

**PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
CITY HALL McCLOSKEY CONFERENCE ROOM
November 18, 2015, 4:00 P.M.**

ALL ITEMS ARE ON THE CONSENT AGENDA

I. **ROLL CALL**

II. **REVIEW OF SUMMARY** – No minutes for review

III. **CONSENT AGENDA**

- (1) 15-TV-154, **801 W. 4th Street**, Brent Silcox. Request for an extension of time to complete repairs. Previously heard July 15, 2015.
- (2) 15-TV-164, **222 N. College Avenue**, Omega Properties. Request for an extension of time to complete repairs. Previously heard August 19, 2015.
- (3) 15-TV-236, **1009 S. Walnut Street**, Bob Burk. Request for an extension of time to complete repairs.
- (4) 15-V-237, **222 W. 2nd Street**, Monroe County Convention Center Building Corp. Request for a modification or exception to the Residential Rental Unit and Lodging Establishment Inspection program.
- (5) 15-TV-238, **401 S. Woodlawn Avenue**, Pavilion Properties. Request for an extension of time to complete repairs.
- (6) 15-TV-239, **410-412 S. Village Court**, Nextwave Management. Request for an extension of time to complete repairs.
- (7) 15-TV-240, **127 N. Overhill Drive**, James Fish. Request for an extension of time to complete repairs.
- (8) 15-TV-241, **700 N. Washington Street**, GT Rental Group (Triple Double, LLC). Request for an extension of time to complete repairs.
- (9) 15-RV-242, **345 S. Euclid Avenue**, H.A.N.D. (Martha Street). Request for rescission of a variance.
- (10) 15-RV-243, **609 W. 6th Street**, H.A.N.D. (David & Dana Morrison). Request for rescission of a variance.
- (11) 15-RV-244, **718, 718 ½, 720 E. 8th Street / 315-319 45 S. Euclid Avenue**, H.A.N.D. (Martha Street). Request for rescission of a variance.
- (12) 15-RV-245, **1408 S. Walnut Street**, H.A.N.D. (Brian Lappin). Request for rescission of a variance.
- (13) 15-RV-246, **318 E. Smith Avenue**, H.A.N.D. (Norman Ladd). Request for rescission of a variance.
- (14) 15-TV-247, **425 E. 7th Street**, Jeanne Walters Real Estate (College Rentals, LLC). Request for an extension of time to complete repairs.

- (15) 15-TV-248, **701 N. Lincoln Street**, GT Rental Group (Richard Pollert). Request for an extension of time to complete repairs.
- (16) 15-TV-249, **106-108, 110-112, 113-115 & 114-116 W. Pinewood Drive**, Ashael Summitt. Request for an extension of time to complete repairs.
- (17) 15-TV-250, **2430 W. 3rd Street**, Red Brick Apartments (Peter Nguyen). Request for an extension of time to complete repairs.
- (18) 15-TV-251, **113 S. Gentry Street**, Olympus Properties (Stardust Development, LLC). Request for an extension of time to complete repairs.
- (19) 15-TV-252, **501 E. 7th Street**, Omega Properties. Request for an extension of time to complete repairs.
- (20) 15-TV-253, **2200 E. 7th Street**, Chasity Flagle. Request for an extension of time to complete repairs.
- (21) 15-TV-254, **702 S. Washington Street**, Ronald Sherwood (Charles Andrew Wenner). Request for an extension of time to complete repairs.
- (22) 15-RV-255, **525 E. University Street**, H.A.N.D. (Larry Williams). Request for rescission of a variance.
- (23) 15-RV-256, **2010 N. Monroe Street**, H.A.N.D. (DAJA III, LLC). Request for rescission of a variance.

IV. **GENERAL DISCUSSION**

V. **PUBLIC COMMENT**

VI. **ADJOURNMENT**



City of Bloomington
H.A.N.D.

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

Meeting Date: November 18, 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-154 (old business)

Address: 801 W. 4th Street

Petitioner: Brent Silcox

Inspector: Dee Wills

Staff Report: April 21, 2015 Completed Cycle Inspection
May 01, 2015 Completed Reinspection
June 17, 2015 Received Application for Appeal
October 05, 2015 Received 2nd Application for Appeal

Petitioner is requesting an extension of time to obtain a state variance for the window egress requirements. The petitioner has applied for the variance, but has not yet received the documents. He is requesting more time for the variance to be acquired. All other violations have been complied.

Staff recommendation: Grant the extension of time.

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

Compliance Deadline: February 18, 2016

Attachments: Application for Appeal, Remaining Violations Report



RECEIVED
10-5-15

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: 801 W. 4th St Bloomington, IN

Petitioner's Name: Brent Silcox

Address: 4504 Broadway St

City: Indpls State: IN Zip Code: 46205

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

Property Owner's Name: Brent Silcox

Address: 4504 Broadway St

City: Indpls State: IN Zip Code: 46205

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

Occupants: 3

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

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

Please circle the petition type that you are requesting:

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

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

OFFICE USE ONLY
Petition Number 15-TV-154

(OLD BUSINESS)

SEE REVERSE

PREVIOUSLY July 15, 2015

DW



City of Bloomington
Housing and Neighborhood Development

Cycle Report

2959

OWNERS

Douglas W. Wells
6 Zion Court
Indianapolis, IN 46222

Prop. Location: 801 W 4th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/5/3
Date Inspected: 04/21/2015
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 1

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

The Monroe County Assessors records indicate that this structure was built in 1991. These are the minimum egress requirements for One and two Family Dwellings built or altered between 1990 and 1996.

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

INTERIOR

Kitchen/ Dining Room (11-8 x 16-0)

5/1/15 C Repair the GFCI outlet to function as intended. BMC 16.04.060(b)

W Living Room (11-8 x 20-10)

No violations noted.

½ Bathroom/ Laundry, Attic

No violations noted.

SW Bedroom (11-6 x 11-8), SC Bedroom (11-6 x 11-8), NE Bedroom (11-10 x 11-4),
SE Bedroom (11-2 x 11-8), NW Bedroom (11-2 x 11-8)

No violations noted.

Existing Egress Window Measurements:

Height: 18.50 inches
Width: 29.50 inches
Sill Height: 35.50 inches
Openable Area: 3.78 sq. ft.

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

The emergency egress window does not meet the minimum requirements for a one and two family dwelling/multi-unit structure built in 1991. The relevant code is the 1990 Indiana Residential Code/ Indiana Building Code, section: 210.2

Openable area required: 4.75 sq. ft.	Existing area: 3.78 sq. ft.
Clear width required: 18 inches	Existing width: 29.50 inches
Clear height required: 24 inches	Existing height: 18.50 inches
Maximum sill height: 44" above finished floor	Existing sill: 35.50 "

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

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

Hallway, Utility Closet

No violations noted.

Bathroom

No violations noted.

EXTERIOR

No violations noted.

Other requirements

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: November 18, 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-164(old)

Address: 222 N. College Ave.

Petitioner: Omega Properties

Inspector: Maria McCormick

Staff Report: During the cycle inspection it was noted that the loft in Apt. 205 was being used for sleeping purposes. This area does not have an openable windows, however the building is fully sprinklered. The petitioner is requesting an extension of time to obtain a variance from the State of Indiana. This petition was originally to be heard by the state at the September and October meetings and has been tabled at both meetings. The petitioner is requesting additional time to work with the state to determine when the loft was built as residential space. All other items cited in the cycle inspection have been re-inspected and complied.

Staff recommendation: Grant the extension

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

Compliance Deadline: December 31, 2015

Attachments: Application for Appeal

RECEIVED
OCT 06 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: 222 N. College Ave

Petitioner's Name: BETH LAKE / OMEGA PROP

Address: 115 E. 6th St, Ste 1

City: Bldn State: IN Zip Code: 47403

Phone Number: 812-333-0995 Email Address: omegaproperties@gmail.com

Property Owner's Name: MARY FRIEDMAN - OMEGA PROPERTIES

Address: 629 S. Woodcrest

City: Bldn State: IN Zip Code: 47401

Phone Number: 812-333-0995 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-164

(OLD BUSINESS)

SEE REVERSE

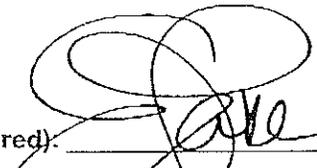
Previously Heard Aug: 19, 2015

MM



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.

DEPT of Homeland Security VARIANCE
Meeting is held on October 10th

Signature (required): 

Name (please print): ELIZABETH LAKE Date: 10-5-15

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



City of Bloomington
H.A.N.D.

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

Meeting Date: November 18, 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-236

Address: 1009 S. Walnut St.

Petitioner: Bob Burk

Inspector: Norman Mosier

Staff Report: April 24, 2015 - Conducted Cycle Inspection
July 10, 2015 - Scheduled Re-inspection
August 4, 2015 – Rescheduled Re-inspection
August 26, 2015 – Rescheduled Re-inspection
September 21, 2015 – Received BHQA Appeal

Petitioner is requesting an extension of time to complete the repairs due to several setbacks, parts on order for windows, vandalism.

Staff recommendation: Grant the request.

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

Compliance Deadline: January 18, 2016

Attachments: Cycle Report, BHQA Appeal

A



City of Bloomington
Housing and Neighborhood Development

CYCLE REPORT

3615

OWNERS

Bob Burke
3721 E. Silver Creek Ct.
Bloomington, IN 47401

Prop. Location: 1009 S Walnut ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/4/5

Date Inspected: 04/24/2015	Inspectors: Norman Mosier
Primary Heat Source: Gas	Foundation Type: Basement
Property Zoning: CG	Attic Access: Yes
Number of Stories: 2	Accessory Structure: Det. Garage-landlord use only

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

INTERIOR:

MAIN LEVEL

Entryway, Living Room 16-2 x 12-8:
No violations noted.

Dining Room 11-6 x 11-2:

Properly ground the electrical receptacle on the north wall. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. BMC 16.04.06016.04.020(a)(5); 2009 IEC Article 406(D)(3)

N Bedroom 20-1 x 9-1: Exit door for egress requirements.

Repair the west door 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, east window. BMC 16.04.060(b)

Secure the loose lock on the east window. BMC 16.04.060(b)

½ Bath, Kitchen 13 x 8-2:

No violations noted.

BASEMENT

Stairway:

No violations noted.

Main Room:

Reconnect the ductwork, north run from trunk. BMC 16.04.060 (c)

Eliminate all unused openings in service panel/junction box, by installing approved rigid knockout blanks. 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)

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

2nd LEVEL

Stairway/Hallway:

Secure the lower handrail. BMC 16.04.060(b)

Secure the loose smoke detector to its base. IC22-11-18-3.5

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

SW Bedroom 11-9 x 8-2:

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

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

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

Height: 24.25 inches

Width: 33 inches

Sill Height: 24 inches

Openable Area: 5.56 sq. ft.

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

NW Bedroom 11-10 x 10-3: Same window as SW bedroom.

No violations noted.

NE Bedroom 13 x 8-7: Same window as SW bedroom.

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

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

EXTERIOR:

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

All residential rental unit premises which contain trees shall maintain the trees in good health so that they pose no danger to persons or property. Remove the trees adjacent to the foundation for the structure. BMC 16.04.040(e)

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

Detached Garage:

All residential rental unit premises which contain trees shall maintain the trees in good health so that they pose no danger to persons or property. Remove the trees adjacent to the foundation for the garage on the NW corner. BMC 16.04.040(e)

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. Paint over the graffiti on the garage. 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)**

Required documentation:

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

Required documentation:

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Variance**

Meeting Date: 18 November 2015

Petition Type: A modification or exception to the Residential Rental Unit & Lodging Establishment Inspection Program

Variance Request: Owner is requesting a variance from repairing/replacing the deteriorated portion of the roof

Petition Number: 15-V-237

Address: 222 W. 2nd St.

Petitioner: Hallmark Rentals

Inspector: Michael Arnold

Staff Report: 14 May 2015 Cycle Inspection
14 May 2015 To Planning for occupant load review
26 May 2015 File returned from Planning
05 June 2015 Sent Inspection Report
03 August 2015 Reinspection Scheduled
23 September 2015 Received Appeal

This structure is commercial on the first floor and residential on the second floor. While inspecting the residential units it was noted that a one story portion of the structure had a deteriorated roof. This portion of the structure is commercial. The Residential Rental Unit & Lodging Establishment Inspection Program 16.04.050 states, (a) All portions of the exterior of a residential rental unit and its accessory structures shall be maintained in a structurally sound manner, be in good repair and be maintained in accordance with this Title. All other items are in compliance except for painting, which has a one-year deadline.

Staff recommendation: Grant the request

Conditions: Have the commercial space inspected in six months to verify there are no leaks from the roof causing damage to the structure. The roof must be repaired prior to re-occupancy or within two (2) years if the structure has not been demolished.

Handwritten mark or signature.

Compliance: 18 June 2016 Deadline for inspection of roof and commercial space to verify no water damage or leaks have occurred in the commercial space.

18 November 2017 Deadline for roof to be repaired if structure is still standing.

Attachments: Cycle Inspection Report, Application, Picture



RECEIVED
9.22.15

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

→ F

Property Address: 202 W 2nd St. Bloomington, IN 47403

Petitioner's Name: _____

Address: 1205 N Walnut St

City: Bloomington State: IN Zip Code: 47404

Phone Number: 812.334.8819 Email Address: haylor@hallmashrentals.com

Property Owner's Name: Monroe County Convention Center Bldg. Corp.

Address: _____

City: _____ State: _____ Zip Code: _____

Phone Number: _____ Email Address: _____

Occupants: 15 individual apartments and 1 commercial space

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

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

Please circle the petition type that you are requesting:

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

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

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

D) Rescind a variance (Petition type RV)

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

OFFICE USE ONLY

Petition Number 15-AA-237

15-V-237

SEE REVERSE



bloomington / monroe county
convention center

September 20, 2015

Dear Members of HAND:

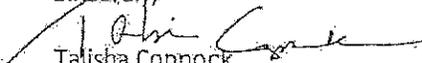
I am writing to request a variance waiver of the roof replacement noted on the inspection report at 222 West Second Street.

The section of roof noted in the report is not above residential units. It is not currently leaking. Several contractors have looked at the roof and found no immediate issues other than deterioration, but cannot repair this type of roof and will entail a full replacement.

Since the plans are to tear down the building we do not feel it would be a wise investment. Obviously if the roof does begin to leak we will need to replace at that time.

Your help with this matter would be greatly appreciated.

Sincerely,


Talisha Coppock

Executive Director, CCMC



**City of Bloomington
Housing and Neighborhood Development**

Cycle Report

2967

OWNERS

=====

Monroe County Convention Center Building Corp.
302 S. College Avenue
Bloomington, IN 47403

AGENT

=====

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

Prop. Location: 222 W 2nd ST
Number of Units/Structures: 15/1
Units/Bedrooms/Max # of Occupants: 2/eff/5; 13/1/5

Date Inspected: 05/14/2015
Primary Heat Source: Gas
Property Zoning: CD
Number of Stories: 2

Inspectors: Mike Arnold
Foundation Type: Other
Attic Access: No
Accessory Structure: none

Monroe County records show this structure was built in 1954. There were no minimum emergency egress requirements at the time of construction.

Typical Units:**Efficiency:**

Main Room (20-0 x 18-0)
Kitchen (7-0 x 5-0)
Bathroom

One Bedroom:

Living Room (18-0 x 11-0)
Kitchen (7-0 x 5-0)
Bathroom
Bedroom (8-10 x 7-4)

Typical Existing Egress:**Existing Egress Unit 1:**

Height: 24 inches
Width: 35.5 inches
Sill Height: 22 inches
Openable Area: 5.91 sq. ft.

Units 2-9, 13:

Height: 47.5 inches
Width: 15 inches
Sill Height: 33 inches
Openable Area: 4.94 sq. ft.

Units 10, 12, 14, 15:

Height: 11.5 inches
Width: 34.5 inches
Sill Height: 34 inches
Openable Area: 2.75 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

Note Only rooms with violations are listed in this report

Unit 1:**Main Room:**

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

Bathroom:

Properly repair and surface coat the wall above the shower. BMC 16.04.060(a)

Unit 2:**Main Room:**

Secure the window crank to the sill. BMC 16.04.060(a) (South wall – left of a/c).

Unit 3:**Kitchen:**

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

Unit 4:**Living Room:**

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 5:**Bathroom:**

Secure the sink faucet. BMC 16.04.060(c)

Unit 6:**Living Room, Bedroom:**

Repair the deteriorated plaster on the west wall. BMC 16.04.060(a)

Unit 7:**Kitchen:**

Secure the cabinet door. BMC 16.04.060(a) (Above the sink).

Bathroom:

Secure the cabinet door. BMC 16.04.060(a) (right door).

Unit 8:

Living Room:

Replace the missing window cranks. BMC 16.04.060(c)

Unit 9:

Kitchen:

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 10:

Living Room:

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

Kitchen:

Replace non-functioning or incorrectly wired electrical receptacle with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020 and BMC 16.04.060(b)

Bathroom:

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

Unit 11, Unit 12, Unit 13:

No violations noted

Unit 14:

Living Room:

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

Bedroom:

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

Bathroom:

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

Unit 15:

Living Room:

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

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

Bathroom:

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

Exterior:

Properly repair the deteriorated portion of the roof over the one-story portion of the structure on the east side. BMC 16.04.050(a) (Roofing material is severely deteriorated and the foam insulation is exposed).

Applied

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e) (Windows and trim as needed) **(This item has a deadline of 14 May 2016).**

C Remove and properly dispose of all accumulated or scattered trash on property. BMC 16.04.040(d) (Particularly the area behind the mailboxes).

C 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)

Required Documentation:

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

C 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 and BMC 16.10.030(b)

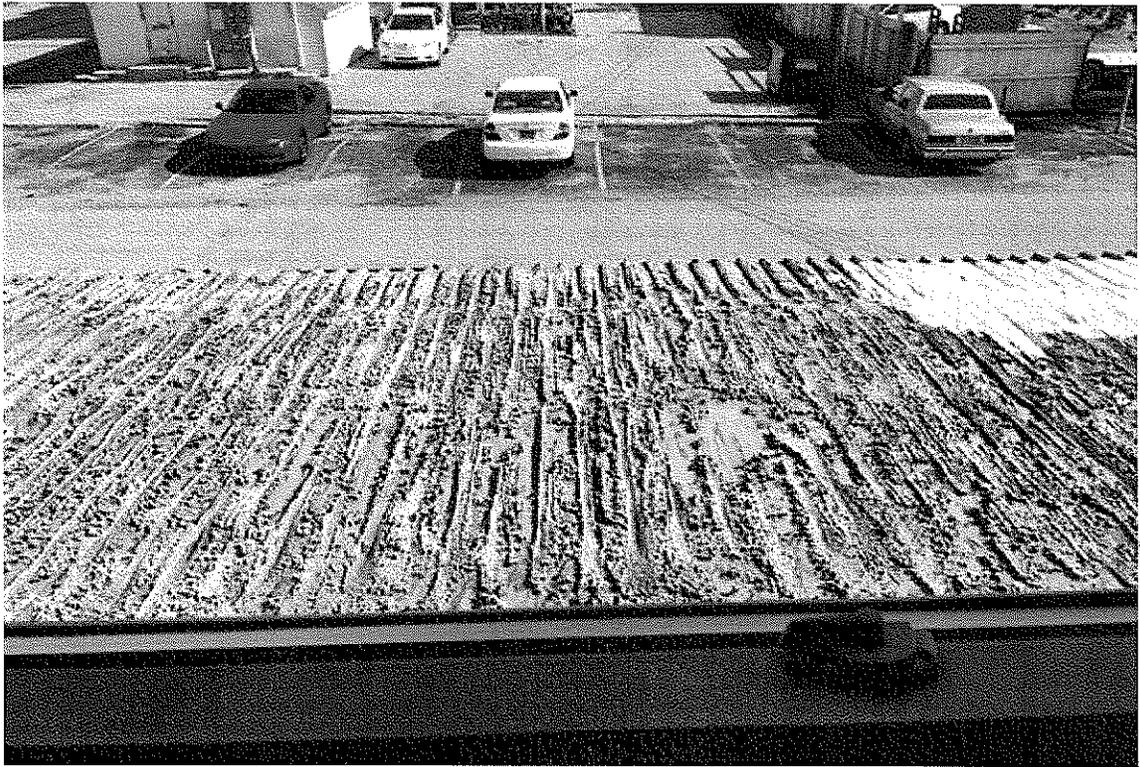
*for wall mount
see
BMC 16.03.050*

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)

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 16.03.050(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: November 18, 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-238

Address: 401 S. Woodlawn Ave.

Petitioner: Pavilion Properties

Inspector: Maria McCormick

Staff Report: 03/30/2015 Completed Cycle Report
06/30/2015 Cycle Report Mailed

Staff recommendation: 09/22/2015 Received Application for Appeal
09/25/2015 Completed Re-Inspection

During the cycle inspection it there were several exterior violation noted. Including that the exterior stairs on this 3 story building were not up to code. The petitioner is requesting an extension of time to complete the exterior repair including replace all of the stairway with noncombustible construction.

Conditions: All exterior 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: Grant the extension of time.

Attachments: December 1, 2015

A

RECEIVED
SEP 22 2015



BY: EW

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

Property Address: 401 S. Woodlawn AVE

Petitioner's Name: Pavilion Properties

Address: 112 E 3rd St

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812-333-2332 Email Address: Amanda@PavProp.com

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-238

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.

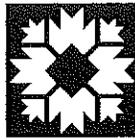
Need time to repair Concrete
and Stairs/Decking.

-Will set up time for someone to meet
on site & explain what is expected.

Signature (required): Amanda Hughes

Name (please print): Amanda Hughes Date: 9-17-15

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

1884

OWNERS

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

AGENT

Hoffman, Mark A
112 E. 3rd Street
Bloomington, IN 47401

Prop. Location: 401 S Woodlawn AVE
Units/Bedrooms/Max # of Occupants: 10/3/5
Date Inspected: 03/02/2015
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 3

Number of Units/Structures: 10/1
Inspectors: Maria McCormick
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

Monroe County Assessor's records indicate that this structure was built in 1948. At that time there were no minimum requirements for emergency egress.

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

Existing Egress Window Measurements:

Height: 20 inches
Width: 30 inches
Sill Height: 32 inches
Openable Area: 4.16 sq. ft.

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

INTERIOR:

Common Laundry Area –

Repair or replace the damaged cover for the sump pump. BMC 16.04.060(c)



City of Bloomington
Housing and Neighborhood Development

Cycle Report

1884

OWNERS

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

AGENT

Hoffman, Mark A
112 E. 3rd Street
Bloomington, IN 47401

Prop. Location: 401 S Woodlawn AVE
Units/Bedrooms/Max # of Occupants: 10/3/5
Date Inspected: 03/02/2015
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 3

Number of Units/Structures: 10/1
Inspectors: Maria McCormick
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

Monroe County Assessor's records indicate that this structure was built in 1948. At that time there were no minimum requirements for emergency egress.

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

Existing Egress Window Measurements:

Height: 20 inches
Width: 30 inches
Sill Height: 32 inches
Openable Area: 4.16 sq. ft.

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

INTERIOR:

Common Laundry Area –

Repair or replace the damaged cover for the sump pump. BMC 16.04.060(c)

Apt. 1 –

Kitchen:

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

Living Room:

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

Bathroom:

- Ⓓ Repair or replace the faucet to eliminate the leak from the base. BMC 16.04.060(c)

Apt. 2 –

Kitchen:

- Ⓒ Ground-Fault Circuit-Interrupter (GFCI) receptacles shall be installed and maintained in accordance with the requirements of Indiana Electric Code at the time the structure was built or remodeled. Receptacles are new and not currently GFCI. BMC 16.04.020
- Ⓒ Determine the source and eliminate the water leak in the ceiling. BMC 16.04.060 (a)
- Ⓒ Properly repair the damaged ceiling after the water leak has been eliminated. BMC 16.04.060(a)

Apt. 3 –

No violations noted.

Apt. 4 –

Living Room:

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

Apt. 5 –

Kitchen:

- Ⓒ Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)
- Ⓒ Repair or replace that air conditioning unit to function as intended. BMC 16.04.060(a)
- Ⓒ The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks (repair faucet in a manner so that there is adequate water pressure and volume) Eliminate the noise that the faucet makes when the water is running. BMC 16.04.060(b)
- Ⓒ Repair the faucet to eliminate the constant dripping. BMC 16.04.060(c)

NE Bedroom:

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

Bathroom:

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

SE Bedroom:

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

Living Room:

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

Apt. 7 –

Kitchen:

- C Repair or replace the damaged and deteriorated range hood. BMC 16.04.060(a)

- C Properly secure the cover plate on the phone/Ethernet jack. BMC 16.04.060(a)

Living Room:

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

NE Bedroom:

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

Apt. 8 –

Living Room:

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

Kitchen:

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

- C Properly repair the damage to the ceiling. BMC 16.04.060(a)

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

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

- C Repair the window ac unit to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Apt. 9 –

Kitchen:

- C Repair the window ac unit to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

NE Bedroom:

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

Apt. 10 –

Kitchen:

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

NE Bedroom:

- C Replace the missing door knob on the bedroom door. BMC 16.04.060(a)
- C Repair the hole(s) in the door or replace the door. BMC 16.04.060(a)

Living Room:

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

Bathroom:

- C Replace the missing cove base adjacent to the shower. BMC 16.04.060(a)

SE Bedroom:

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

EXTERIOR:

NC Replace the stairs on the exterior of the building with non-combustible materials per the building code. The code at the time of construction IBC 1945 and at the time of replacement 1989 (code 1988 UBC).
1988 UBC

“Section 2004. Stairway construction

(c) Exterior. Exterior stairways shall be of noncombustible materials except on that on buildings not exceeding two stories in height, they may be of wood not less than 2 inches in nominal thickness.”

NC Replace the badly damaged (pieces have completely broken off on the side facing the sidewalk) concrete slab on the first floor of the building. BMC 16.04.050(a)

C Properly secure the porch light adjacent to apartment 10. BMC 16.04.050(a)

NC Secure the guardrail and the handrail adjacent to apartment 10 so they are capable of withstanding normally imposed loads. BMC 16.04.050(b)

Ⓒ Replace the missing handrail on the north side of the first floor stairs. BMC 16.04.050(a)

Ⓒ 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)

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: November 18, 2015
Petition Type: An extension of time to complete repairs.
Petition Number: 15-TV-239
Address: 410-412 S. Village Ct.
Petitioner: Nextwave/Barrett + Stokely
Inspector: Matt Swinney
Staff Report: April 29, 2015 Cycle Inspection Report

Owner has requested an extension of time to complete repairs due to contractor delays.

Staff recommendation: Grant the request.

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

Compliance Deadline: November 27, 2015

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



RECEIVED
9.22.15

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

→/E

Property Address: 410 + 412 Village Court, Bloomington IN
Petitioner's Name: Nextwave / Barrett + Stokely 47403
Address: 505 N. Walnut St
City: Bloomington State: IN Zip Code: 47404
Phone Number: 812-339-0799 Email Address: Manager@nextwave.apts.com
Property Owner's Name: Same
Address: _____
City: _____ State: _____ Zip Code: _____
Phone Number: _____ Email Address: _____
Occupants: Yes is occupied

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-239

SEE REVERSE

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

We need an extention to complete
a walk-way repair + gutter repair. we
have contracted the services out and
have been approved. Yet, the contractor
had delays. This will be completed soon.

Signature (required): Melanie King

Name (please print): Melanie King Date: 9-22-15

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



City of Bloomington
Housing and Neighborhood Development

Cycle Report

3610

OWNERS

John Jacobs
505 N Walnut Street
Bloomington, IN 47404

AGENT

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

Prop. Location: 412 S Village CT, 410 S Village CT
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: 2/3/5

Date Inspected: 04/29/2015	Inspectors: Matt Swinney
Primary Heat Source: Gas	Foundation Type: Slab
Property Zoning: PUD	Attic Access: Yes
Number of Stories: 1	Accessory Structure: None

According to Monroe County records this structure was built in 1991. The Minimum requirements for emergency egress at the time of construction were

Height: 24 inches
Width: 18 inches
Sill Height: 44 inches
Openable Area: 4.75 sq. ft.

Existing Egress Window Measurements:

Height: 51.5 inches (both sashes removed)
Width: 24.5 inches
Sill Height: 28.5 inches
Openable Area: 8.75 sq. ft.

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

INTERIOR

Unit 410

NW Bedroom (11-4 x 9-6), Living Room (17-0 x 10-0), NE Bedroom (12.7- x 11-9), Center Bedroom (11-5 x 8-10), Bathroom

No violations noted

Kitchen (17-0 x 10-0)

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

Unit 412

Kitchen (17-0 x 10-0), SE Bedroom (12-7 x 11-9), Center Bedroom (11-5 x 8-10), SW Bedroom (11-4 x 9-6), Bathroom

No violations noted

Living Room (17-0 x 10-0)

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

Attic

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. 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)

Unit 410

Replace the missing protective cover for the light fixture at the rear entry door. BMC 16.04.050(c)

OTHER REQUIREMENTS

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)

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)**

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: November 18, 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-240

Address: 127 N. Overhill Drive

Petitioner: James P. Fish

Inspector: Maria McCormick

Staff Report: June 8, 2015 Completed cycle inspection
September 2, 2015 Sent Remaining Violations Report
September 23, 2015 Received Application for Extension of Time

There were several violations noted in the cycle report. The petitioner is requesting an extension of time to complete due to involvement in turnover projects.

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: November 30, 2015

Attachments: Application for Appeal; Remaining Violations Report

A



RECEIVED
9.23.15

-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: 127 N. Overhill Dr. 47401
Petitioner's Name: James D. Fish
Address: 2728 E. Ciara Ct.
City: Bloomington State: IN Zip Code: 47401
Phone Number: 812-345-3339 Email Address: jd.fish27@hotmail.com
Property Owner's Name: James D. Fish
Address: same
City: _____ State: _____ Zip Code: _____
Phone Number: _____ Email Address: _____
Occupants: 3

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

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

Please circle the petition type that you are requesting:

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

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

OFFICE USE ONLY
Petition Number 15-TV-240

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 more time please; due to involvement in turnover projects, have been unable to complete inspection requirements.
- Extension to November 30, 2015 would be desirable if possible.

Signature (required): James D. Fish

Name (please print): James D. Fish Date: 9/21/15

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



City of Bloomington
Housing and Neighborhood Development

Remaining Violations Report

SEP 03 2015

7713

OWNERS

=====

Fish, James D.
2728 E. Ciana Ct.
Bloomington, IN 47401

Prop. Location: 127 N Overhill DR
Units/Bedrooms/Max # of Occupants: 1/3/3
Date Inspected: 06/08/2015
Primary Heat Source:
Property Zoning: RC
Number of Stories: 1

Number of Units/Structures: 1/1

Inspectors: Maria McCormick
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: Garage

REINSPECTION REQUIRED

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

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

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

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

INTERIOR:

Living Room 20-0 x 11-2:

Replace the broken receptacle cover plate on the west wall. BMC 16.04.060(a)

Kitchen 10-5 x 5-0:

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

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

Replace the missing door trim adjacent to the back door. BMC 16.04.060(a)

Repair or replace the damaged control panel on the stove. BMC 16.04.060(c)

SW Bedroom 12-11 x 11-2:

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

SE Bedroom 12-11 x 11-2/Half Bath & Laundry:

Complete the installation of bathroom fixtures. BMC 16.04.060(a) A building permit may be required for this work. Call the Monroe County Building Dept (812) 349-8520 for more information. Documentation from the building dept. in the form a certificate of occupancy or a letter stating that a building permit is not needed for this work is required. BMC 16.01.060(f)

Basement –

Mechanical Room –

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

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

BMC 16.01.060(f) and 16.04.060 (c)

West Room:

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

EXTERIOR:

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

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

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

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 this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: November 18, 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-241

Address: 700 N. Washington St.

Petitioner: GT Rental Group

Inspector: Maria McCormick

Staff Report: July 30, 2015 Completed Cycle Inspection
September 25, 2015 Received Application for Extension of Time

On the cycle inspection it was noted that the front porch needed to be tuck pointed, some of the intermediaries needed repairs and the public side walk needed replaced. The petitioner is requesting an extension of time to complete these repairs. All other violations have been re-inspected.

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: July 30, 2016

Attachments: Application for Appeal; Remaining Violations Report



RECEIVED
SEP 25 2015

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

Property Address: 700 N Washington St

Petitioner's Name: GT Rental Group

Address: PO Box 1841

City: Bloomington State: IN Zip Code: 47402

Phone Number: 812 330 1501 Email Address: office@gtrentalgroup.com

Property Owner's Name: Triple Double LLC

Address: 555 N Morton St

City: Bloomington State: IN Zip Code: 47404

Phone Number: _____ Email Address: _____

Occupants: Riley Burns, Sarah Leposka - Unit 2
Alex Greco, Brad Swenby Unit 1

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

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

Please circle the petition type that you are requesting:

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

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

OFFICE USE ONLY
Petition Number 15-TV-241

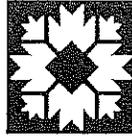
Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request; the amount of time needed to bring the property into compliance,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

Curbs: sidewalks on Washington and Cottage Grove
being re-done in conjunction with the city. We are
waiting for a proposal/estimate from the city.

Signature (required): Tara M White

Name (please print): Tara M White Date: 9-18-15

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 Violation Report
Re-inspected 09/18/2015 & 10/08/2015

OCT 12 2015

567

OWNERS

=====

Triple Double, Llc
555 N. Morton St.
Bloomington, IN 47404

AGENT

=====

GT Rental Group
PO Box 1841
Bloomington, IN 47402

Prop. Location: 700 N Washington ST
Units/Bedrooms/Max # of Occupants: 2/2/3
Date Inspected: 07/30/2015
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 2

Number of Units/Structures: 2/1

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

REINSPECTION REQUIRED

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

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

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

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 Unit –

Hallway:

Repair the smoke detector to be interconnected to the other smoke detectors in the unit. IC 22-11-18-3.5

11/6/15
C

EXTERIOR:

Properly replace all missing stones and intermediaries and tuck point all missing or defective mortar joints on the front porch. BMC 16.04.050(a)

All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. For sidewalks in the public right of way, contact the City of Bloomington Planning and Transportation Department at 349-3423 to apply for the **required permit**. The fee will be waived but the permit must be obtained prior to work in the public right of way. BMC 16.04.040(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: November 18, 2015
Petition Type: Rescind a variance
Petition Number: 15-RV-242
Address: 345 S. Euclid Ave.
Petitioner: HAND
Inspector: Dee Wills
Staff Report: August 25, 2015 Completed Cycle Inspection
September 30, 2015 Application for Appeal

This property built in 1940, was previously granted a variance to the pass through requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a pass through requirement and the Building Code in place at the time of construction did not address pass through requirements; therefore we are asking the Board to rescind this variance.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

A



City of Bloomington
H.A.N.D.

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

Meeting Date: November 18, 2015
Petition Type: Rescind a variance
Petition Number: 15-RV-243
Address: 609 W 6th Street
Petitioner: HAND
Inspector: Dee Wills
Staff Report: April 15, 2015 Completed Cycle Inspection
September 21, 2015 Completed Reinspecton
September 30, 2015 Application for Appeal

This property built in 1900, was previously granted a variance to the minimum ceiling height requirement of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a minimum ceiling height requirement and the Building Code in place at the time of construction did not address ceiling height requirements; therefore we are asking the Board to rescind this variance.

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

A



City of Bloomington
H.A.N.D.

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

Meeting Date: November 18, 2015
Petition Type: Rescind a variance.
Petition Number: 15-RV-244
Address: 718, 718 ½, 720 E. 8th/315, 319 N. Park
Petitioner: HAND
Inspector: Jo Stong
Staff Report: September 28, 2015: Conducted cycle inspection
October 1, 2015: Submitted appeal

This property was previously granted a variance to the handrail requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a handrail requirement and the Building Code in place at the time of construction (1923) did not address handrails; therefore we are asking the Board to rescind this variance.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

A



City of Bloomington
H.A.N.D.

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

Meeting Date: November 18, 2015
Petition Type: Rescind a variance
Petition Number: 15-RV-245
Address: 1408 S. Walnut Street
Petitioner: HAND
Inspector: Jo Stong
Staff Report: September 29, 2015: Conducted cycle inspection
October 1, 2015: Submitted appeal

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

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None



City of Bloomington
H.A.N.D.

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

Meeting Date: November 18, 2015
Petition Type: Rescind a variance
Petition Number: 15-RV-246
Address: 318 E. Smith AVE
Petitioner: HAND
Inspector: Dee Wills
Staff Report: September 15, 2015 Completed Cycle Inspection
October 05, 2015 Application for Appeal

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

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: Application for Appeal

Handwritten mark



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

RECEIVED
 OCT 05 2015

hand@bloomington.in.gov

BY: _____

Property Address: 318 E. Smith

Petitioner's Name: HAND

Address: 401 N. Morton

City: Bloomington State: IN Zip Code: _____

Phone Number: _____ Email Address: _____

Property Owner's Name: Norman Ladd

Address: 300 1/2 S. Fairview St

City: Bloomington State: IN Zip Code: 47403

Phone Number: 812-339-0463 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-RV-246

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

RESCIND THE VARIANCE TO
THE CEILING HEIGHT.
PROPERTY WAS BUILT IN 1930

Signature (required): Dee Wills

Name (please print): DEE WILLS Date: 9/29/15

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



City of Bloomington
H.A.N.D.

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

Meeting Date: November 18, 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-247

Address: 425 E. 7th St.

Petitioner: Jeanne Walters Real Estate

Inspector: Norman Mosier

Staff Report: June 25, 2015 – Conducted Cycle Inspection
October 5, 2015 – Conducted Re-inspection
October 5, 2015 – Received BHQA Appeal

Petitioner is requesting an extension of time to complete the repairs. After the re-inspection Petitioner discovered that all of the repairs had not been completed.

Staff recommendation: Grant the request.

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

Compliance Deadline: November 30, 2015 – For Life Safety Violations
January 18, 2016 – For All Other Violations

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



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

RECEIVED
 10-5-15
 → F

Property Address: 425 E 7th Street

Petitioner's Name: Jeanne Waters Real Estate

Address: 107 E 10th St.

City: Bloomington State: IN Zip Code: 47408

Phone Number: 812-331-8951 Email Address: rentals@jeannewaters.com

Property Owner's Name: College Rentals LLC

Address: 3330 Dundee Rd. #C4

City: Northbrook State: IL Zip Code: 60062

Phone Number: _____ Email Address: mrubinlawyer@sbcglobal.net

Occupants: 5 - Chris Matza, Matt Thiesen, Andrew Kenning,
 Alex Millborn, John Enochs

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-247

SEE REVERSE

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

All of the work at the property was sub-contracted to 2 different companies. I was informed almost a month ago that all necessary work was completed. To my surprise, there were quite a few items that had not been taken care of. I am very sorry that this has happened + I plan to get all items fixed up ASAP. However, there are a few non-life/safety issues that we hope to work on over Thanksgiving break when the tenants are gone. Please grant 100 days.

Thank you for your consideration.

Sincerely, Sara Tilley

Signature (required): Sara Tilley

Name (please print): Sara Tilley

Date: 10-5-15

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

OCT 13 2015

REMAINING VIOLATIONS REPORT

1156

OWNERS

College Rentals, Llc.
3330 Dundee Road Suite C4
Northbrook, IL 60062

AGENT

Jeanne Walters Real Estate, Llc
107 E. 6th St.
Bloomington, IN 47408

Prop. Location: 425 E 7th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/5/5

Date Inspected: 06/25/2015
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 2

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

REINSPECTION REQUIRED

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

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

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

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

INTERIOR:

MAIN LEVEL

Hallway:

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

Laundry Room:

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

NW Bedroom 9-5 x 7-9 + 5-4 x 4-4:

4S

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

NE Bedroom 11-6 x 10-2:

4S

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

2ND LEVEL

Hall bath:

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

Repair the shower door to open easily, and repair/replace the broken handle.
BMC 16.04.060 (a)

S Bedroom 18-1 x 13-5:

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

S Bedroom Closet:

Repair the damaged door casing. BMC 16.04.060 (a)

E Bedroom 10-7 x 10-1:

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

4S

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

BASEMENT

Main Room:

Provide a complete directory of all service panels and circuits on the east electrical service panel. BMC 16.04.020(a) IEC 408.4

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

45

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

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: November 18, 2015
Petition Type: An extension of time to complete repairs.
Petition Number: 15-TV-248
Address: 701 N. Lincoln St.
Petitioner: GT Rental Group
Inspector: Matt Swinney
Staff Report: July 2, 2015 Cycle Inspection Report

Owner has requested an extension of time to complete repairs to the bathroom. The floor has an access door to the basement, so the repairs are more complicated than a normal floor replacement. All other violations on the cycle report have been brought into compliance.

Staff recommendation: Grant the request.

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

Compliance Deadline: December 15, 2015

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



RECEIVED
10-2-15
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: 701 N Lincoln

Petitioner's Name: GT Rental Group

Address: PO Box 1841

City: Bloomington State: IN Zip Code: 47402

Phone Number: 812 330 1501 Email Address: office@gtrentalgroup.com

Property Owner's Name: Richard Pollert

Address: 627 N Morton St Ste 204

City: Bloomington State: IN Zip Code: 47404

Phone Number: 812 525 2911 Email Address: rpollert@allstate.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-248

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.

Flooring to be replaced in main bath (southwest). Expect to be completed by 12/15/15. Floor has basement access; is not conventional for replacement of floor

Signature (required): Tara M White

Name (please print): Tara White Date: 10-5-15

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

1230

OWNERS

Pollert, Richard
10960 S. Jonesville Road
Columbus, IN 47201

AGENT

Gt Rental Group
P.O. Box 1841
Bloomington, IN 47402

Prop. Location: 701 N Lincoln ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/4/5

Date Inspected: 07/02/2015	Inspectors: Matt Swinney
Primary Heat Source: Gas	Foundation Type: Basement
Property Zoning: RM	Attic Access: No
Number of Stories: 1	Accessory Structure: None

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

INTERIOR

701

Living room (15 x 15)

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)

Bedroom 4 (10 x 15)

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

Existing Egress Window Measurements:

Height: 31 inches

Width: 25 inches
Sill Height: 17 inches
Openable Area: 5.38 sq. ft.

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

Bedroom 1 (15 x 12)/Bathroom

Basement access is in the floor of this bathroom.

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

Replace the missing sink drain stopper. BMC 16.04.060(c)

Bedroom 3 (15 x 15), Bedroom 2 (10 x 15)

These rooms have an exterior door for egress.

Kitchen (10 x 15)

Replace the missing outlet cover plate by Bedroom 4. BMC 16.04.060(a)

Laundry Room

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)

Secure loose washing machine electrical receptacle. BMC 16.04.060(b)

Bathroom

Replace the missing sink drain stopper. BMC 16.04.060(c)

Basement

No violations noted.

EXTERIOR

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

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: 18 November 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-249

Address: 106-108 W. Pinewood Dr.

Petitioner: Ashael Summitt

Inspector: Michael Arnold

Staff Report: 08 October 2015 Received Request for extension of time
18 October 2015 Permit Expires

HAND received a request for extension of time to delay the Cycle Inspection for this property. The owner has a medical issue that has prevented him from doing work on the property to prepare it for the inspection. Unit 106 is currently occupied. Unit 108 is currently vacant. This structure has had a five year permit for the last three Cycles (since 2000).

Staff recommendation: Grant the extension

Conditions: Inspection must be schedule no later than the date listed below.

Compliance Deadline: 18 February 2016

Attachments: Application



City of Bloomington
H.A.N.D.

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

Meeting Date: 18 November 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-249

Address: 110-112 W. Pinewood Dr.

Petitioner: Ashael Summitt

Inspector: Michael Arnold

Staff Report: 08 October 2015 Received Request for extension of time
18 October 2015 Permit Expires

HAND received a request for extension of time to delay the Cycle Inspection for this property. The owner has a medical issue that has prevented him from doing work on the property to prepare it for the inspection. Unit 110 is currently vacant. Unit 112 is currently occupied. This structure has had a five year permit for the last three Cycles (since 2000).

Staff recommendation: Grant the extension

Conditions: Inspection must be schedule no later than the date listed below.

Compliance Deadline: 18 February 2016

Attachments: Application



City of Bloomington
H.A.N.D.

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

Meeting Date: 18 November 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-249

Address: 113-115 W. Pinewood Dr.

Petitioner: Ashael Summitt

Inspector: Michael Arnold

Staff Report: 08 October 2015 Received Request for extension of time
18 October 2015 Permit Expires

HAND received a request for extension of time to delay the Cycle Inspection for this property. The owner has a medical issue that has prevented him from doing work on the property to prepare it for the inspection. Unit 113 is currently occupied. Unit 115 is currently occupied. This structure has had a five year permit for the last three Cycles (since 2000).

Staff recommendation: Grant the extension

Conditions: Inspection must be schedule no later than the date listed below.

Compliance Deadline: 18 February 2016

Attachments: Application



City of Bloomington
H.A.N.D.

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

Meeting Date: 18 November 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-249

Address: 114-116 W. Pinewood Dr.

Petitioner: Ashael Summitt

Inspector: Michael Arnold

Staff Report: 08 October 2015 Received Request for extension of time
18 October 2015 Permit Expires

HAND received a request for extension of time to delay the Cycle Inspection for this property. The owner has a medical issue that has prevented him from doing work on the property to prepare it for the inspection. Unit 114 is currently occupied. Unit 116 is currently vacant. This structure has had a five year permit for the last three Cycles (since 2000).

Staff recommendation: Grant the extension

Conditions: Inspection must be schedule no later than the date listed below.

Compliance Deadline: 18 February 2016

Attachments: Application



RECEIVED
OCT 08 2015

Application for Appeal
To The BY: _____

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

Property Address: 400 N. BEECH (400-608) (112-112) (117-115) (114-114) (PINEWOODS)

Petitioner's Name: ASIAEL SUMMITT

Address: 8319 MALDEN BIRD LANE

City: INDIANAPOLIS State: IND. Zip Code: 46253

Phone Number: 317-849-2219 Email Address: _____

Property Owner's Name: ASHAZZ AND GAYLENE SUMMITT

Address: 8319 MALDEN BIRD LANE

City: INDIANAPOLIS State: INDIANA Zip Code: 46256

Phone Number: 317-849-2219 Email Address: _____

Occupants: CALL 317-372-8627 (116 - TRASH ADULTS) (118 WATER KEYS) (112 - Empty)

(112 TOM AND REAS) (113 TWANA AND DENSON INTEREST ADULTS) (114 - Empty) (116 Empty)

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-249

SEE REVERSE

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

SEE ATTACHED

Signature (required): Asrael Summitt & Earlene Summitt
Name (please print): Earlene Summitt Date: October 2nd 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.

D

(2)

10/2/2015

TO: THE BOARD OF HUSBANK
AND QUALITY APPEAL

I AM IN THE PROCESS OF
REMOVING THE INSIDE
OF THE APARTMENT AT
A COST OF \$1,000.00

FROM: ASHLEY SWANWIFT

ON THE INSIDE THEY

I RECEIVED A NOTICE FROM
BLOOMINGTON HOUSING AND
NEIGHBORHOOD DEVELOPMENT
STATING THAT THE FURN DOWELS

BUILT A FENCE FOR TWO DOGS
WHICH LEFT THE DRIVEWAY
AND SIDE YARD IN VERY
BAD SHAPE

WE OBTAIN RT. 106-108, HD-112, 113-114
AND 114-116 BE INSPECTED AND
REINSPECTED BY 10/18/2015
THE REASON FOR MY APPEAL

IS AS FOLLOWS
THEY WILL HAVE TO BE
GRANED AND THE YARD
SEEKEN AT A COST OF
APPROX. \$2000

IS AS FOLLOWS

1) I FELL AND BROKE MY LEFT
HIP ABOUT FOUR MONTHS AGO
I HAVE NOT BEEN ABLE TO MOVE
AROUND

IN ADDITION TO ALL THIS
THEY LEFT THE APARTMENT
FULL OF ROCKS AND BED BUGS
TERRIBLE SMOEL 114 + 116

I HAVE ALSO BEEN IN
SEVERE PAIN WHEN I ATTEMPT
TO WALK

TWICE AS THEY MADE OVER 1120
114. THEY HAVE BOTH BEEN BOMBED
DUCE BUT D. I NOT WILL THE BED BUGS

2) THE TENANT THAT LIVED IN
116 PINEWOOD MOVED OUT DURING
THE MONTHS. THEY LEFT THE
APARTMENT TO ASHLEY

WE ARE IN THE GRASSES OF
FINDING A COMPANY THAT CAN
WELL THE BED BUGS

(B)

AT 110 RINE WASH THE TUBS
MUGS GOT DOWN 2 MONTHS AGO
HE LEFT THE AGENT MEN IN
WE'VE GOT TO SHARE

IT WILL HAVE TO BE CLEANED
AND BOUNTED PLUS THE
BATH ROOMS SINCE HAVE TO
BE TOTALLY WASHED

2) AT 113 AND 115 THE GUTTER
AND DOWNHALLS HAS BEEN
PAINTED
LAST WEEK SOMEONE THERE

A ROSE AND BROUEN OUT THE
WITNESS AT 113, THAT HAS BEEN
REPORTED
WE HAVE NOT INSPECTED THE

INSIDE OF 115
3) AT 112 THE WISDIE WIRE HAS
TO BE PRUNED WE HAVE
ALREADY HAD AN ELECTRICIAN

FIX FIVE PLUGS IN THE LIVING
ROOM AND WITNESS,
AN NEW SIDE POST WILL HAVE
TO BE PUT UP TO REPLACE THE

WITNESS AND NEW LOCUS PUT
IN PLUS PAINTER

(C)

4) IN 126 WE HAVE
TO REPAIR SOME OF THE
THE WITNESS ROOMS AND IN
THE BATHROOM

5) WE HAVE BEEN WORKING
TO INSPECT 108 AT THIS TIME

ONE OF THE PROBLEMS WE
ARE HAVING IS FINDING
COMPANIES THAT HAVE TEND
TO WORK AS IN, WE ARE
TRYING TO GET THE BEST
PRICE WE CAN FIND

6) WASHED ON ALL OF THE
PROBLEMS WE ARE TRYING TO
SOLVE, IT COULD BE WISE
TO GO NEXT YEAR BEFORE
WE GO TO GET SOME
WASHER BY ALL OF THE

ABOVE, I WOULD LIKE TO REQUEST
A ONE YEAR EXTENSION, I WILL
CERTAINLY APPRECIATE YOUR
CONSIDERATION

I HAD THE FISSURE DOUBLES BUT
MAYBE 1962 AND FEEL WE SHOULD
HAD

②

A GOOD RELATIONSHIP WITH THE
INSPECTORS AND THE CITY OF
BLOOMINGTON.

I WILL CERTAINLY APPRECIATE
YOUR CONSIDERATION OF MY
REQUEST

THANKS

Robert Jones



City of Bloomington
H.A.N.D.

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

Meeting Date: November 18, 2015
Petition Type: An extension of time to complete repairs.
Petition Number: 15-TV-250
Address: 2430 W 3rd Street
Petitioner: Irma Denney
Inspector: Wills/ Hewett
Staff Report: July 28, 2015 Completed Cycle Inspection
October 13, 2015 Received Application for Appeal

During the cycle inspection it was noted there are several violations that need repair. The petitioner is requesting an extension of time to complete these 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: **All items with a Life Safety Violation Deadline are Bolded in the Attached Report: November 30, 2015**

All other Violations: February 18, 2016

Attachments: Application for Appeal, Cycle Report



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

RECEIVED
OCT 13 2015

hand@bloomington.in.gov

Property Address: 2430 W. 3rd

Petitioner's Name: Red Brick Apt

Address: 2430 W. 3rd

City: Bloomington State: In Zip Code: 47404

Phone Number: 812-322-1572 Email Address: _____

Property Owner's Name: Peter Nguyen

Address: 4212 Reed Ct

City: Blythe State: In Zip Code: 47401

Phone Number: 812-219-9662 Email Address: _____

Occupants: many / A

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-250

SEE REVERSE

DW

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

All apts done but 1-A-22
outside is painted trees trim
but hand tenants moving in
B-C building that apts needed
attention. We are working
hard to get them up to date.
A Please and Thank you is in
order - 90 days please!

Signature (required):

Irma Penney

Name (please print):

IRMA PENNEY

Date:

10-13-15

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

3029

OWNERS

Nguyen, Peter L.
3704 E. Reed Ct.
Bloomington, IN 47401

AGENT

Denny, Irma
P.O. Box 6062
Bloomington, IN 47407

Prop. Location: 2430 W 3rd ST
Number of Units/Structures: 12/1
Units/Bedrooms/Max # of Occupants: 12/2/5

Date Inspected: 07/28/2015
Primary Heat Source: Gas
Property Zoning: CA
Number of Stories: 2

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

Monroe County Assessors records indicate this structure was built in 1968.
There are no minimum requirements for emergency egress at the time of construction.

Typical Unit:

Living Room	17-6 x 10-0
Kitchen	10-3 x 10-0
Bedroom One	10-4 x 10-2
Bedroom Two	10-4 x 10-2
Bathroom	

401 N. Morton
PO Box 100
Bloomington, IN 47402

City Hall

www.bloomington.in.gov/hand

Rental Inspections: (812) 349-3420
Housing Division: (812) 349-3401
Fax: (812) 349-3582 1

Existing Egress Window Measurements:

Bedroom One:
Height: 33.50 inches
Width: 12.75 inches
Sill Height: 46 inches
Openable Area: 2.96 inches

Bedroom Two:
Height: 33.50 inches
Width: 16 inches
Sill Height: 46 inches
Openable Area: 3.72 inches

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.

INTERIOR

2430 W. 3rd Street
Building A

Unit 11
Living Room

No violations noted.

Kitchen

Properly replace the missing knob for the stove. BMC 16.04.060(c)

Utility Closet

Properly reconnect the flue to the water heater. BMC 16.04.060(c)

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)

Determine the source and eliminate the leak to the water heater. BMC 16.04.060(a)

Right Bedroom, Hallway

No violations noted

Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

Left Bedroom

Rearrange furniture in a manner that does not block or hinder access to emergency egress window. BMC 16.04.020 and BMC 16.04.060(b)

Unit 13

Living Room

No violations noted.

Kitchen

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

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

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

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

Utility 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)

Properly re-seat the vent hood for the water heater. BMC 16.04.060(c)

Right Bedroom, Left Bedroom, Bathroom

No violations noted.

Hallway

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

Unit 23

Living Room

No violations noted.

Kitchen

Repair the left front range burner to function as intended. BMC 16.04.060(c)

Utility 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)

Right Bedroom, Left Bedroom, Bathroom, Hallway

No violations noted.

Unit 21

Living Room, Hallway

No violations noted.

Kitchen

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

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

Right Bedroom

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

**Replace missing door knob assembly in a manner so that it functions as intended.
BMC 16.04.060(b)**

Bathroom

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

Properly repair sink in a manner that secures it to the wall and allows it to support normally imposed loads. BMC 16.04.060(a)

Left Bedroom

Properly repair the damaged door jamb. BMC 16.04.060(a)

All doors shall be readily Openable from the side from which egress is to be made without the need for keys, special knowledge or effort. Remove the hasp from the entry door. BMC 16.04.060(b)

Unit 33

Living Room

Properly repair/ replace the sliding glass door to open and close with ease. BMC
16.04.060(a)

Balcony

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

Kitchen

Properly secure the GFCI electrical receptacle adjacent to the sink. BMC
16.04.060(b)

Left Bedroom

Properly repair/replace the missing west window pane. (there is only a storm
window present) BMC 16.04.060(b)

Replace the broken/missing outlet cover plates for the west and east wall. BMC
16.04.060(b)

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

Hallway

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

Right Bedroom

No violations noted.

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. **This applies even if the tenants do not have access to
this area of the property.** BMC 16.03.040

Unit 31

Living Room

Properly repair/ replace the sliding glass door to open and close with ease. BMC
16.04.060(a)

Balcony

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

Kitchen

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

Right Bedroom

Properly repair/replace the missing west window pane. (there is only a storm window present) BMC 16.04.060(b)

Hallway

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

Left Bedroom, Bathroom

No violations noted.

Unit 12

Living Room

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

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

Kitchen

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

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

Properly repair or replace broken or missing cabinet doors and panels. BMC 16.04.060(a)

Hallway

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

Right Bedroom

Repair the broken window. BMC 16.04.060(b)

Bathroom

Properly finish the interior painting repairs. BMC 16.04.060(f)

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

Left Bedroom

No violations noted.

Unit 14

Living Room, Kitchen

No violations noted.

Kitchen

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

Right Bedroom, Left Bedroom, Bathroom, Hallway

No violations noted.

Unit 22

Living Room

Properly repair/ replace the locking mechanism for the sliding glass door so that it may function as intended. BMC 16.04.060(b)

Kitchen

Repair/ replace the broken electrical service panel box door. BMC 16.04.060(c)

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

Right Bedroom, Left Bedroom, Bathroom, Hallway

No violations noted.

Unit 24

Living Room

Properly repair/ replace the sliding glass door to open and close with ease. BMC 16.04.060(a)

Properly repair/ replace the locking mechanism for the sliding glass door so that it may function as intended. BMC 16.04.060(b)

Kitchen

No violations noted.

Hallway

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

Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

Right Bedroom, Left Bedroom

No violations noted.

Unit 34

Living Room

Properly repair/ replace the locking mechanism for the sliding glass door so that it may function as intended. 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)

Hallway

Provide operating power to smoke detector. 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 tub faucet to eliminate the constant dripping. BMC 16.04.060(c)

Right Bedroom, Left Bedroom

No violations noted.

Unit 32

Living Room

Properly repair/ replace the locking mechanism for the sliding glass door so that it may function as intended. BMC 16.04.060(b)

Balcony

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

Kitchen

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

Right Bedroom, Left Bedroom, Hallway, Bathroom

No violations noted.

Common Hallways:

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

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

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

EXTERIOR

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

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)

Remove the poison ivy vines that are growing on the back of structure. BMC 16.04.050(a)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e)
(the exterior painting violation only, has a one-year deadline from the date of the cycle inspection)

Other requirements

Required documentation:

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

Required documentation:

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: November 18, 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-251

Address: 113 S. Gentry St.

Petitioner: Olympus Properties

Inspector: John Hewett

Staff Report: Cycle Inspection October 28, 2014
 Re-inspection February 12, 2015
 Sent EE reminder September 10, 2015
 Received appeal October 13, 2015

The exterior painting requires replacement of some wood and the electrical service wires are very close to the area where the work must be done. Duke Energy will need to provide safety protection to the wires before the work can be completed.

Staff recommendation: Grant the request.

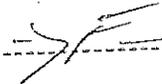
Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: April 18, 2016

Attachments: Petitioner's letter, Cycle Inspection Report.



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

RECEIVED
OCT 13 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: 113 S Gentry St

Petitioner's Name: Olympus Properties

Address: 2620 N Walnut St, Ste 1000

City: Bloomington State: IN Zip Code: 47408

Phone Number: (812) 334-8200 Email Address: manager@olympusproperties.com

Property Owner's Name: Stardust Development, Llc

Address: 403 E 6th St

City: Bloomington State: IN Zip Code: 47408

Phone Number: (812) 332-2113 Email Address:

Occupants: 1/1/5, 1/2/5, 1/4/5

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-251

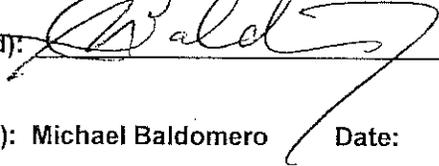
SEE REVERSE

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

Request of extension for the following issue: Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e) This violation concerns the windows and window frames.

After inspection of the property, we found extensive wood deterioration around the windows and window frames. We are hiring a general contractor to repair these areas. Accessibility to the major repair areas are hindered due to electric lines that stretch in front of the building. Safety is a concern for both contractors. Proper wrapping of electric lines by Duke and extra prep is involved. Due to the contractors availability and upcoming winter, the repairs will not be able to be completed by the deadline but we will be able to complete the repairs by early Spring. Painting of the exterior windows and window frames will be completed after the window and window frame repairs are completed in the Spring.

Signature (required):

 10/05/2015

Name (please print): Michael Baldomero

Date:

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



City of Bloomington
Housing and Neighborhood Development

SEP 10 2015

Exterior Extension Reminder Report

934

OWNERS

=====

Stardust Development, LLC
403 E. 6th St.
Bloomington, IN 47408

AGENT

=====

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

Prop. Location: 113 S Gentry ST
Number of Units/Structures: 3/1
Units/Bedrooms/Max # of Occupants: 1/1/5 1/2/5 1/4/5

Date Inspected: 10/28/2014
Primary Heat Source: Gas
Property Zoning: CD
Number of Stories: 3

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

This report is your reminder from the Housing and Neighborhood Development Office that this rental property is operating under a Temporary Permit that expires on 10/28/2015.

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

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.10.030 of the Bloomington Municipal Code.

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

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e) This violation concerns the windows and window frames.



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

TEMPORARY RENTAL OCCUPANCY PERMIT

Address 113 S GENTRY ST.

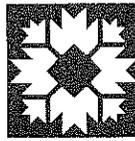
This Temporary Permit indicates that the interior violations listed on the Cycle Inspection Report dated 10/28/2014, are now in compliance, and the only remaining violations are not life-safety in nature.

The remaining violations are noted in the Cycle Report dated 10/28/2014; 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, 10/28/2015.

Director: Lee bbb # Date 2/13/15



**City of Bloomington
Housing and Neighborhood Development**



City of Bloomington
H.A.N.D.

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

Meeting Date: 18 November 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-252

Address: 501 E. 7th St.

Petitioner: Omega Properties

Inspector: Michael Arnold

Staff Report: 21 July 2015 Cycle Inspection
 30 July 2015 Sent Report
 25 August 2015 Scheduled Reinspection
 28 September 2015 Re-scheduled Reinspection
 19 October 2015 Received BHQA Application
 20 October 2015 Reinspection Completed

During the Cycle Inspection it was noted there were several cracks and tripping hazards in the concrete floor of the front porch. The owner is requesting additional time to complete these repairs. All other items on the Cycle Inspection report have been repaired and are in compliance.

Staff recommendation: Grant the extension of time

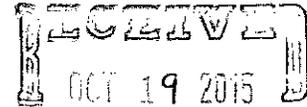
Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 21 July 2016

Attachments: Cycle Inspection Report, Application, Photo



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: 501 E. 7th Street

Petitioner's Name: Omega Properties

Address: 115 E. 6th Street Suite 1

City: Bloomington State:IN Zip Code: 47408

Phone Number: (812) 333-0995 Email Address: omegaproperties@gmail.com

Property Owner's Name: Mary Friedman

Address: 115 E. 6th Street Suite 1

City: Bloomington State:IN Zip Code: 47408

Phone Number: (812) 333-0995 Email Address: omegaproperties@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 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-252

SEE REVERSE

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

We are requesting an extension of time to complete the repairs to the sidewalk and front porch cited on the cycle report. To correctly eliminate the trip hazards on the front porch the concrete pad must be replaced. We will also replace the sidewalk to the west side door. We would like to have an extension until July 21, 2016 (one year from the initial cycle inspection). All other items noted on the cycle inspection have been completed and a re-inspection is scheduled for October 20, 2015.

Signature (required): Michael Ho

Name (please print): Michael Ho Date: 10/19/15

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

2361

OWNERS

=====

Mary & Dan Friedman
629 S. Woodcrest Drive
Bloomington, IN 47401

AGENT

=====

Omega Properties C/O Beth Lake
115 E. 6th St. Ste. #1
Bloomington, IN 47408

Prop. Location: 501 E 7th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/5/5

Date Inspected: 07/21/2015
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 2

Inspectors: Mike Arnold
Foundation Type: Basement
Attic Access: N/A
Accessory Structure: none

Monroe County records show this structure was built in 1899. The upper level and lower level additions/remodel were added in 1996. There were no minimum emergency egress requirements at the time of construction. There were minimum emergency egress requirements at the time of the addition/remodel and those requirements were as follows:

**Height: 24 inches
Width: 18 inches
Sill Height: 44 inches
Openable Area: 4.75 sq. ft.**

Interior:

Lower Level:

Main Room (16-4 x 9-7):

No violations noted

Bathroom:

No violations noted

North Bedroom (12-6 x 11-4):

Existing Egress:

Height: 24 inches
Width: 30 inches
Sill Height: 36 inches
Openable Area: 6.0 sq. ft.

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

No violations noted

South Bedroom (12-8 x 12-7):

Existing Egress:

Height: 24 inches
Width: 30 inches
Sill Height: 36 inches
Openable Area: 6.0 sq. ft.

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

Replace the missing trim piece along the top sash of the window. BMC 16.04.060(a)

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

Main Level:

Living Room (15-1 x 15-1), Dining Room (15-1 x 13-10), Laundry Room, Bathroom:

No violations noted

Kitchen:

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

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

North Room (10-6 x 8-7):

Repair outlets to function as intended. BMC 16.04.060(b)

East Bedroom (13-4 x 11-9):**Existing Egress:**

Height: 66 inches
Width: 24 inches
Sill Height: 21 inches
Openable Area: 11.0 sq. ft.

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

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

SE Bedroom (13-1 x 10-8):

This room has a door to the exterior.

Repair the door to open/latch as intended. BMC 16.04.060(a)

Upper Level:

Main Area [(19-0 x 11-2) + (15-10 x 8-2)]:

No violations noted

Bathroom:

No violations noted

Bedroom (14-10 x 8-10):**Existing Egress:**

Height: 25 inches
Width: 30 inches
Sill Height: 22 inches
Openable Area: 5.2 sq. ft.

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

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

Exterior:

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

Repair/eliminate the cracks/trip hazards in the front porch floor and the walk to the lower level entrance. BMC 16.04.050(a)

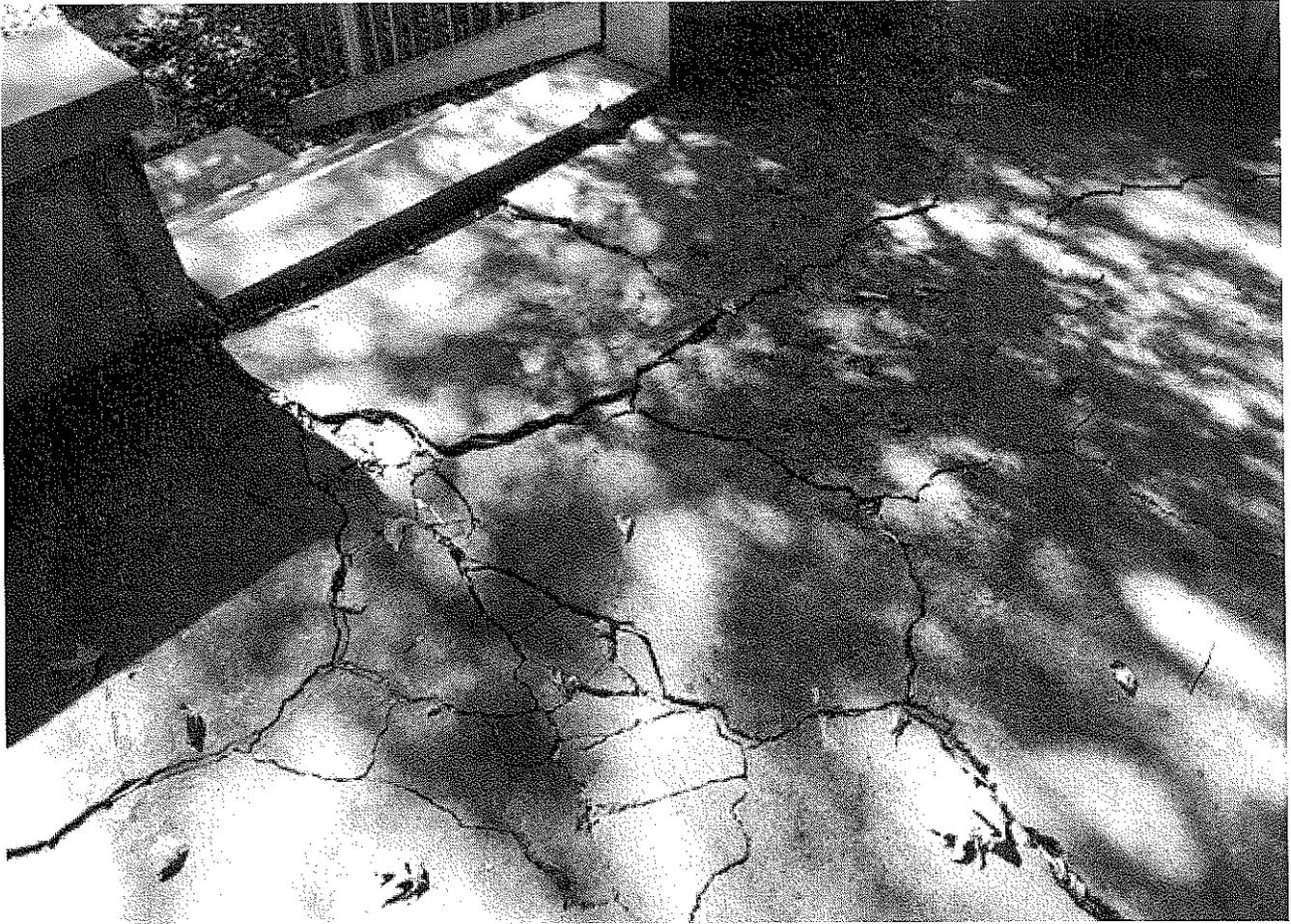
Required Documentation:

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:

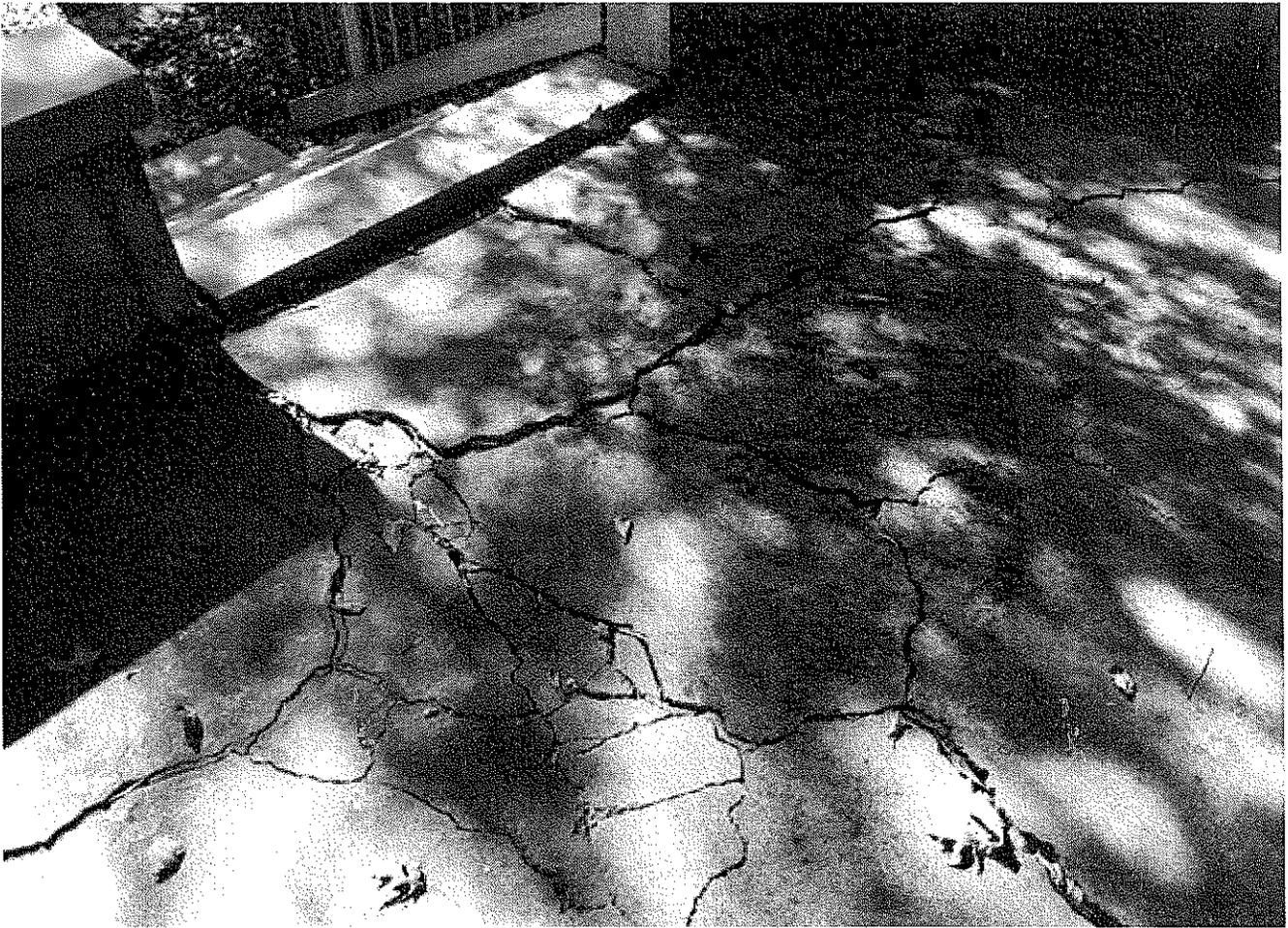
Desired level: 0 parts per million (ppm)
Acceptable level in a living space: 9 ppm
Maximum concentration for flue products: 50 ppm
BMC 16.01.060(f) and 16.04.060 (c)

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 16.03.050(d)

This is the end of this report.



501 E 7th St
26 Oct 15



501 E 7th St.
27 OCT 15



City of Bloomington
H.A.N.D.

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

Meeting Date: November 18, 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-253

Address: 2200 E. 7th St.

Petitioner: Chasity Flagle

Inspector: Norman Mosier

Staff Report: August 10, 2015 – Conducted Cycle Inspection
September 21, 2015 – Owner Scheduled Re-inspection with Program Manager to look at fogged windows and doors.
October 19, 2015 – Received BHQA Application

Petitioner is requesting an extension of time to complete the repairs. Petitioner is requesting 4 to 6 months to complete the repairs.

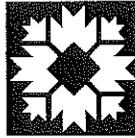
Staff recommendation: Deny the request.

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

Compliance Deadline: January 18, 2016 – For Non-Life Safety Violations
November 30, 2015 – For Life Safety Violations

Attachments: Cycle Report, BHQA Appeal

8



City of Bloomington
Housing and Neighborhood Development

CYCLE REPORT

3351

OWNERS

Flagle, Jacob A.
6804 W. Stinemyer Road
New Palestine, IN 46163

Prop. Location: 2200 E 7th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/3/3

Date Inspected: 08/10/2015
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 1

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

Monroe County Assessor's records indicate this structure was built in 1955.
There were no requirements for emergency egress at the time of construction.

INTERIOR:

MAIN LEVEL

Living Room 13-2 x 12-5:

Replace the fogged window, on the north wall, right side. BMC 16.04.060 (a)

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

Restore power to the receptacle on the north wall. BMC 16.04.060 (a)

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

Hallway:

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

Hall Bath:

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

SW Bedroom 10-5 x 9-5:

Replace the fogged west window. BMC 16.04.060 (a)

Existing Egress Window Measurements: Dbl hung pop out: Const. Yr. - 1955

Height: 50 inches

Width: 27.5 inches

Sill Height: 30 inches

Openable Area: 9.55 sq. ft.

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

Closet:

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

NW Bedroom 10-3 x 9-9: Same window as above.

Replace the fogged lower sash on the west window. BMC 16.04.060 (a)

Replace the missing/broken handles on the same window. BMC 16.04.060 (a)

Kitchen/Dining Room 19-11 x13-11:

Replace the fogged window on the north wall. BMC 16.04.060 (a)

E Bedroom 14-11 x 11-6: Exit door for egress requirements.

Repair the door to latch properly without the use of a deadbolt, install a doorknob.
BMC 16.04.060 (a)

BASEMENT:

Stairway:

Every flight of interior stairs with 3 or more risers and every flight of exterior stairs with 2 or more risers shall be provided with handrails. Open sides of stairs with a total rise of more than 30 inches above the floor or grade below shall have guards not less than 34 inches in height measured vertically from the nosing of the treads. BMC 16.04.020

Main Room:

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

Reconnect the dryer vent hose. BMC 16.04.060 (c)

N Room:

No violations noted.

NW Room:

Eliminate the use of the extension cord for the sump pump, install an electrical receptacle for permanent use. BMC 16.04.060 (c)

Furnace Room:

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

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

BMC 16.01.060(f) and 16.04.060 (c)

EXTERIOR:

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

Repair the gate on the north side of property to latch properly, latch broken. BMC 16.04.040 (g)

Shed:

No violations noted.

OTHER REQUIREMENTS:

Required documentation:

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

Required documentation:

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

Required documentation:

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: November 18, 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-254

Address: 702 S. Washington St.

Petitioner: Ron Sherwood

Inspector: Norman Mosier

Staff Report: October 20, 2014 – Conducted Cycle Inspection
December 2, 2014 – Scheduled Re-inspection
January 23, 2015 – Rescheduled Re-inspection
February 27, 2015 – Conducted Re-inspection
March 11, 2015 – Scheduled Re-inspection
April 16, 2015 – Conducted Re-inspection
April 17, 2015 – Issued Temporary Permit
August 24, 2015 – Sent EE Reminder Report
October 21, 2015 – Received BHQA Appeal

The Petitioner is requesting an extension of time to complete the exterior painting due to the schedule of the contractors.

Staff recommendation: Grant the request.

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

Compliance Deadline: January 18, 2016

Attachments: Remaining Violations Report, Temporary Permit, Exterior Extension
Reminder Report, BHQA Appeal, Petitioner's Letter



RECEIVED
10-19-15

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: 702 S WASHINGTON ST, Bloomington IN 47401

Petitioner's Name: CHARLES ANDREW WENNER RONALD D SHERWOOD

Address: P O Box 66

City: Bloomington State: IN Zip Code: 47402

Phone Number: 812-336-2847 Email Address: _____

Property Owner's Name: CHARLES ANDREW WENNER

Address: 702 S. WASHINGTON ST

City: Bloomington State: IN Zip Code: 47401

Phone Number: _____ Email Address: _____

Occupants: _____

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

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

Please circle the petition type that you are requesting:

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

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

OFFICE USE ONLY
Petition Number 15-TV-254

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.

REPAIRS ARE TAKING LONGER THEN ANTICIPATED

DUE TO THE SCHEDULE OF SUBCONTRACTORS.

THIS WORK IS SPECIFIC TO EXTERIOR PAINTING

Signature (required):

Ronald D Sherwood

Name (please print):

Ronald D Sherwood

Date:

10/19/15

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

EXTERIOR EXTENSION REMINDER REPORT

AUG 25 2015

5914

OWNERS

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

AGENT

Ron Sherwood
Po Box 66
Bloomington, IN 47402

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

Date Inspected: 10/20/2014
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 1

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

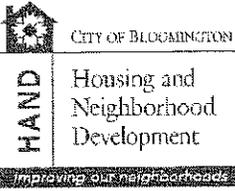
This report is your reminder from the Housing and Neighborhood Development Office that this rental property is operating under a Temporary Permit that expires on 10/20/2015.

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

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.10.030 of the Bloomington Municipal Code.

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

This is the end of this report.



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

TEMPORARY RENTAL OCCUPANCY PERMIT

Address 702 S. WASHINGTON ST.

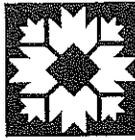
This Temporary Permit indicates that the interior violations listed on the Cycle Inspection Report dated 10-20-2014, are now in compliance, and the only remaining violations are not life-safety in nature.

The remaining violations are noted in the REMAINING VIOLATIONS REPORT dated 2-27-15; 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, 10-20-2015.

Director: [Signature] Date 4/17/15



City of Bloomington
Housing and Neighborhood Development

MAR 03 2015

REMAINING VIOLATIONS REPORT

5914

OWNERS

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

AGENT

Sherwood, Ron
Po Box 66
Bloomington, IN 47402

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

Date Inspected: 10/20/2014
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 1

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

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:

C SE Bedroom 13-4 x 13-4:

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

C Bathroom:

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

C S Center Bedroom 9-9 x 8-2: Same window as above.

Replace the missing knob for the dimmer switch. BMC 16.04.060(a)

C Repair the holes in the pocket door. BMC 16.04.060(a)

C Kitchen 13-2 x 9-8:

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, damaged wallpaper. BMC 16.04.060(a)

C NW Bedroom 11-3 x 9: Exit door for egress requirements.

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

C Replace the deteriorated glazing compound on the windows. BMC 16.04.050(a)

C Enclosed Back Porch:

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials, adjacent to the flue pipe, skylight, and the SW corner of room. BMC 16.04.060(a)

BASEMENT

C Stairway:

Repair the handrail to be 1.5 inches from the wall and to be 36 inches in height from the nose of the tread. BMC 16.04.060 (b)

C Laundry Room:

Secure the loose 220 volt receptacle to the south wall. BMC 16.04.060(a)

Main Room/Kitchen: (Zoning Commitment from Planning Dept.) No C/O readings.

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.

C
SUPPLY
READ
VIA FAX
3-11-15
MM

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)

NW Room:

C Secure the loose receptacle on the west wall and install the missing cover plate.
BMC 16.04.060(b)

EXTERIOR:

M/C 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.)

Det. Garage:

C Repair/replace the defective garage door opener to function as intended.
BMC 16.04.060(c)

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:

- M/C
- 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 this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: November 18, 2015
Petition Type: Rescind a variance
Petition Number: 15-RV-255
Address: 525 E University
Petitioner: HAND
Inspector: Dee Wills
Staff Report: September 22, 2015 Completed Cycle Inspection
October 20, 2015 Application for Appeal

This property was previously granted a variance to the minimum ceiling height, light and ventilation requirement of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a minimum 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. This structure was built in 1950.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: Application for Appeal

A



RECEIVED
MAY 12 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: 525 E. UNIVERSITY

Petitioner's Name: HAND

Address: 401 N. MORTON

City: BLOOMINGTON State: IN Zip Code: 47404

Phone Number: _____ Email Address: _____

Property Owner's Name: LARRY WILLIAMS

Address: 815 RALSTON DRIVE

City: BLOOMINGTON State: IN Zip Code: 47403

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-RV-255

SEE REVERSE

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

RESCIND THE VARIANCE TO
THE CEILING HEIGHT, LIGHT
AND VENTILATION REQUIREMENTS.
PROPERTY WAS BUILT IN 1950

Signature (required): Dee Wills

Name (please print): DEE WILLS Date: 10/15/15

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



City of Bloomington
H.A.N.D.

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

Meeting Date: November 18, 2015

Petition Type: Rescind a variance

Petition Number: 15-RV-256

Address: 2010 N. Monroe St.

Petitioner: HAND

Inspector: Norman Mosier

Staff Report:

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

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

[Handwritten mark]