

Agenda -April 16, 2024	BHQA FINAL	2
BHQA Zoom Meeting Invitation	April 16, 2024	4
01	24-TV-14 403 N Indiana Avenue - 519 E 8th Street	6
02	24-TV-15 1270 S College Mall Road	11
03	24-TV-16 2716 E 10th Street	16
04	24-TV-17 721-723 S Park Square Drive	26
05	24-TV-18 403 S Mitchell Street	32
06	24-TV-19 708 W 11th Street	40
07	24-TV-20 113 N Concord Road	54
08	24-TV-21 1206 S Woodlawn Avenue	62
09	24-TV-22 1841 W. Ezekial Drive	70
10	24-TV-23 2455 E Tamarack Trail	83
11	24-AA-24 102 E 17th Street	92

**PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
CITY HALL ALLISON CONFERENCE ROOM 225**

In Person / Zoom Virtual Meeting

**(<https://bloomington.zoom.us/j/84090354059?pwd=mJxCil15kPgJ0iLnIZVKW3s6bUT5qk.1>) Meeting ID 840 9035 4059
Passcode 084395**

APRIL 16, 2024 4:00 P.M.

ALL ITEMS ARE ON THE CONSENT AGENDA

"The City is committed to providing equal access to information. However, despite our efforts, at times, portions of our board and commission packets are not accessible for some individuals. If you encounter difficulties accessing material in this packet, please contact the **Housing & Neighborhood Development Department** at **812-349-3420** and provide your name, contact information, and a link to or description of the document or web page you are having problems with." City of Bloomington Policy

I. ROLL CALL

II. MINUTES

(1) February 20, 2024

III. PETITIONS

- 1) 24-TV-14, 401-403 N. Indiana Avenue/519 E. 8th Street**, Property Stars (College Rentals, Inc. - Mort Rubin). Request for an extension of time to complete repairs.
- 2) 24-TV-15, 1270 S. College Mall Road**, Alexander Mathew. Request for an extension of time to complete repairs.
- 3) 24-TV-16, 2716 E. 10th Street**, Adam Harris (Renaissance Rentals, LLC). Request for an extension of time to complete repairs.
- 4) 24-TV-17, 721-723 S. Park Square Drive**, Gustavo & Andrea Malave (Prodigy Real Estate). Request for an extension of time to complete repairs.
- 5) 24-TV-18, 403 S. Mitchell Street**, Sarge Rentals (Cadjon Development, LLC). Request for an extension of time to complete repairs.
- 6) 24-TV-19, 708 W. 11th Street**, Mark Kleinbauer – Peek & Associates (William D'Amico). Request for an extension of time to complete repairs.
- 7) 24-TV-20, 113 N. Concord Road**, Michael Plaza. Request for an extension of time to complete repairs.
- 8) 24-TV-21, 1206 S. Woodlawn Avenue**, Nathan Pratt. Request for an extension of time to

complete repairs.

- 9) **24-TV-22, 1841 W. Ezekial Drive**, Amanda Ross – Adams Village Apartments (Regency Consolidated Residential, LLC). Request for an extension of time to complete repairs.
- 10) **24-TV-23, 2455 E. Tamarack Trail**, Meadowood Retirement Community – Aleris Life (Five Star Quality Care – Inc., LLC). Request for an extension of time to complete repairs.
- 11) **24-AA-24, 102 E. 17th Street**, Adam Harris (Boathouse Development, LLC). 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 or e-mail human.rights@bloomington.in.gov.

Housing & Neighborhood Development is inviting you to a scheduled Zoom meeting.

Topic: Board of Housing Quality Appeals

Time: Apr 16, 2024 04:00 PM Eastern Time (US and Canada)

Every month on the Third Tue,

Join Zoom Meeting

<https://bloomington.zoom.us/j/84090354059?pwd=mJxCil15kPgJ0iLnZVKW3s6bUT5qk.1>

Meeting ID: 840 9035 4059

Passcode: 084395

One tap mobile

+13052241968,,84090354059# US

+13092053325,,84090354059# US

Dial by your location

- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 646 931 3860 US
- +1 929 205 6099 US (New York)
- +1 301 715 8592 US (Washington DC)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)

- +1 689 278 1000 US
- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)

Meeting ID: 840 9035 4059

Find your local number: <https://bloomington.zoom.us/j/kUQQ1H9k>



City of Bloomington
H.A.N.D.

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

Meeting Date: April 16, 2024

Petition Type: Request for an extension of time to complete repairs

Petition Number: TV-24-14

Address: 403 N. Indiana Avenue

Petitioner: College Rentals (Property Stars)

Inspector: Jo Stong

Staff Report: September 25, 2023: Conducted cycle inspection
October 12, 2023: Mailed report
December 11, 2023: Reinspection scheduled for January 17, 2024
January 16, 2023: Reinspection rescheduled to February 8, 2024
February 8, 2024: Conducted reinspection. Furnace inspection document, painting and fire escape violations not in compliance.
February 22, 2024: Mailed remaining violations report
February 22, 2024: Received appeal
February 29, 2024: Received furnace inspection document
March 19, 2024: BHQA meeting cancelled: Lack of quorum

During an inspection of the above property violations of the Housing Code were noted, including a deteriorated fire escape. The petitioner is seeking an extension of time to remove the fire escape and to replace the door leading to the fire escape with a window. All other violations are in compliance with the exception of exterior painting, which has a deadline of September 25, 2024.

Staff recommendation: Grant an extension of time

Conditions: Complete all repairs and schedule for re-inspection 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 19, 2024

Attachments: Cycle Report; BHQA Application, remaining violations report



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

Property Address: 403 N Indiana

Petitioner's Name: College Rentals (Property Stars)

Address: 403 N Indiana Ave

City: Bloomington

State: Indiana



Zip Code: 47408

Phone Number: 668-2815

E-mail Address: Propertystarsleasing@gmail.com

Owner's Name: Mort Rubin

Address: 3330 Dundee Rd Sulte C-4

City: Northbrook

State: Illinois



Zip Code: 60062

Phone Number:

E-mail 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.

Identify the variance type that you are requesting from the following drop down menu:

Variance Type: An extension of time to complete repairs. (Petition Type: TV)



Reminder:

A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that months agenda!

(Will be assigned by BHQA)

Petition Number: 24-TV-14

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - 1. Specify the code reference number you are appealing.
 - 2. Detail why you are requesting the variance.
 - 3. Specify the modifications and or alterations you are suggesting.
- C. Relief from an administration decision. (Petition type: AA)
 - 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

Per fire departemnt approval of replacing door with window and removing the fire escape.

Signature (Required):

Junalee Carpenter

Name (Print): Junalee Carpenter

Date: 2-9-24

Important information regarding this application format:

- 1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
- 2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

Print Form



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

FEB 22 2024

REMAINING VIOLATIONS INSPECTION REPORT

482

Owners

Property Stars LLC – Kelly Jones
114 N Madison St
Bloomington, IN 47404

Prop. Location: 403 N Indiana AVE

Number of Units/Structures: 3/1

Units/Bedrooms/Max # of Occupants: Bld 1: 1/Eff/5 2/3/5

Date Inspected: 09/25/2023

Primary Heat Source: Gas

Property Zoning: RM

Number of Stories: 2

Landlord Has Affidavit: No

Inspector: Jo Stong

Foundation Type: Basement

Attic Access: Yes

Accessory Structure: Det. Garage

REINSPECTION REQUIRED

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

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

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

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

INTERIOR:

2.29.24 JS
BASEMENT (gas furnace)

See Other Requirements at the end of the report for required furnace documentation.

EXTERIOR:

Repair or replace the deteriorated fire escape on the north side.

- 1) Fire escapes shall be maintained in a fully operational working condition at all times. BMC 16.04.020(3), 2014 IFC Section 1009.18 (5)
- 2) Fire escape stairways and their balconies shall support their dead load plus a live load of not less than one hundred (100) pounds per square foot placed anywhere on the balcony or stairway so as to produce the maximum stress condition. BMC 16.04.020(3), 2014 IFC Section 1009.18 (7)

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

OTHER REQUIREMENTS:

Furnace Inspection 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:

2-29-24 J
Desired level: 0 parts per million (ppm)
Acceptable level in a living space: 9 ppm
Maximum concentration for flue products: 50ppm BMC 16.01.060(f), BMC 16.04.060(b), (c)

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:

- Inventory & Damages 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. BMC 16.03.050(e) and BMC 16.10.030(b)

- Occupancy Affidavit

Provide a completed copy of the Occupancy Affidavit for this Registered Residential Rental property to the inspector for review. BMC 16.03.025

****Beginning July 1, 2022 a completed copy of the Occupancy Affidavit must be reviewed by the inspector within 60 days of this mailing of the Cycle Report or a \$25.00 fine will be levied. BMC 16.03.025**

BMC 16.03.025 and BMC 16.10.030(b)

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



City of Bloomington
H.A.N.D.

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

Meeting Date: April 16, 2024

Petition Type: Request for an extension of time to complete repairs

Petition Number: 24-TV-15

Address: 1270 S. College Mall Rd.

Petitioner: Alexander Mathew

Inspector: Rob Council

Staff Report: January 5, 2024 – Conducted cycle inspection.
January 17, 2024 – Report mailed.
March 11, 2024 – Received BHQA Appeal.

During a cycle inspection of the above property, violations of the Residential Rental Unit and Lodging Establishment Program were found. Including windows that would not open, sliding door in need of repair and rotting deck boards in need of replacement.

Petitioner is seeking an extension of time to complete repairs. Windows and Deck are HOA responsibility.

Staff recommendation: Grant an extension of time.

Conditions: Complete all repairs and schedule for re-inspection 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 19, 2024

Attachments: Cycle Report; BHQA Application

14



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: 1270 S. College Hall Rd. Bloomington

Petitioner's Name: ALEXANDER MATHEW

Address: 2619 BROADVIEW DR

City: BEDFORD State: IN Zip Code: 47421

Phone Number: 812-276-1600 E-mail Address: alexmathh4@gmail.com

Owner's Name: Alexander Mathew

Address: 2619 Broadview Dr

City: Bedford State: IN Zip Code: 47421

Phone Number: 812-276-1600 E-mail Address: alexmathh4@gmail.com

Occupants:

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

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

Identify the variance type that you are requesting from the following drop down menu:

Variance Type:

Need additional time to rectify the variance

Reminder:

A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that month's agenda!

(Will be assigned by BHQA)

Petition Number:

24-TV-15

RC

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - 1. Specify the code reference number you are appealing.
 - 2. Detail why you are requesting the variance.
 - 3. Specify the modifications and/or alterations you are suggesting.
- C. Relief from an administrative decision. (Petition type: AA)
 - 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

Signature (Required):

Alexander Mathew

Name (Print):

ALEXANDER MATHEW

Date:

3-5-2024

Important information regarding this application format:

- 1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
- 2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

Print Form



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

CYCLE INSPECTION REPORT

7627

Owner(s)

Mathew Enterprises LLC
3231 Mitchell Road
Bedford, IN 47421

Prop. Location: 1270 S College Mall RD

Number of Units/Structures: 1/1

Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/5

Date Inspected: 01/05/2024

Primary Heat Source: Gas

Property Zoning: RM

Number of Stories: 3

Inspector: Rob Council

Foundation Type: Slab

Attic Access: No

Accessory Structure: None

Monroe County records show this structure was built in 1987. The minimum emergency egress requirements at the time of construction were as follows:

Height: 24 inches

Width: 20 inches

Sill Height: 44 inches

Openable Area: 5.7 sq. ft.

INTERIOR:

Living Room (14-0 x 8-8):

No violations noted.

Balcony:

No violations noted.

Dining area:

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

Kitchen (8-8 x 7-8):

No violations noted.

Laundry Closet:

No violations noted.

Furnace Closet: - Gas, see other requirements

No violations noted.

Hall Bathroom:

No violations noted.

Master Bathroom:

No violations noted.

Master Bedroom (13-8 x 11-6): This room has a door to the exterior.

The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 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

W Deck:

Properly seal weathered deck and replace all rotting deck boards. BMC 16.04.050(a)

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

Bedroom (17-6 x 10-4): This room has a door to the exterior.

The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 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:

No violations noted.

OTHER REQUIREMENTS:

Furnace Inspection 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), BMC 16.04.060(c), BMC 16.04.060(b)

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: April 16, 2024

Petition Type: Request for an extension of time to complete repairs

Petition Number: 24-TV-16

Address: 2716 E 10th ST

Petitioner: Adam Harris

Inspector: Chastina Hayes

Staff Report: December 4, 2023 Completed cycle inspection
December 20, 2023 Mailed cycle report
February 8, 2024 Adam scheduled reinspection and filed extension of time
March 19, 2024 Meeting cancelled due to lack of quorum

During the inspection of the structure it was noted that the exterior walkways have cracked concrete at the base of the handrails and loose/rusted handrails. The petitioner is requesting an extension of time due to weather related issues.

Staff recommendation: Grant the extension of time to complete repairs

Conditions: Complete all repairs and schedule for re-inspection 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: June 1, 2024 All remaining repairs

Attachments: Remaining violations report; BHQA Application



City of Bloomington
H.A.N.D.

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

Meeting Date: March 19, 2024

Petition Type: Request for an extension of time to complete repairs

Petition Number: 24-TV-16

Address: 2716 E 10th ST

Petitioner: Adam Harris

Inspector: Chastina Hayes

Staff Report: December 4, 2023 Completed cycle inspection
December 20, 2023 Mailed cycle report
February 8, 2024 Adam scheduled reinspection and filed extension of time

During the inspection of the structure it was noted that the exterior walkways have cracked concrete at the base of the handrails and loose/rusted handrails. The petitioner is requesting an extension of time due to weather related issues.

Staff recommendation: Grant the extension of time to complete repairs

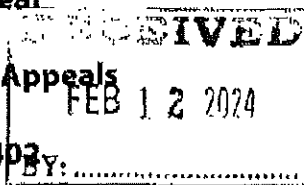
Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: March 28, 2024 All life safety violations
June 1, 2024 All other repairs

Attachments: Cycle Report; BHQA Application



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: 2716 E 10th St.

Petitioner's Name: Adam Harris

Address: 4888 E Lentz Rd

City: Bloomington

State: Indiana



Zip Code: 47408

Phone Number: 8123254767

E-mail Address: aharris@renaissancerentals.com

Owner's Name: Renaissance Rentals LLC

Address: 3192 E Covenant Drive Suite 100

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 8123332280

E-mail Address: Operations@renaissancerentals.com

Occupants: Too many to list in the space provided here.

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.

Identify the variance type that you are requesting from the following drop down menu:

Variance Type: An extension of time to complete repairs. (Petition Type: TV)



Reminder:

A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that month's agenda!

(Will be assigned by BHQA)

Petition Number: 24-TV-16

CH

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - 1. Specify the code reference number you are appealing.
 - 2. Detail why you are requesting the variance.
 - 3. Specify the modifications and or alterations you are suggesting.
- C. Relief from an administration decision. (Petition type: AA)
 - 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

We request an extension of time to complete the following repairs.

2724 Building Exterior, secure the handrail, repair /replace loose rusted support posts and repair/replace any loose or cracked concrete. Repair/replace rusted fascia under handrail adjacent to units 9 &10 and 13 &14.

2700 Building Exterior, secure the handrail, repair /replace loose rusted support posts and repair/replace any loose or cracked concrete. Repair/replace rusted fascia under handrail adjacent to units 9 &10, 12 &13, 16 & 17 and 19 & 20.

We are requesting this extension of time so we can complete these repairs when the outdoor temperature will not fall below 55 degrees Fahrenheit, the minimum temperature for concrete 12" thick or less to cure to its maximum strength.

We are asking to have until June 1st 2024 to make these repairs.

Feel free to call me at 812-325-4767 or email Aharris@renaissancerentals.com with any questions or additional information.

Signature (Required):

Adam Harris

Name (Print): Adam Harris

Date: 2/7/24

Important information regarding this application format:

1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

Print Form

TRIP SHEET/SCHEDULING

EW

DW

DB

SS: 2716 E 10th St			
INSPECTION	<input checked="" type="checkbox"/>	COMPLAINT	<input type="checkbox"/>
		HOME	<input type="checkbox"/>
		FIRE	<input type="checkbox"/>
3-21-24		TIME SCHEDULED:	9:00
CH			
3	# OF UNITS		72
PERSON SCHEDULING		Adam	
NT	<input checked="" type="checkbox"/>	TENANT	<input type="checkbox"/>
		OTHER (EXPLAIN)	
3-24	PHONE # OF CALLER		812-325-4767
DO WE NEED A NEW REG FORM?			YES OR NO
US?			
BE MEETING US		812 325 4767	
FRONT OF OFFICE			
Concrete Extension & Handrail			
<input checked="" type="checkbox"/>	ADDED IN EPL	<input checked="" type="checkbox"/>	ADDED TO PULL LIST
<input checked="" type="checkbox"/>	ADDED TO FILE	<input checked="" type="checkbox"/>	ADDED TO FILE
YES OR NO		DOES INSPECTOR NEED A REG FORM FOR APPT	
YES OR NO		YES OR NO	

STATUS



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Rental Inspection Information

Representative, Owner

Renaissance Rentals
3192 E. Covenanter Drive, Ste 100
Bloomington IN 47401

Re: 2716 E 10th ST

We have recently completed an inspection at **2716 E 10th ST**. Please find the enclosed inspection report which contains important information about the property. All noted violations and recommendations are listed on the enclosed report, please spend some time reviewing this report fully. All violation corrections should be completed no later than **2/19/2024**.

Once violations have been corrected it is your responsibility to call the Housing and Neighborhood Development (HAND) office **no later than 2/19/2024** to schedule a re-inspection. You do have the right to appeal any violation of the Bloomington Municipal Code Title 16 noted on the inspection report to the Board of Housing Quality Appeals.

This report is issued in accordance with BMC 16.10.020 and 16.10.040 of the Residential Rental Unit and Lodging Establishment Inspection Program. Residential Rental Occupancy Permits will not be issued until all the interior and exterior violations have been corrected and all fees have been paid. Bloomington Municipal Code requires that all violations of all Titles must be in compliance before a permit can be issued. Please be advised that non-compliance by **2/19/2024** may limit the permit period.

If the owner(s) or agent(s) contact information has changed since your last inspection, please submit a new registration form to the HAND Department. The registration must be signed by the owner of the property, not the agent. All rental forms and documents can be found online at <https://bloomington.in.gov/hand>. If you do not have access to the internet, you may contact HAND at 812-349-3420 and forms will be made available.

If you have any questions regarding the permit process, you may call 812-349-3420 8:00am-5:00pm, Monday through Friday.

Sincerely,

Housing & Neighborhood Development
Encl: Inspection Report,



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

CYCLE INSPECTION REPORT

7646

Owner(s)

Scholar'S Quad, Llc
3192 E Covenanter Dr, Ste 100
Bloomington, IN 47401

Agent

Renaissance Rentals, Llc
3192 E Covenanter Dr, Ste 100
Bloomington, IN 47401

Prop. Location: 2716 E 10th ST

Number of Units/Structures: 72/3

Units/Bedrooms/Max # of Occupants: Bld 1: Bld 1: 12/1/5 12/2/5, Bld 2: 12/1/5 12/2/5, Bld 3:
12/1/5 12/2/5

Date Inspected: 12/01/2023

Primary Heat Source: Electric

Property Zoning: RH

Number of Stories: 3

Inspector: Chastina Hayes

Foundation Type: Slab

Attic Access: Yes

Accessory Structure: none

Monroe County records show this structure was built in 2004. The minimum emergency egress requirements at the time of construction were as follows:

Height: 24 inches

Width: 20 inches

Sill Height: 44 inches

Openable Area: 5.7 sq. ft. (5.0 sq. ft. grade level)

Typical Emergency Egress

Height: 25.25 inches

Width: 33 inches

Sill Height: 25 inches

Openable Area: 5.78 sq. ft.

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

REMAINING VIOLATIONS REPORT

7646

Owner(s)

Scholar'S Quad, Llc
3192 E Covenanter Dr, Ste 100
Bloomington, IN 47401

Agent

Renaissance Rentals, Llc
3192 E Covenanter Dr, Ste 100
Bloomington, IN 47401

Prop. Location: 2716 E 10th ST

Number of Units/Structures: 72/3

Units/Bedrooms/Max # of Occupants: Bld 1: Bld 1: 12/1/5 12/2/5, Bld 2: 12/1/5 12/2/5, Bld 3:
12/1/5 12/2/5

Date Inspected: 12/01/2023

Primary Heat Source: Electric

Property Zoning: RH

Number of Stories: 3

Inspector: Chastina Hayes

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.

EXTERIOR:

BUILDING 2724:

Adjacent to units 9 & 10:

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

Properly repair/replace the loose rusted support posts and repair/replace any loose or cracked concrete. BMC 16.04.050 (b)

Repair/replace the rusted fascia under the handrail. BMC 16.04.050 (a)

Adjacent to units 13 & 14:

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

Properly repair/replace the loose rusted support posts and repair/replace any loose or cracked concrete. BMC 16.04.050 (b)

Adjacent to units 21 & 22:

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

Properly repair/replace the loose rusted support posts and repair/replace any loose or cracked concrete. BMC 16.04.050 (b)

Adjacent to units 17 & 18:

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

Properly repair/replace the loose rusted support posts and repair/replace any loose or cracked concrete. BMC 16.04.050 (b)

BUILDING 2700:

Adjacent to units 9 & 10:

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

Properly repair/replace the loose rusted support posts and repair/replace any loose or cracked concrete. BMC 16.04.050 (b)

Adjacent to units 12 & 13:

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

Properly repair/replace the loose rusted support posts and repair/replace any loose or cracked concrete. BMC 16.04.050 (b)

Adjacent to units 16 & 17:

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

Properly repair/replace the loose rusted support posts and repair/replace any loose or cracked concrete. BMC 16.04.050 (b)

Adjacent to units 19 & 20:

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

Properly repair/replace the loose rusted support posts and repair/replace any loose or cracked concrete. BMC 16.04.050 (b)

OTHER REQUIREMENTS:

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



City of Bloomington
H.A.N.D.

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

Meeting Date: April 16, 2024

Petition Type: Request for an extension of time to complete repairs

Petition Number: 24-TV-17

Address: 721-723 S. Park Square Drive

Petitioner: Gustavo & Andrea Malave

Inspector: Kenny Liford

Staff Report: December 22, 2023: Conducted cycle inspection
January 11, 2024: Mailed cycle report
February 26, 2024: Received appeal
March 19, 2024: no meeting

During a cycle inspection of this property violations of the Housing Code were found, including some life-safety violations. The petitioners are requesting an extension of time until May 31, 2024 to complete repairs until after the current tenants have moved out. Current lease expires on April 30, 2024.

Staff recommendation: Grant an extension of time

Conditions: Complete all repairs and schedule for re-inspection no later than the deadlines 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 2, 2024 for all life-safety violations in unit 723
May 31, 2024 for all other violations

Attachments: Cycle Report; BHQA Application



**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: 721 S Park Square Dr

Petitioner's Name: Gustavo and Andrea Malave

Address: 2834 Athens Rd Unit 1

City: Chula Vista

State: California

Zip Code: 91915

Phone Number: 6193287800

E-mail Address: andrealmalave@gmail.com

Owner's Name: Gustavo and Andrea Malave

Address: 2834 Athens Rd unit 1

City: Chula Vista

State: California

Zip Code: 91915

Phone Number: 6193287800

E-mail Address: andrealmalave@gmail.com

Occupants: Tranda Taylor and Richard Savia Jr- 2 occupants leased thru 4/30/2024. We will not be extending their lease and will complete all repairs upon expire.

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.

Identify the variance type that you are requesting from the following drop down menu:

Variance Type: An extension of time to complete repairs. (Petition Type: TV)

Reminder:

A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that months agenda!

(Will be assigned by BHQA)

Petition Number: 24-TV-17

KL

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension or time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - 1. Specify the code reference number you are appealing.
 - 2. Detail why you are requesting the variance.
 - 3. Specify the modifications and/or alterations you are suggesting.
- C. Relief from an administration decision. (Petition type: AA)
 - 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: KV)
 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

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

1. Specify the items that need the extension of time to complete.

All items

2. Explain why the extension is needed.

Current tenants have been on the property for many years, the entire property is due repairs and remodeling.

3. Specify the time requested.

Requesting to move the extension to 5/31, or sooner post end of current tenant lease (4/30) and repairs made thereafter.

Signature (Required):



Name (Print): Andrea Malave

Date:

02/15/2024

Important information regarding this application format:

1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

Print Form

CYCLE INSPECTION REPORT

1605

Owner

Malave, Gustavo & Andrea
765 Ash Avenue
Chula Vista, CA 91910

Agent

Prodigy Real Estate, Llc
3880 E. 3rd Street Suite A
Bloomington, IN 47401

Prop. Location: 721 S Park Square DR
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: Bld 1: 2/3/5

Date Inspected: 12/22/2023
Primary Heat Source: Electric
Property Zoning: RM
Number of Stories: 2

Inspector: Kenny Liford
Foundation Type: Basement
Attic Access: No
Accessory Structure: None

Monroe County records show this structure was built in 1974. There were no minimum emergency egress requirements at the time of construction.

INTERIOR

Unit 721

Lower Level

Living Room (18-0 x 12-0)

No violations noted.

Furnace Closet

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

Kitchen (16-9 x 12-0)

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

½ Bathroom/Laundry Room

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

Properly secure the faucet on the sink. BMC 16.04.060(c)

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

Upper Level

Hallway

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 (Missing cover). BMC 16.04.060(c)

NE Bedroom (13-7 x 10-4), SE Bedroom (11-8 x 8-5)

No violations noted.

Existing Egress:

Height: 43.5 inches

Width: 27.5 inches

Sill Height: 35 inches

Openable Area: 8.3 sq. ft.

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

SW Bedroom (11-3 x 10-7)

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

Existing Egress:

Height: 33.25 inches

Width: 15.5 inches

Sill Height: 47 inches

Openable Area: 3.58 sq. ft.

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

Unit 723

Entry

Locks on egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort. Replace the lock with a single cylinder, thumb-lever lock. BMC 16.04.020(a) IFC 1030.7

Lower Level

Living Room (18-0 x 12-0), ½ Bathroom/Laundry Room, Kitchen (16-9 x 12-0)

No violations noted.

Upper Level

Hallway

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

Bathroom

No violations noted.

SE Bedroom (13-7 x 10-4), NE Bedroom (11-8 x 8-5)

No violations noted.

Existing Egress:

Height: 43.5 inches

Width: 27.5 inches

Sill Height: 35 inches

Openable Area: 8.3 sq. ft.

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

NW Bedroom (11-3 x 10-7)

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

Existing Egress:

Height: 33.25 inches

Width: 15.5 inches

Sill Height: 47 inches

Openable Area: 3.58 sq. ft.

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

EXTERIOR

No violations noted.

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



City of Bloomington
H.A.N.D.

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

Meeting Date: April 16, 2024

Petition Type: Request for an extension of time to complete repairs

Petition Number: 24-TV-18

Address: 403 S Mitchell St

Petitioner: Sarge Rentals

Inspector: Chastina Hayes

Staff Report: December 21, 2023 Completed cycle inspection
January 11, 2024 Mailed cycle report
February 28, 2024 Received BHQA application
March 19, 2024 Meeting canceled due to lack of quorum

During the inspection of the structure it was noted that the deck on the southeast corner needed to be secured. The petitioner is requesting an extension of time to complete the repairs due to replacement of the deck.

Staff recommendation: Grant the extension of time to complete repairs

Conditions: Complete all repairs and schedule for re-inspection 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 30, 2024 All life safety violations
May 10, 2024 All other repairs

Attachments: Cycle Report; BHQA Application

AP



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

Property Address: 403 S. Mitchell St.

Petitioner's Name: Sarge Rentals

Address: 2623 N. Walnut St.

City: Bloomington

State: Indiana



Zip Code: 47404

Phone Number: 8123301501

E-mail Address: misty@sargerentals.com

Owner's Name: Cadjon Development, LLC

Address: 555 N. Morton St.

City: Bloomington

State: Indiana



Zip Code: 47404

Phone Number: 8123404911

E-mail Address:

Occupants: Yes; 4

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.

Identify the variance type that you are requesting from the following drop down menu:

Variance Type: An extension of time to complete repairs. (Petition Type: TV)



Reminder:

A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that months agenda!

(Will be assigned by BHQA)

Petition Number: 24-TV-18

CH

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - 1. Specify the code reference number you are appealing.
 - 2. Detail why you are requesting the variance.
 - 3. Specify the modifications and or alterations you are suggesting.
- C. Relief from an administration decision. (Petition type: AA)
 - 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

We are needing extra time for maintenance to completely rebuild the deck at 403 S. Mitchell. A bandboard needs replaced so the whole deck is going to be rebuilt.
We would like a two month extension which would put the date to have the reinspection scheduled for as 05/10/2024.

Signature (Required):

Misty Axson

Name (Print): Misty Axson

Date: 2-26-24

Important information regarding this application format:

- 1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
- 2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

Print Form

Permit

Search



1 ST Bloomington, IN 47401)

March
B H Q A

⋮

rentpro_1538 • Rental
Property

\$ 0.00

Location	Project	Apply Date	Work Class	Permit Status
403 S Mitchell ST Bloomington, IN 47401		07/15/1983	Rental Property	In Review

PAY FEES

Recent Workflow Activity

Last Completed Action: 69 days ago

Rental Cycle v.1 (Inspection)

Scheduled For: 12/21/2023
Assigned To: Chastina Hayes
Status: Re-inspection required
Completed On: 12/21/2023

Next Action:



Confirm Paperwork Complete (Generic Action)

✓

Next Action:



Rental Cycle v.2

Workflow Completion
Summary

C

Ir

Owner

N

Tasks

Permit Description



od/managepermit/#/permit/AD4CF275-3C67-4DD4-9B53-DED54C57F229/summary

1/2

RECEIPT (REC-000981-2024)
FOR CITY OF BLOOMINGTON

BILLING CONTACT

Cadjon Development LLC
555 N. Morton Street
Bloomington, In 47404



Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
rentpro_1538	BHQA Fee	Fee Payment	Check #11764	\$20.00
403 S Mitchell St Bloomington, IN 47401			SUB TOTAL	\$20.00
			TOTAL	\$20.00

CYCLE INSPECTION REPORT

1538

Owners

Cadjon Development LLC
555 N. Morton Street
Bloomington, IN 47404

Agent

Sarge Rentals, Inc.
2623 N. Walnut St. Ste A
Bloomington, IN 47404

Prop. Location: 403 S Mitchell ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/5

Date Inspected: 12/21/2023
Primary Heat Source: Electric
Property Zoning: R3
Number of Stories: 2
Landlord Has Affidavit: No

Inspector: Chastina Hayes
Foundation Type: Basement
Attic Access: No
Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1983.
There are no requirements for emergency egress at the time of construction.

INTERIOR:

Living Room (15-0 x 11-1):

Secure the loose vent on the fireplace. BMC 16.04.060 (a)

Hall, Kitchen (13-1 x 11-2):

No violations noted.

Laundry/Mechanical Room (electric furnace):

Property remove the mold from the wall behind the washer and dryer. BMC 16.04.060 (a)

Northwest Bedroom (12-7 x 11-1), Northeast Bedroom (10-6 x 8-9):

No violations noted.

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

Height: 53 inches

Width: 38.5 inches

Sill Height: 27 inches

Openable Area: 14.17 sq. ft.

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

2nd FLOOR

Northwest Bedroom (14-9 x 8-6), Southwest Bedroom (14-9 x 8-6):

No violations noted.

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

Height: 45 inches

Width: 39 inches

Sill Height: 34 inches

Openable Area: 12.19 sq. ft.

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

Bathroom:

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

Repair the peeling ceiling. BMC 16.04.060 (a)

EXTERIOR:

Secure the loose vinyl on the north side of the structure. BMC 16.04.050 (a)

Repair/replace the rotten board under the door. (East side) BMC 16.04.050 (a)

Property secure the deck on the southeast corner. BMC 16.04.050 (b)

OTHER REQUIREMENTS:

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. **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)**

Occupancy Affidavit

Provide a completed copy of the Occupancy Affidavit for this Registered Residential Rental property to the inspector for review. BMC 16.03.025

*Beginning January 1, 2022, Bloomington Municipal Code requires owners of Registered Rental properties to present a completed Occupancy Affidavit for any structures with 4 (four) or fewer units as part of the rental documents. The Ordinance does not require a copy of the Occupancy Affidavit to be kept by the HAND Department, only reviewed.

**Beginning July 1, 2022, a completed copy of the Occupancy Affidavit must be reviewed by the inspector within 60 days of this mailing of the Cycle Report or a \$25.00 fine will be levied. BMC 16.03.025

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)

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: April 16, 2024

Petition Type: Request for an extension of time to complete repairs

Petition Number: 24-TV-19

Address: 708 W 11th St Bloomington, In 47404

Petitioner: Mark Kleinbauer, Agent for William D'Amico

Inspector: Rebecca Davis

Staff Report: December 7, 2023 Cycle Inspection conducted.

February 21, 2024 Received BHQA application for extension of time.

February 29, 2024 Inspector emailed the agent a copy of the cycle report to the agent with the life safety violations *italicized*.

March 18, 2024 Received an email from agent stating owner intends to owner occupy once the current tenant moves out, which was expected to be at the end of March.

April 3, 2024 Spoke with agent and tenant is still occupying the property.

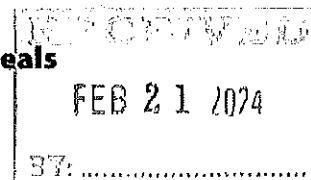
Petitioner has requested at least, a sixty day extension to complete repairs due to the extent of structural repairs required and volume of repairs. They are in the process of vacating the tenant at which time they suggest repairs will be able to be made more effectively.

Staff recommendation: All life safety violation repairs must be made and a re-inspection of the life safety violations should be scheduled as soon as possible.
Grant an extension of time for all other violations to be repaired.

Conditions:	Complete all repairs and schedule for re-inspection 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:	Life safety violations shall be completed and scheduled by May 2, 2024 All remaining violations shall be completed and scheduled by May 30, 2024
Attachments:	Cycle Report; Cycle Report with life safety items italicized, BHQA Application.



**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: 708 W 11th Street

Petitioner's Name: Mark Kleinbauer, Agent for William D'Amico

Address: 885 S. College Mall Rd #385

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 8123603460

E-mail Address: mkleinba@homefinder.org

Owner's Name: William D'Amico

Address: 9235 Old County Rd

City: Ben Lomand

State: California



Zip Code: 95005

Phone Number: 8312068003

E-mail Address: wmdamico@gmail.com

Occupants: Tyson Roberts

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.

Identify the variance type that you are requesting from the following drop down menu:

Variance Type: An extension of time to complete repairs. (Petition Type: TV)



Reminder:

A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that months agenda!

(Will be assigned by BHQA)

Petition Number: 24-TV-19

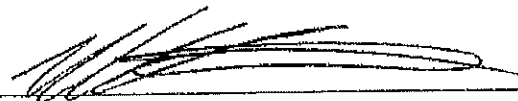
RD

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - 1. Specify the code reference number you are appealing.
 - 2. Detail why you are requesting the variance.
 - 3. Specify the modifications and or alterations you are suggesting.
- C. Relief from an administration decision. (Petition type: AA)
 - 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

We respectfully request an extension of time to complete repairs due to the extent of the structural and other repairs required. Also we are in the process of getting the tenant to vacate and he needs to be gone before we can effectively complete the repairs. Note that the flooded crawlspace issue was resolved within a few days of the inspection and a new high efficiency gas furnace was professionally installed. Also due to the flooded crawlspace and other factors, the HAND inspector was unable to complete her inspection so we would be open to her returning to the property to complete said inspection so we can get an accurate and complete list of repairs. We would like to request at least a 60 day extension of time to complete repairs.

Signature (Required):



Name (Print): Mark Kleinbauer

Date:

2/19/24

Important information regarding this application format:

1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

Print Form



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

CYCLE INSPECTION REPORT

5073

Owner(s)

D'Amico, William
9235 Old County Road
Ben Lomond, CA 95005

Agent

Kleinbauer, L. Mark
885 S. College Mall Road #385
Bloomington, IN 47408

Prop. Location: 708 W 11th ST

Number of Units/Structures: 1/1

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

Date Inspected: 12/07/2023

Primary Heat Source: Gas

Property Zoning: R3

Number of Stories: 1

Inspector: Rebecca Davis

Foundation Type: Crawl Space

Attic Access: Yes

Accessory Structure: Garage

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

INTERIOR:

NOTE: At the time of this inspection, both the heat and the water were turned off to the property due to a substantial water leak which had flooded the crawl/cellar area. At re-inspection, all affected items will be inspected and need to be brought into compliance within the same 60-day period as the rest of this report.

Enclosed Front Porch:

No violations noted.

Entrance:

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 (missing door handle). BMC 16.04.060(a), BMC 16.04.060(b)

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

Living Room (19-0 x 15-0)/ Dining Room (9-0 x 7-0):

Replace missing knob on dimmer switch or replace switch. BMC 16.04.060(a)

Properly repair floor. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members (large hump in floor center east and west towards kitchen). BMC 16.04.060(a)

Properly repair or replace damaged or deteriorated wallboard. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating wallboard and structural members (under windows on west wall to the right near kitchen). BMC 16.04.060(a)

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

Secure loose electrical receptacle (east wall to the right of the kitchen entry). BMC 16.04.060(b)

Replace broken/missing outlet cover plate (east wall to the right of the kitchen entry).. BMC 16.04.060(b)

Repair the hole in the wall (east wall to the right of the kitchen entry near outlet). BMC 16.04.060(a)

Kitchen (9-0 x 6-0):

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

Replace stovetop control knobs with ones which clearly identify the current operation (ex: Off, Ignite, Low, High) BMC 16.04.060(b) BMC 16.04.060(c)

Repair the stovetop control knobs/burners to function as intended. BMC 16.04.060(b) BMC 16.04.060(c)

Repair garbage disposal to function as intended (no power). BMC 16.04.060(c)

Repair all cabinetry missing drawers or with drawers that are not functioning as intended. BMC 16.04.060(a)

Hallway:

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

Bathroom:

Attach escutcheon ring on left knob of the tub faucet and seal to prevent water penetration. BMC 16.04.060(a)

Finish the exposed framing above the glass block window and seal to prevent water penetration. BMC 16.04.060(a)

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

Properly repair or replace loose, damaged, or missing floor covering (loose tile at entrance to bathroom, behind toilet). BMC 16.04.060(a)

Properly repair or replace damaged or deteriorated drywall to the right of tub. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating drywall and structural members. BMC 16.04.060(a)

Properly seal the entire perimeter of the tub/shower including the floor (especially the right side of tub where drywall has been damaged due to water runoff). BMC 16.04.060(a)

NE Bedroom (13-0 x 9-0):

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

Secure loose electrical receptacle (left of exterior door). BMC 16.04.060(b)

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. (Door jamb is damaged in a way such that the deadbolt barrel is completely exposed towards the inside of the room and therefor does not function as intended). BMC 16.04.060(a), BMC 16.04.060(b)

SE Bedroom (13-0 x 11-0):

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

Restore power to GFCI so that it functions as intended (south wall to the right of tub). BMC 16.04.060(a)

Sanitize and dry, or replace all floor covering that have been damaged or exposed to moisture. BMC 16.04.060(b)

Properly repair floor. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members (underlying floor joists and subfloor damaged to leaking water heater both in closet and main floor area of the bedroom). BMC 16.04.060(a)

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

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

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

Existing Egress Window Measurements:

Height: 32 inches

Width: 27 inches

Sill Height: 24 inches

Openable Area: 6.00 sq. ft.

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

Mechanical Closet:

Fuel-fired appliances shall not be located in or obtain combustion air from any of the rooms or spaces listed below. Continued Utilization of this room for sleeping purposes is contingent upon removal of the fuel fired furnace from this area. BMC 16.04.020, BMC 16.04.060(b)

- ***Sleeping rooms***
- ***Bathrooms***
- ***Toilet Rooms***
- ***Closets used for storage of any combustibles***
- ***Understairs***

Crawl Space (furnace is located here):

The crawl space was not accessible at the time of this inspection due to flooding. This area 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

EXTERIOR:

Repair/replace the disintegrating window sill on the south side of structure. BMC 16.04.050(a)

Repair/replace the disintegrating window sill on the west front side of structure. BMC 16.04.050(a)

Remove vine remnants and repair the window trim on the kitchen window (west side) so that it is weather tight (bottom trim folded behind siding material). BMC 16.04.060(a)

Properly secure light fixture to the structure (next to kitchen back door, hanging by power wires). BMC 16.04.050(b)

Paint the bare wooden window sill on the east side of the structure. BMC 16.04.050(c)

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

Replace the missing protective cover for the light fixture (outside of north side bedroom exterior door). BMC 16.04.050(c)

Secure the electrical service riser to the house (metal pipe extending up from electric meter has a support bracket that has become detached and is not providing proper support). BMC 16.04.020(a)(b) BMC 16.04.050(b)

OTHER REQUIREMENTS:

Inventory & Damages 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. **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)**

Registration Form

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, BMC 16.10.030(b)

Furnace Inspection 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:

<i>Desired level:</i>	<i>0 parts per million (ppm)</i>
<i>Acceptable level in a living space:</i>	<i>9 ppm</i>
<i>Maximum concentration for flue products:</i>	<i>50ppm BMC 16.01.060(f), BMC 16.04.060(b), (c)</i>

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d): All residential rental units shall display a current occupancy permit in an accessible location inside said 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)

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

This is the end of this report.

CYCLE INSPECTION REPORT

5073

Owner(s)

D'Amico, William
9235 Old County Road
Ben Lomond, CA 95005

Agent

Kleinbauer, L. Mark
885 S. College Mall Road #385
Bloomington, IN 47408

Prop. Location: 708 W 11th ST

Number of Units/Structures: 1/1

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

Date Inspected: 12/07/2023

Primary Heat Source: Gas

Property Zoning: R3

Number of Stories: 1

Inspector: Rebecca Davis

Foundation Type: Crawl Space

Attic Access: Yes

Accessory Structure: Garage

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

INTERIOR:

NOTE: At the time of this inspection, both the heat and the water were turned off to the property due to a substantial water leak which had flooded the crawl/cellar area. At re-inspection, all affected items will be inspected and need to be brought into compliance within the same 60-day period as the rest of this report.

Enclosed Front Porch:

No violations noted.

Entrance:

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 (missing door handle). BMC 16.04.060(a), BMC 16.04.060(b)

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

Living Room (19-0 x 15-0)/ Dining Room (9-0 x 7-0):

Replace missing knob on dimmer switch or replace switch. BMC 16.04.060(a)

Properly repair floor. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members (large hump in floor center east and west towards kitchen). BMC 16.04.060(a)

Properly repair or replace damaged or deteriorated wallboard. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating wallboard and structural members (under windows on west wall to the right near kitchen). BMC 16.04.060(a)

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

Secure loose electrical receptacle (east wall to the right of the kitchen entry). BMC 16.04.060(b)

Replace broken/missing outlet cover plate (east wall to the right of the kitchen entry).. BMC 16.04.060(b)

Repair the hole in the wall (east wall to the right of the kitchen entry near outlet). BMC 16.04.060(a)

Kitchen (9-0 x 6-0):

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

Replace stovetop control knobs with ones which clearly identify the current operation (ex: Off, Ignite, Low, High) BMC 16.04.060(b) BMC 16.04.060(c)

Repair the stovetop control knobs/burners to function as intended. BMC 16.04.060(b) BMC 16.04.060(c)

Repair garbage disposal to function as intended (no power). BMC 16.04.060(c)

Repair all cabinetry missing drawers or with drawers that are not functioning as intended. BMC 16.04.060(a)

Hallway:

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

Bathroom:

Attach escutcheon ring on left knob of the tub faucet and seal to prevent water penetration. BMC 16.04.060(a)

Finish the exposed framing above the glass block window and seal to prevent water penetration. BMC 16.04.060(a)

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

Properly repair or replace loose, damaged, or missing floor covering (loose tile at entrance to bathroom, behind toilet). BMC 16.04.060(a)

Properly repair or replace damaged or deteriorated drywall to the right of tub. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating drywall and structural members. BMC 16.04.060(a)

Properly seal the entire perimeter of the tub/shower including the floor (especially the right side of tub where drywall has been damaged due to water runoff). BMC 16.04.060(a)

NE Bedroom (13-0 x 9-0):

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

Secure loose electrical receptacle (left of exterior door). BMC 16.04.060(b)

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. (Door jamb is damaged in a way such that the deadbolt barrel is completely exposed towards the inside of the room and therefore does not function as intended). BMC 16.04.060(a), BMC 16.04.060(b)

SE Bedroom (13-0 x 11-0):

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

Restore power to GFCI so that it functions as intended (south wall to the right of tub). BMC 16.04.060(a)

Sanitize and dry, or replace all floor covering that have been damaged or exposed to moisture. BMC 16.04.060(b)

Properly repair floor. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members (underlying floor joists and subfloor damaged to leaking water heater both in closet and main floor area of the bedroom). BMC 16.04.060(a)

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

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

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

Existing Egress Window Measurements:

Height: 32 inches

Width: 27 inches

Sill Height: 24 inches

Openable Area: 6.00 sq. ft.

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

Mechanical Closet:

Fuel-fired appliances shall not be located in or obtain combustion air from any of the rooms or spaces listed below. Continued Utilization of this room for sleeping purposes is contingent upon removal of the fuel fired furnace from this area. BMC 16.04.020, BMC 16.04.060(b)

- **Sleeping rooms**
- **Bathrooms**
- **Toilet Rooms**
- **Closets used for storage of any combustibles**
- **Understairs**

Crawl Space (furnace is located here):

The crawl space was not accessible at the time of this inspection due to flooding. This area must be brought into compliance within 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:

Repair/replace the disintegrating window sill on the south side of structure. BMC 16.04.050(a)

Repair/replace the disintegrating window sill on the west front side of structure. BMC 16.04.050(a)

Remove vine remnants and repair the window trim on the kitchen window (west side) so that it is weather tight (bottom trim folded behind siding material). BMC 16.04.060(a)

Properly secure light fixture to the structure (next to kitchen back door, hanging by power wires). BMC 16.04.050(b)

Paint the bare wooden window sill on the east side of the structure. BMC 16.04.050(c)

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

Replace the missing protective cover for the light fixture (outside of north side bedroom exterior door). BMC 16.04.050(c)

Secure the electrical service riser to the house (metal pipe extending up from electric meter has a support bracket that has become detached and is not providing proper support). BMC 16.04.020(a)(b) BMC 16.04.050(b)

OTHER REQUIREMENTS:

Inventory & Damages 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. **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)**

Registration Form

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, BMC 16.10.030(b)

Furnace Inspection 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:	50ppm BMC 16.01.060(f), BMC 16.04.060(b), (c)

When issued, **a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d):** All residential rental units shall display a current occupancy permit in an accessible location inside said 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)

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: April 16, 2024

Petition Type: Request for an extension of time to complete repairs

Petition Number: 24-TV-20

Address: 113 N. Concord Rd.

Petitioner: Michael Plaza

Inspector: Rob Council

Staff Report: January 3, 2024 – Conducted cycle inspection.
January 18, 2024 – Report mailed.
March 14, 2024 – Received BHQA appeal.

During a cycle of the above property, violations of the Residential Rental Unit and Lodging Establishment Program were found including required repairs to sliding door, exterior concrete and blockwork. Owner has scheduled door repairs with Tommy D's and concrete with D&S.

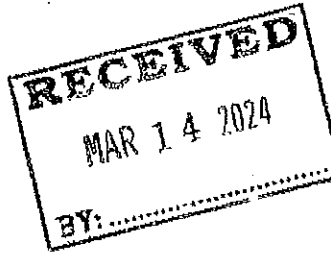
Petitioner is seeking an extension of time to complete repairs.

Staff recommendation: Grant an extension of time to complete required repairs.

Conditions: Complete all repairs and schedule for re-inspection 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: June 28, 2024

Attachments: Cycle Report; BHQA Application



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

Property Address: 113 N Concord Rd

Petitioner'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

Property Owner's Name: Michael Plaza

Address: Same as above

City: _____ State: _____ Zip Code: _____

Phone Number: _____ Email Address: _____

Occupants: Michael Large + Cheyenne daughter

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 24-TV-20

SEE REVERSE

RC

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 was sick with Covid for several weeks.

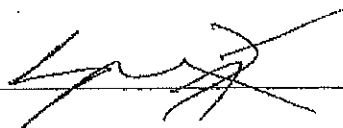
Outdoor work with cement requires warmer weather.

Rent ^{collected} is less than mortgage payment so no funds for repairs.

Request 2 months till May 14th.

Spoke w/
Mr. Plaza.
Scheduled sliding
door w/ Tommy D's
and concrete w/ DJS.
8wk turn around
expected.

Signature (required):



Name (please print):

Michael Plaza

Date:

3/14/24

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

Rental Inspection Information

Owner

Michael J. Plaza
1613 S Nancy St
Bloomington IN 47401

Re: 113 N Concord RD

We have recently completed an inspection at **113 N Concord RD**. Please find the enclosed inspection report which contains important information about the property. All noted violations and recommendations are listed on the enclosed report, please spend some time reviewing this report fully. All violation corrections should be completed no later than **3/17/2024**.

Once violations have been corrected it is your responsibility to call the Housing and Neighborhood Development (HAND) office **no later than 3/17/2024** to schedule a re-inspection. You do have the right to appeal any violation of the Bloomington Municipal Code Title 16 noted on the inspection report to the Board of Housing Quality Appeals.

This report is issued in accordance with BMC 16.10.020 and 16.10.040 of the Residential Rental Unit and Lodging Establishment Inspection Program. Residential Rental Occupancy Permits will not be issued until all the interior and exterior violations have been corrected and all fees have been paid. Bloomington Municipal Code requires that all violations of all Titles must be in compliance before a permit can be issued. Please be advised that non-compliance by **3/17/2024** may limit the permit period.

If the owner(s) or agent(s) contact information has changed since your last inspection, please submit a new registration for to the HAND Department. The registration must be signed by the owner of the property, not the agent. All rental forms and documents can be found online at <https://bloomington.in.gov/hand>. If you do not have access to the Internet, you may contact HAND at 812-349-3420 and forms will be made available.

If you have any questions regarding the permit process, you may call 812-349-3420 8:00am-5:00pm, Monday through Friday.

Sincerely,

Housing & Neighborhood Development
Encl: Inspection Report,



**CITY OF
BLOOMINGTON**
HOUSING AND NEIGHBORHOOD DEVELOPMENT

CYCLE INSPECTION REPORT

7283

Owner(s)

Michael J. Plaza
1613 S Nancy St
Bloomington, IN 47401

Prop. Location: 113 N Concord RD

Number of Units/Structures: 1/1

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

Date Inspected: 01/03/2024

Primary Heat Source: Gas

Property Zoning: R2

Number of Stories: 1

Inspector: Rob Council

Foundation Type: Basement

Attic Access: Yes

Accessory Structure: none

Monroe County records show this structure was built in 1961. There were no minimum emergency egress requirements at the time of construction.

INTERIOR:

LOWER LEVEL:

Family Room (12-11 x 14-11):

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

Office:

No violations noted.

Bathroom:

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

Hallway:

No violations noted.

Garage:

Replace egress door with proper fire rated exterior door. BMC 16.04.060(a)

Building code at time of construction requires one (1) hour fire resistive egress doors to be installed.

Bedroom (12-9 x 9-10):

No violations noted.

Existing Egress:

Height: 22 inches

Width: 32 inches

Sill Height: 46 inches

Openable Area: 4.89 sq. ft.

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

UPPER LEVEL:

Living Room (16-1 x 13-11):

No violations noted.

Dining Room (10-11 x 10-0):

Replace or repair sliding door to function as intended. BMC 16.04.060(a) (Difficult to open, will not lock.)

Kitchen:

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

Fire extinguisher is expired.

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

Bathroom:

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

Hallway:

No violations noted.

NE Bedroom (12-8 x 12-4):

No violations noted.

Existing Egress:

Height: 22 inches

Width: 32 inches

Sill Height: 46 inches

Openable Area: 4.89 sq. ft.

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

NW Bedroom (12-8 x 10-6): (Same windows)

No violations noted.

SE Bedroom (12-5 x 9-0): (Same windows)

No violations noted.

EXTERIOR:

Repair damaged concrete and blockwork at rear garage entry. 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)
(North corner of structure)

OTHER REQUIREMENTS:

Furnace Inspection 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), BMC 16.04.060(c), BMC 16.04.060(b)

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. **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)**

Occupancy Affidavit

Provide a completed copy of the Occupancy Affidavit for this Registered Residential Rental property to the inspector for review. BMC 16.03.025

*Beginning January 1, 2022, Bloomington Municipal Code requires owners of Registered Rental properties to present a completed Occupancy Affidavit for any structures with 4 (four) or fewer units as part of the rental documents. The Ordinance does not require a copy of the Occupancy Affidavit to be kept by the HAND Department, only reviewed.

**Beginning July 1, 2022, a completed copy of the Occupancy Affidavit must be reviewed by the inspector within 60 days of this mailing of the Cycle Report or a \$25.00 fine will be levied. BMC 16.03.025

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)

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: April 16th 2024

Petition Type: Request for an extension of time to complete repairs

Petition Number: TV-24-21

Address: 1206 S Woodlawn Ave

Petitioner: Nathan Pratt

Inspector: Rebecca Davis

Staff Report: December 8, 2023: Cycle Inspection conducted
March 4, 2024: Re-inspection conducted
March 12, 2024: Remaining Violation Report written
March 15, 2024: BHQA application received
March 18, 2024: Furnace inspection document received

At the time of the re-inspection all violations apart from the window repair had been brought into compliance other than the furnace inspection, which I received March 18, 2024. As the inspector I recommended to the owner to file for the extension of time on the window replacement.

Staff recommendation: Grant the extension of time for the window replacement.

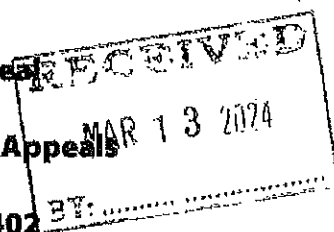
Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: May 1, 2024

Attachments: Cycle Report; Remaining Violation Report; BHQA Application



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: 1206 S Woodlawn Ave, Bloomington IN 47401

Petitioner's Name: Nathan Pratt

Address: 830 S Fess Ave

City: Bloomington

State: Indiana

Zip Code: 47401

Phone Number: 8123457473

E-mail Address: npratt9@hotmail.com

Owner's Name: Nathan Pratt

Address: 830 S Fess Ave

City: Bloomington

State: Indiana

Zip Code: 47401

Phone Number: 8123457473

E-mail Address: npratt9@hotmail.com

Occupants: Andrew Claros, Katelyn Ureña

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.

Identify the variance type that you are requesting from the following drop down menu:

Variance Type: An extension of time to complete repairs. (Petition Type: TV)

Reminder:

A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that month's agenda!

(Will be assigned by BHQA)

Petition Number: 24-TV-21

RD

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - 1. Specify the code reference number you are appealing.
 - 2. Detail why you are requesting the variance.
 - 3. Specify the modifications and or alterations you are suggesting.
- C. Relief from an administration decision. (Petition type: AA)
 - 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

1. The window in the west bedroom needs to be replaced.

2. An install order has been obtained with Tommy D's, after a representative came in January to measure the window and create a quote. The representative said that they would be able to complete the installation within a few months.

3. I anticipate the window replacement being complete by the end of April, based on the statement from the representative at Tommy D's.

Signature (Required):

Nathan M Pratt

Name (Print): Nathan M Pratt

Date: ~~2/28/07~~ 3/6/2024

Important information regarding this application format:

- 1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
- 2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

Print Form



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

CYCLE INSPECTION REPORT

10802

Owner(s)

Pratt, Sierra & Nathan
830 S Fess Ave
Bloomington, IN 47401

Prop. Location: 1206 S Woodlawn AVE

Number of Units/Structures: 1/1

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

Date Inspected: 12/08/2023

Primary Heat Source: Gas

Property Zoning: R3

Number of Stories: 1

Inspector: Rebecca Davis

Foundation Type: Basement

Attic Access: N/A

Accessory Structure: None

Monroe County Assessor's records indicate that this structure was built in 1930. At that time there were no minimum requirements for emergency egress.

INTERIOR:

Living Room 10-11 x 18-0:

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

Kitchen 8-9 x 15-2:

No violations noted.

Bathroom:

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

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

NE Bedroom 11-0 x 8-5:

No violations noted.

Existing Egress Window Measurements:

Height: 22 inches

Width: 26 inches

Sill Height: 34 inches

Openable Area: 3.97 sq. ft.

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

NW Bedroom 11-5 x 8-11:

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 (window does not open and cannot be locked). BMC 16.04.060(b)

Existing Egress Window Measurements:

Height: 22 inches

Width: 26 inches

Sill Height: 34 inches

Openable Area: 3.97 sq. ft.

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

Back Door:

C Properly secure the threshold in the exterior doorway. BMC 16.04.060(b)

Basement:

C Install stress relief clamp on dryer power cord. BMC 16.04.060(c)

EXTERIOR:

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

C Patch/weatherproof 4 inch hole in siding on the south side of structure. BMC 16.04.050(a)

C Secure or eliminate the loose deck trim piece on lower level of deck. BMC 16.04.050(a)

C Secure the top on the handrail on the lower level southwest corner of deck. BMC 16.04.050(a)

OTHER REQUIREMENTS:

Occupancy Affidavit

Provide a completed copy of the Occupancy Affidavit for this Registered Residential Rental property to the inspector for review. BMC 16.03.025

*Beginning January 1, 2022, Bloomington Municipal Code requires owners of Registered Rental properties to present a completed Occupancy Affidavit for any structures with 4 (four) or fewer units as part of the rental documents. The Ordinance does not require a copy of the Occupancy Affidavit to be kept by the HAND Department, only reviewed.

**Beginning July 1, 2022, a completed copy of the Occupancy Affidavit must be reviewed by the inspector within 60 days of this mailing of the Cycle Report or a \$25.00 fine will be levied. BMC 16.03.025

Inventory & Damages 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. **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)**

Furnace Inspection 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:	50ppm BMC 16.01.060(f), BMC 16.04.060(b), (c)

When issued, **a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d):** All residential rental units shall display a current occupancy permit in an accessible location inside said 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)

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

This is the end of this report.



REMAINING VIOLATIONS INSPECTION REPORT

10802

Owner(s)

Pratt, Sierra & Nathan
830 S Fess Ave
Bloomington, IN 47401

Prop. Location: 1206 S Woodlawn AVE
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/3

Date Inspected: 12/08/2023	Inspector: Rebecca Davis
Primary Heat Source: Gas	Foundation Type: Basement
Property Zoning: R3	Attic Access: N/A
Number of Stories: 1	Accessory Structure: None
Owner Has Affidavit: Yes	

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:

NW Bedroom:

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 (window does not open and cannot be locked). BMC 16.04.060(b)

Furnace Inspection 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: 50ppm BMC 16.01.060(f), BMC 16.04.060(b), (c)

When issued, **a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d):** All residential rental units shall display a current occupancy permit in an accessible location inside said 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)

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: April 16th, 2024
Petition Type: An extension of time to complete repairs.
Petition Number: 24-TV-22
Address: 1841 W. Ezekial Drive
Petitioner: Amanda Ross-Adams Village Apartments
Inspector: Kenny Liford
Staff Report: January 16, 2024 Completed Cycle Inspection.
February 6, 2024: Mailed cycle report.
March 22, BHQA application received

The petitioners are requesting an extension of time until June 30th, 2024 for all exterior dryer vents due to the buildings being 2-3 stories tall. This will require the use of a lift that has to be rented. A reinspection of all other violations has been scheduled.

Staff recommendation: Grant the request.

Conditions: Complete all repairs and schedule the re-inspection no later than the deadline stated below, or this case will turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: June 30th, 2024

Attachments: Cycle report, BHQA Appeal



**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: 1841 W-Ezekial Dr

Petitioner's Name: Amanda Ross - Adams Village Apartments

Address: 3400 S Sare Road

City: Bloomington **State:** Indiana ☐ **Zip Code:** 47401

Phone Number: 8123613299 **E-mail Address:** a.ross@regency-multifamily.com

Owner's Name: Regency Consolidated Residential LLC

Address: 2417 Fields S Drive

City: Champaign **State:** Illinois ☐ **Zip Code:** 61822

Phone Number: 2173597031 **E-mail Address:** a.ross@regency-multifamily.com

Occupants: N/A

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

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

Identify the variance type that you are requesting from the following drop down menu:

Variance Type: An extension of time to complete repairs, (Petition Type: TV) ☐

Reminder:

A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that month's agenda!

(Will be assigned by BHQA)

Petition Number: 24-TV-22

KL, CH

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - 1. Specify the code reference number you are appealing.
 - 2. Detail why you are requesting the variance.
 - 3. Specify the modifications and or alterations you are suggesting.
- C. Relief from an administration decision. (Petition type: AA)
 - 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

A.
 1. Extension of time on replacing dryer vents.
 2. Some of the dryer vent replacements require us to rent a lift (which is also posing difficulty) due to the units being on 2nd or 3rd story on a slope or difficult area to reach.

We have completed all other items on our inspection that were documented with the exception of this. We are also short staffed and down two technicians with common work order requests and apartment turns starting to occur. The extra time will allow us to rent the lift and have the manpower to complete the project.

3. An extension to June 30, 2024 should be sufficient.

Signature (Required): _____

Name (Print): Amanda Ross

Date: 3.27.24

Important information regarding this application format:

- 1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
- 2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

Print Form



**CITY OF
BLOOMINGTON**
HOUSING AND NEIGHBORHOOD DEVELOPMENT

CYCLE INSPECTION REPORT

11114

Owner(s)

Regency Consolidated Residential LLC
3400 S Sare Rd
Bloomington, IN 47401

Agent

Amanda Ross
3400 S Sare Rd
Bloomington, IN 47401

Prop. Location: 1841 W Ezekial DR

Number of Units/Structures: 130/5

Units/Bedrooms/Max # of Occupants: Bld 1: Bld 1: 18/1/3 8/2/3, Bld 2: 18/1/3 8/2/3, Bld 3: 18/1/3 8/2/3, Bld 4: 18/1/3 8/2/3, Bld 5: 18/1/3 8/2/3

Date Inspected: 01/16/2024

Primary Heat Source: Electric

Property Zoning: PUD

Number of Stories: 3

Inspector: Chastina Hayes, Kenny Liford

Foundation Type: Slab

Attic Access: No

Accessory Structure: none

Monroe County records show this structure was built in 2020. This structure is fully sprinklered.

Note: Floor plans with measurements are in the file
Only rooms with violations are listed on this report

Typical Egress window:

Openable Height: 32 inches

Openable Width: 32 inches

Sill Height: 25"

Openable Area: 7.11 sq. ft.

INTERIOR:
BUILDING 2291:

3rd Floor

Unit 307, 306

No violations noted.

Unit 305

Left Bedroom/Bath

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

Unit 304

Bedroom

Secure the loose GFCI receptacle. BMC 16.04.060(b)

Unit 303

Kitchen

Secure the loose GFCI receptacle to the left of the island. BMC 16.04.060(b)

Unit 302, 301, 300

No violations noted.

2nd Floor

Unit 207

Entry

Secure loose electrical receptacle. BMC 16.04.060(b)

Unit 206

No violations noted.

Unit 205

Repair all smoke detectors in this unit to be interconnected in accordance with the building code in place at the time of construction. IC 22-11-18-3.5 BMC 16.04.060(b) (c)

Unit 204

No violations noted.

Unit 203

Bathroom

Secure the loose GFCI receptacle. BMC 16.04.060(b)

Unit 202

Living Room

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

Unit 201, 200

No violations noted.

1st Floor

Unit 109, 108, 107, 106, 105, 104, 103, 102

No violations noted.

Unit 101

This unit was not inspected at the time of this inspection, as it was not accessible (**Loose dog**). 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

Unit 100

Left Bedroom/Bath

Secure the loose electrical receptacle by the bathroom sink. BMC 16.04.060(b)

BUILDING 2278

3rd Floor

Unit 307

No violations noted.

Unit 306

This unit was not inspected at the time of this inspection, as it was not accessible (**Loose dog**). 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

Unit 305

Left Bedroom/Bath

Secure the loose electrical receptacle by the bathroom sink. BMC 16.04.060(b)

Right Bedroom/Bath

Secure the loose GFCI receptacle (**Bathroom**). BMC 16.04.060(b)

Kitchen

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

Unit 304

No violations noted.

Unit 303

Kitchen

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

Unit 302, 301

No violations noted.

Unit 300

Right Bedroom/Bath

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

2nd Floor

Unit 207, 206

No violations noted.

Unit 205

Hallway

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

Unit 204

No violations noted.

Unit 203

Living Room

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

Unit 202, 201, 200

No violations noted.

1st Floor

Unit 109, 108, 107, 106

No violations noted.

Unit 105

Right Bedroom

Secure all loose electrical receptacles in this room. BMC 16.04.060(b)

Unit 104, 103, 102

No violations noted.

Unit 101

Bathroom

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

Unit 100

No violations noted.

BUILDING 2271

3rd Floor

Unit 307

Kitchen

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

Right Bedroom/Bath

Secure the loose GFCI receptacle (Bathroom). BMC 16.04.060(b)

Unit 306

Right Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

Repair all smoke detectors in this unit to be interconnected in accordance with the building code in place at the time of construction. IC 22-11-18-3.5 BMC 16.04.060(b) (c)

Unit 305

No violations noted.

Unit 304

Laundry Room

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

1st Floor

Unit 103

No violations noted.

Unit 104

Kitchen

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

BUILDING 2250:

Unit 305:

Right Bathroom:

Secure the loose electrical outlet. BMC 16.04.060 (b)

Right Bedroom:

Properly remove the mold from the ceiling vent. BMC 16.04.060 (a)

Unit 304, Unit 306:

No violations noted.

Unit 303:

Balcony:

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

Unit 302, Unit 307, Unit 301:

No violations noted.

Unit 300:

Right Bathroom:

Properly remove the mold from the ceiling. BMC 16.04.060 (a)

Right Bedroom:

Repair the water damaged ceiling. BMC 16.04.060 (a)

Unit 200:

Left Bathroom:

Secure the loose electrical outlet. BMC 16.04.060 (b)

Unit 201:

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 (Covid)

Unit 207:

Right Bedroom:

Secure the loose electrical outlet. BMC 16.04.060 (b) (Door wall)

Unit 202, Unit 203:

No violations noted.

Unit 206:

Right Bedroom:

Secure the loose smoke detector. BMC 16.04.060 (b)

Living Room:

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

Balcony:

Replace the missing deck boards. BMC 16.04.050 (b)

Unit 204:

Balcony:

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

Unit 205:

Balcony:

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

Unit 105:

Left Bedroom:

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

Hallway:

Repair the water damaged baseboard adjacent to the utility closet. BMC 16.04.060 (a)

Living Room:

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

Dining Room:

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

Right Bedroom:

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

Right Bathroom:

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

Unit 104, Unit 106:

No violations noted.

Unit 103:

Bathroom:

Secure the loose electrical outlet. BMC 16.04.060 (b)

Bedroom:

Seal the bottom of the right window. (Air coming through) BMC 16.04.060 (a)

Unit 107, Unit 108, Unit 102, Unit 109:

No violations noted.

Unit 101:

Kitchen:

Repair the leaking sink drain. BMC 16.04.060 (a)

Unit 100:

Kitchen:

Secure the loose electrical outlet. BMC 16.04.060 (b) (Right of the stove)

BUILDING 2251:

Unit 300:

Kitchen:

Repair the leaking sink drain. BMC 16.04.060 (a)

Unit 301:

Living Room:

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

Unit 307:

Balcony:

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

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 (Door will not open)

Unit 302, Unit 303, Unit 306:

No violations noted.

Unit 304:

Balcony:

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

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 (Door will not open)

Unit 305, Unit 205, Unit 204, Unit 206:

No violations noted.

Unit 203:

Balcony:

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

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 (Door will not open)

Unit 202, Unit 207:

No violations noted.

Unit 201:

Balcony:

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

Unit 200, Unit 100, Unit 101:

No violations noted.

Unit 109:

Living Room:

Secure the loose electrical outlet. BMC 16.04.060 (b) (South wall)

Unit 102, Unit 108, Unit 107, Unit 103, Unit 106, Unit 104:

No violations noted.

Unit 105:

Living Room:

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

Right Bathroom:

Secure the loose electrical outlet. BMC 16.04.060 (b)

BUILDING 2271:

Unit 300, Unit 301:

No violations noted.

Unit 302:

Balcony:

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

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 (Door will not open)

Bathroom:

Repair the door to latch. BMC 16.04.060 (a)

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

Unit 303:

Bedroom:

Repair the left window to lock. BMC 16.04.060 (a)

Balcony:

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

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 (Door will not open)

Unit 205:

Left Bedroom:

Secure the loose electrical outlet. BMC 16.04.060 (b) (Adjacent to the door)

Right Bathroom:

Secure the loose electrical outlet. BMC 16.04.060 (b)

Unit 204:

No violations noted.

Unit 206:

Left Bathroom:

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

Unit 203, Unit 202:

No violations noted.

Unit 207:

Left Bathroom:

Secure the loose electrical outlet. BMC 16.04.060 (b)

Living Room:

Provide operating power to the smoke detector. IC 22-11-18-3.5 (Beeping)

Unit 201:

No violations noted.

Unit 200:

Left Bedroom:

Repair the broken window pane. (Southeast) BMC 16.04.060 (b)

Left Bathroom:

Secure the loose electrical outlet. BMC 16.04.060 (b)

Right Bedroom:

Secure the loose electrical outlet. BMC 16.04.060 (b) (Adjacent to the door)

Right Bathroom:

Secure the loose electrical outlet. BMC 16.04.060 (b)

Unit 100, Unit 101, Unit 109, Unit 102, Unit 108:

No violations noted.

Unit 107:

Balcony:

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

Unit 106:

No violations noted.

Unit 105:

Right Bedroom:

Repair the southeast window to lock. BMC 16.04.060 (b)

Left Bedroom:

Repair the ceiling vent to function as intended. (No air flow per tenant) BMC 16.04.060 (a)

EXTERIOR:

All five buildings

Properly install approved exterior vent covers on the bathroom/laundry exhaust. BMC 16.04.050(a)

OTHER REQUIREMENTS:

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(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 this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: April 16, 2024

Petition Type: Request for an extension of time to complete repairs

Petition Number: 24-TV-23

Address: 2455 E. Tamarack Trail

Petitioner: Elizabeth Dawson for Meadowood Retirement Community

Inspector: Liford, Council, Hayes, Stong

Staff Report: September 12, 2023: Cycle inspection scheduled
October 25-27, 2023: Conducted cycle inspection
November 14, 2023: Mailed inspection report
January 29, 2024: Mailed Remaining Violations report
February 6, 2024: Reinspection scheduled
March 18, 2024: Conducted reinspection
March 22, 2024: Received appeal

During a cycle inspection of the above property violations of the Bloomington housing code were found. The petitioner is seeking an extension of time of 30 days to complete all life-safety repairs, and seven months to complete all exterior repairs.

Staff recommendation: Grant an extension of time

Conditions: Complete all repairs and schedule for re-inspection 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 16, 2024 for all life-safety violations (*italicized on enclosed report*)
November 16, 2024 for all other violations

Attachments: Remaining Violations report with life-safety *italicized*; BHQA Application



MAR 22 2024

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: 2455 Tamarack Trail

Petitioner's Name: Meadowood Retirement Community

Address: 2455 Tamarack Trail

City: Bloomington

State: Indiana



Zip Code: 47408

Phone Number: 8123367060

E-mail Address: EDawson1@Sssl.com

Owner's Name: Aleris Life

Address: 2455 Tamarack Trail

City: Bloomington

State: Indiana



Zip Code: 47408

Phone Number: 8123367060

E-mail Address: EDawson1@Sssl.com

Occupants: 154 residents in 106 garden and 91 apartments in main building

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.

Identify the variance type that you are requesting from the following drop down menu:

Variance Type: An extension of time to complete repairs. (Petition Type: TV)



Reminder:

A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that month's agenda!

(Will be assigned by BHQA)

Petition Number: 24-TV-23

JS, KL, CH, RC

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - 1. Specify the code reference number you are appealing.
 - 2. Detail why you are requesting the variance.
 - 3. Specify the modifications and or alterations you are suggesting.
- C. Relief from an administration decision. (Petition type: AA)
 - 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

Multiple areas of exterior siding needs repaired. Inclement weather prohibited repair earlier.

Libby left up on 4.2.24. Asking for 30 days
for all life-safety issues and 7 months for
exterior items.

Signature (Required):

Elizabeth Dawson

Name (Print): Elizabeth Dawson

Date: 3/19/24

Important information regarding this application format:

- 1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
- 2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

Print Form



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

REMAINING VIOLATIONS INSPECTION REPORT

Property was reinspected on March 18, 2024

7197

Owner(s)

Five Star Quality Care - Inc, Llc
400 Centre Street
Newton, MA 02458

Agent

Larry A. Diersing
2455 E. Tamarack Trail
Bloomington, IN 47408

Prop. Location: 2455 N Tamarack TRL

Number of Units/Structures: 185/24

Units/Bedrooms/Max # of Occupants: Bld 1: Bld Bldg 2510: 1/3/5, Bld Bldg 2620: 1/3/5, Bld Bldg 787: 2/3/5, Bld Bldg 940: 2/2/5, Bld Bldg 933: 1/2/5 1/3/5, Bld Bldg 932: 1/3/5, Bld Bldg 931: 7/2/5, Bld Bldg 926: 1/2/5, Bld Bldg 928: 1/3/5, Bld Bldg 901: 2/1/5 6/2/5 1/3/5, Bld Bldg 1001: 1/1/5 3/2/5 2/3/5, Bld Bldg 1012: 3/2/5 1/3/5, Bld Bldg 1013: 1/1/5 4/2/5 2/3/5, Bld Bldg 1026: 4/2/5 2/3/5, Bld Bldg 1041: 1/1/5 1/2/5 1/3/5, Bld Bldg 1047: 1/1/5 5/2/5, Bld Bldg 1046: 1/1/5 4/2/5, Bld Bldg 1162: 6/2/5, Bld Bldg 1151: 6/2/5 2/3/5, Bld Bldg 1130: 3/2/5 1/3/5, Bld Bldg 1113: 1/1/5 6/2/5 1/3/5, Bld Bldg 1128: 3/3/5, Bld Bldg 1101: 1/1/5 5/2/5, Bld Bldg 003: 26/1/5 57/2/5 3/3/5

Date Inspected: 10/27/2023

Primary Heat Source: Electric

Property Zoning: PUD

Number of Stories: 4

Inspector: Stong/Liford/Hayes/Council

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.

Multi-Unit Building

LOWER LEVEL:

Unit 5:

Repair the entry door to lock securely and to function as intended. BMC 16.04.060(b)

Unit 10:

Sun Room:

Install a transition strip from the living room to the sunroom. BMC 16.04.060(a)

Hall:

The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 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

Unit 17:

Living Room:

The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 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

Office:

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

Furnace Closet:

Properly secure cables and water lines. BMC 16.04.060(c)

Unit 18:

This unit was unoccupied and still under renovation. This unit must be inspected and brought into compliance prior to occupancy.

Unit 22:

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)

FIRST FLOOR

All violations complied.

SECOND FLOOR

Unit 201

Master Bath:

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 202

Study

Repair the peeling drywall tape on the corners. BMC 16.04.060 (a)

THIRD FLOOR

Unit 336

Kitchen

Replace the missing rubber guard for the disposal. BMC 16.04.060(a)

LINDEN DRIVE

1117

Office:

Repair the drywall in the corner where the tape is peeling. BMC 16.04.060(a)

Bedroom:

Repair the window to latch securely. BMC 16.04.060(b)

1121 (Guest House)

Patio Door:

Repair the patio door to be weather-tight. No gaps shall be visible around the edge. BMC 16.04.060(a)

1130

This unit was unoccupied and still under renovation. This unit must be inspected and brought into compliance prior to occupancy.

1136

This unit was unoccupied and still under renovation. This unit must be inspected and brought into compliance prior to occupancy.

1137

This unit was unoccupied and still under renovation. This unit must be inspected and brought into compliance prior to occupancy.

1162

This unit was not inspected at the time of this inspection, as it was not accessible (keypad lock). 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

JUNIPER PLACE:

Unit 923

This unit was unoccupied and still under renovation. This unit must be inspected and brought into compliance prior to occupancy.

Unit 926

This unit was unoccupied and still under renovation. This unit must be inspected and brought into compliance prior to occupancy.

938

This unit was unoccupied and still under renovation. This unit must be inspected and brought into compliance prior to occupancy.

940

This unit was unoccupied and still under renovation. This unit must be inspected and brought into compliance prior to occupancy.

931

Deck:

Repair/replace the deteriorating siding. BMC 16.04.050 (a)

SASSAFRAS CIRCLE:

1011

Livingroom:

The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 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

Note: At the reinspection on March 18, 2024 the unit was inaccessible as the tenant had covid.

1020

This unit was unoccupied and still under renovation. This unit must be inspected and brought into compliance prior to occupancy.

1040

Back bed bath:

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

Unit 1041:

Dining area:

Adjust strike plate to allow door to latch as intended. BMC 16.04.060(b)

Hall bath:

Properly secure shower stem and controls. BMC 16.04.060(c)

Unit 1045:

Hallway:

The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 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

Unit 1048

Master bed:

Furn closet:

TPR valve discharge tube needs to be installed. BMC 16.04.060(c)

Unit 1049

This unit was unoccupied and still under renovation. This unit must be inspected and brought into compliance prior to occupancy.

The smoke detectors in this unit appear to be more than ten years old and the manufacturer will not guarantee them to provide adequate protection. Install new smoke detectors in approved locations. If wall mounted, they shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, they shall be located at least 4 inches from the wall. IC 22-11-18-3.5

EXTERIOR:

GENERAL APARTMENT HOMES –

Sassafras

Properly repair or replace damaged or deteriorated siding in a manner that leaves the structure weather tight. 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)

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

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

Juniper Place:

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

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

Label the main electrical shutoff to the units. BMC 16.04.020 IEC 230.70(b)

Garage 905:

Repair/replace the deteriorating siding. BMC 16.04.050 (a)

Garage 923:

Repair/replace the door on east side so that it functions as intended. BMC 16.04.050 (a)

Replace the missing closet door on the garage (east side). BMC 16.04.050 (a)

Garage 929:

Repair/replace all deteriorating siding. BMC 16.04.050 (a)

Unit 932:

Repair/replace the deteriorating siding on the east side under the deck. BMC 16.04.050 (a)

Repair/replace the deteriorating siding on the chimney. BMC 16.04.050 (a)

Garage 933

Repair/replace the deteriorating siding. BMC 16.04.050 (a)

Unit 926:

Repair/replace the deteriorating siding. (South side of the garage) BMC 16.04.050 (a)

Unit 926:

Repair/replace the deteriorating siding. (West side) BMC 16.04.050 (a)

Linden

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

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

Label the main electrical shutoff to the units. BMC 16.04.020 IEC 230.70(b)

Multi-Unit Building:

Repair the loose siding on southwest side of building above entry door 1. BMC 16.04.050 (a)

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

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(c)
(Peeling paint by door 3 & Peeling paint above door 5)

Repair/replace the deteriorating siding. (Between door 5 and 6) BMC 16.04.050 (a)

Secure the electrical cover plate on the main entry south side. (Above light) BMC 16.04.050 (b)

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d): All rental units shall be required to have a current occupancy permit displayed in an 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 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: April 16, 2024

Petition Type: Relief from an administrative decision

Variance Request: Relief from the requirement to install gutters.

Petition Number: 24-AA-24

Address: 102 E 17th Street

Petitioner: Adam Harris for Boathouse Development

Staff Report: January 24, 2024: Conducted Cycle inspection
February 15, 2024: Report mailed to owner
March 25, 2024: received Appeal and fee

The inspector identified that the house had no gutters at the time of inspection. Review of photos of the structure on the Monroe County GIS website showed gutters on the structure in 2001. The petitioner believes the historic nature of the structure allows for the house to be left without gutters.

Staff recommendation: Deny the relief from administrative decision.

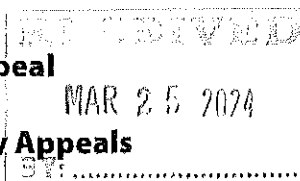
Conditions: Install gutters on the structure by the deadline stated below or this property will be referred to the City of Bloomington Legal Department for further action, including the possibility of fines.

Compliance Deadline: June 16, 2024

Attachments: Application for Appeal



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



Property Address: 102 E 17th ST

Petitioner's Name: Adam Harris

Address: 4888 E Lentz RD

City: Bloomington

State: Indiana



Zip Code: 47408

Phone Number: 8123254767

E-mail Address: aharris@renaissancerentals.com

Owner's Name: Boathouse Development LLC

Address: 3192 E Covenanter Drive Suite 100

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 8123332280

E-mail Address: Operations@renaissancerentals.com

Occupants: None

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

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

Identify the variance type that you are requesting from the following drop down menu:

Variance Type: A modification or exception to the Housing Property Maintenance Code. (Petition Type: V)



Reminder:

A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that months agenda!

(Will be assigned by BHQA)

Petition Number: 24-AA-24

RC JH

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - 1. Specify the code reference number you are appealing.
 - 2. Detail why you are requesting the variance.
 - 3. Specify the modifications and or alterations you are suggesting.
- C. Relief from an administration decision. (Petition type: AA)
 - 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

Regarding the cycle inspection for the home at 102 E. 17th Street conducted on 01/24/2024, we have made all of the requested repairs to the rental home except for installing gutters, under BMC 20.04.070(f). We request to be granted the rental permit with the home in its current condition, as all life and safety issues have been addressed. The home has a historic designation, and any alteration to the exterior requires us to go through a process with the Bloomington Historic Preservation Commission. Thank you for your consideration.

Signature (Required):

Adam Harris

Name (Print): Adam Harris

Date: 3/22/24

Important information regarding this application format:

- 1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
- 2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

Print Form