

**PUBLIC HEARING  
BOARD OF HOUSING QUALITY APPEALS  
CITY HALL McCLOSKEY CONFERENCE ROOM  
February 17, 2016, 4:00 P.M.**

**ALL ITEMS ARE ON THE CONSENT AGENDA**

I. **ROLL CALL**

II. **REVIEW OF SUMMARY** – January 20, 2016 (minutes not included)

III. **ELECTION OF 2016 OFFICERS**

IV. **PETITIONS**

15-TV-167, **2604 E. Eastgate Lane/2663 E. 7<sup>th</sup> Street**, Michelle Mosier (CRE Rentals). Request for an extension of time to complete repairs. Previously heard August 19, 2015.

15-TV-181, **100-102 S. Yancy Lane**, Wilma Estelle Corrigan (Dorothy Dowdy). Request for an extension of time to complete repairs. Previously heard October 21, 2015.

15-TV-249, **106-108, 110-112, 113-115 and 114-116 W. Pinewood Drive**, Ashael L. Summitt. Request for an extension of time to complete repairs. Previously heard November 18, 2015.

15-TV-253, **2200 E. 7<sup>th</sup> Street**, Jake Flagle. Request for an extension of time to complete repairs. Previously heard November 18, 2015.

16-TV-25, **1702-1704 S. Olive Street**, Jim Gronquist. Request for an extension of time to complete repairs.

16-TV-26, **1308-1310 E. Atwater Avenue**, Brawley Real Estate & Management (Lost Shoe Investments, LLC). Request for an extension of time to complete repairs.

16-RV-27, **111 E. 16<sup>th</sup> Street**, H.A.N.D. (Mary Karen S. Haley). Request for rescission of a variance.

16-AA-28, **825 S. Eastside Drive**, Susan Powell (Byrne Trust – Cal Beisner, executor). Request for relief from an administrative decision.

16-RV-29, **714 E. 2<sup>nd</sup> Street**, H.A.N.D. (Dawid Maidi). Request for rescission of a variance.

16-RV-30, **310 E. 17<sup>th</sup> Street**, H.A.N.D. (Michael & Julia Donham). Request for rescission of a variance.

16-RV-31, **302 E. 19<sup>th</sup> Street**, H.A.N.D. (Lon Stevens). Request for rescission of a variance.

16-RV-32, **2604 E. Eastgate Lane/2663 E. 7<sup>th</sup> Street**, H.A.N.D. (Donald M. Collier). Request for rescission of a variance.

16-TV-33, **3100 S. Walnut Street Pike**, Katie Flora (Willow Manor c/o Grandview Care). Request for an extension of time to complete repairs.

16-RV-34, **1012 W. 6<sup>th</sup> Street**, H.A.N.D. (Lawrence Cook & Su Fredrickson). Request for rescission of a variance.

16-TV-35, **101-103 S. Yancy Lane**, Wilma Estelle Corrigan (Dorothy Dowdy). Request for an

extension of time to complete repairs.

16-RV-36, **705 E. Allendale Drive**, H.A.N.D. (Mary L. Hartle). Request for rescission of a variance.

16-RV-37, **306 S. Euclid Avenue**, H.A.N.D. (Norman Ladd). Request for rescission of a variance.

16-RV-38, **715 N. Maple Street**, H.A.N.D. (Richard D. Wells). Request for rescission of a variance.

16-RV-39, **148-150 E. Willow Court**, H.A.N.D. (Dwayne Woods). Request for rescission of a variance.

16-TV-40, **3717 E. 3<sup>rd</sup> Street**, Xiu Dong. Request for an extension of time to complete repairs.

16-RV-41, **430 E. 10<sup>th</sup> Street**, H.A.N.D. (10-29, LLC). Request for rescission of a variance.

16-TV-42, **102 S. Hillsdale Drive**, Mike Hensinger (Surariz, LLC). Request for an extension of time to complete repairs.

16-AA-43, **1124 S. Henderson Street**, Our Cottage Industry, LLC. Request for relief from an administrative decision.

16-TV-44, **402 S. Highland Avenue**, Dorothy Kinney. Request for an extension of time to complete repairs.

16-RV-45, **417 S. Fess Avenue**, H.A.N.D. (Mary Alice Hoover). Request for rescission of a variance.

16-TV-46, **402, 428, 444, 448 & 450 E. Melrose Avenue**, Tim Bonner (Regency Consolidated Residential, LLC). Request for an extension of time to complete repairs.

16-RV-47, **505 W. Dodds Street**, H.A.N.D. (Jane Henderson). Request for rescission of a variance.

16-RV-48, **1105 S. Fairview Street**, H.A.N.D. (CPW Properties, LLC). Request for rescission of a variance.

V. **GENERAL DISCUSSION**

VI. **PUBLIC COMMENT**

VII. **ADJOURNMENT**



City of Bloomington  
H.A.N.D.

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

Meeting Date: February 17, 2016

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-167 (Old Business)

Address: 2604 E. Eastgate Lane/2663 E. 7<sup>th</sup> Street

Petitioner: CRE Rentals

Inspector: Mosier/Wills/Swinney

Staff Report: April 6, 2015 – Conducted Cycle Inspection  
June 29, 2015 – Received August BHQA Appeal  
September 8, 2015 – Conducted Life Safety Inspection  
November 16, 2015 – Conducted Re-inspection  
January 7, 2016 – Received January BHQA Appeal

Staff recommendation: Grant the request.

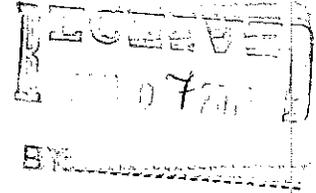
Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: Smoke Detectors and Life Safety Violations: February 29, 2016  
**(Bolded in Report)**  
All Other Violations: April 20, 2016

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



**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: Park Doral Apartments 2663 E. 7<sup>th</sup> Street Bloomington, IN 47408

Petitioner's Name: Michelle Mosier

Address: 2663 E. 7<sup>th</sup> Street

City: Bloomington State:IN Zip Code: 47408

Phone Number: 812-336-8208 Email Address: [parkdoral@crentals.com](mailto:parkdoral@crentals.com)

Property Owner's Name: CRE Rentals

Address: 400 E. 3<sup>rd</sup> St. Suite #1

City: Bloomington State:IN Zip Code: 47401

Phone Number: 812-332-1509 Email Address: [parkdoral@crentals.com](mailto:parkdoral@crentals.com)

Occupants: 104 units

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

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

Please 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-167  
(OLD BUSINESS)

August 19, 2015

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 more time to finish the repairs deemed necessary per the inspection. We have recently changed maintenance staff 3 times and have found that repairs we thought were finished were in deed not completed. We had extensive repairs on the finding sheets having to do with the windows, etc. that we have been working on but need more time to complete. The wording on the original report concerning this was misleading leading to labor intensive and time consuming repairs concerning the "glazing" on the windows. So, we are requesting at least 3 months to finish the necessary repairs now that we have a new maintenance staff.

Signature (required): Michelle Mosier

Name (please print): Michelle Mosier Date: 1/5/16

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 INSPECTION REPORT**

Owner(s)

1659

Donald M. Collier  
400 E. 3rd St. Suite #1  
Bloomington, IN 47401

Agent

American Sunbelt  
400 E. 3rd St. Suite #1  
Bloomington, IN 47401

Prop. Location: 2663 E 7th ST

Number of Units/Structures: 104/4

Units/Bedrooms/Max # of Occupants: Bld 1: 8/3/5 16/2/5 6/1/5 1/Eff/5, Bld 2: 6/3/5 11/2/5 3/1/5,  
Bld 3: 6/3/5 12/2/5 2/1/5 1/Eff/5, Bld 4: 10/3/5 17/2/5 3/1/5 2/Eff/5

Date Inspected: 04/06/2015

Primary Heat Source: Gas

Property Zoning: RH

Number of Stories: 2

Inspector: Norman Mosier

Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

Variance: 01/05/1983 Granted variances to allow cooking in sleeping room Apts. #2612K & 2620K.

**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.

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401 N Morton St  
Bloomington, IN 47404  
Fax (812) 349-3582

City Hall  
[bloomington.in.gov](http://bloomington.in.gov)

Rental Inspection (812) 349-3420  
Neighborhood Division (812) 349-3421  
Housing Division (812) 349-3401

**General Violations:**

**For All Units:**

**Interior:**

**Bathrooms**

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

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

**Bedrooms**

Properly re-caulk around the window frames where glazing compound is deteriorated/ cracked or missing. BMC 16.04.060(a)

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

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**BLDG 2665**

**UNIT H**

Provide operating power to all the smoke detectors in this unit. IC 22-11-18-3.5

**BLDG 2679**

**Unit E**

**Living Room**

Repair the smoke detector to be interconnected. IC 22-11-18-3.5

**Unit F**

**Living Room**

Properly repair the sliding glass door to open with ease and to lock so that it may function as intended. BMC 16.04.060(b)

**Bldg. 1**

**2661**

**Unit A**

**Bedrooms**

See General Violations.

**Unit B**

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

**Living Room:**

Secure the loose receptacle. BMC 16.04.060 (b)

**Kitchen:**

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

**Bathroom:**

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

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

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

Bedroom 1 See general violation.

Bedroom 2: See general violation.

**Secure the loose outlet on the right wall. BMC 16.04.060 (b)**

**Unit E**

Back Bathroom: See General violations.

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

Bedroom

See General Violations.

**Unit G**

Bedrooms

See General Violations.

**Unit H**

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

Kitchen:

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

Master Bedroom:

Repair/replace the defective window frame. BMC 16.04.060 (a)

Master Bath:

Caulk the sink and the shower at the floor. BMC 16.04.060 (a)

**Unit I**

Bathroom

See General Violations.

Bedrooms

See General Violations.

Back Bathroom

See General Violations.

Secure toilet to its mountings. BMC 16.04.060(c)

**Unit J**

Kitchen

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

Bathroom

See General Violations.

Bedrooms

See General Violations.

**2663**

Unit B

Bedrooms

See General Violations.

Unit C

Bathroom

Properly install or replace the aerator on the sink faucet so that it functions as intended.  
BMC 16.04.060(c)

Bedrooms

See General Violations.

Unit F

Bedrooms

See General Violations

Unit G

Kitchen

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

Bedrooms

See General Violations.

Unit H

Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

Bedrooms

See General Violations.

**BLDG 2665**

Laundry/ Storage Rooms

Fuel fired water heater vent connectors/flue piping shall be installed without dips or sags and shall slope upward toward the vent or chimney at least ¼ inch per foot (2000 IFG 503.10.8). Replace or reconfigure the existing vent connectors/flue piping in a manner that meets the abovementioned criteria. BMC 16.04.060(c)

Unit B

Bedrooms

See General Violations.

Unit C

Bedrooms

See General Violations.

**Unit D**

**Kitchen**

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

**Bedrooms**

See General Violations.

**Unit E**

**Bedrooms**

See General Violations.

**Unit F**

**Kitchen**

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

Properly install or replace the aerator on the sink faucet so that it functions as intended.  
BMC 16.04.060(c)

**Bedrooms**

See General Violations.

**Unit H**

**Bedrooms**

See General Violations.

**Unit I**

**Bedrooms**

See General Violations.

**Bldg. 2**

**2667**

**Unit A**

**Kitchen**

Properly secure the loose faucet assembly. BMC 16.04.060(c)

**Bathroom**

See General Violations.

**Left Bedroom**

See General Violations.

**Right Bedroom**

See General Violations.

**Unit B**

**Bathroom**

See General Violations.

**Right Bedroom, Left Bedroom**

See General Violations.

**Unit C**

**Right Bedroom, Left Bedroom**

See General Violations.

**Unit D**

**Bathroom**

See General Violations.

**Front Right, Back Right, Left Bedroom**

See General Violations.

**Unit E**

**Left Front, Left Back, Master Bedroom**

See General Violations.

**Master Bathroom**

See General Violations.

**Unit F**

**Left Bedroom**

See General Violations.

**Right Bedroom**

See General Violations.

**Unit G**

**Left Bedroom, Right Bedroom**

See General Violations.

**Unit H**

**Bathroom**

See General Violations.

**Master Bedroom, Back Right Bedroom, Front Right Bedroom**

See General Violations.

**Master Bathroom**

See General Violations.

**Unit I**

**Front Left Bedroom, Back Left Bedroom, Master Bedroom**

See General Violations.

**Master Bathroom**

See General Violations.

**Unit J**

**Kitchen**

Scrape and paint surfaces of the range exhaust hood where paint is peeling. BMC 16.04.060(f)

**Bldg. 2**

**2669**

**Laundry/ Storage Rooms**

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

**Unit A**

**Bathroom**

See General Violations.

**Left Bedroom, Right Bedroom**

See General Violations.

**Unit B**

**Bedroom**

See General Violations.

**Unit C**

**Mechanical Closet**

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

**Bathroom**

See General Violations.

**Right Bedroom**

See General Violations.

**Left Bedroom**

See General Violations.

**Unit D**

**Storage Closet**

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

**Master Bathroom**

See General Violations.

**Back Right Bedroom, Front Right Bedroom**

See General Violations.

**Unit F**

**Mechanical Closet**

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

**Unit G**

**Right Bedroom, Left Bedroom**

See General Violations.

**Unit H**

**Master Bedroom**

See General Violations.

**Front Right Bedroom, Back Right Bedroom**

See General Violations.

**Unit I**

**Bathroom**

See General Violations.

Left Bedroom

See General Violations.

Right Bedroom

See General Violations.

**Unit J**

Bedroom

See General Violations.

**Bldg. 3**

**2673**

**Unit A**

Storage Closet

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

Bathroom

See General Violations.

Front Right Bedroom

See General Violations.

Master Bedroom

See General Violations.

Master Bathroom

See General Violations.

**Unit B**

Bathroom

See General Violations.

Properly seal the hole in the wall around the toilet shut off valve. BMC 16.04.060(a)

Front Left Bedroom, Master Bedroom

See General Violations.

Master Bathroom

See General Violations.

**Unit C**

Right Bedroom, Left Bedroom

See General Violations.

**Unit D**

Front Right Bedroom

See General Violations.

Back Right Bedroom, Master Bedroom

See General Violations.

**Unit E**

**Front Left Bedroom**

See General Violations.

**Back Left Bedroom**

See General Violations.

**Master Bedroom**

See General Violations.

**Master Bathroom**

See General Violations.

**Unit F**

**Bathroom**

See General Violations.

**Right Bedroom, Left Bedroom**

See General Violations.

**Unit G**

**Left Bedroom**

See General Violations.

**Right Bedroom**

See General Violations.

**Unit H**

**Master Bedroom, Master Bathroom**

See General Violations.

**Back Right Bedroom**

See General Violations.

**Front Right Bedroom**

See General Violations.

**Unit I**

**Master Bedroom**

See General Violations.

**Back Left Bedroom**

See General Violations.

**Front Left Bedroom**

See General Violations.

**Bathroom**

See General Violations.

**Unit J**

**Bathroom**

See General Violations.

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

Right Bedroom, Left Bedroom

See General Violations.

Unit K

See General Violations.

2671

Laundry/ Storage Rooms

Fuel fired water heater vent connectors/flue piping shall be installed without dips or sags and shall slope upward toward the vent or chimney at least ¼ inch per foot (2000 IFG 503.10.8). Replace or reconfigure the existing vent connectors/flue piping in a manner that meets the abovementioned criteria. BMC 16.04.060(c)

Common Hallway/ Attic

Repair the attic scuttle door to fit properly and to be secure. BMC 16.04.060(a)

Unit A

Front Bedroom

See General Violations.

Back Bedroom

See General Violations.

Bathroom

See General Violations.

Back Bathroom

See General Violations.

Unit B

Bathroom

See General Violations.

Bedrooms

See General Violations.

Mechanical Closet

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

Unit C

Bathroom

See General Violations.

Bedrooms

See General Violations.

Unit E

Bedrooms

See General Violations.

**Unit F**

**Bedrooms**

See General Violations.

**Unit G**

**Back Bedroom**

See General Statements.

**Unit H**

**Bedrooms**

See General Statements.

**Unit I**

**Bedrooms**

See General Violations

**Unit J**

**Bedrooms**

See General Violations.

**Bldg. 4**

**2675**

**Unit A**

**Bedroom**

See General Violations.

**Unit B**

**Bedroom One, (west)**

See General Violations.

**Bedroom Two**

See General Violations.

**Unit C**

**Bedroom**

See General Violations

**Bathroom**

See General Violations.

**Unit D**

**East Bedroom**

See General Violations.

**North Bedroom**

See General Violations.

**Unit E**

**Kitchen**

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

Hall Bathroom

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

NE Bedroom

See General Violations.

SE Bedroom

See General Violations.

South Bedroom

See General Violations.

**Unit F**

South Bedroom, West Bedroom

See General Violations.

**Unit G**

Bathroom

See General Violations.

Bedroom

See General Violations.

**Unit H**

East Bedroom

See General Violations.

North Bedroom

See General Violations.

**Unit I**

NE Bedroom, SE Bedroom

See General Violations.

South Bedroom

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

Bathroom

Properly secure the loose sink faucet handle. BMC 16.04.060(c)

Secure toilet to its mountings. BMC 16.04.060(c)

**Unit J**

West Bedroom

See General Violations.

South Bedroom

See General Violations.

**2677**

**Unit A**

Mechanical Closet

Repair closet door to latch securely. BMC 16.04.060(a)

West Bedroom

See General Violations.

North Bedroom

See General Violations.

**Unit B**

Mechanical Closet

Repair closet door to latch securely. BMC 16.04.060(a)

West Bedroom

See General Violations.

South Bedroom

See General Violations.

**Unit C**

Kitchen

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

West Bedroom, North Bedroom

See General Violations.

**Unit D**

Hall Bathroom

See General Violations.

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

SE Bedroom

See General Violations.

NE Bedroom

See General Violations.

North Bedroom

See General Violations.

**Unit E**

NE Bedroom

See General Violations.

SE Bedroom

See General Violations.

Master Bedroom

See General Violations.

**Unit F**

Hall Bathroom

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

West Bedroom

See General Violations.

South Bedroom

See General Violations.

**Unit G**

Hall Bathroom

See General Violations.

West Bedroom

See General Violations.

North Bedroom

See General Violations.

**Unit H**

Hall Bathroom

See General Violations.

SE Bedroom, NE Bedroom

See General Violations.

North Bedroom

See General Violations.

**Unit I**

Kitchen

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

Hall Bathroom

See General Violations.

NE Bedroom

See General Violations.

SE Bedroom

See General Violations.

Master Bedroom

See General Violations.

**Unit J**

Hall Bathroom

See General Violations.

**2679**

**Laundry/ Storage Rooms**

Fuel fired furnace and water heater vent connectors/flue piping shall be installed without dips or sags and shall slope upward toward the vent or chimney at least ¼ inch per foot (2000 IFG 503.10.8). Replace or reconfigure the existing vent connectors/flue piping in a manner that meets the abovementioned criteria. BMC 16.04.060(c)

**Unit A**

**Hall Bathroom**

Properly repair/ replace the sink stopper assembly. BMC 16.04.060(c)

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

See General Violations.

**South Bedroom**

See General Violations.

**West Bedroom**

See General Violations.

**Unit B**

**Hall Bathroom**

See General Violations.

**NE Bedroom**

See General Violations.

**NE Bedroom**

See General Violations.

**Unit C**

**SE Bedroom, SW Bedroom**

See General Violations.

**Unit D**

**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)

**NE Bedroom**

See General Violations.

**NW Bedroom**

See General Violations.

**Master Bedroom, Master Bathroom**

See General Violations.

**Unit E**

**Hall Bathroom**

See General Violations.

**NW Bedroom**

See General Violations.

**NE Bedroom**

See General Violations.

Master Bedroom

See General Violations.

Master Bathroom

See General Violations.

**Unit F**

Hall Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

SE Bedroom

See General Violations.

**Unit G**

Mechanical Closet

Properly secure the escutcheon at the top of the furnace flue. BMC 16.04.060(c)

Left Bedroom, Right Bedroom

See General Violations.

**Unit H**

Kitchen

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

Bathroom

See General Violations.

Front Right Bedroom

See General Violations.

Back Right Bedroom

See General Violations.

Master Bedroom

See General Violations.

**Unit I**

Front Left Bedroom, Back Left Bedroom

See General Violations.

Master Bedroom, Master Bathroom

See General Violations.

**Unit J**

Bathroom

See General Violations.

Left Bedroom, Right Bedroom

See General Violations.

**Unit K**

**Bathroom**

Properly replace the deteriorated trim adjacent to floor. BMC 16.04.060(a)

**EXTERIOR**

Properly seal all gaps between the end of the brick wall and the siding adjacent to both sides of the balcony hand railing on the south side of Building 2679, all levels. BMC 16.04.050(a)

Properly tuck point all missing or defective mortar joints of the patio retaining walls,  
Bldg 2667- Unit B, BMC 16.04.050(a)

**Required documentation:**

Complete the enclosed registration form. A street address is required for both owner and agent. This form must be signed by the owner. If this form is not provided to the HAND department by the compliance deadline and the matter is referred to the Legal Department a fine of \$25 will be assessed. BMC 16.03.010(b), BMC 16.10.030(b)

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

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



City of Bloomington  
H.A.N.D.

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

Meeting Date: February 17, 2016

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-181 (Old Business)

Address: 100-102 S. Yancy Ln.

Petitioner: Wilma Estelle Corrigan

Inspector: Wills/Mosier

Staff Report: February 17, 2015 – Conducted cycle inspection  
May 27, 2015 – Sent remaining violations report  
June 15, 2015 – Scheduled re-inspection  
July 16, 2015 – Received BHQA Appeal  
September 16, 2015 – BHQA meeting cancelled, no quorum, heard at  
October meeting  
December 28, 2015 – Conducted re-inspection for units 101, 100-102  
January 11, 2016 – Agent scheduled re-inspection, received BHQA Appeal  
under old business (15-TV-181)  
January 13, 2016 – Conducted re-inspection on unit 100 (complied)

Staff recommendation: Grant the request

Owner states that the tenant in unit 100 had to be evicted, then agent renovated the unit 100. Unit 102 has outstanding violations. Petitioner is requesting an extension of time to complete the repairs.

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 29, 2016 – For life safety violations.  
May 17, 2016 – For all other violations.

Attachments: Remaining violations report, BHQA appeal, Petitioner's letter



RECEIVED  
JAN 11 2016

OLD BUSINESS

BY: EW

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

Property Address: 100-102 S. YANCY LANE  
Petitioner's Name: Wilma Estelle Courigan (agent for Dorothy Dowdy)  
Address: 11711 Morning Grove Drive  
City: Las Vegas State: NV Zip Code: 89135  
Phone Number: 702-219-2202 Email Address: medseor@embargo@mail.com  
Property Owner's Name: Dorothy A. Dowdy  
Address: 205 S. Yancy Lane  
City: Bloomington State: IN Zip Code: 47404  
Phone Number: 812-332-3564 Email Address: A  
Occupants: 100 - vacant 102 Chuck Dowdy (Charles Dowdy)

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

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

Please circle the petition type that you are requesting:

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

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

OFFICE USE ONLY  
Petition Number 15-TV-181

(OLD BUSINESS)

SEE REVERSE

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

The properties have repairs that are greater than we have time to repair.

One property has had total remodel and we just have a few items to finish.

apt.  
100  
yancy

We will continue to repair and comply.

Please allow for 6-8 months extension

On a personal note, my mother, Dorothy Dowdy is 93 and is having limited mobility.

My father (73) was recently flown by helicopter to Methodist Hospital and was in ICU for several days.

I thank you for letting me have the opportunity to help my mother with her properties!

Signature (required): Wilma Estelle Corrigan

Name (please print): WILMA Estelle Corrigan Date: 1-5-2016

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

DEC 29 2015

REMAINING VIOLATIONS INSPECTION REPORT

782

Owner(s)

Dorothy Dowdy  
205 S. Yancy Lane  
Bloomington, IN 47404

Agent

(Wilma) Estelle Corrigan  
11711 Morning Grove Drive  
Las Vegas, NV 89135

Prop. Location: 100 - 102 S Yancy LN  
Number of Units/Structures: 2/1  
Units/Bedrooms/Max # of Occupants: Bld 1: 2/3/5

Date Inspected: 02/17/2015  
Primary Heat Source: Gas  
Property Zoning: RM  
Number of Stories: 1

Inspector: Norman Mosier  
Foundation Type: Crawl Space  
Attic Access: Yes  
Accessory Structure: None

**REINSPECTION REQUIRED**

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

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

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

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

401 N Morton St  
Bloomington, IN 47404  
Fax (812) 349-3582

City Hall  
  
bloomington.in.gov

Rental Inspection (812) 349-3420  
Neighborhood Division (812) 349-3421  
Housing Division (812) 349-3401

## INTERIOR

### 100 S. Yancy Lane

#### Mechanical/ Laundry Room

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

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

BMC 16.01.060(f) and 16.04.060 (c)

Properly replace the missing baseboards. BMC 16.04.060(a)

#### Center Bedroom (11-6 x 11-0)

4S Properly repair the window to be openable, to lock securely using its own hardware, and to be weather tight. (currently frozen shut) BMC 16.04.060(b)

#### West Bedroom (11-6 x 11-0)

4S The windows in this room were not inspected at the time of the cycle inspection as there was no access to them. The windows in this room must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

Replace the missing interior window pane and install a locking mechanism on the window.  
BMC 16.04.060 (b)

### 102 S. Yancy Lane

#### Living Room (11-3 x 16-2)

Repair the hole in the south wall, at phone jack. BMC 16.04.060(a)

#### Mechanical/ Laundry Room

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

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

BMC 16.01.060(f) and 16.04.060 (c)

#### Kitchen (7-0 x 10-0)

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

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

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

**Note:** The stove was not inspected at the time of the cycle inspection. (Gas turned off.) The stove must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

Hallway

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

Bathroom

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

East Bedroom (11-0 x 11-6)

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

Center Bedroom (11-0 x 11-6)

4/5 Every window shall have a functioning locking device, window latch and shall be maintained in good condition. Window locks in rental units shall be capable of tightly securing the window and shall be openable without special knowledge or effort. BMC 16.04.060(b)

**EXTERIOR**

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

Properly replace the missing gutter piece (end cap) at the back of structure. BMC 16.04.050(a)

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

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

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

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

**OTHER REQUIREMENTS:**

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

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

retained by all parties and shall be deemed a part of the tenancy agreement  
**BMC16.03.050**

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

This is the end of this report.



City of Bloomington  
H.A.N.D.

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

Meeting Date: 17 February 2016

Petition Type: An extension of time to complete Cycle Inspection

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  
19 January 2016 Received second request for extension of time

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. Per his letter he is not permitted to drive in order to attend the cycle inspection at this time. Per the owner, Unit 106 needs new kitchen and bathroom flooring. The owner also states that Unit 108 has not been evaluated. This structure has had a five year permit for the last three Cycles (since 2000).

The Owner is still recovering from medical issues and has is still not permitted to drive. Owner is requesting time until 01 August 2016 before the Cycle Inspection is conducted. This allows him time to recover and for the contractors to address issues outlined in his application.

Staff recommendation: Deny the request

Conditions: Schedule the Cycle Inspection for both units. If additional time beyond the 60 days is necessary, then additional time to complete repairs may be requested to complete the repairs. Owner shall call to schedule the Cycle Inspection no later the date listed below.

Compliance Deadline: 04 March 2016

Attachments: Application



City of Bloomington  
H.A.N.D.

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

Meeting Date: 17 February 2016

Petition Type: An extension of time to complete the Cycle Inspection

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  
19 January 2016 Received second request for extension of time

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. Per his letter he is not permitted to drive in order to attend the cycle inspection at this time. Per the owner, Unit 110 is currently vacant and the bathroom needs repaired and the unit painted. The owner also states that Unit 112 has had new doors installed and will need some electrical work completed. This structure has had a five year permit for the last three Cycles (since 2000).

The Owner is still recovering from medical issues and has is still not permitted to drive. Owner is requesting time until 01 August 2016 before the Cycle Inspection is conducted. This allows him time to recover and for the contractors to address issues outlined in his application.

Staff recommendation: Deny the request

Conditions: Schedule the Cycle Inspection for both units. If additional time beyond the 60 days is necessary, then additional time to complete repairs may be requested to complete the repairs. Owner shall call to schedule the Cycle Inspection no later the date listed below.

Compliance Deadline: 04 March 2016

Attachments: Application



City of Bloomington  
H.A.N.D.

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

Meeting Date: 17 February 2016

Petition Type: An extension of time to complete Cycle Inspection

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  
18 November 2015 Granted Extension of Time  
19 January 2016 Received Request for extension of time

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. Per the owner, Unit 113 Needs the kitchen floor replaced. He also states that Unit 115 has not yet been evaluated. This structure has had a five year permit for the last three Cycles (since 2000). The Owner is still recovering from medical issues and is requesting time until 01 August 2016 for inspection. This allows him time to recover and for the contractors to address issues outlined in his application.

Staff recommendation: Deny the request

Conditions: Schedule the Cycle Inspection for both units. If additional time beyond the 60 days is necessary, then additional time to complete repairs may be requested to complete the repairs. Owner shall call to schedule the Cycle Inspection no later the date listed below.

Compliance Deadline: 04 March 2016

Attachments: Application



City of Bloomington  
H.A.N.D.

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

Meeting Date: 17 February 2016

Petition Type: An extension of time to complete Cycle Inspection

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  
18 November 2015 Granted Extension of Time  
19 January 2016 Received second request for extension of time

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. Per his letter he is not permitted to drive in order to attend the cycle inspection at this time. Per the owner, Unit 114 has had floor work and mold issues addressed as well as some electrical repairs. The owner also states that Unit 116 has had extensive repairs and some window replacement. Both of these units have been treated for infestation. This structure has had a five year permit for the last three Cycles (since 2000).

The Owner is still recovering from medical issues and has is still not permitted to drive. Owner is requesting time until 01 August 2016 before the Cycle Inspection is conducted. This allows him time to recover and for the contractors to address issues outlined in his application.

Staff recommendation: Deny the request

Conditions: Schedule the Cycle Inspection for both units. If additional time beyond the 60 days is necessary, then additional time to complete repairs may be requested to complete the repairs. Owner shall call to schedule the Cycle Inspection no later the date listed below.

Compliance Deadline: 04 March 2016

Attachments: Application



RECEIVED  
01.19.16

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

Property Address: (106-128) (110-116) (113-115) + (114-116) PINEWOOD RD

Petitioner's Name: ASHAEL L SUMMITT

Address: 8319 MOCKINGBIRD LANE

City: INDIANAPOLIS State: INDIANA Zip Code: 46256

Phone Number: 317-849-7214 Email Address: \_\_\_\_\_

Property Owner's Name: ASHAEL L. SUMMITT

Address: 8319 MOCKINGBIRD LANE

City: INDIANAPOLIS State: INDIANA Zip Code: 46256

Phone Number: 317-849-2219 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-249

SEE REVERSE

(OLD BUSINESS)

HEARD Nov. 18, 2015

MA



1/14/2010

TO: THE BOARD OF HOUSING  
AND QUALITY APPEAL.

FROM: ASHAEL L. SUMMITT

I WOULD LIKE TO START OUT  
BY SAYING THAT I OWN THE  
DOUBLES ON PINEWOOD DRIVE,  
(106-108) (110-112) BUILT IN 1966 AND  
(113-115) (114-116) BUILT IN 1967.

SINCE WE WERE TAKEN INTO  
THE CITY, WE HAVE DONE VERY  
WELL ON THE INSPECTIONS AND  
HAVE HAD A VERY GOOD RELATION-  
SHIP WITH THE INSPECTORS AND  
WITH THE CITY OF BLOOMINGTON.

I BROKE MY HIP ABOUT FIVE  
MONTHS AGO AND HAVE BEEN  
STRUCTURED BY MY DOCTOR NOT  
TO WALK. I HAVE HAD TO DEPEND  
ON A FRIEND IN BLOOMINGTON  
TO INFORM ME OF THE WORK THAT  
NEEDS TO BE DONE AND TO HIRE THE  
BEST PEOPLE AVAILABLE TO DO THE  
WORK. ONE OF THE PROBLEMS THAT HE  
IS HAVING IS THAT THEY ARE WORKING  
US IN, AND NOT NECESSARILY ON A  
GOOD TIME TABLE FOR US.

(2)

DATE ALL OF THE WORK THAT NEEDS TO BE DONE, I WAS TOLD THAT I MIGHT BE ABLE TO GET A ONE YEAR EXTENSION WHEN I SENT THE REQUEST TO THE BOARD LAST YEAR, I WAS ONLY GRANTED A FOUR MONTHS EXTENSION.

I WAS SENT A FORM SHOWING THAT THEY HAD TO BE INSPECTED AND IF NECESSARY REINSPECTED BY 2/18/2006

I CONTACTED LISA ABBOTT AND SHE SAID SHE WOULD BE GONE ON JANUARY 1ST. I WAS INFORMED ON JANUARY 1ST THAT SHE HAD BEEN REPLACED BY DONIS SIMS.

SHE HAS BEEN VERY BUSY IN MEETINGS LAST WEEK I WAS OUT THERE TO JOHN HEWETT. HE AND I AGREED THAT I SHOULD FILE FOR ANOTHER EXTENSION. HE TOLD ME THE BOARD WOULD MEET IN MID FEBRUARY.

BASED ON WHAT I WILL LIST ON THE FOLLOWING PAGES, I WOULD LIKE TO BE RECONSIDERED FOR AN EXTENSION UNTIL AUGUST 1ST, 2006. THEY HAVE ALREADY SENT ME THE NEW PAPER WORK TO FILE FOR ANOTHER EXTENSION.

35

ON THE FOLLOWING PAGES, I  
WILL OUTLINE WHAT HAS BEEN  
ACCOMPLISHED AND SOME OF THE  
COSTS AND WHAT YET NEEDS TO BE  
ACCOMPLISHED

1.) ON 116 PINEWOOD PRIOR THE  
TENANT MOVED OUT ON JULY 31ST  
GIVING ME TWO MONTHS RENT, THE  
INSIDE AND OUTSIDE HAD BEEN  
TOTALLY TRASHED. SHE SUBLEASED THE  
APARTMENT AND WE HAD TO FORCE  
THEM OUT.

AS OF THIS DATE WE HAVE SPENT  
12,000<sup>00</sup> ON REPAIRS PLUS 400<sup>00</sup> TO  
REPLACE TWO WINDOWS. WE ALSO  
PAID TO REPLACE THE LOCKS.

WE STILL HAVE TO REPLACE ALL  
WINDOWS WITH CURTAINS AND BLINDS  
AND SHOWER RODS AND CURTAINS IN  
THE BATHROOM. THE DRIVE WAY  
HAS TO BE GRADED AND THE SIDE  
VALE RESEEN AT A COST  
OF A MINIMUM OF 2,000<sup>00</sup>

116 AND 114 NEXT DOOR WERE FULL  
OF ROACHES AND BEETLES. TERMINIX  
WAS NOT ABLE TO GET RID OF  
THEM. WE PAID ANOTHER COMPANY  
400<sup>00</sup> AND STILL THEY FROZE WEES  
BEFORE THEY WERE GONE

(3)

NEEDLESS TO SAY, THE WEATHER HAS BEEN A PROBLEM IN GETTING THE OUTSIDE DONE.

AS YOU CAN SEE, WE HAVE BEEN HAVING WORK DONE ON 116 FOR FIVE MONTHS WITH TWO TO FOUR WEEKS TO GO.

(2) ON 114 PINEWOOD DRIVE THE SAME COMPANY THAT CHARGED US, 1400<sup>00</sup> ON 116, CHARGED US 1400<sup>00</sup> FOR SOME WORK ON 114. IN ADDITION TO THAT COST, WE HAD A MOLD PROBLEM IN 114. WE HAD TO TAKE OUT AND REPLACE SOME DRY WALL. WE ALSO HAD SOME ELECTRICAL PROBLEMS THAT COST 95<sup>00</sup>.

(3) ON 110 PINEWOOD DRIVE THE TENANT MOVED OUT IN SEPTEMBER OWING US TWO MONTHS RENT. THE BATHROOM WILL HAVE TO BE TOTALLY REPAIRED AND THE INSIDE PAINTED. WE HAVE NOT GOT A COST ON THESE TWO ITEMS AS OF YET.

④

4) ON 106 PINEWOOD DR

THE TILE GOING INTO THE KITCHEN AND IN THE BATHROOM WILL HAVE TO BE REPLACED

5) ON 108 PINEWOOD DR

WE HAVE NOT BEEN ABLE TO INSPECT IT AS OF NOW

6) ON 112 PINEWOOD DR

WE HAVE ALREADY REPLACED THE BACK DOOR AND PUT NEW LOCKS ON THE FRONT AND BACK DOOR. WE ALSO HAD TO HAVE SOME ELECTRICAL WORK DONE. WE HAVE TO DETERMINE IF IT NEEDS PAINTED

7) ON 113 PINEWOOD DR

WE WILL HAVE TO REMOVE AND REPLACE THE KITCHEN TILE. THE COST ON 113 + 108 WILL BE 1400<sup>00</sup>

8) ON 115 PINEWOOD DR

WE HAVE NOT INSPECTED THIS ONE AS YET.

(5)

BASED ON ALL OF THE ABOVE  
AND, WEATHER CONDITIONS AND  
THE PROBLEM OF GETTING HELP  
ON A TIMELY BASIS, I FEEL IT  
WILL TAKE UNTIL AUGUST 1ST TO  
GET IT ALL ACCOMPLISHED,

I WILL CERTAINLY APPRECIATE  
YOUR CONSIDERATION

Thanker

Robert J. Bennett



City of Bloomington  
H.A.N.D.

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

Meeting Date: February 17, 2016

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-253 (Old Business)

Address: 2200 E. 7<sup>th</sup> St.

Petitioner: Jake Flagle

Inspector: Norman Mosier

Staff Report: August 10, 2015 – Conducted Cycle Inspection  
September 21, 2015 – Owner Requested Re-inspection w/Program Manager to look at doors and fogged windows.  
October 19, 2015 – Received BHQA Appeal  
December 31, 2015 – Received 2<sup>nd</sup> BHQA Appeal under old business

It was noted during the cycle inspection that there are repairs to be completed and there are several windows to be replaced, windows have lost their seal and become fogged. Petitioner is requesting an extension of time to purchase the windows and have them installed.

Staff recommendation: Grant the request

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

Compliance Deadline: February 29, 2016 – For Life Safety Violations  
April 17, 2016 – For all other violations

Attachments: Remaining violations report, BHQA Appeal, Petitioner's Letter

*DF*

RECEIVED  
DEC 31 2015



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

Property Address: 2200 E. 7th Street, Blmngtn, Ind 47408

Petitioner's Name: Jake Flagle

Address: 6804 W. Straenmeyer Rd.

City: New Palestine State: IN Zip Code: 46163

Phone Number: 317-4307393 Email Address: charityadk2003@yahoo.com

Property Owner's Name: Jake Flagle

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

City: Same 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-253

OLD BUSINESS

SEE REVERSE

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

Our inspection has requested for 4-windows to be replaced. We are unable, at this time to purchase the windows & install them. We just received our estimate via mail Dec. 19th. With the windows costing around \$1000 or not including installation - we are asking for an extended time so we may, in a fair manner, be able to cover our expenses. We are asking for a 6 month extension from the January 18th date. This will allow us to cover our expenses & install them in the Spring. Our other repairs have been completed & outstanding paperwork has been completed & turned in.

Signature (required):



Name (please print):

Jake Flagle

Date:

12/27/15

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 INSPECTION REPORT**

3351

Owner(s)

Chasity Flagle  
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: Bld 1: 1/3/3

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

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

**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**

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)

---

401 N Morton St  
Bloomington, IN 47404  
Fax (812) 349-3582

City Hall  
  
bloomington.in.gov

Rental Inspection (812) 349-3420  
Neighborhood Division (812)  
349-3421  
Housing Division (812) 349-3401

45

Hallway:

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

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, missing striker plate.  
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)

**BASEMENT:**

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)

**EXTERIOR:**

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

**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: February 17, 2016

Petition Type: An extension of time to complete repairs.

Petition Number: 16-TV-25

Address: 1702-1704 S. Olive St.

Petitioner: James Gronquist

Inspector: Norman Mosier

Staff Report: June 25, 2015 – Conducted Cycle Inspection  
September 15, 2015 – Sent Remaining Violations Report  
October 22, 2015 – Start Legal  
November 11, 2015 – Owner Scheduled Re-inspection for 12/22/2015,  
Owner cancelled re-inspection. Advised to apply for extension of time.  
December 22, 2015 – Received BHQA Application  
December 22, 2015 – Update Legal

Staff recommendation: Grant the request.

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

Compliance Deadline: February 24, 2016 – For all life safety violations.  
April 17, 2016 – For all other violations.

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



RECEIVED  
DEC 22 2015

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

Property Address: 1702 1704 S. OLIVE ST

Petitioner's Name: JIM GRONQUIST

Address: PO Box 1131

City: Bloomington State: IN Zip Code: 47402

Phone Number: 812 219 0135 Email Address: Jgronquist@y-h.com

Property Owner's Name: J

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 16-TV-25

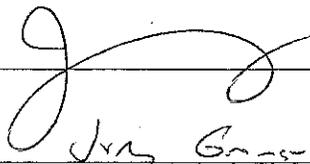
SEE REVERSE

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.

1702 ~~1704~~ will be updating when residents  
move end of March.  
In mean time: treated for roaches  
smoke detectors working

1704 vacant updating unit

Signature (required):

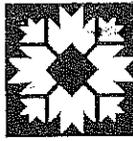


Name (please print):

Jerry Grossman

Date: 12 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

REMAINING VIOLATIONS REPORT

SEP 25 2015

3708

OWNERS

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

Prop. Location: 1704 S Olive ST, 1702 S Olive ST  
Number of Units/Structures: 2/1  
Units/Bedrooms/Max # of Occupants: 2/3/3

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

Inspectors: Norman Mosier  
Foundation Type: Crawl Space  
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.

**GENERAL VIOLATION**

This inspection revealed a roach infestation. Serious efforts by both the tenants and management will be required to significantly reduce this infestation to an acceptable level. This office strongly advises that the tenants properly prepare for treatment by:

1. Removing all items from the kitchen cabinets and drawers, including the shelf paper.
2. Removing all items from the pantry floor.
3. Removing all items from the bathroom floor and medicine cabinets.
4. Sanitize all areas where infestation is obviously present.
5. Sanitize all areas where roach droppings are present.
6. Properly store food items in sealed containers. BMC 16.04.090  
Bloomington Municipal Code 16.04.090

Every owner, agent or operator of a structure containing two (2) or more rental units shall be responsible for the extermination of insects, rodents or other pests in the structure or premises. The owner shall be responsible for extermination within each rental unit, but who is ultimately responsible to pay for such extermination is not regulated or discussed by the Municipal Code.

**INTERIOR:**

**UNIT 1702 – See general violation.**

Entryway:

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

½ Bath:

Replace the cracked sink. BMC 16.04.060 (a)

Kitchen 11-7 x 7:

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

✓ Laundry Closet:

Replace the missing cover plate for the receptacle. BMC 16.04.060 (b)

Furnace Closet:

No violations noted.

✓ Living Room 20 x 13-6:

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

Repair the west door to latch without the use of the deadbolt. BMC 16.04.060 (a)

**2<sup>nd</sup> LEVEL**

Stairway/Hallway:

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

E Bedroom 14-7 x 8-2:

No violations noted.

Existing Egress Window Measurements: Dbl hung pop out: Const. Yr. - 1991

Height: 24.25 inches

Width: 34.25 inches

Sill Height: 28 inches

Openable Area: 5.77 sq. ft.

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

Center Bedroom 10-5 x 8-9: Same window as above.

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

Hall bath:

No violations noted.

W Bedroom 14-7 x 9-5:

Secure the loose door casing, latch side of door. BMC 16.04.060 (a)

**UNIT 1704**

Entryway:

Repair/replace the defective doorknob. BMC 16.04.060 (a)

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

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

½ Bath:

Secure toilet to its mountings. BMC 16.04.060(a)

Kitchen 11-7 x 7:

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)

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

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

Restore power to the south wall receptacles. BMC 16.04.060 (c)

Laundry Closet:

Repair the bi-fold doors to stay in the tracks. BMC 16.04.060 (a)

Furnace Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

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

✓ Living Room 20 x 13-6:

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

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

2<sup>nd</sup> LEVEL

Stairway/Hallway:

Repair/replace the damaged carpet adjacent to the top step. BMC 16.04.060 (a)

E Bedroom 14-7 x 8-2: Same window as above.

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

Center Bedroom 10-5 x 8-9: Same window as above.

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

Hall Bath:

Secure the loose receptacle adjacent to the sink. BMC 16.04.060 (c)

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

Secure the loose towel rack. BMC 16.04.060 (a)

W Bedroom 14-7 x 9-5: Same window as above.

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

EXTERIOR:

No violations noted.

Crawlspace:

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. If this form is not provided to the HAND department by the compliance deadline and the matter is referred to the Legal Department a fine of \$25 will be assessed. BMC 16.03.020(b), BMC 16.10.030(b)

**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:**

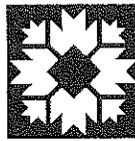
- **A completed copy of the Tenants & Owners Rights and Responsibilities Summary BMC16.03.060(c)**
- **Inventory & Damage List:** The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner 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.



City of Bloomington  
Housing and Neighborhood Development

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

Meeting Date: February 17, 2016  
 Petition Type: An extension of time to complete repairs.  
 Petition Number: 16-TV-26  
 Address: 1308-1310 E. Atwater  
 Petitioner: Brawley Real Estate & Management  
 Inspector: Dee Wills  
 Staff Report: July 07, 2015 Completed Cycle Inspection  
 December 21, 2015 Received Application for Appeal  
 February 03, 2016 Reinspection is Scheduled

The petitioner is requesting an extension of time for the replacement of windows. There were several violations noted on the cycle inspection with the current windows, therefore the owner is going to replace windows and needs more time for the order to be received and for the installation.

Staff recommendation: Grant the extension of time.  
 Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.  
 Compliance Deadline: Smoke Detectors and Life Safety Violations: February 29, 2016  
**(Bolded in Report)**  
 All other Violations: April 17, 2016  
 Attachments: Application for Appeal, Cycle Report

CHECK MAILED SEPARATE \$ 12/18/15

RECEIVED  
12/21/15  
SF



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: 1308-10 EAST ATWATER AVE  
Petitioner's Name: Branley Real Estate & Mgmt  
Address: 115 N. College Ave Smt 015  
City: BlsM State: IN Zip Code: 47404  
Phone Number: 812-327-5331 Email Address: jett@thebrandygray.com  
Property Owner's Name: WEST SHAE INVESTMENTS LLC  
Address: PO Box 5543  
City: BlsM State: IN Zip Code: 47407  
Phone Number: 812-327-5331 Email Address: jette@thebrandygray.com  
Occupants: YES

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

Please circle the petition type that you are requesting:

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

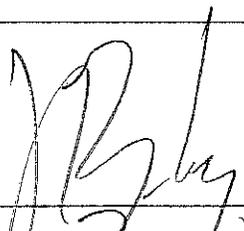
REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

OFFICE USE ONLY  
Petition Number 16-TV-26

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.

WINDOWS NEED Replaced NEED 6-8 weeks  
for order to be received and installed

Signature (required):   
Name (please print): JEFF BRANDY Date: 12.17.15

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

3421

OWNERS

Lost Shoe Investments, Llc  
115 N. College Ave Ste 015  
Bloomington, IN 47404

AGENT

Brawley Real Estate C/O Jeff Brawley  
115 N. College Ave. Suite 015  
Bloomington, IN 47404

Prop. Location: 1310 E Atwater AVE, 1308 E Atwater AVE  
Number of Units/Structures: 2/1  
Units/Bedrooms/Max # of Occupants: 2/4/5

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

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

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

INTERIOR

Unit 1310  
Main Level

Front Entry

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

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

Living Room (16-5 x 10-1)

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

Properly seal the cracks above the front window frame. BMC 16.04.060(a)

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

Dining Room (9-11 x 13-10)

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

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

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

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

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

Kitchen (8-11 x 13-11)

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

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

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

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

Bedroom (12-11 x 9-5)

**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**

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

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

Properly clean or replace the stained floor covering. BMC 16.04.060(a)

Existing Egress Window Measurements:

Height: 20.50 inches

Width: 32 inches

Sill Height: 29 inches

Openable Area: 4.55 sq. ft.

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

Bathroom

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

Properly adjust the window locking mechanism so that it may function as intended. BMC 16.04.060(a)

Properly seal the cracks around the window frame. BMC 16.04.060(a)

Upper Level

Stairway

Properly clean or replace the stained floor covering. BMC 16.04.060(a)

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

Hallway

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

Properly repair the damaged framing around the bathtub access panel. BMC 16.04.060(a)

Front Bedroom (14-5 x 10-5)

Properly repair the strike plate for the entry door so that it may function as intended. BMC 16.04.060(a)

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

**Repair the front window to remain fully open using hardware that is part of the window. BMC 16.04.060(b)**

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

**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 re-caulk above the sink countertop to eliminate water infiltration. BMC 16.04.060(a)

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

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

Middle Bedroom (9-8 x 10-4)

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

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

Properly adjust the locking mechanism so that it may function as intended. BMC 16.04.060(a)

Existing Egress Window Measurements:

Height: 20.50 inches

Width: 32.50 inches

Sill Height: 29 inches

Openable Area: 4.62 sq. ft.

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

Back Bedroom (8-6 x 13-10)

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

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

Properly repair/ replace the locking mechanism so that it may function as intended. BMC 16.04.060(a)

Basement

**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**

**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)**

½ Bathroom

Replace light switch cover plate. BMC 16.04.060(a)

Properly cover and seal the toilet outlet that leads to the closet bend. BMC 16.04.060(a)

**Unit 1308**

**Main Level**

Entryway

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)

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

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

Living Room (16-5 x 10-1)

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

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

**Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)**

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

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

Dining Room (9-11 x 13-10)

**Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)**

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

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

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

Kitchen (8-11 x 13-11)

Replace the missing outlet cover plate on the south wall. BMC 16.04.060(a)

Bedroom (12-11 x 9-5)

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

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

Bathroom

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

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

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

Upper Level

Stairway

Properly clean or replace the floor covering. BMC 16.04.060(a)

Replace the missing protective cover for the light fixture at the top of the stairs. BMC 16.04.060(c)

Repair the emergency light at the top of the stairway so that it may function as intended. BMC 16.04.060(c)

Repair/ replace the deteriorated wall siding adjacent to the stairway. BMC 16.04.060(a)

Bathroom

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

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

**Replace the missing window pane. BMC 16.04.060(b)**

**Properly secure the loose light switch plate. BMC 16.04.060(b)**

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

Front Bedroom (14-5 x 10-5)

**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**

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

Existing Egress Window Measurements:

Height: 21.50 inches

Width: 44.50 inches

Sill Height: 29 inches

Openable Area: 6.64 sq. ft.

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

Hallway

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

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

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

Properly seal the gap around the ceiling light fixture. BMC 16.04.060(a)

Middle Bedroom (9-8 x 10-4)

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

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

Properly repair/ replace the window locking mechanism so that it may function as intended. BMC 16.04.060(a)

Back Bedroom (8-6 x 13-10)

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

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

Basement

Replace the missing outlet cover plate on the west wall. BMC 16.04.060(a)

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

**Properly secure the loose electrical outlet adjacent to the hot water heater. BMC 16.04.060(b)**

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

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

### **EXTERIOR**

**Properly repair/ reset the front porch step to prevent possible trip hazard. (Currently slanted downward) BMC 16.04.050(b)**

Properly tuck point all missing or defective mortar joints for the front porch stairway. 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)

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

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

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

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

### **Other requirements**

#### **Unit 1308**

##### **Required documentation:**

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

Required documentation:

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

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

This is the end of this report.



City of Bloomington  
H.A.N.D.

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

Meeting Date: 17 February 2016

Petition Type: Rescind a variance

Petition Number: 16-RV-027

Address: 111 E. 16<sup>th</sup> St.

Petitioner: HAND

Inspector: Michael Arnold

Staff Report: 18 December 2015      Cycle Inspection  
23 December 2015      BHQA Application  
08 January 2016      Cycle Report Mailed  
25 January 2016      BHQA Report written

This property was previously granted a variance to the pass through requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a pass through requirement and the Building Code in place at the time of construction did not address pass through; therefore the variance must be rescinded by the Board of Housing Quality Appeals. This process may slightly delay the issuance of your Rental Occupancy Permit, but will not negatively affect the length of your permit. This structure was built in 1933.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None



City of Bloomington  
H.A.N.D.

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

Meeting Date: February 17, 2016  
Petition Type: Relief from an administrative decision  
Variance Request: Relief from meeting the requirements of Title 16.  
Petition Number: 16-AA-28  
Address: 825 S. Eastside Dr.  
Petitioner: Susan Powell (manager)  
Inspector: Dee Wills  
Staff Report: September 25, 2015                      Cycle Inspection with agent  
December 28, 2015                      Received appeal

The cycle inspection was conducted with the agent/tenant. The property is being remodeled. The work is being done by the tenants. There is a building permit. The work will not be completed in accordance with the deadlines set forth in Title 16 of the BMC. The tenant is asking for relief from the requirements of Title 16.

**Staff recommendation:** Deny the relief from administrative decision.

**Conditions:** All requirements of the Registered Rental Unit and Lodging Establishment Inspection Program shall be met by the deadline stated below, or this matter will be referred to the City of Bloomington Legal Dept. for further action including the possibility of fines.

**Compliance Deadline:** April 17, 2016

**Attachments:** Appeal form, Cycle Inspection report



RECEIVED  
DEC 14 2015

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

RECEIVED  
12.28.15

Property Address: 825 S Eastside Dr. 47401  
Petitioner's Name: Susan Powell (manager)  
Address: 825 S Eastside Dr  
City: Bloomington State: IN Zip Code: 47401  
Phone Number: 954 579 3924 Email Address: spowell1418@gmail.com  
Property Owner's Name: Byrne Trust (Cal Beisner, executor)  
Address: 13004 NW 13th St  
City: Pembroke Pines State: FL Zip Code: 33028  
Phone Number: 954 579 5370 Email Address: ecalumbaisner@gmail.com  
Occupants: Mike & Susan Powell & children (Jacob<sup>14</sup>, Meredith<sup>13</sup>, Joshua<sup>6mos</sup>)

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 16-AA-28

So sorry!  
Slipped my notice  
as I mailed it.  
-SP

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):

*Susan Powell*

Name (please print):

Susan Powell

Date:

12/3/15

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

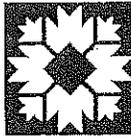
The circumstances of this house rental are unique:

The property was purchased in December 2014 by the Byrne Trust, whose executor, Calvin Beisner, made arrangements with his daughter and son-in-law, Susan and Mike Powell, to collaborate. According to these arrangements, the property would serve as an investment opportunity for the Trust, which is providing all the capital for the work of complete renovating the house. Unlike a normal "flipping" house, Mike & Susan Powell agreed to do the work of renovations themselves in exchange for living on the property with their children during the years in Bloomington while Mike is an IU doctoral student. The arrangement allows them an affordable living situation for their financial and family needs, and they in turn are renting "in kind" by providing labor for the investor.

Consequently, the house is a work in progress and cannot meet normal rental codes. Since the only tenants are the managers of the property this does not seem to be a concern to us. While we are making steady progress according to our own timeline, the renovations required according to the rental inspection we have received cannot be complete by the date prescribed (December 17). Rather than applying for an extension we would like to ask relief or exception due to the unique circumstances. We are on schedule to complete all interior work by Summer 2016. We would be happy to meet with the board or its representative if more details would help the board understand the situation and its constraints.

Sincerely,

Susan Powell (manager, on behalf of E Calvin Beisner)  
Mike Powell



City of Bloomington  
Housing and Neighborhood Development

Cycle Report

9502

OWNERS

George W. & Gloria B. Byrne Trust  
13004 NW 13<sup>th</sup> Street  
Pembroke Pines, FL 33028

AGENT

Susan Powell  
825 S. Eastside DR  
Bloomington, IN 47401

Prop. Location: 825 S Eastside DR

Number of Units/Structures: 1/1

Units/Bedrooms/Max # of Occupants: 1/4/3

Date Inspected: 09/25/2015

Primary Heat Source: Gas

Property Zoning: RS

Number of Stories: 1

Inspectors: Dee Wills

Foundation Type: Basement

Attic Access: Yes

Accessory Structure: Carport

Monroe County Assessor's records indicate this structure was built in 1958.

There are no minimum requirements for emergency egress at the time of construction.

INTERIOR

**Note: An increase in bedroom count of 4 must be approved by  
City Planning & Engineering Department.**

Main Level

Living Room (18-9 x 15)

Repair the entry door to be weather tight. No gaps shall be visible around the edges.

BMC 16.04.060(a)

Properly finish the installation of door all frames. BMC 16.04.060(a)

Properly finish the installation of all window framing. BMC 16.04.060(a)

Properly finish the installation of all baseboards and trim. BMC 16.04.060(a)

Replace all missing register covers for newly located ducts. BMC 16.04.060(a)

Properly repair the flooring where old registers were located. BMC 16.04.060(a)

Replace all missing outlet cover plates. BMC 16.04.060(b)

Replace all missing light switch cover plates. BMC 16.04.060(b)

#### Kitchen/ Dining Area (16-1 x 21-7)

No violations noted.

#### Hallway

Properly finish the installation of door all frames. BMC 16.04.060(a)

Properly finish the installation of all window framing. BMC 16.04.060(a)

Properly finish the installation of all baseboards and trim. BMC 16.04.060(a)

#### Hall Bathroom

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

Properly finish the installation of the wall cabinet. BMC 16.04.060(a)

#### SW Bedroom (11-6 x 8-6)

Properly finish the installation of door all frames. BMC 16.04.060(a)

Properly finish the installation of all window framing. BMC 16.04.060(a)

Properly finish the installation of all baseboards and trim. BMC 16.04.060(a)

Replace all missing register covers for newly located ducts. BMC 16.04.060(a)

Properly repair the flooring where old registers were located. BMC 16.04.060(a)

Replace all missing outlet cover plates. BMC 16.04.060(b)

Replace all missing light switch cover plates. BMC 16.04.060(b)

Existing Egress Window Measurements:

Height: 34 inches  
Width: 26.50 inches  
Sill Height: 43 inches  
Openable Area: 6.25 sq. ft.

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

NW Bedroom (12-4 x 9)

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

Properly finish the installation of door all frames. BMC 16.04.060(a)

Properly finish the installation of all window framing. BMC 16.04.060(a)

Properly finish the installation of all baseboards and trim. BMC 16.04.060(a)

Replace all missing register covers for newly located ducts. BMC 16.04.060(a)

Properly repair the flooring where old registers were located. BMC 16.04.060(a)

Replace all missing outlet cover plates. BMC 16.04.060(b)

Replace all missing light switch cover plates. BMC 16.04.060(b)

Existing Egress Window Measurements:

Height: 34 inches  
Width: 34.50 inches  
Sill Height: 43 inches  
Openable Area: 8.14 sq. ft.

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

Master Bedroom (13 x 11)

Properly finish the installation of door all frames. BMC 16.04.060(a)

Properly finish the installation of all window framing. BMC 16.04.060(a)

Properly finish the installation of all baseboards and trim. BMC 16.04.060(a)

Replace all missing register covers for newly located ducts. BMC 16.04.060(a)

Properly repair the flooring where old registers were located. BMC 16.04.060(a)

Replace all missing outlet cover plates. BMC 16.04.060(b)

Replace all missing light switch cover plates. BMC 16.04.060(b)

Existing Egress Window Measurements:

Height: 34 inches

Width: 34.50 inches

Sill Height: 43 inches

Openable Area: 8.14 sq. ft.

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

#### Master Bathroom

**This room is currently under construction:**

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

#### Basement

NE Bedroom( New Bedroom ) (measure at reinspection)

**New bedrooms shall have a window that meets the following emergency egress requirements:**

Openable area required: 5.7 sq. ft. (5 sq. ft. grade level)

Clear width required: 20"

Clear height required: 22"

Maximum Allowable Sill Height: 44" above finished floor IRC R310

Window wells required for emergency escape and rescue shall have horizontal dimensions that allow the door or window of the emergency escape and rescue opening to be fully opened. The horizontal dimensions of the window well shall provide a minimum net clear area of 9 square feet with a minimum horizontal projection and width of 36 inches. BMC 16.04.020

**Single and multiple-station, hard wired smoke alarms shall be installed in the following locations and in accordance with following criteria: BMC 16.04.060(b), IC 22-11-18-3.5**

- 1. In each sleeping room**
- 2. Outside of each sleeping area in the immediate vicinity of the bedrooms.**
3. On each additional story of the dwelling, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwelling units with split levels without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

4. The alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.
5. Install smoke detector(s) 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.
6. The required smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery.
7. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.

**Existing Egress Window Measurements are as follows:**

**Height: 43 inches**  
**Width: 31.50 inches**  
**Sill Height: 31 inches**  
**Openable Area: 9.40 sq. ft.**

**The rest of the basement area is under construction:**

This area 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

**EXTERIOR**

Properly tuck point all missing or defective mortar joints on the north west corner of brick. BMC 16.04.050(a)

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

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

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

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

Properly repair or replace damaged or deteriorated siding in a manner that leaves the structure weather tight and excludes the entrance of rodents. This is to be done in a

workmanlike manner and includes but is not limited to all damaged or deteriorating siding and structural members. BMC 16.04.050(a)

Properly secure the support post under the carport at the top and bottom to eliminate the possibility of movement. BMC 16.04.050(b)

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

**(the 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 to Rescind Variance**

Meeting Date: February 17, 2016  
Petition Type: Rescind a variance.  
Petition Number: 16-RV-29  
Address: 714 E. 2<sup>nd</sup> St.  
Petitioner: HAND  
Inspector: Norman Mosier

Staff Report:

This property was previously granted a variance to the bathroom ventilation requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a bathroom ventilation requirement and the Building Code in place at the time of construction did not address bathroom ventilation; therefore 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: February 17, 2016

Petition Type: Rescind a variance.

Petition Number: 16-RV-30

Address: 310 E 17<sup>th</sup> St.

Petitioner: HAND

Inspector: John Hewett

Staff Report: April 30, 2015                      Cycle Inspection with agent  
August 7, 2015                              Mailed RV report  
October 2, 2015                              Re-inspection, not all complied  
December 22, 2015                         Drive by, all complied  
January 04, 2016                             Filed appeal to rescind variance

This property was previously granted a bathroom access and a bathroom ventilation variance. These violations are no longer a part of Title 16, and were not a requirement of the Building Code in place when this structure was built. Please rescind these variances.

Staff Recommendation: Rescind the variances.

Conditions: None

Attachments: None



City of Bloomington  
H.A.N.D.

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

Meeting Date: February 17, 2016

Petition Type: Rescind a variance.

Petition Number: 16-RV-31

Address: 302 E 19<sup>th</sup> St.

Petitioner: HAND

Inspector: John Hewett

Staff Report:           October 22, 2015           Cycle Inspection with owner  
                                  January 04, 2016           Filed appeal to rescind variance  
                                  January 8, 2016           Re-inspection, all complied

This property was previously granted a bathroom access requirement and a ceiling height variance. These violations are no longer a part of Title 16, and were not a requirement of the Building Code in place when this structure was built. Please rescind these variances.

Staff Recommendation:       Rescind the variances.

Conditions:           None

Attachments:       None



City of Bloomington  
H.A.N.D.

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

Meeting Date: February 17, 2016

Petition Type: Rescind a variance.

Petition Number: 16-RV-32

Address: 2604 E. Eastgate Lane/2663 E. 7<sup>th</sup> Street

Petitioner: HAND

Inspector: Mosier/ Swinney/ Wills

Staff Report: April 04, 2015 Completed Cycle Inspection  
June 29, 2015 Received Application for Appeal  
September 08, 2015 Completed Reinspection for Life Safety  
Violations.  
November 16, 2015 Completed Reinspection  
November 17, 2015 Received 2<sup>nd</sup> Application for Appeal

This property (built in 1970) was previously granted a variance to the cooking in a sleeping room requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a cooking in a sleeping room requirement and the Building Code in place at the time of construction did not address cooking in a sleeping room; therefore we are asking the Board to rescind this variance.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None



City of Bloomington  
H.A.N.D.

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

Meeting Date: February 17, 2016  
Petition Type: An extension of time to complete repairs.  
Petition Number: 16-TV-33  
Address: 3100 S Walnut Street Pike  
Petitioner: Katie Flora  
Inspector: Matt Swinney  
Staff Report: October 13, 2015 Completed Cycle Inspection Report

Owner has requested an additional 30 day extension of time to make repairs to the common stairwells. They are experiencing delays with the building permit and specifications needed from the engineer.

Staff recommendation: Grant the request.

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

Compliance Deadline: February 19, 2016

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



RECEIVED  
JAN 08 2016

BY: EW

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

Property Address: 3100 S. Walnut St. Pt.

Petitioner's Name: Katie Flora

Address: 3100 S. Walnut St. Pt.

City: Bloomington State: IN Zip Code: 47401

Phone Number: (616) 359-3988 Email Address: KFlora@aol.com

Property Owner's Name: Grandview Care

Address: 1515-B Ormsby Station Ct.

City: Louisville State: KY Zip Code: 40003

Phone Number: 503-511-1113 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 16-TV-33

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

We have completed all required maintenance per our inspection in November 2013 with the exception of the repairs to our common stairwells. This repair has been started, but will not be completed by 1/15/16. We request an additional 30 days to complete this repair. We are facing a delay with regards to obtaining a building permit. We are currently waiting for material specifications from the engineer to provide to the city building department.

Signature (required): Katie Flora

Name (please print): Katie Flora Date: 1/15/16

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



City of Bloomington  
Housing and Neighborhood Development

NOV 10 2015

**RENTAL PERMIT INFORMATION**

Willow Manor, C/O Grandview Care - Attn Sam Bick  
1515-B Ormsby Station Ct.  
Louisville, KY 40223

Property Location: 3100 S Walnut Street PIKE

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office by **JAN 09 2016** to schedule a re-inspection. You have the right to appeal any violation to the Board of Housing Quality Appeals. An appeal form can be found at [www.bloomington.in.gov/hand](http://www.bloomington.in.gov/hand). If you do not have access to the internet, you may contact HAND at 812-349-3420 and a form will be provided.

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

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

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

Sincerely,

Housing and Neighborhood Development Department

Enclosures: Inspection Report

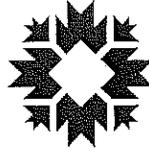
Xc: Flora, Katie

401 N. Morton  
PO Box 100  
Bloomington, IN 47402

**City Hall**

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

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



City of Bloomington  
Housing and Neighborhood Development

NOV 10 2015

**RENTAL PERMIT INFORMATION**

Willow Manor, C/O Grandview Care - Attn Sam Bick  
1515-B Ormsby Station Ct.  
Louisville, KY 40223

Property Location: 3100 S Walnut Street PIKE

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office by **JAN 09 2016** to schedule a re-inspection. You have the right to appeal any violation to the Board of Housing Quality Appeals. An appeal form can be found at [www.bloomington.in.gov/hand](http://www.bloomington.in.gov/hand). If you do not have access to the internet, you may contact HAND at 812-349-3420 and a form will be provided.

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Sincerely,

Housing and Neighborhood Development Department

Enclosures: Inspection Report

Xc: Flora, Katie

401 N. Morton  
PO Box 100  
Bloomington, IN 47402

**City Hall**

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



City of Bloomington  
Housing and Neighborhood Development

Cycle Report

3330

OWNERS

Willow Manor, C/O Grandview Care - Attn Sam Bick  
1515-B Ormsby Station Ct.  
Louisville, KY 40223

AGENT

Flora, Katie  
3100 S. Walnut St. Pike  
Bloomington, IN 47401

Prop. Location: 3100 S Walnut Street PIKE  
Number of Units/Structures: 190/3  
Units/Bedrooms/Max # of Occupants: Bld A: 95/1/5, Bld B: 93/1/5, Bld C: 2/2/5

Date Inspected: 10/13/2015	Inspectors: Matt Swinney
Primary Heat Source: Electric	Foundation Type: Slab
Property Zoning: RH	Attic Access: No
Number of Stories: 3	Accessory Structure: None

Monroe County Assessor's records indicate that these structures were built in 1972. At that time there were no minimum requirements for emergency egress.

All apartments have the following room dimensions:  
Living Room 10-0 x 14-0; Kitchen 7-0 x 11-0; Bathroom; Bedroom 8-0 x 15-0:

Existing Egress Window Measurements:  
Height: 20 ¾ inches  
Width: 30 ¼ inches  
Sill Height: 34 ½ inches  
Openable Area: 4.36 sq. ft.

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

Only rooms with violations will be listed in this report.

### **General Statement**

#### **Water Heater Closet**

It is recommended to replace the current light fixture with one that has a protective cover or replace bulb with a CFL to eliminate the possibility of contact between a hot bulb and flammable objects.

It is recommended that all TPR tubes meet the following criteria.

Temperature/pressure relief (TPR) valve discharge tubes:

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

### **General Violations**

#### **Metal Staircases with concrete treads**

Repair/replace all damaged/deteriorated handrails so they are capable of withstanding normally imposed loads. (Some are rusted in two.) BMC 16.04.060(b)

Repair/replace all cracked or deteriorating concrete stair treads. BMC 16.04.060(b)

Repair front of stair treads where the metal is heavily rusted and there is a large gap between it and the concrete tread. BMC 16.04.060(b)

Scrape and paint interior surfaces where paint is peeling, metal has heavy rust scale, or bare surfaces are exposed. BMC 16.04.060(f)

## **INTERIOR**

### **Building A**

#### **Apt. 1**

No violation noted.

#### **Apt. 2**

##### **Bedroom**

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

#### **Apt. 3-4**

No violation noted.

Apt. 5

Kitchen

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

Replace existing smoke detector with a new smoke detector. IC 22-11-18-3.5

Bathroom

Replace missing shower head. BMC 16.04.060(a)

Bedroom

Replace the missing closet door. BMC 16.04.060(a)

Apt. 6

Bathroom

Temperature/pressure relief (TPR) valve discharge tubes:

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

Apt. 7

Kitchen

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

Bathroom

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

Apt. 8-12

No violation noted.

Apt. 13

Living Room

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

Water Heater Closet

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

Apt. 14

No violations noted.

Apt. 15

No violations noted.

Apt. 16

Bathroom

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

**1<sup>st</sup> Floor Common Laundry**

No violation noted.

Apt. 17

Bedroom

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

Apt. 18

No violation noted.

Apt. 19

Living Room

Secure loose electrical receptacle. BMC 16.04.060(b)

Bedroom

Replace all the missing outlet cover plate. BMC 16.04.060(b)

Apt. 20

No violation noted.

Apt. 21

Kitchen

Replace the exhaust fan filter above the stove so that it functions as intended and secure the range hood. BMC 16.04.060(c)

Apt. 22-23

No violations noted.

**1<sup>st</sup> Floor Common Hallway West**

No violations noted.

Apt. 24

Kitchen

Secure loose electrical receptacle. BMC 16.04.060(b)

Apt. 25

No violations noted.

Apt. 26

Replace existing smoke detector with a new smoke detector. IC 22-11-18-3.5

Apt. 27

Kitchen

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

Bathroom

Repair the faucet to be secure to the sink. BMC 16.04.060(c)

Water Heater Closet

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

Apt. 28

Kitchen

Repair the range hood light fixture to function as intended. BMC 16.04.060(b)

Apt. 29

No violation noted.

Apt. 30

Bedroom

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

Apt. 31

Water Heater Closet

Cap the unused pipe by the water heater. BMC 16.04.060(c)

Apt. 33

Kitchen

Replace the broken outlet cover plate. BMC 16.04.060(b)

Apt. 34-37

No violations noted.

Apt. 38

Water Heater Closet

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

Living Room

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

Apt. 39-40

No violations noted.

Apt. 41

Replace existing smoke detector with a new smoke detector. IC 22-11-18-3.5

Apt. 42

No violations noted.

Apt. 43

Bathroom

Repair the electrical outlet to be wired correctly, it shows hot neutral reverse. BMC 16.04.060(c)

Apt. 44

Kitchen

Properly install or replace the aerator on the sink faucet so that it functions as intended. BMC 16.04.060(c)

Apt. 45

Replace existing smoke detector with a new smoke detector. IC 22-11-18-3.5

Apt. 46-48

No violation noted.

Apt. 49

Bedroom

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

2<sup>nd</sup> Level Common Hallway

No violations noted.

Apt. 50

No violations noted.

Apt. 51

Replace all the missing outlet and switch cover plates. BMC 16.04.060(b)

Entry

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

Bathroom

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

Apt. 52

Bathroom

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

Kitchen

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

Entry

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

Apt. 53

Water Heater Closet

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

Bedroom

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

Apt. 54

No violations noted.

Apt. 55

Replace existing smoke detector with a new smoke detector. IC 22-11-18-3.5

Apt. 56

Bathroom

Replace the cracked sink drain. BMC 16.04.060(c)

Apt. 57

No violations noted.

Apt. 58

Water Heater Closet

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

Apt. 59-60

No violations noted.

Apt. 61

Replace all the missing outlet and switch cover plates. BMC 16.04.060(b)

Entry

Repair/replace the damaged door frame in a workmanlike manner. BMC 16.04.060(a)

Bathroom

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

Water Heater Closet

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

Apt. 62

No violations noted.

Apt. 63

Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

Apt. 64-65

No violation noted.

Apt. 66

Affix a unit identification number to the front entry door of this unit.

- Numbers shall be a minimum of 4 inches tall.
- Numbers shall contrast with their background. BMC 16.04.100

Apt. 67-68

No violations noted.

Apt. 69

Bathroom

Secure loose electrical receptacle. BMC 16.04.060(b)

Apt. 70-71

No violations noted.

Apt. 72

Water Heater Closet

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

Bathroom

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

Apt. 73-77

No violations noted.

Apt. 78

Replace all the missing outlet and switch cover plates. BMC 16.04.060(b)

Apt. 79

Bedroom

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

Apt. 80

No violations noted.

Apt. 81

Kitchen

Secure loose electrical receptacle/switch combo. BMC 16.04.060(b)

Apt. 82

Entry

Replace the missing closet doors. BMC 16.04.060(a)

Water Heater Closet

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

**3<sup>rd</sup> Floor Common Laundry**

No violations noted.

Apt. 83

Replace all the missing outlet and switch cover plates. BMC 16.04.060(b)

Apt. 84-85

No violations noted.

Apt. 86

Bedroom

Replace all the missing outlet and switch cover plates. BMC 16.04.060(b)

Apt. 87-88

No violations noted.

Apt. 89

Bathroom

Replace the shower drain with the appropriate screws, so they are flush and not sticking up.  
BMC 16.04.060(a)

Apt. 90-91

No violations noted.

Apt. 92

Bathroom

Repair the shower drain to be secure and function as intended. BMC 16.04.060(c)

Apt. 93-94

No violations noted.

Apt. 95

Living Room

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

Apt. 96

Bathroom

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

BMC 16.04.060(a)

**Building B**

**1<sup>st</sup> Floor Common Hallway, Common Laundry Room, Maintenance Room**

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

Apt. 97-100

No violations noted.

Apt. 101

Bathroom

Temperature/pressure relief (TPR) valve discharge tubes:

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

Apt. 102

Bedroom

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

Bathroom

Temperature/pressure relief (TPR) valve discharge tubes:

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

Apt. 103

Replace existing smoke detector with a new smoke detector. IC 22-11-18-3.5

Kitchen

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

Replace broken refrigerator handle. BMC 16.04.060(a)

Apt. 104

Bathroom

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

Apt. 105

Bathroom

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

Apt. 106

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

Bathroom

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

Bedroom

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

Apt. 107

Repair/replace the existing water heater to function as intended, this unit has no hot water. BMC 16.04.060(b)

Apt. 108

Kitchen

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

Bathroom

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

Apt. 109

Bedroom

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

Apt. 110

No violation noted.

Apt. 111

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

Apt. 112

Bathroom

Uncover the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Remove the newspaper from the outlet to avoid fire hazard or risk of electric shock. BMC 16.04.060(b)

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

Apt. 113

No violation noted.

Apt. 114

Bathroom

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

Apt. 115

Bathroom

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

Bedroom

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

Apt. 116

Bathroom

Secure loose electrical receptacle. BMC 16.04.060(b)

Apt. 117

Bathroom

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

Apt. 118

No violations noted.

Apt. 119

Bathroom

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

Repair the faucet to secure to the sink. BMC 16.04.060(c)

Apt. 120

Replace existing smoke detector with a new smoke detector. IC 22-11-18-3.5

Entry

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

Bathroom

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

Apt. 121

Bathroom

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

Apt. 122

Bathroom

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

Bedroom

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

Apt. 123-125

No violation noted.

2<sup>nd</sup> Floor

Common Laundry Room; Common Hallway

It is strongly recommended that the fire extinguisher next to unit 129 that has been used be replaced.

Apt. 126

Bathroom

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

Apt. 127

No violations noted.

Apt. 128

Bathroom

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

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

Apt. 129

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

Bathroom

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

Apt. 130

Entry Door

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

Apt.131

Bathroom

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

Apt. 132

No violation noted.

Apt. 133

Bathroom

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

Apt. 134

Bathroom

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

Apt. 135

No violations noted.

Apt. 136

Bedroom

Replace the broken phone and outlet cover plate. BMC 16.04.060(a)

Apt. 137

No violation noted.

Apt. 138

Entry Door

Properly repair or replace damaged door trim. BMC 16.04.060(a)

Apt. 139

Bathroom

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

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

Apt. 140

Replace missing closet door handle. BMC 16.04.060(a)

Bathroom

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

Apt. 141

No violations noted.

Apt. 142

Bathroom Shower

The shower was not inspected at the time of this inspection, as it was not accessible. The shower 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

Apt. 143

Entry

Repair or replace the locks on the entry door so that they function as intended. BMC 16.04.060(c)

Bathroom

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

Apt. 144

Bathroom

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

Apt. 145

Bathroom

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

Apt. 146

Bathroom

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

Apt. 147

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

Apt. 148

Bathroom

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

Apt. 149

Bathroom

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

Bedroom

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

Apt. 150

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

Apt. 151

Bathroom

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

Apt. 152

Bathroom

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

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

Repair the broken toilet paper rack. BMC 16.04.060(a)

Apt. 153

Entry

Repair/replace the door to close easily and function as intended. (Catches on the floor.) BMC 16.04.060(a)

Apt 154

Bathroom

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

Kitchen

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

Apt. 155

Bathroom

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

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

Bedroom

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

Apt. 156

Bathroom

Replace the missing outlet and switch cover plates. BMC 16.04.060(b)

Apt. 157

Bedroom

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

**3<sup>rd</sup> Floor**

**Common Laundry Room, Maintenance Room, Common Hallway**

No violations noted.

Apt. 158

No violations noted.

Apt.159

Water Heater Closet

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

Apt. 160

Replace the missing outlet and switch cover plates. BMC 16.04.060(b)

Apt. 161-163

No violations noted.

Apt. 164

Kitchen

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

Entry

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

Apt. 165

Replace the missing outlet and switch cover plates. BMC 16.04.060(b)

Kitchen

Properly install or replace the aerator on the sink faucet so that it functions as intended.  
BMC 16.04.060(c)

Apt. 166

Entry Door

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

Apt. 167

No violation noted.

Apt. 168

Kitchen

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

Bathroom

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

Apt. 169

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

Bathroom

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

Kitchen

Repair/replace all stove burners to function as intended. BMC 16.04.060(a)

Apt. 170

Bedroom

Replace the missing door. BMC 16.04.060(a)

Apt. 171

No violation noted.

Apt. 172

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

Apt. 173

Bathroom

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

Apt. 174

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

Bathroom

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

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

Apt. 175-177

No violations noted.

Apt. 178

Bathroom

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

Entry

Repair or replace deadbolt on entry door so that it is secure and functions as intended. BMC 16.04.060(c)

Apt. 179-180

No violations noted.

Apt. 181

Bathroom

Install a sink drain stopper. BMC 16.04.060(a)

Apt. 182

No violations noted.

Apt. 183

Properly replace missing carpet. BMC 16.04.060(a)

Apt. 184

Bathroom

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

Apt. 185-186

No violations noted.

Apt. 187

Living Room

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

Apt. 188-189

Kitchen

**Building C**

Apt. 190

No violations noted.

Apt. 191

Bathroom

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

**EXTERIOR**

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

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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: February 17, 2016

Petition Type: Rescind a variance.

Petition Number: 16-RV-34

Address: 1012 W 6<sup>th</sup> St.

Petitioner: HAND

Inspector: John Hewett

Staff Report: September 14, 2015      Cycle Inspection with owner  
January 11, 2016      Reinspection, all complied  
January 11, 2016      Filed appeal to rescind variance

This property was previously (06/08/1983) granted a pass-through variance. This violation is no longer a part of Title 16, and was not a requirement of the Building Code in place when this structure was built. Please rescind this variance.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None



City of Bloomington  
H.A.N.D.

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

Meeting Date: February 17, 2016

Petition Type: An extension of time to complete repairs.

Petition Number: 16-TV-35

Address: 101-103 S. Yancy Ln.

Petitioner: Wilma Estelle Corrigan

Inspector: Arnold/Mosier

Staff Report: July 30, 2014 – Conducted Cycle Inspection, Unit 101 not inspected, tenant ill.  
November 17, 2014 – Owner’s grandson scheduled re-inspection  
January 6, 2015 – Owner’s grandson rescheduled re-inspection  
January 20, 2015 - Owner’s grandson rescheduled re-inspection  
February 20, 2015 – Unit 103 complied, unable to conduct re-inspection on unit 101, No keys to enter, start legal.  
March 13, 2015 – Start Legal  
June 15, 2015 – Owner’s daughter scheduled re-inspection  
July 10, 2015 – Attempted cycle inspection for unit 101, Inspector cancelled cycle inspection due to clutter. Sent Remaining violations report with tenant violation for clutter.  
July 14, 2015 – Update Legal  
July 28, 2015 – Owner scheduled re-inspection  
August 17, 2015 – Conducted tenant violation re-inspection, not complied.  
August 18, 2015 – Sent tenant violation remaining violations report as per Director.  
August 20, 2015 – Update to legal  
October 15, 2015 – Owner’s grandson scheduled tenant violation re-inspection for unit 101.  
November 4, 2015 – Conducted tenant violation re-inspection for unit 101, complied. Owner needs to schedule cycle inspection for unit 101 as tenant violation is complied.  
November 8, 2015 – Update legal  
November 11, 2015 – New agent, owner’s daughter, scheduled cycle inspection for unit 101

December 22, 2015 – Update legal  
December 28, 2015 – Conducted cycle inspection for unit 101  
December 29, 2015 – Sent remaining violations report  
January 16, 2016 – Received BHQA Appeal

Initial attempts to gain access to unit 101 were unsuccessful due to the accumulation of items in the unit by the tenant. Before the cycle inspection could be completed, the tenant had to comply with the tenant violation for accumulation in order to allow access to the unit. The cycle inspection found multiple issues that need to be addressed with extensive repairs required in the bathroom. The owner is also considering replacement of windows in this unit. Petitioner is requesting 6-8 months to complete the repairs.

Staff recommendation: Grant the request.

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

Compliance Deadline: May 17, 2016

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



RECEIVED  
JAN 11 2016

BY: EW

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

Property Address: 101-103 S. YANCY LANE

Petitioner's Name: Wilma Estelle Corrigan *agent for Dorothy Dowdy*

Address: 11711 Morning Grove Dr.

City: Las Vegas State: NV Zip Code: 89135

Phone Number: 702-219-2202 Email Address: medscore@embarqmail.com

Property Owner's Name: Dorothy A. Dowdy

Address: 205 S. Yancy Lane

City: Bloomington State: IN Zip Code: 47404

Phone Number: 812-332-3564 Email Address: 0

Occupants: 101- Jeff Roberts - failed inspection  
Passed 103 Tyler Frayer

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 16-TV-35

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.

Property 101 has extensive repairs needed in the bathroom. There are also some problems which may require replacement of windows in bedrooms.

\*Please, allow for 6-8 month attention!

My mother Dorothy Doudy owns the property, she is 93 and has suffered some illness and mobility problems.

Also, my mother was recently hospitalized at Methodist hospital in T.C., which has caused many distractions and worry.

I will continue to support and comply with city regulations. I thank you for the opportunity to help my mother.

Signature (required): Wilma Estelle Corrigan

Name (please print): Wilma Estelle Date: 1-5-2015  
Corrigan

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

DEC 29 2015

REMAINING VIOLATION INSPECTION REPORT

3334

Owner(s)

Dorothy Dowdy  
205 S. Yancy Lane  
Bloomington, IN 47404

Agent

(Wilma) Estelle Corrigan  
11711 Morning Grove Drive  
Las Vegas, NV 89135

Prop. Location: 101 S Yancy LN  
Number of Units/Structures: 2/1  
Units/Bedrooms/Max # of Occupants: Bld 1: 2/3/5

Date Inspected: 07/10/2015  
Primary Heat Source: Gas  
Property Zoning: RM  
Number of Stories: 1

Inspector: Norman Mosier  
Foundation Type: Crawl Space  
Attic Access: Yes  
Accessory Structure: None

**REINSPECTION REQUIRED**

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

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

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

Your prompt attention to this matter is greatly appreciated.

---

401 N Morton St  
Bloomington, IN 47404  
Fax (812) 349-3582

City Hall  
  
bloomington.in.gov

Rental Inspection (812) 349-3420  
Neighborhood Division (812)  
349-3421  
Housing Division (812) 349-3401

NOTE: The gas is turned off at the time of inspection.

INTERIOR:

UNIT 101

Living Room 18 x 11:

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

Dining Room 9 x 8:

No violations noted.

Furnace Closet:

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

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

Seal the duct work on the north side of room, close off the unused ductwork. BMC 16.04.060 (c)

Kitchen 8-6 x 8:

**Check stove at the re-inspection, see note above.**

Hallway:

No violations noted.

W Bedroom 15 x 9-1:

Caulk around the window frames to be weather tight. BMC 16.04.060 (a)

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

Existing Egress Window Measurements: Slider: Const. Yr. - 1966  
Height: 34 inches  
Width: 15 inches  
Sill Height: 48.5 inches  
Openable Area: 3.54 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.

Center Bedroom 11-5 x 10-9: Same window as above.

Caulk around the window frames to be weather tight. BMC 16.04.060 (a)

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

E Bedroom 12-3 x 11-7: Same window as above.

No violations noted.

Hall Bath:

Repair the failing walls in the tub/shower. BMC 16.04.060 (a)

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

**EXTERIOR:**

No violations noted.

**OTHER REQUIREMENTS:**

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

**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: February 17, 2016  
Petition Type: Rescind a variance.  
Petition Number: 16-RV-36  
Address: 705 E. Allendale Dr  
Petitioner: HAND  
Inspector: Dee Wills  
Staff Report: September 29, 2015 Completed Cycle Inspection  
January 08, 2016 Completed Reinspection  
January 12, 2016 Application for Appeal

This property (built in 1852) was previously granted a variance to the ceiling height requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a ceiling height requirement and the Building Code in place at the time of construction did not address ceiling height; therefore 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: February 17, 2016  
Petition Type: Rescind a variance  
Petition Number: 16-RV-37  
Address: 306 S Euclid Ave  
Petitioner: HAND  
Inspector: Matt Swinney  
Staff Report: February 18, 2015 Cycle Inspection

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

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: February 17, 2016  
Petition Type: Rescind a variance.  
Petition Number: 16-RV-38  
Address: 715 N. Maple Street  
Petitioner: HAND  
Inspector: Jo Stong  
Staff Report: January 4, 2016: Conducted cycle inspection  
January 14, 2014: Received application for appeal

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

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None



City of Bloomington  
H.A.N.D.

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

Meeting Date: February 17, 2016  
Petition Type: Rescind a variance.  
Petition Number: 16-RV-39  
Address: 148-150 E. Willow Court  
Petitioner: HAND  
Inspector: Jo Stong  
Staff Report: January 5, 2016: Conducted cycle inspection  
January 14, 2016: Received appeal

This property was previously granted a variance to the minimum room size requirements of the Property Maintenance Code. The State has determined that the Board of Housing Quality Appeals did not have the authority to grant variances to State Code; therefore we are asking the Board of Housing Quality Appeals to rescind the variance.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None



City of Bloomington  
H.A.N.D.

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

Meeting Date: February 17, 2016  
Petition Type: An extension of time to complete repairs.  
Petition Number: 16-TV-40  
Address: 3717 E 3<sup>rd</sup> St.  
Petitioner: Xiu Dong  
Inspector: Matt Swinney  
Staff Report: November 06, 2015 Completed Cycle Inspection Report

New owner has requested an extension of time to complete repairs due to recently acquiring this property. New owner did not have previous knowledge of the recent cycle inspection until after the 60 day deadline. It is recommend we give the new owner an additional 60 days.

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: March 11, 2016

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



RECEIVED  
01.15.16  
023

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

Property Address: 3717 E 3rd St Bloomington IN 47401

Petitioner's Name: XIU DONG

Address: 920 S Fenbrook Ct

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812-219-8017 Email Address: Susandong@hotmail.com

Property Owner's Name: XIU DONG

Address: 920 S Fenbrook Ct

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812-219-8017 Email Address: Susandong@hotmail.com

Occupants: restaurant manager

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 16-TV-40

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

I am new property owner. I just got  
report from old owner. Two day ago.  
I ~~would~~ would like more time to complete  
~~the~~ repair.

Signature (required): Xiong

Name (please print): XIU DONG Date: 1/15/2016

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



**City Of Bloomington**  
**Housing and Neighborhood Development**

**NOV 12 2015**

RENTAL PERMIT INFORMATION

Fitzgerald, Charles  
3717 E. 3rd Street  
Bloomington, IN 47401

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office by **JAN 11 2016** to schedule a re-inspection. You have the right to appeal any violation to the Board of Housing Quality Appeals. An appeal form can be found at [www.bloomington.in.gov/hand](http://www.bloomington.in.gov/hand). If you do not have access to the internet, you may contact HAND at 812-349-3420 and a form will be provided.

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

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

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

Sincerely,

Housing & Neighborhood Development

Encl: Inspection Report,

  
401 N Morton St  
Bloomington, IN 47404  
Fax (812) 349-3582

City Hall  
[bloomington.in.gov](http://bloomington.in.gov)

Rental Inspection (812) 349-3420  
Neighborhood Division (812) 349-3421  
Housing Division (812) 349-3401



City Of Bloomington  
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

2781

Owner

Fitzgerald, Charles  
3717 E. 3rd Street  
Bloomington, IN 47401

Prop. Location: 3717 E 3rd ST  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/3

Date Inspected: 11/06/2015  
Primary Heat Source: Gas  
Property Zoning: RS  
Number of Stories: 1

Inspector: Matt Swinney  
Foundation Type: Basement  
Attic Access: Yes  
Accessory Structure: Det. Garage

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

This property was vacant at the time of inspection.

INTERIOR

Living Room 22 x 13, Dining Room 13 x 11

No violations noted.

Kitchen 10 x 7

Repair the microwave range light fixture to function as intended. BMC 16.04.060(b)

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)



**City Of Bloomington**  
**Housing and Neighborhood Development**

**UPPER LEVEL**

Hallway, Bathroom, SE Bedroom 13 x 11

No violations noted.

Existing Egress Window Measurements: Casement: Const. Yr. - 1961

Height: 32 inches

Width: 13 inches

Sill Height: 45.5 inches

Openable Area: 2.89 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-16.04.400 (b)

SW Bedroom 14 x 12-6

No violations noted.

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 1961

Height: 33 inches

Width: 30.25 inches

Sill Height: 45 inches

Openable Area: 6.93 sq. ft.

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

NW Bedroom 14-6 x 9

No violations noted.

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 1961

Height: 33 inches

Width: 30.25 inches

Sill Height: 45 inches

Openable Area: 6.93 sq. ft.

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

**LOWER LEVEL**

Stairway, Bathroom, Garage

No violations noted.



**City Of Bloomington  
Housing and Neighborhood Development**

Bedroom 15 x 10

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

Existing Egress Window Measurements: Slider: Const. Yr. - 1961

Height: 33 inches

Width: 18 inches

Sill Height: 39 inches

Openable Area: 4.13 sq. ft.

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

**BASEMENT**

Replace existing smoke detector with a new smoke detector. IC 22-11-18-3.5

Detached Garage

NOTE: The electricity was not connected. Electrical items will be checked at the reinspection. The electrical items must be inspected and brought into compliance within the same 60 day deadline as the remainder of this property. BMC 16.03.040(g) and BMC 16.04.060(c)

**EXTERIOR**

Rear Entry

Repair the stair well drain to function as intended. BMC 16.04.050(c)

Detached Garage

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

**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**

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)



**City Of Bloomington**  
**Housing and Neighborhood Development**

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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: February 17, 2016  
Petition Type: Rescind a variance  
Petition Number: 16-RV-41  
Address: 430 E 10<sup>th</sup> St.  
Petitioner: HAND  
Inspector: Matt Swinney  
Staff Report: January 14, 2016      Cycle Inspection

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

Staff Recommendation:      Rescind the variance.

Conditions:      None

Attachments:      None



City of Bloomington  
H.A.N.D.

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

Meeting Date: February 17, 2016

Petition Type: An extension of time to complete repairs.

Petition Number: 16-TV-42

Address: 102 S. Hillsdale Dr.

Petitioner: Mike Hensinger

Inspector: Maria McCormick

Staff Report: 02/13/2015 Completed Cycle Inspection  
04/23/2015 Received 1<sup>st</sup> BHQA application for Extension of Time  
07/13/2015 Completed re-inspection. All complied but Exterior Painting.  
01/13/2016 Received BHQA Application for Extension of Time for Exterior Painting

The petitioner is requesting additional time to complete the exterior painting at this property as the contractor that was to do the painting was injured and he is now going to complete the work himself.

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: March 15, 2016

Attachments: Application for Appeal, Exterior Extension Reminder

RECEIVED  
JAN 15 2016

BY: EW



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

Property Address: 102 Hillside Drive

Petitioner's Name: Mike Hensing

Address: 907 S. Rolling Rock Drive

City: Bloomington State: IN Zip Code: 47403

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

Property Owner's Name: Surzrig LLC, Jean Bertrand Ribzt

Address: 830 Woodlawn Ave

City: Bloomington State: IN Zip Code: 47401

Phone Number: out of country Email Address: jribzt@umail.iu.edu

Occupants: Susan Mari, Alexz Loucharich, Paige Kibbler

**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 16-TV-42

SEE REVERSE

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

I need to repaint the outside of the home, my handyman had to have shoulder surgery & I lost his services, I got some of the pre-paint scraping done myself, I also have matching paint & all supplies purchased & at my personal home, I am asking for an extension of time because I will have to complete this job myself outside of my normal work & in warm/dry weather.

Thank you so much for your consideration.

Sincerely,

Mike

Signature (required): Michael S. Hensinger

Name (please print): Michael S. Hensinger Date: 1/13/15

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

DEC 16 2015

EXTERIOR EXTENSION REMINDER INSPECTION REPORT

833

Owner(s)

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

Agent

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

Prop. Location: 102 S Hillsdale DR  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 02/13/2015  
Primary Heat Source: Gas  
Property Zoning: RC  
Number of Stories: 1

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

**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 02/13/2016.**

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.

**EXTERIOR:**

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

**MM**

401 N Morton St  
Bloomington, IN 47404  
Fax (812) 349-3582

City Hall  
bloomington.in.gov

Rental Inspection (812) 349-3420  
Neighborhood Division (812) 349-3421  
Housing Division (812) 349-3401



City of Bloomington  
H.A.N.D.

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

Meeting Date: February 17, 2016  
Petition Type: Relief from an administrative decision  
Variance Request: Relief from being required to complete repairs.  
Petition Number: 16-AA-43  
Address: 1124 S. Henderson St.  
Petitioner: Our Cottage Industry, LLC (Jon Lawrence & Janice Sorby)  
Inspector: Maria McCormick  
Staff Report: 11/18/2015 Completed Cycle Inspection  
01/15/2016 Received Application for Appeal

The petitioners are requesting relief from an administrative decision, to not have to complete the repairs that were cited on the cycle inspection report.

Staff recommendation: Deny the relief from administrative decision.

Conditions: All repairs shall be completed and re-inspected by the date specified below.

Compliance Deadline: March 1, 2016

Attachments: Application for Appeal; Cycle Inspection Report



RECEIVED  
JAN 15 2016

BY: CW

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: 1124 S. Henderson

Petitioner's Name: Oon Cottage Industry LLC [Jon Lawrence & Justice Sorky]

Address: 525 E. Grimes Lane

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812-650-2810 Email Address: jonlawrence@gmail.com

Property Owner's Name: Same as above

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

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

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

Occupants: Kristin Retherford, Justin Ware (daughter Ariel)

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:

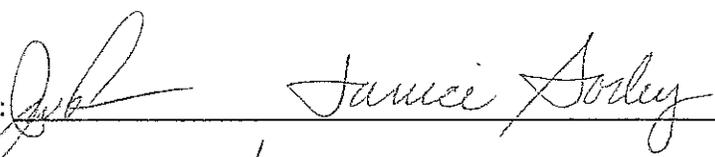
- A) An extension of time to complete repairs (Petition type TV)
- B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- C) Relief from an administrative decision (Petition type AA)**
- D) Rescind a variance (Petition type RV)

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 16-AA-43

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 document & Photo

Signature (required):  Janice Sorley

Name (please print): Jan Lawrence / Janice Sorley Date: 1/12/2016

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

We are the owners of 1124 S. Henderson, Bloomington, IN, 47401. We respectfully request consideration for relief from an administrative decision. The three cited violations found during the recent cycle inspection are not in violation of Title 16, Residential Rental Unit and Lodging Code.

This house, as well as our other rental units, are located close to our home and we take pride in the condition and appearance of our all our rentals. This house is adjacent to our own home. We support the HAND inspection process and desire consistency in the application of code throughout our neighborhood and the city.

#### **Violation 1:**

Inspection Report: "clean and service the exhaust fan". Code 16.04.060(c)

*Code 16.04.060 Interior Structure (c) All equipment contained within the interior of a residential rental unit and its accessory structures shall be maintained in good repair, in accordance with its manufacturer's guidelines and in accordance with this Title.*

- The fan works perfectly. The inspector thought it sounded a little loud. After receiving the report we inquired via email about a decibel rating or some type of guidance and received none. Looking for guidance, we read code and found it does not address the sound of an exhaust fan that functions perfectly. Additionally, there is an operable window in the bathroom and a fan is not required.

#### **Violation 2:**

Inspection Report: "trim all tree branches away from the siding and roofline to maintain a 3' clearance". BMC 16.04.040(e)

*Code: 16.04.040 Exterior Property Areas. (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.*

- The tree in question is actually a Northern Bayberry (*Myrica Pensylvanica*) shrub and part of the foundation planting and thus not a tree. This bayberry does NOT pose danger to persons or property and is in good health. The code cited in the report does not specify a 3' clearance nor does it pertain to shrubbery.

#### **Violation 3:**

Inspection Report: "Properly repair or replace damaged or deteriorated siding in a manner that leaves structure weather tight and excludes the entrance of rodents. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deterioration siding and structural members. On the west side of the house. 16.04.050(a)

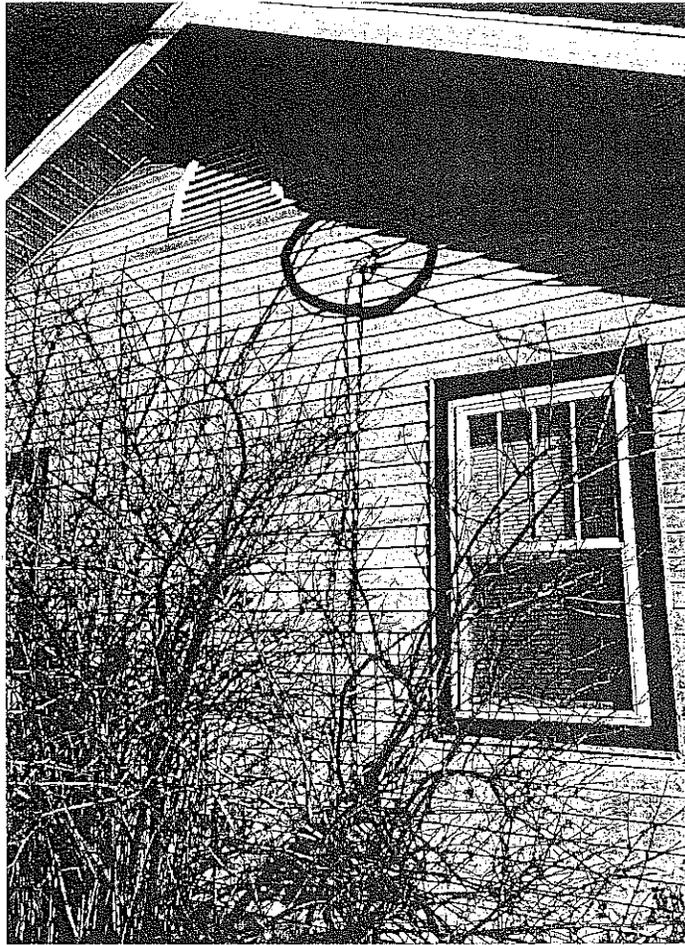
*16.04.050 Exterior Structure. (a) All portions of the exterior of a residential rental unit and its accessory structures shall be maintained in a structurally sound manner, be in good repair and be maintained in accordance with this Title.*

- The property is weather tight and excludes the entrance of rodents. It is structurally sound and is not visually unpleasant. Several years ago an arborist was delivering a very tall tree to a neighbor and accidentally detached the telephone/cable line attached to the west side of the house. The tree tore a small hole in the vinyl siding (see attached photo). We could not find siding to match the color of the vinyl. The tear is high on the house, small and located under the overhang of the roof and the vinyl siding encases the original historic redwood siding which is painted and in itself rot and water resistant. We feel mismatched vinyl siding would be more visually jarring than the small tear. This small tear has passed several inspection cycles and is not in violation of code.

The above cited violations are not supported in code and we respectfully ask that you remove them from our landlord record. Perhaps what has been identified as a violation should have only been friendly suggestions rather than citations as the property does not violate code or even the spirit of the code. For your information, it has long been our plan to remove the vinyl siding and restore the original historic character to the skin of this building. The fan functions perfectly and is very powerful, but we will probably take a look at it. We will evaluate the shrub in the spring and trim any winter damage but it is a beautiful addition to the gardens.

Two of our goals have always been that no one should ever be able to determine, by looking, that one of our houses is a rental and that we would never rent a house that we would not desire to live in ourselves. We purchased our properties because we live near them. The only way we could ensure the integrity of our neighborhood and quality of our life was by owning, maintaining and restoring these properties. We have been invited multiple times to include our home and the adjacent rental properties on the Bloomington Garden Tour. We received Bloomington Restoration Inc's (BRI) Outstanding Preservation Project Award for 2015 for work on one of our rental houses that we moved to our neighborhood. We actually care about houses and work hard to make them nice--and legal. We are deeply troubled by receiving citations that are not supported in the code and with the inconsistent application of code to the large volume of rundown, non-compliant rental properties across Bloomington that somehow pass inspection.

Thank you for your consideration.



Rip out  
vinyl siding



City Of Bloomington  
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

5287

Owner(s)

Our Cottage Industry, Llc  
525 E. Grimes Ln.  
Bloomington, IN 47401

Prop. Location: 1124 S Henderson ST  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 11/18/2015  
Primary Heat Source: Gas  
Property Zoning: RC  
Number of Stories: 1

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

Monroe County Assessor's records indicate that this structure was built in 1930. There were no minimum requirements for emergency egress at that time.

INTERIOR:

Kitchen/Dining Area 17-0 x 9-6; Living Room 15-8 x 12-8; Hallway:  
No violations noted.

Bathroom:  
Clean and service the exhaust fan. BMC 16.04.060(c)

North Bedroom 12-4 x 11-8:  
No violations noted.

Existing Egress Window Measurements:  
Height: 48 inches  
Width: 31 ½ inches  
Sill Height: 34 inches  
Openable Area: 10.50 sq. ft.

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

South Bedroom 17-3 x 9-6:

No violations noted.

Existing Egress Window Measurements:

Height: 48 inches

Width: 29 inches

Sill Height: 34 inches

Openable Area: 9.66 sq. ft.

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

**Basement –**

Hallway/Stairway:

No violations noted.

Storage Area (unfinished):

No violations noted.

Family Room (3<sup>rd</sup> Bedroom):

No violations noted.

This room has a door to the exterior for egress.

**EXTERIOR:**

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

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

---

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

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



**City Of Bloomington  
Housing and Neighborhood Development**

**DEC 10 2015**

RENTAL PERMIT INFORMATION

Our Cottage Industry, Llc  
525 E. Grimes Ln.  
Bloomington, IN 47401

Property Location: 1124 S Henderson ST

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office by **FEB 08 2016** to schedule a re-inspection. You have the right to appeal any violation to the Board of Housing Quality Appeals. An appeal form can be found at [www.bloomington.in.gov/hand](http://www.bloomington.in.gov/hand). If you do not have access to the internet, you may contact HAND at 812-349-3420 and a form will be provided.

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

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

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

Sincerely,

Housing & Neighborhood Development  
Encl: Inspection Report,

*MM*

401 N Morton St  
Bloomington, IN 47404  
Fax (812) 349-3582

City Hall

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

Rental Inspection (812) 349-3420  
Neighborhood Division (812) 349-3421  
Housing Division (812) 349-3401



City Of Bloomington  
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

5287

Owner(s)

Our Cottage Industry, Llc  
525 E. Grimes Ln.  
Bloomington, IN 47401

Prop. Location: 1124 S Henderson ST  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 11/18/2015  
Primary Heat Source: Gas  
Property Zoning: RC  
Number of Stories: 1

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

Monroe County Assessor's records indicate that this structure was built in 1930. There were no minimum requirements for emergency egress at that time.

INTERIOR:

Kitchen/Dining Area 17-0 x 9-6; Living Room 15-8 x 12-8; Hallway:  
No violations noted.

Bathroom:

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

North Bedroom 12-4 x 11-8:

No violations noted.

Existing Egress Window Measurements:

Height: 48 inches  
Width: 31 ½ inches  
Sill Height: 34 inches  
Openable Area: 10.50 sq. ft.

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

South Bedroom 17-3 x 9-6:

No violations noted.

Existing Egress Window Measurements:

Height: 48 inches

Width: 29 inches

Sill Height: 34 inches

Openable Area: 9.66 sq. ft.

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

**Basement --**

Hallway/Stairway:

No violations noted.

Storage Area (unfinished):

No violations noted.

Family Room (3<sup>rd</sup> Bedroom):

No violations noted.

This room has a door to the exterior for egress.

**EXTERIOR:**

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

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

---

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

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



City of Bloomington  
H.A.N.D.

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

Meeting Date: February 17, 2016  
Petition Type: An extension of time to complete repairs.  
Petition Number: 16-TV-44  
Address: 402 S. Highland Ave.  
Petitioner: Dorothy Kinney  
Inspector: Norman Mosier  
Staff Report: August 19, 2015 – Conducted Cycle Inspection  
December 18, 2015 – Conducted Re-inspection  
January 15, 2016 – Received BHQA Appeal

It was noted during the cycle inspection that the gutters are failing and the petitioner is requesting an extension of time to find new gutters and complete the repairs to them.

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 17, 2016

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



RECEIVED  
JAN 15 2016

BY: EW

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

Property Address: 402 S. Highland Ave.

Petitioner's Name: Dorothy Kinney

Address: 7604 Sweetbriar Rd

City: Henrico State: VA Zip Code: 23229

Phone Number: 219-713-4321 Email Address: dkdotkinney@gmail.com

Property Owner's Name: Dorothy Kinney

Address: 7604 Sweetbriar Rd

City: Henrico State: VA Zip Code: 23229

Phone Number: 219-713-4321 Email Address: dkdotkinney@gmail.com

Occupants: Ben Harris and Richard Smagur  
402 S. Highland Ave, Bloomington IN 47401

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 16-TV-44

SEE REVERSE

The property in question is at 402 S. Highland Ave  
Bloomington  
IN 47401

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

I would like to request an extension of the amount of time allowable to bring the property at 402 South Highland Street into compliance with HAND requirements.

Most issues raised in the last inspection have been addressed, and the only remaining issues involve the gutters.

The house is one of only a handful of remaining Lustron houses and is made almost entirely of enameled coated steel. The gutters were fabricated as part of the house and can't be easily replaced, and given the historical nature of the home, I would like more time to determine what the best options are for repair or replacement.

Signature (required): Dorothy A. Kinney

Name (please print): Dorothy A. Kinney Date: 1/12/2016

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

DEC 23 2015

REMAINING VIOLATION INSPECTION REPORT

1161

Owner(s)

Kinney, Dorothy  
7604 Sweetbriar Road  
Henrico, VA 23229

Agent

Doughman, Woody  
Po Box 664  
Bloomington, IN 47402

Prop. Location: 402 S Highland AVE  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/3

Date Inspected: 08/09/2015  
Primary Heat Source: Gas  
Property Zoning: RM  
Number of Stories: 1

Inspector: Norman Mosier  
Foundation Type: Crawl Space  
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.

401 N Morton St  
Bloomington, IN 47404  
Fax (812) 349-3582

City Hall  
  
bloomington.in.gov

Rental Inspection (812) 349-3420  
Neighborhood Division (812)  
349-3421  
Housing Division (812) 349-3401

**INTERIOR:**

Living Room 16-3 x 14-2:

Relocate the smoke detector. 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

Secure the loose receptacle on the north wall and replace the missing cover plate.  
BMC 16.04.060 (b)

Dining Room 10-3 X 9-1:

Relocate the smoke detector. 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

Utility 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:

REC'D  
FURN. DOC.  
Q-SUPPLY  
N/M  
1-7-16

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)

W Bedroom 17-2 x 10-7:

Relocate the smoke detector. 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

E Bedroom 13-8 x 12-8:

Relocate the smoke detector. 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:**

Repair/replace the deteriorated gutters on the east and west sides of structure.  
BMC 16.04.050(a)

Repair/replace the deteriorated soffit on the west side of structure. BMC 16.04.050 (a)

Reconnect the downspout to the gutter adjacent to the back door. BMC 16.04.050 (a)

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

401 N Morton St  
Bloomington, IN 47404  
Fax (812) 349-3582

City Hall  
bloomington.in.gov

Rental Inspection (812) 349-3420  
Neighborhood Division (812)  
349-3421  
Housing Division (812) 349-3401

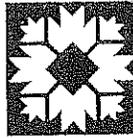
**OTHER REQUIREMENTS:**

**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. If this form is not provided to the HAND department by the compliance deadline and the matter is referred to the Legal Department a fine of \$25 will be assessed. BMC 16.03.020(b), BMC 16.10.030(b)

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

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



City of Bloomington  
Housing and Neighborhood Development

CYCLE REPORT

1161

OWNERS

Kinney, Dorothy  
247 Wells Street  
Crown Point, IN 46307

AGENT

Kinney, Jason A.  
509 N. Washington Street  
Spencer, IN 47460

Prop. Location: 402 S Highland AVE  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: 1/2/3

Date Inspected: 08/19/2015  
Primary Heat Source: Gas  
Property Zoning: RM  
Number of Stories: 1

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

Monroe County Assessor's records indicate this structure was built in 1940.  
There were no requirements for emergency egress at the time of construction.

INTERIOR:

Enclosed Front Porch:

C Install a closing device on the south storm door. BMC 16.04.060 (a)

C Repair/replace the east storm door to latch as intended. BMC 16.04.060 (a)

Living Room 16-3 x 14-2:

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

N/C

Relocate the smoke detector. 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

N/C

Secure the loose receptacle on the north wall and replace the missing cover plate. BMC 16.04.060 (b)

Dining Room 10-3 X 9-1:

N/C

Relocate the smoke detector. 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

Kitchen 9-3 x 4-4:

No violations noted.

Utility Room:

C

Repair the entry storm door to latch as intended, missing latch. BMC 16.04.060 (a)

C

Repair the electrical service panel door, falls off when opened. BMC 16.04.060 (a)

C

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

N/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)

C

Bathroom:

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

C

Hallway:

Sand and paint the north wall, peeling paint. BMC 16.04.060 (f)

N/C

W Bedroom 17-2 x 10-7:

Relocate the smoke detector. 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

C

Replace the missing cover plates on the north and west walls. BMC 16.04.060 (b)

Existing Egress Window Measurements: Dbl hung: Const. Yr. - 1940  
Height: 48 inches  
Width: 17 inches  
Sill Height: 34.5 inches  
Openable Area: 5.67 sq. ft.

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

E Bedroom 13-8 x 12-8: Same window as above.

N/C Relocate the smoke detector. 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

C Sand and paint the north & east walls, peeling paint. BMC 16.04.060 (f)

**EXTERIOR:**

C Secure the loose and hanging front porch light. BMC 16.04.050 (b)

C Trim all tree branches away from the siding and roofline to maintain a 3' clearance, SE corner of structure. BMC 16.04.040(e)

N/C Repair/replace the deteriorated gutters on the east and west sides of structure.  
BMC 16.04.050(a)

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

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

N/C Repair/replace the deteriorated soffit on the west side of structure. BMC 16.04.050 (a)

N/C Reconnect the downspout to the gutter adjacent to the back door. BMC 16.04.050 (a)

C Repair/replace the deteriorated sidewalk adjacent to the street and along the alleyway, slabs offset and the stairs have deteriorated. BMC 16.04.040 (c)

C <sup>REMOVED</sup> Repair/replace all of the deteriorated fence on the property. BMC 16.04.050 (a)

N/C Repair the gate to latch as intended. BMC 16.04.040 (g)

Crawlspace:

No access.

Detached Garage:

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

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

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

C Repair/replace the deteriorated siding on the garage. BMC 16.04.050(a)

**OTHER REQUIREMENTS:**

**Required documentation:**

C  
REC'D  
10-22-15  
NIM  
A completed copy of the Tenants and Owners Rights and Responsibilities Summary must be provided to this office or reviewed with the inspector **within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC 16.03.060(c) and BMC 16.10.030(b)**

**Required documentation:**

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

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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: 17 February 2016  
Petition Type: Rescind a variance  
Petition Number: 16-RV-045  
Address: 417 S. Fess Ave.  
Petitioner: HAND  
Inspector: Michael Arnold  
Staff Report: 15 January 2016                      Cycle Inspection  
                  19 January 2016                      BHQA Application

This property was previously granted a variance to the cooking in a sleeping room requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a cooking in a sleeping room requirement and the Building Code in place at the time of construction did not address cooking in a sleeping room; therefore the variance must be rescinded by the Board of Housing Quality Appeals. This process may slightly delay the issuance of your Rental Occupancy Permit, but will not negatively affect the length of your permit. This structure was built in 1964.

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



City of Bloomington  
H.A.N.D.

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

Meeting Date: February 17, 2016

Petition Type: An extension of time to complete repairs.

Petition Number: 16-TV-46

Address: 402, 428, 444, 448 & 450 E. Melrose Ave.

Petitioner: Tim Bonner

Inspector: Maria McCormick

Staff Report: 09/17/2015 Completed Cycle Inspection  
01/21/2016 Completed Re-inspections  
01/21/2016 Received BHQA Extension of Time Application

The petitioner is requesting an extension of time to complete the outstanding repairs on these units. They have ordered replacement windows however they have not arrived. The current windows open fully, the top sashes do not go completely up and drop down if the windows are not locked.

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: February 24, 2016 for Smoke Detector in Unit 428  
April 1, 2016 for all other outstanding violations

Attachments: Application for Appeal, Remaining Violations Reports



RECEIVED  
JAN 21 2016

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: CL

Property Address: 402, 428, 444, 448 & 450 E. Melrose Ave.

Petitioner's Name: TIM BANNER

Address: 1616 S. Henderson St. #363

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812-331-1616 Email Address: t.banner@regencyapartments.com

Property Owner's Name: Regency Consolidated Residential, LLC

Address: 2417 Field South Drive

City: Champaign State: IL Zip Code: 61822

Phone Number: 217-359-7031 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 16-TV-46

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

This is a request so that we may do the necessary fixes to some windows due to weather related issues. We request an extension of two weeks.

Signature (required):



Name (please print):

TIM BONNER

Date:

1/21/2016

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 INSPECTION REPORT

8535

Owner(s)

Regency Consolidated Residential, Llc  
2417 Fields South Dr  
Champaign, IL 61822

Agent

Nancy K. Jones  
513 W Gourley Pk  
Bloomington, IN 47404

Prop. Location: 402 E Melrose AVE  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/5

Date Inspected: 09/17/2015  
Primary Heat Source: Electric  
Property Zoning: RH  
Number of Stories: 3

Inspector: Maria McCormick  
Foundation Type: Slab  
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.

  
401 N Morton St  
Bloomington, IN 47404  
Fax (812) 349-3582

City Hall

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

Rental Inspection (812) 349-3420  
Neighborhood Division (812) 349-3421  
Housing Division (812) 349-3401

**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)**

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

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



**City Of Bloomington**  
**Housing and Neighborhood Development**

REMAINING VIOLATION INSPECTION REPORT

8601

Owner(s)

Regency Consolidated Residential, Llc  
2417 Fields South Dr  
Champaign, IL 61822

Agent

Nancy K. Jones  
513 W Gourley Pk  
Bloomington, IN 47404

Prop. Location: 428 E Melrose AVE  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/5

Date Inspected: 09/17/2015  
Primary Heat Source: Electric  
Property Zoning: RH  
Number of Stories: 3

Inspector: Maria McCormick  
Foundation Type: Slab  
Attic Access: Yes  
Accessory Structure: None

**REINSPECTION REQUIRED**

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Neighborhood Division (812) 349-3421  
Housing Division (812) 349-3401

**INTERIOR:**

**2<sup>nd</sup> Level –**

Rear Bedroom/Bathroom:

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

Every window shall be capable of being easily opened and held in position by its own hardware.  
The top sashes of both windows fall down when the window is opened. BMC 16.04.060(b)

**3<sup>rd</sup> Level –**

Bathroom:

Properly repair or replace broken or missing cabinet door. BMC 16.04.060(a)

Front Bedroom:

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

Existing Egress Window Measurements:

Height: 26 ½ inches

Width: 34 inches

Sill Height: 18 inches

Openable Area: 6.25 sq. ft.

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

**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)**

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

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



**City Of Bloomington**  
**Housing and Neighborhood Development**

REMAINING VIOLATION INSPECTION REPORT

8616

Owner(s)

Regency Consolidated Residential, Llc  
2417 Fields South Dr  
Champaign, IL 61822

Agent

Nancy K. Jones  
513 W Gourley Pk  
Bloomington, IN 47404

Prop. Location: 444 E Melrose AVE  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/5

Date Inspected: 09/17/2015  
Primary Heat Source: Electric  
Property Zoning: RH  
Number of Stories: 3

Inspector: Maria McCormick  
Foundation Type: Slab  
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.

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*NM*

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Bloomington, IN 47404  
Fax (812) 349-3582

City Hall

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

Rental Inspection (812) 349-3420  
Neighborhood Division (812) 349-3421  
Housing Division (812) 349-3401

**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)**

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

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



**City Of Bloomington**  
**Housing and Neighborhood Development**

REMAINING VIOLATION INSPECTION REPORT

8512

Owner(s)

Regency Consolidated Residential, Llc  
2417 Fields South Dr  
Champaign, IL 61822

Agent

Nancy K. Jones  
513 W Gourley Pk  
Bloomington, IN 47404

Prop. Location: 448 E Melrose AVE  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/5

Date Inspected: 09/17/2015  
Primary Heat Source: Electric  
Property Zoning: RH  
Number of Stories: 3

Inspector: Maria McCormick  
Foundation Type: Slab  
Attic Access: Yes  
Accessory Structure: None

**REINSPECTION REQUIRED**

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Rental Inspection (812) 349-3420  
Neighborhood Division (812) 349-3421  
Housing Division (812) 349-3401

**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)**

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

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



**City Of Bloomington**  
**Housing and Neighborhood Development**

REMAINING VIOLATION INSPECTION REPORT

8513

Owner(s)

Regency Consolidated Residential, Llc  
2417 Fields South Dr  
Champaign, IL 61822

Agent

Nancy K. Jones  
513 W Gourley Pk  
Bloomington, IN 47404

Prop. Location: 450 E Melrose AVE  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/5

Date Inspected: 09/17/2015  
Primary Heat Source: Electric  
Property Zoning: RH  
Number of Stories: 3

Inspector: Maria McCormick  
Foundation Type: Slab  
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.

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Housing Division (812) 349-3401

**INTERIOR:**

**Main Level –**

**2<sup>nd</sup> Level –**

**Rear Bedroom/Bathroom:**

Repair or replace the windows to function as intended and to completely close and lock. BMC 16.04.060(b)

**Front Bedroom/Bathroom:**

Properly seal the edges of the floor covering in the bathroom. BMC 16.04.060(a)

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

**3<sup>rd</sup> Level –**

**Bathroom:**

Remove all the mold/Mildew growing on the floor and baseboards. BMC 16.04.060(b)

**OTHER REQUIREMENTS:**

**Required documentation:**

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

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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: February 17, 2016

Petition Type: Rescind a variance.

Petition Number: 16-RV-47

Address: 505 W. Dodds St.

Petitioner: HAND

Inspector: Maria McCormick

Staff Report: This property was previously granted a variance to the ceiling height requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a ceiling height requirement and the Building Code in place at the time of construction did not address ceiling 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: February 17, 2016

Petition Type: Rescind a variance.

Petition Number: 16-RV-48

Address: 1105 S. Fairview St.

Petitioner: HAND

Inspector: Maria McCormick

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

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None