

**PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
CITY HALL McCLOSKEY CONFERENCE ROOM
July 20, 2016, 4:00 P.M.**

I. **ROLL CALL**

II. **REVIEW OF SUMMARY** – June 15, 2016 (not included)

III. **CONSENT AGENADA**

- 1) 16-TV-49, **2010 N. Monroe Street**, Pegasus Properties (DAJA). Request for an extension of time to complete repairs. Previously heard April 20, 2016.
- 2) 16-TV-135, **916 W. 6th Street**, Choice Realty & Management (Matthew Todd). Request for an extension of time to complete repairs.
- 3) 16-TV-136, **314 W. 16th Street**, Parker Real Estate Management (Hans Van Boldrick & Susan Morgan). Request for an extension of time to complete repairs.
- 4) 16-TV-137, **3411 N. Windcrest Drive**, Sara Jane Feuerbach. Request for an extension of time to complete repairs.
- 5) 16-RV-138, **910 S. Ransom Lane**, H.A.N.D. (Denise M. Wood). Request for rescission of a variance.
- 6) 16-TV-139, **315 W. 16th Street**, Parker Real Estate Management (Phil Jones). Request for an extension of time to complete repairs.
- 7) 16-RV-140, **318 E. 17th Street**, H.A.N.D. (Jeffrey B. & Angela D. Brown). Request for rescission of a variance.
- 8) 16-RV-141, **1205 S. Fess Avenue**, H.A.N.D. (Eugene Humbles). Request for rescission of a variance.
- 9) 16-RV-142, **502 S. Washington Street**, H.A.N.D. (Powder Monkey). Request for rescission of a variance.
- 10) 16-TV-143, **500-508 E. 15th Street**, Elkins Apartments (Elkins Grandchildren's Trust). Request for an extension of time to complete repairs.
- 11) 16-RV-145, **508 N. Prow Avenue**, H.A.N.D. (Matt Wisen). Request for rescission of a variance.
- 12) 16-RV-146, **2410-2414 S. Rogers Street**, H.A.N.D. (Matt Wisen). Request for rescission of a variance.
- 13) 16-TV-147, **312 E. Dixie Street**, Michael Plaza. Request for an extension of time to complete repairs.
- 14) 16-AA-148, **3955 N. Rosewood Court**, Hussain Farzad. Request for relief from an administrative decision.

IV. **GENERAL DISCUSSION**

V. **PUBLIC COMMENT**

VI. **ADJOURNMENT**

Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call [812-349-3429](tel:812-349-3429) or e-mail human.rights@bloomington.in.gov.



City of Bloomington
H.A.N.D.

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

Meeting Date: July 20, 2016

Petition Type: An extension of time to complete repairs.

Petition Number 16-TV-49 (Old Business)

Address: 2010 N. Monroe St.

Petitioner Pegasus Properties

Inspector: Norman Mosier

Staff Report: October 15, 2015 - Conducted Cycle Inspection
October 21, 2015 – Received BHQA Staff Report to Rescind Variance
January 25, 2016 – Received BHQA Appeal for Extension of Time
June 9, 2016 – Received BHQA Appeal for Additional Extension of Time
June 28, 2016 – Received E-mail concerning interior wall repairs.

It was noted during the cycle inspection that there are several violations to be repaired, including the repair of the north foundation wall. Petitioner is requesting an additional extension of time to complete the repairs. Contractor will repair the foundation on or about July 14th and 15th. Interior walls will be repaired after the foundation repairs are finished.

Staff recommendation: Grant the request.

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

Compliance Deadline: August 20, 2016

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



RECEIVED JUN 09 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

Property Address: 2010 N Monroe

Petitioner's Name: Pegasus Properties

Address: POB 37

City: Smithville State: IN Zip Code: 47458

Phone Number: 812-824-3230 Email Address: pegasus-properties@gmail.com

Property Owner's Name: DATA

Address: POB 37

City: Smithville State: IN Zip Code: 47458

Phone Number: Email Address:

Occupants: Mary

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-49

(OLD BUSINESS)

SEE REVERSE

Received by Head 4 9 16 NIM



City Of Bloomington
Housing and Neighborhood Development

MAY 05 2016

REMAINING VIOLATION INSPECTION REPORT

7501

Owner(s)

Daja
P.O. Box 37
Smithville, IN 47458

Agent

Pegasus Property Mgmt - C/O Sharon Dalton
P.O. Box 37
Smithville, IN 47458

Prop. Location: 2010 N Monroe ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/5

Date Inspected: 10/05/2015
Primary Heat Source: Gas
Property Zoning: BP
Number of Stories: 1

Inspector: Norman Mosier
Foundation Type: Crawl Space
Attic Access: No
Accessory Structure:

REINSPECTION REQUIRED

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

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

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

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

INTERIOR:

Laundry Room:

N/K Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster, south wall and north wall under the window. BMC 16.04.060(a)

Crawlspace:

N/K Repair the failing north foundation wall in a workmanlike manner. BMC 16.04.050(a)

OTHER REQUIREMENTS:

Required documentation:

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

Desired level: 0 parts per million (ppm)

Acceptable level in a living space: 9 ppm

Maximum concentration for flue products: 50 ppm

BMC 16.01.060(f) and 16.04.060 (c)

Rec'd VIA
FAX 622-1111
SUPPLY MM

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 16.03.030(d): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner and the agent, the occupant load of the unit, the number of bedrooms, the expiration date of the permit, and any variances that have been granted for the property. BMC 16.03.030(c)

This is the end of the report



Norman Mosier <mosiern@bloomington.in.gov>

2010 North Monroe Street

1 message

Pegasus Properties <pegasus.properties@gmail.com>
To: mosiern@bloomington.in.gov

Tue, Jun 28, 2016 at 3:21 PM

To whom it may concern,

We are holding off on the laundry room wall repairs until the foundation work is completed as we are concerned it may cause cracking. So we are hereby requesting that the deadline for those repairs also be extended.

Do not hesitate to contact us if you have any questions.

Sincerely,

Michael Dalton
PEGASUS PROPERTIES
Post Office Box 37
Smithville, IN 47458

Voice: 812 824-3230
Fax: 812 824-3240



City of Bloomington
H.A.N.D.

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

Meeting Date: July 20, 2016
Petition Type: An extension of time to complete repairs.
Petition Number: 16-TV-135
Address: 916 W 6th St.
Petitioner: Choice Realty & Management
Inspector: Matt Swinney
Staff Report: March 22, 2016 Completed Cycle Inspection Report

Owner has requested a 60 day extension of time to complete the repairs to limestone retaining wall.

Staff recommendation: Grant the request.

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

Compliance Deadline: August 5, 2016

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



RECEIVED
MAY 23 2016

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

Property Address: 916 W. 6th St
Petitioner's Name: Choice Realty + Management
Address: 1715 S. Walnut St
City: Bloomington State: IN Zip Code: 47411
Phone Number: 812-331-7353 Email Address: dema@choice-realty.com
Property Owner's Name: Matthew Todd
Address: 4450 Ridgeman Dr
City: Abilene State: TX Zip Code: 79609
Phone Number: 812-606-0948 Email Address: m-todd@live.com
Occupants: _____

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

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

Please circle the petition type that you are requesting:

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

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

OFFICE USE ONLY
Petition Number 16-TV-135

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

Owner is requesting extension for concrete wall
work @ property of 60 days.
Noted as Exterior - main structure to properly
secure & tack post railing & loose stue.

Signature (required): Debra Dobson

Name (please print): Debra Dobson Date: 5-19-16

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

MAR 31 2016

RENTAL PERMIT INFORMATION

Matthew C. Todd
4450 Ridgemont Dr Apt. 1823
Abilene, TX 79606

Property Location: 916 W 6th 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 **MAY 30 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. 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. 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,
Xc: Choice Realty & Management: 1715 S. Walnut Street, Bloomington, IN 47401



**City Of Bloomington
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

9539

Owner

Matthew C. Todd
4450 Ridgemont Dr Apt. 1823
Abilene, TX 79606

Agent

Choice Realty & Management
1715 S. Walnut Street
Bloomington, IN 47401

Prop. Location: 916 W 6th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/3

Date Inspected: 03/22/2016
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 1

Inspector: Matt Swinney
Foundation Type: Crawl Space
Attic Access: No
Accessory Structure: Det. Garage

Monroe County records show this structure was built in 1899. There were no minimum emergency egress requirements at the time of construction.

INTERIOR

Living Room 13-9 x 12-0

Secure the loose HVAC vent cover in the ceiling. BMC 16.04.060(a)

Laundry/Utility Room

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

Kitchen 13-10 x 10-0

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

Hallway

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), BMC 16.04.060(c), BMC 16.04.060(b)

Bathroom

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

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

Back Bedroom 12-0 x 8-0

No violations noted.

Existing Egress Window Measurements:

Height: 49 inches (both sashes removed)

Width: 25 inches

Sill Height: 23.5 inches

Openable Area: 8.51 sq. ft.

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

Front Bedroom 15-0 x 11-6

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

Existing Egress Window Measurements:

Height: 48 inches (both sashes removed)

Width: 24 inches

Sill Height: 23.5 inches

Openable Area: 8.00 sq. ft.

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

Crawl Space

Not accessible

Detached Garage

No violations noted

Upper Level

Repair the light fixture to be secure. BMC 16.04.060(a)

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

EXTERIOR

Main Structure

All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. Properly secure and tuck point leaning and loose stone wall in front of the property. BMC 16.04.040(d)

Properly secure loose shingles, and/or replace damaged or missing shingles on the front of the structure. BMC 16.04.050(a)

Secure the front guttering to the structure. BMC 16.04.050(b)

Detached Garage

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

Required documentation

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

Required documentation

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: July 20, 2016

Petition Type: An extension of time to complete repairs.

Petition Number: 16-TV-136

Address: 314 W. 16th St.

Petitioner: Candi Mullis

Inspector: Maria McCormick

Staff Report: 02/22/2016 Completed Cycle Inspection
05/23/2016 Received BHQA Application for Extension of Time

The petitioner is requesting an extension of time to complete the multiple repairs cited in the cycle inspection report. They are planning on working on the items when the house is vacant over the summer.

Staff recommendation: Grant the extension of time.

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

Compliance Deadline: August 25, 2016

Attachments: Application for Appeal; Cycle Report



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

RECEIVED
 MAY 23 2016

BY:

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

Property Address: 314 W 16th St

Petitioner's Name: Candi Mullis

Address: 621 N Walnut St

City: Bloomington State:In Zip Code: 47404

Phone Number: 812.339.2115 Email Address: cmullis@parkermgt.com

Property Owner's Name: Hans Van Boldrick, Susan Morgan

Address: 319 Jean Dr

City: Santa Rosa State:Ca Zip Code: 95405

Phone Number: 707.481.7955 Email Address: Hansvb@aol.com

Occupants: #1-Johnathan Steenport; Samuel Stratton; Jordan Hettinger: #2- Michael Klingenberg; Kyle Hoffmann

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 16-TV-136

SEE REVERSE

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

Signature (required):

Candi Mullis

Name (please print): Candi Mullis Date: 05/20/16

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.



February 3, 2015

City Of Bloomington
Housing and Neighborhood Development
P.O. Box 100
Bloomington, Indiana 47402

To Whom It May Concern:

Enclosed you will find the Application for Appeal and the \$20.00 filing fee for 314 W
16th St.

A cycle inspection was conducted on February 22, 2016. I am requesting an extension of
time to complete repairs. There are multiple repairs on the inspection that will require
more time to complete as removing ceilings and dry walling while the unit is occupied is
not justified for a kitchen and dining area.

For the reason stated above we are requesting the extension of time till September 15,
2016.

Yours Truly,
Candi Mullis
Maintenance Coordinator
Parker Real Estate Mgt.
cmullis@parkermgt.com
812-339-2115



**City Of Bloomington
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

2855

Owner(s)

Boldrik, Hans Van
319 Jean Drive
Santa Rosa, CA 95405

Morgan, Susan
125 Avaiku St
Lahaina, HI 96761

Agent

Parker Real Estate Management
P O Box 1112
Bloomington, IN 47402

Prop. Location: 314 W 16th ST
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: Bld 1: 2/3/3

Date Inspected: 02/22/2016
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 1

Inspector: Maria McCormick
Foundation Type: Basement
Attic Access: No
Accessory Structure: None

06/22/1989 The Board of Housing Quality Appeals granted variances to the minimum ceiling height requirement throughout the basement unit, to the minimum light requirement in the South bedroom in the basement unit, and the light and ventilation requirements in the middle North bedroom on main floor.

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

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

INTERIOR:

Common Entry –

Replace the missing wall trim. BMC 16.04.060(a)

All residential rental units shall conspicuously display the unit's address number on the front of the unit. Label the doors to the apartments. BMC 16.04.100

Repair or replace the damaged entry door and knob so that the door locks securely and with ease. BMC 16.04.060(b)

Apt. 1 –

Living Room 11-4 x 6-9:

Properly repair the damaged ceiling. BMC 16.04.060(a)

Kitchen 7-3 x 11-4:

Relocate the existing smoke detector away from the stove. IC 22-11-18-3.5

Dining Room 12-1 x 11-4:

Replace the damaged and missing ceiling tiles. BMC 16.04.060(a)

Remove the duct tape from where the carpet and linoleum meet and install a transition strip. BMC 16.04.060(a)

NE Bedroom 10-0 x 11-5:

Properly repair the damaged ceiling. BMC 16.04.060(a)

Replace the missing light fixture or properly cap the exposed wiring and provide a cover plate for the junction box. BMC 16.04.060(b)

Existing Egress Window Measurements:

Height: 42 inches

Width: 18 ½ inches

Sill Height: 35 inches

Openable Area: 5.40 sq. ft.

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

SW Bedroom 11-5 x 9-5; NW Bedroom 11-4 x 9-4:

No violations noted.

Existing Egress Window Measurements:

Height: 42 inches

Width: 18 ½ inches

Sill Height: 35 inches

Openable Area: 5.40 sq. ft.

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

Bathroom:

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

Hallway:

No violations noted.

Common Laundry –

Repair the door knob on the door to apt. 2. BMC 16.04.060(a)

Replace the romex that runs from the laundry room through the door way into the common hallway in an approved manner. BMC 16.04.060(c)

Repair or replace all damaged and deteriorated drywall. BMC 16.04.060(a)

Apt. 2 –

Living Room/Kitchen 16-0 x 12-0:

Patch the hole (remove the duct tape) in the wall above the electrical service panel. BMC 16.04.060(a)

Secure the door on the electrical service panel. BMC 16.04.060(a)

Provide air flow to the heating/air conditioning vent. BMC 16.04.060(c)

Replace the damaged door to the common hallway. BMC 16.04.060(a)

Hallway:

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

Replace or repair the light fixture to function as intended. BMC 16.04.060(c)

Remove the pizza box from the return air vent. BMC 16.04.070

NE Bedroom 11-5 x 10-0:

Provide air flow to the heating/air conditioning vent. BMC 16.04.060(c)

Existing Egress Window Measurements:

Height: 42 inches

Width: 18 ½ inches

Sill Height: 35 inches

Openable Area: 5.40 sq. ft.

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

Mechanical Room:

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

Desired level: 0 parts per million (ppm)

Acceptable level in a living space: 9 ppm

Maximum concentration for flue products: 50 ppm

BMC 16.01.060(f), BMC 16.04.060(c), BMC 16.04.060(b)

C
MS
5/4/16

NW Bedroom 11-2 x 9-4

No violations noted.

Existing Egress Window Measurements:

Height: 42 inches

Width: 18 ½ inches

Sill Height: 35 inches

Openable Area: 5.40 sq. ft.

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

EXTERIOR:

Remove the furniture not intended for outdoor use from the exterior of the property. BMC 16.04.040(f)

Replace the missing protective cover for the light fixture adjacent to the basement door. BMC 16.04.050(a)

All residential rental units shall conspicuously display the unit's address number on the front of the unit. BMC 16.04.100

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

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

Replace the missing dryer vent cover on the east side of the property. BMC 16.04.050(a)

Replace the damaged and patio on the east side of the structure. Including replacement of all damaged and deteriorated concrete blocks in the foundation of the patio. BMC 16.04.050(a)

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
H.A.N.D.

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

Meeting Date: July 20, 2016

Petition Type: An extension of time to complete repairs.

Petition Number: 16-TV-137

Address: 3411 N Windcrest Dr.

Petitioner: Sara Jane Feuerbach

Inspector: John Hewett

Staff Report: May 18, 2016 Conducted Complaint inspection with tenant,
owner, owner's son, and owner's lawyer.
May 20, 2016 Sent report to owner and tenant
May 25, 2016 Received appeal and fee

The petitioner has requested additional time to complete the single repair listed on the Complaint Inspection Report. The owner has asked for an extension of time until August 15, 2016. After the tenant leaves, the window repair will be completed.

Staff recommendation: Grant the extension.

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

Compliance Deadline: August 15, 2016

Attachments: Complaint inspection report, Appeal



RECEIVED
MAY 25 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

Property Address: 3411 Woodcrest
Petitioner's Name: Sara Jane Feuerbach
Address: 6260 Staats Drive
City: Bloomington State: In Zip Code: 47408
Phone Number: 812-325-6748 Email Address: ~~Sara.jane.feuerb~~
Property Owner's Name: Same
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-137

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.

Tenants being uncooperative with entering, repairs, showings, etc. Request time to fix window after tenants lease expires by July 31, 2016. Would like rental August ~~to~~ 15 to complete repairs.

Signature (required):

Sara Jane Feuerbach

Name (please print):

SARA JANE FEUERBACH

Date:

May 25, 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**

COMPLAINT INSPECTION REPORT

3024

Owner(s)

Sara Jane Feuerbach
626 N. Staats Rd
Bloomington, IN 47408

Prop. Location: 3411 N Windcrest DR
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/4

Date Inspected: 05/18/2016
Primary Heat Source: Gas
Property Zoning: RS
Number of Stories: 1

Inspector: John Hewett
Foundation Type: Crawl Space
Attic Access: N/A
Accessory Structure:

The following items are the result of a complaint inspection conducted on 05/18/2016. It is your responsibility to repair these items and to schedule a re-inspection within **fourteen (14)** days of the mailing of this report. Failure to comply with this inspection report will result in this matter being referred to the City of Bloomington Legal Department. Failure to comply with this complaint inspection report may result in fines. If you have questions regarding this report, please contact this office at 349-3420.

Interior

Kitchen

When a person is trying to open the window, the window frame section on the left side stile comes loose from the glass and the top and bottom stiles of the frame. Repair the window frame to remain intact when someone attempts to open the window. BMC 16.04.060(a)

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: 20 July 2016
Petition Type: Rescind a variance
Petition Number: 16-RV-138
Address: 910 S. Ransom Ln.
Petitioner: HAND
Inspector: Michael Arnold
Staff Report: 24 May 2016 Cycle Inspection
 25 May 2016 BHQA Application

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. This structure was built in 1940.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None



City of Bloomington
H.A.N.D.

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

Meeting Date: July 20, 2016

Petition Type: An extension of time to complete repairs.

Petition Number: 16-TV-139

Address: 315 W 16th Street

Petitioner: Candi Mullis

Inspector: Dee Wills

Staff Report: March 28, 2016 Completed Cycle Inspection
May 25, 2016 Received Application for Appeal
May 27, 2016 Reinspection is scheduled for July 25, 2016 (Interior Violations)

Petitioner is requesting an extension of time to complete the exterior repairs for the violation cited on the siding. The owner wants to install vinyl siding on house instead of trying to repair the deteriorated clapboard siding that is currently on the house.

Staff recommendation: Grant the extension of time

Conditions: This change of siding will require a review for demolition delay by the Bloomington Historical Preservation Manager.
All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: October 14, 2016

Attachments: Staff Report, Application for Appeal, Cycle Report

id



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
MAY 25 2016

BY:

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

Property Address: 315 W 16th St

Petitioner's Name: Candi Mullis

Address: 621 N Walnut St

City: Bloomington State: In Zip Code: 47408

Phone Number: 8123392115 Email Address: cmullis@parkermgt.com

Property Owner's Name: Phil Jones

Address: 911 Prospect St. #3

City: Takoma Park State: Md Zip Code: 20912

Phone Number: 202.256.5641 Email Address: Phil.Jones@icfi.com

Occupants: Shelby Martin; Brianna Lerme; Cody Baker; Lindsay Swindell

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 16-TV-139

SEE REVERSE

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

Signature (required):

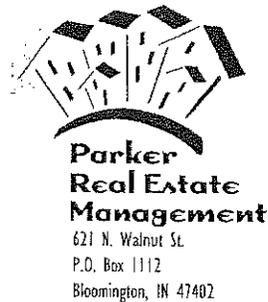
Pandi Mullis

PANDI Mullis
Name (please print):

Date:

5/19/16

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.



May 19, 2016

City Of Bloomington
Housing and Neighborhood Development
P.O. Box 100
Bloomington, Indiana 47402

To Whom It May Concern:

Enclosed you will find the Application for Appeal and the \$20.00 filing fee for 315 W 16th St. Bloomington, In 47404.

A cycle inspection was conducted on March 28, 2016. All violations will be corrected except for the exterior painting and the repair/ replacing of the deteriorated siding. The house has lapboard siding and the only way to repair the damaged sections would be to remove the lap board siding from the top to the bottom, as the bottom 2 sections of the siding is where the deterioration is located. The owner wants to install vinyl siding on the house, but with the deadline of May 30, 2016 approaching it cannot be completed before that date. We would like to have the extension of time to complete this work till October 14, 2016.

For the reason stated above we are requesting the extension of time.

Yours Truly,
Candi Mullis
Maintenance Coordinator
Parker Real Estate Mgt.
cmullis@parkermgt.com
812-339-2115



**City Of Bloomington
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

2856

Owner(s)

Phil Jones
911 Prospect St. H3
Takoma Park, MD 20912

Agent

Parker Real Estate Management
P O Box 1112
Bloomington, IN 47402

Prop. Location: 315 W 16th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/4

Date Inspected: 03/28/2016
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 1

Inspector: Dee Wills
Foundation Type: Cellar
Attic Access: No
Accessory Structure: Shed

Variance: 07/19/1990 The Board of Housing Quality Appeals granted a variance to the minimum ceiling height, light and ventilation requirements in the Southwest bedroom.

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

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

INTERIOR

Living Room (14-6 x 14-0)

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

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

East Bathroom

Properly install/wire (or replace) GFCI protected receptacle so that it functions as intended. BMC 16.04.060(b)

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

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

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

Properly repair the window so that it may open and to function as intended. BMC 16.04.060(b)

West Bathroom, Hallway

No violations noted.

Kitchen (13-6 x 10-7)

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

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

West Bedroom (11-5 x 10-9)

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

Existing Egress Window Measurements:

Height: 30.50 inches

Width: 24 inches

Sill Height: 19 inches

Openable Area: 5.08 sq. ft.

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

SE Bedroom (12-8 x 9-0)

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

Existing Egress Window Measurements:

Height: 20 inches

Width: 27 inches

Sill Height: 26 inches

Openable Area: 3.75 sq. ft.

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

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

South (back) Bedroom (11-3 x 9-10)

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

Existing Egress Window Measurements:

- Height: 17 inches
- Width: 26 inches
- Sill Height: 20 inches
- Openable Area: 3.06 sq. ft.

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

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

NW Bedroom (14-0 x 12-3)

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

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

Existing Egress Window Measurements:

- Height: 25 inches
- Width: 30 inches
- Sill Height: 20 inches
- Openable Area: 5.20 sq. ft.

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

Basement/ Cellar

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:

C
4-21-16

- 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), BMC 16.04.060(c), BMC 16.04.060(b)

EXTERIOR

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)

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)

Shed

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 repair the deteriorated framing around the entry doors. BMC 16.04.050(a)

Other requirements

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

This is the end of this report.



315 W. 16th STREET



City of Bloomington
H.A.N.D.

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

Meeting Date: 7/20/2016
Petition Type: Rescind a variance
Petition Number: 16-RV-140
Address: 318 E 17th ST
Petitioner: HAND
Inspector: Matt Swinney

Staff Report:

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

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None



City of Bloomington
H.A.N.D.

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

Meeting Date: July 20, 2016
Petition Type: Rescind a variance
Petition Number: 16-RV-141
Address: 1205 S. Fess Avenue
Petitioner: HAND
Inspector: Jo Stong

Staff Report: This property was previously granted a variance to the minimum ceiling height requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a minimum ceiling height requirement and the Building Code in place at the time of construction (1910) did not address ceiling height; therefore we are asking the Board 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: July 20, 2016
Petition Type: Rescind a variance
Petition Number: 16-RV-142
Address: 502 S. Washington Street
Petitioner: HAND
Inspector: Jo Stong

Staff Report: This property was previously granted a variance to the minimum ceiling height requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a minimum ceiling height requirement and the Building Code in place at the time of construction (1925) did not address minimum ceiling height; therefore we are asking the Board 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: 20 July 2016

Petition Type: An extension of time to complete repairs.

Petition Number: 16-TV-143

Address: 500-508 E. 15th St.

Petitioner: Elkin's Apartments

Inspector: Michael Arnold

Staff Report: 17 February 2016 Cycle Inspection
01 March 2016 Mailed Report
29 April 2016 Scheduled Reinspection
03 June 2016 Reinspection Complete
06 June 2016 Received Appeal

During the cycle inspection it was noted that the dryer vent covers had been damaged by birds. During the reinspection it was noted that birds are nesting in the covers. Petitioner is requesting additional time until the nestlings mature. The nests are not completely blocking the vent openings.

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: 31 August 2016

Attachments: Application, Cycle Report



RECEIVED
JUN 02 2016
BY: VH

RECEIVED
JUN 06 2016
BY:

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

Property Address: 500-508 E. 15th Street

Petitioner's Name: ELKINS Apartments

Address: 940 N. Walnut Street

City: Bloomington State: IN Zip Code: 47404

Phone Number: 812-339-2859 Email Address: customer.service@elkinsapartments.com

Property Owner's Name: ELKINS GRANDCHILDREN'S TRUST

Address: 940 N. Walnut St.

City: Bloomington State: IN Zip Code: 47404

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-143

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

Dryer vent covers were replaced by vendor and birds found their way back in.

Miki Arnold advised we would have to wait until birds flew out of nest to replace again.

Signature (required): Sheri Hillenburg, Mngs.

Name (please print): Sheri Hillenburg Date: 6-3-16

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**

CYCLE INSPECTION REPORT

8831

Owner(s)

Elkins Grandchildrens Trust
940 N. Walnut Street
Bloomington, IN 47404

Agent

Elkins Apartments
940 N. Walnut Street
Bloomington, IN 47404

Prop. Location: 508 E 15th ST
Number of Units/Structures: 3/1
Units/Bedrooms/Max # of Occupants: Bld 1: 3/5/5

Date Inspected: 02/17/2016
Primary Heat Source: Electric
Property Zoning: RM
Number of Stories: 3

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

Monroe County records show this structure was built in 2009. The minimum emergency egress requirements at the time of construction were as follows:

Height: 24 inches
Width: 20 inches
Sill Height: 44 inches
Openable Area: 5.00 sq. ft. grade level
5.70 sq. ft. all others

Interior:Unit 500 (West Unit):First Level:Garage:

Replace the missing door knob and latch. BMC 16.04.060(a)

Hallway:

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

Bathroom:

No violations noted

Bedroom (14-1 x 10-6):**Existing Egress:**

Height: 27 inches
 Width: 32 inches
 Sill Height: 21 inches
 Openable Area: 6.00 sq. ft.

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

No violations noted

Second Level:**Living Room (35-0 x 17-0), Kitchen, Bathroom:**

No violations noted

Third Level:**NW Bathroom, NE Bathroom, SE Bathroom, SW Bathroom:**

No violations noted

NW Bedroom (11-3 x 10-4), NE Bedroom (13-3 x 11-3), SE Bedroom (13-9 x 11-3), SW Bedroom (11-10 x 10-1):**Existing Egress:**

Height: 27 inches
 Width: 32 inches
 Sill Height: 21 inches
 Openable Area: 6.00 sq. ft.

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

No violations noted

Interior:**Unit 504 (Center Unit):****First Level:****Garage:**

No violations noted

Bedroom, Bathroom:

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

Second Level:**Living Room (35-0 x 17-0), Kitchen:**

No violations noted

Bathroom:

Replace the missing cabinet/drawer front on the vanity. BMC 16.04.060(a)

Replace the missing floor vent cover. BMC 16.04.060(a)

Third Level:**NW Bathroom:**

Complete the repairs to the wall and the floor around the new shower installation. BMC 16.04.060(a)

NE Bathroom, SE Bathroom, SW Bathroom:

No violations noted

NW Bedroom (11-3 x 10-4)**Existing Egress:**

Height: 27 inches
 Width: 32 inches
 Sill Height: 21 inches
 Openable Area: 6.00 sq. ft.

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

Properly repair/replace the door and the door and door and lock mechanism on the entry door. BMC 16.04.060(a)

NE Bedroom (13-3 x 11-3), SE Bedroom (13-9 x 11-3), SW Bedroom (11-10 x 10-1):**Existing Egress:**

Height: 27 inches
 Width: 32 inches
 Sill Height: 21 inches
 Openable Area: 6.00 sq. ft.

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

No violations noted

Interior:**Unit 508:****First Level:****Garage, Bathroom:**

No violations noted

Hallway Closet:

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

Bedroom (14-1 x 10-6):**Existing Egress:**

Height: 27 inches
 Width: 32 inches
 Sill Height: 21 inches
 Openable Area: 6.00 sq. ft.

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

No violations noted

Second Level:**Stairway:**

Properly repair and surface coat the hole in the west wall. BMC 16.04.060(a)

Living Room (35-0 x 17-0), Kitchen, Bathroom:

No violations noted

Third Level:**Hallway:**

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

Ⓒ Replace the broken/missing outlet cover plates. BMC 16.04.060(a)

NW Bathroom, NE Bathroom, SE Bathroom, SW Bathroom:

No violations noted

NW Bedroom (11-3 x 10-4), NE Bedroom (13-3 x 11-3), SE Bedroom (13-9 x 11-3), SW Bedroom (11-10 x 10-1):**Existing Egress:**

Height: 27 inches
 Width: 32 inches
 Sill Height: 21 inches
 Openable Area: 6.00 sq. ft.

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

No violations noted

Exterior:

Ⓒ Replace the exhaust line cover (where the cover flaps are missing) on the west side of the structure. BMC 16.043.050(c)

Ⓒ LP gas burners shall not be located on combustible balconies or within 10 feet of combustible construction.

Exception:

1. One and two family dwellings.
2. Where buildings, balconies, and decks are protected by an automatic sprinkler system.

Gas grills may be stored in these locations without the propane tank attached. (Propane tanks shall not be stored in the living space, garage or storage shed).

BMC 16.04.020(3), Indiana Fire Code Sec. 308.3.1 & Sec. 308.3.1.1

Ⓒ Furniture not generally intended to be used for outdoor purposes shall not be permitted to be stored on the exterior premises of residential rental units. BMC 16.04.040(f)

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: 20 July 2016
Petition Type: Rescind a variance
Petition Number: 16-RV-145
Address: 508 N. Prow
Petitioner: HAND
Inspector: Michael Arnold
Staff Report: 08 June 2016 Cycle Inspection
 10 June 2016 BHQA Application

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

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

1/14



City of Bloomington
H.A.N.D.

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

Meeting Date: 20 July 2016
Petition Type: Rescind a variance
Petition Number: 16-RV-146
Address: 2410-2414 S. Rogers St.
Petitioner: HAND
Inspector: Michael Arnold
Staff Report: 10 June 2016 Cycle Inspection
 13 June 2016 BHQA Application

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

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None



City of Bloomington
H.A.N.D.

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

Meeting Date: July 20, 2016

Petition Type: An extension of time to complete repairs.

Petition Number: 16-TV-147

Address: 312 E Dixie Street

Petitioner: Michael Plaza

Inspector: John Hewett

Staff Report: March 15, 2016 Cycle Inspection
 April 14, 2016 Sent report
 June 13, 2016 Received appeal and fee

The petitioner has requested additional time to complete numerous repairs listed on the Cycle Inspection Report. At the time of appeal, the tenants had moved out, and only owners were living in the home. The petitioner plans to rent the house in late August.

Staff recommendation: Grant the extension.

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

Compliance Deadline: August 15, 2016

Attachments: Cycle inspection report, Appeal



RECEIVED
JUN 13 2016

BY: PW 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: 312 E Dixie Bloomington In 47401

Petitioner's Name: Michael Plaza

Address: 1613 S Nancy St

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812 272 7117 Email Address: _____

Property Owner's Name: Michael Plaza

Address: 1613 S Nancy St

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812 272 7117 Email Address: michaelplaza@hotmail.com

Occupants: Suzan Plaza, Cinnamon Plaza - both on deed

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)

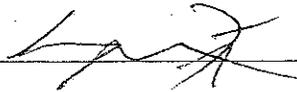
REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

OFFICE USE ONLY
Petition Number 16-TV-147

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.

Unable to get to repairs while tenant were occupying house. Nature of repairs like fixing structure of shed require more time.

Signature (required):



Name (please print):

Michael Plaza

Date:

6/13/16

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**

CYCLE INSPECTION REPORT

5806

Owner(s)

Plaza, Michael J.
312 E. Dixie St.
Bloomington, IN 47401

Prop. Location: 312 E Dixie ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/3

Date Inspected: 03/15/2016
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 1

Inspector: John Hewett
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: deck, shed

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

Interior

Entry

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

Living room

17-5 x 11-6

Repair the crack in the S wall, and properly paint the repaired area to match the existing walls. BMC 16.04.060(a), (f)

S bedroom

14-8 x 7-11

This room has a door to the exterior for emergency egress.
No violations noted.

S Bathroom

No violations noted.

Kitchen

11-5 x 9-1

No violations noted.

Basement

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)**

Garage

No violations noted.

W bedroom

11-8 x 9-0

This room has a door to the exterior for emergency egress.

No violations noted.

North bathroom

Repair the water damaged wall and ceiling in the NE corner of the room. Scrape and paint interior surfaces where paint is peeling or wood is exposed. BMC 16.04.060(a), (f)

Repair the shower handle to be tight and to adjust the water temperature easily and accurately. BMC 16.04.060(c)

SE bedroom

11-10 x 9-11

Replace the missing doorknob on the closet door. BMC 16.04.060(a)

Repair the drywall on the south wall, and properly paint the repaired area to match the existing walls. BMC 16.04.060(a), (f)

Existing Egress Window Measurements:

Height: 24 inches

Width: 27 inches

Sill Height: 26 inches

Openable Area: 4.5 sq. ft.

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

NE bedroom

10-9 x 9-8

The window measurements are the same as noted above.

No violations noted.

Attic

The Housing and Neighborhood Development Department strongly recommends that the bathroom exhaust fan be vented to the exterior of the building.

Exterior

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

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

Repair or replace the rotting window frames for the east windows. BMC 16.04.050(a)

Repair the falling soffits on the south addition. BMC 16.04.050(a)

Properly secure the falling insulation under the south addition. BMC 16.04.06 (a)

Repair the holes in the siding on the south west side of the house. (in the vicinity of the south bath) BMC 16.04.050(a)

Properly seal the chimney of the house to the roof. There is evidence of leakage in the attic. BMC 16.04.050(a)

Shed

Repair the rotting frame of the shed. Repair the shed to be structurally sound. BMC 16.04.050(a)

Repair the roof and siding of the shed to be weathertight. BMC 16.04.060(a)

Remove the large brush pile in the corner of the property south of the shed. BMC 16.04.040(d)

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)

Required documentation:

2/12/16
C Complete the enclosed registration form. A street address is required for both owner and agent. This form must be signed by the owner. If this form is not provided to the HAND department by the compliance deadline and the matter is referred to the Legal Department a fine of \$25 will be assessed. BMC 16.03.010(b), BMC 16.10.030(b)

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: July 20, 2016
Petition Type: Relief from an administrative decision
Variance Request: Relief from being required to register as a rental.
Petition Number: 16-AA-148
Address: 3955 N Rosewood Ct.
Petitioner: Hussain M. Farzad

Staff Report:

This property is currently occupied by the sister and nephew of the owner. The petitioner has requested that he be exempt from registering this property as a rental for as long as the house is occupied by his sister and nephew.

Staff recommendation: Grant the relief from administrative decision.

Conditions: This unit shall be exempt from the requirement to register as a rental for as long as it is owned by the current owner (Hussain & Parvin Farzad) and is occupied by the current residents (Jamila Mardanzai & son). The property will be checked on a yearly basis to verify there has been no change in ownership or occupancy.

Compliance Deadline: none

Attachments: Appeal form



RECEIVED

JUN 14 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

Property Address: 3955 N Rosewood Ct.

Petitioner's Name: Hussain M Farzad

Address: 302 E Clover Ln

City: Bloomington State: IN Zip Code: 47408

Phone Number: 812-320-0172 Email Address: mfarzad@indiana.edu

Property Owner's Name: Hussain & Parvin Farzad

Address: 302 E Clover Ln

City: Bloomington State: IN Zip Code: 47408

Phone Number: 812-320-0172 Email Address: M Farzad @ indiana.edu

Occupants: My sister Janila Mardanzai, Disable (Deaf & Blind)

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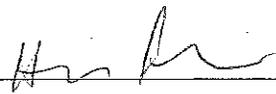
REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

OFFICE USE ONLY
Petition Number 16-AA-148

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.

My Legaly blind sister lives with her son free. This hunde is not
Rental anymore. I want to hel my sister to live in this Hunde (3955 Acawad)
as long as she lives. 

Signature (required):



Name (please print):

HUSSAIN FARZAL

Date:

6/14/16

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.