueline M. Dixon

Address: ~~SAM~~ 8475 W. Kirksville Rd

City: Bloomington State: IN Zip Code: 47403

Phone Number: (812) 325-0542 Email Address: jacqueline.m.dixon@gmail.com

Property Owner's Name: Frank & Jacqueline Dixon

(New) Address: 8475 W. Kirksville Rd.

City: Bloomington State: IN Zip Code: 47403

Phone Number: J (812) 325-0542 Email Address: jacqueline.m.dixon@gmail.com

F (812) 361-3293 scoutmaster481@gmail.com

Occupants:

leased to: Jessica Grogan, (2 children)

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-214

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 upstairs front bedroom has window locks that have been damaged (bent) and not useable.

City Glass has been trying to find a supplier that we can replace them with parts. (Original parts were obsolete). They didn't get back with me after 2 calls into them. I frankly forgot about them.

(Stair railing at bottom needs stronger brackets)

Signature (required): Jacqueline M. Dixon

Name (please print): Jacqueline M. Dixon Date: 8/18/15

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

AUG 20 2015

446

OWNERS

Dixon, Frank R. & Jacqueline M.
8475 W. Kirksville Rd.
Bloomington, IN 47403

Prop. Location: 538 E Graham PL
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/3/5

Date Inspected: 05/06/2015
Primary Heat Source: Electric
Property Zoning: RM
Number of Stories: 2

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

VARIANCE

04/30/2012 This property has been granted a variance from the Indiana State Fire Safety and Building Safety Commission on April 03, 2012 for the egress requirements. Project Name: 538 E GRAHAM PLACE WINDOWS; Variance Number: 12-04-19.

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

Stairway, Hallway

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

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

Front Bedroom (11-3 x 7-8)

Repair or replace locks on the windows so that they may function as intended. BMC 16.04.060(b)

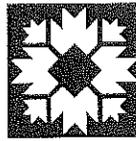
OTHER REQUIREMENTS:

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

This is the end of this report.



City of Bloomington
H.A.N.D.



City of Bloomington Housing and Neighborhood Development

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

Meeting Date: September 16, 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-215

Address: 1150 S. Clarizz Avenue

Petitioner: Brittany Lutgring

Inspector: Jo Stong

Staff Report: September 8, 2014: Conducted cycle inspection
 October 10, 2014: Mailed inspection report
 February 2, 2015: Conducted reinspection
 February 3, 2015: Received appeal for extension of time
 March 18, 2015: Extension of time granted; deadline of April 1, 2015 for all smoke detector violations, and May 31, 2015 for all other violations
 April 1, 2015: Conducted BHQA reinspection of all smoke detector violations: All were complied
 July 6, 2015: Conducted BHQA reinspection (scheduled before deadline) for all other violations. All were not complied
 August 3, 2015: Conducted off-cycle inspection following collapse of one of the exterior concrete stairs
 August 4, 2015: Mailed Remaining Violations report and Off-Cycle report
 August 13, 2015: Conducted reinspection for off-cycle inspection: complied
 August 19, 2015: Received current appeal

The petitioner is seeking an extension of time of one year to complete the exterior scraping and painting, and to repair or replace damaged or deteriorated siding.

Staff recommendation: Grant an extension of time

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

Compliance Deadline: December 31, 2015

Attachments: Appeal, Remaining Violations report



RECEIVED
AUG 19 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

Property Address: 1150 Clarizz Blvd. Bloomington, IN 47401

Petitioner's Name: Brittany Waring

Address: 1150 Clarizz Blvd.

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812-323-1300 Email Address: blwaring@studenthousing.com

Property Owner's Name: American Campus Communities

Address: 12700 Hill Country Blvd. Suite T200

City: Austin State: TX Zip Code: 78738

Phone Number: 512-732-1000 Email Address: smorris@studenthousing.com

Occupants: 792

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-215

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.

Camp's corner would like to request additional time (one-year) to complete scraping and painting exterior surfaces where paint is peeling or wood is exposed. We would also like to request additional time (one year) to properly repair/replace damaged or deteriorated siding.

Signature (required):

Brittany Wagner

Name (please print):

Brittany Wagner

Date:

8/11/2015

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**

AUG 04 2015

Remaining Violation Report
Property was reinspected on February 4, 2015, April 1, 2015 & July 6, 2015

Stacy sid Gary

5291

*Copy of code tests
painting?*

OWNERS

American Campus Communities
12700 Hill Country Blvd. Suite T-200
Austin, TX 78738

AGENT

Brittany Lutgring
1150 Clarizz Blvd.
Bloomington, IN 47401

Prop. Location: 1150 S Clarizz BLVD
Number of Units/Structures: 254/22

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

Date Inspected: 09/08/2014

Inspectors: Mosier, Swinney, Arnold,
McCormick, Stong, Wills

Primary Heat Source: Electric

Foundation Type: Slab

Property Zoning: PUD

Attic Access: Yes

Number of Stories: 3

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.

General Violations:

Thoroughly clean and service the furnaces, 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)

INTERIOR

Building B

206

A/B Bathroom

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

Building C

209

Bedroom B

Secure loose electrical receptacle on East wall. BMC 16.04.060(b)

210

C/D Bathroom

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

211

C/D Bathroom

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

310

C/D Bathroom

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

Building D

113

Living Room

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

A/B Bathroom

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

115

C/D Bathroom

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

116

Living Room

Interior walls of the water heater closet shall be free of peeling paint and deteriorated drywall/plaster. BMC 16.04.060(a)

214

Kitchen

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

215

A/B Bathroom

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

216

Living Room

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

Interior walls of the water heater closet shall be free of peeling paint and deteriorated drywall/plaster. BMC 16.04.060(a)

313

A/B Bathroom

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

315

Living Room

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

Building E

218

A/B Bathroom

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

C/D Bathroom

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

220

A/B Bathroom

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

319

A/B Bathroom

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

Building F

124

Kitchen

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

322

C/D Bathroom

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

Building H

232

Living Room

Properly repair or replace loose, damaged, or missing floor covering. Carpet in the living room is torn, and the linoleum is coming up at the entry door. BMC 16.04.060(a)

Building J

339

C/D Bathroom

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

Building K

242

Furnace Closet

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

Building P

360

Water Heater Closet

Install a TPR valve discharge tube. BMC 16.04.060(c)

Building R

370

Laundry Room

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

371

Laundry Room

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

Building S

173

Laundry Room

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

Building T

178

Living Room

Repair/replace the damaged balcony door knob to function as intended (will not unlock). BMC 16.04.060(a)

Building U

383

Bedroom A

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

EXTERIOR

General Violations

- 1) **Duplex Only:** Label all disconnects for AC units, electrical boxes, and all shutoffs for gas meters with paint markers or stickers. The use of permanent markers is not suggested. BMC 16.04.020 (a) (3)
- 2) Repair all damaged dryer vent covers to prevent the entry of birds and other pests. BMC 16.04.050(a)
- 3) 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)

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

Building A

See General Violations

Secure loose siding at south gable end. BMC 16.04.050(a)

Building B

See General Violations

Repair/replace loose/deteriorated siding on the east side at the top. BMC 16.04.050(a)

Building C

See General Violations

Repair/Replace 2nd floor emergency lighting next to apartment 211 to function as intended.
BMC 16.04.050(c)

Building D

See General Violations

East Stairway

Properly tighten and secure the stairway and handrails. BMC 16.04.050(b)

Secure loose trim at the gable end above common hallway west side. BMC 16.04.050(a)

Secure loose trim adjacent to unit 316 west side. BMC 16.04.050(a)

Secure loose trim and siding on the east side above common hallway. BMC 16.04.050(a)

Building E

See General Violations

218

Entry

Repair the front porch light to function as intended. BMC 16.04.060(c)

Building F

See General Violations

Properly repair/replace the broken stair tread on north side stairs, First step after landing to third floor. BMC 16.04.050(a)

223

Properly repair and surface coat the rot/deterioration at the right of the entry door. BMC 16.04.050(a)

224

Repair the hole in the wall left side of the guardrail at the deck level. BMC 16.04.050(a)

Building G

See General Violations

325

Entry

Secure the exterior porch light fixture. BMC 16.04.050(c)

Repair/Replace 2nd floor emergency lighting next to apartment 227 to function as intended.
BMC 16.04.050(c)

Building H

See General Violations

Repair/Replace 2nd floor emergency lighting next to apartment 230 to function as intended.
BMC 16.04.050(c)

Building I

See General Violations

Building J

See General Violations

Building K

See General Violations

Building L

See General Violations

Properly secure the disconnects for the AC units on the east side (for units 246 & 346). BMC
16.04.050(b)

Building M

See General Violations

Repair the loose siding on the southwest corner. BMC 16.04.050(a)

Building N

See General Violations

Secure/reinforce the handrail on the south side so it is capable of withstanding normally
imposed loads. BMC 16.04.050(b)

Building O

See General Violations

Building P

See General Violations

Secure the handrail on second floor south staircase so it is capable of withstanding normally
imposed loads. BMC 16.04.050(b)

Building Q

See General Violations

Repair/replace detached siding and trim southwest bottom corner. BMC 16.04.050(a)

Repair/replace detached fascia at southwest corner. BMC 16.04.050(a)

Building R

See General Violations

Secure loose soffit adjacent to unit 372. BMC 16.04.050(a)

Paint insignia above common hallway. BMC 16.04.050(a)

Replace missing soffit on southeast corner. BMC 16.04.050(a)

Paint trim around 3rd floor hallway opening on the south side. BMC 16.04.050(a)

Paint fascia on the south side above a/c units. BMC 16.04.050(a)

Building S

See General Violations

Paint trim on south side adjacent to common hallway. BMC 16.04.050(a)

Secure loose siding on the north side at the common hallway at the top. BMC 16.04.050(a)

Secure loose a/c quick disconnects for units 173 and 373. BMC 16.04.050(b)

Secure loose GFCI receptacle adjacent to a/c disconnects. BMC 16.04.050(b)

Duplex

See General Violations.

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.