

PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
ALLISON CONFERENCE ROOM 215

In Person / Zoom Virtual Meeting

<https://bloomington.zoom.us/j/84090354059?pwd=mJxCil15kPgJ0iLnIZVKW3s6bUT5qk.1>

Meeting ID 840 9035 4059 Passcode 084395

FEBRUARY 17, 2026 4:15 P.M.

ALL ITEMS ARE ON THE CONSENT AGENDA

- I. ROLL CALL**
- II. ELECTION OF OFFICERS**
- III. APPROVAL OF 2026 MEETING CALENDAR**
- IV. APPROVAL OF MINUTES – January 20, 2026**
- V. PETITIONS**
 - 1) 26-TV-11, 201 E 2nd St**, Brad and Rhea Lawrence. Request for an extension of time to complete repairs.
 - 2) 26-TV-12, 1323 S Washington St**, Rhea Lawrence. Request for an extension of time to complete repairs.
 - 3) 26-TV-13, 345 S College Ave, Apt 407**, Hunter Bloomington Properties. Request for an extension of time to complete repairs.
 - 4) 26-TV-14, 2948 N Ramble Rd East**, Hidehiko Azumaya. Request for an extension of time to complete repairs.
 - 5) 26-TV-15, 1710 S Huntington Dr**, April Lavender. Request for an extension of time to complete repairs.
 - 6) 26-TV-16, 1017 W 11th St**, Parker Real Estate Management. Request for an extension of time to complete repairs.

- VI. GENERAL DISCUSSION**
- VII. PUBLIC COMMENT**
- VIII. ADJOURNMENT**

Board of Housing Quality Appeals - Members

Christina Geels	Mayoral Appointee	Current Term Exp. 01/31/2027	07/15/2022 to Present
Benjamin Atkinson	Mayoral Appointee	Current Term Exp. 01/31/2028	06/26/2025 to Present
Zachary Taylor	Mayoral Appointee	Current Term Exp. 01/31/2027	10/16/2025 to Present
Navdeep Badhni	Council Appointee	Current Term Exp. 01/31/2027	08/06/2025 to Present
Zoe Zollman	Council Appointee	Current Term Exp. 01/31/2028	08/06/2025 to Present
Joshua Brewer	Council Appointee	Current Term Exp. 01/31/2027	09/30/2025 to Present

“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

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Board of Housing Quality Appeals
2026 Meeting Schedule
3rd Tuesdays at 4:15 p.m.

Meeting Date	Notes
January 20	
February 17	Annual meeting: election of officers, approval of calendar
March 17	
April 21	
May 19	
June 16	
July 21	
August 18	
September 15	
October 20	
November 17	
December 15	
January 19, 2027	

For approval by the Board at the annual meeting, February 17, 2026

BOARD of HOUSING QUALITY APPEALS

Meeting: TUESDAY, JANUARY 20, 2026, 4:15 PM
ALLISON CONFERENCE RM. 225
SUMMARY

BOARD MEMBERS PRESENT: **In-person:** Ben Atkinson, Navdeep Badhni, Joshua Brewer, Zachary Taylor, Zoe Zollman

STAFF PRESENT: **In-person:** Michael Arnold, Jeremy Bettis, Rob Council, Christina Finley, Sean Hampton, Kenny Liford, Jo Stong, Angela Van Rooy (HAND), Taylor Brown (Legal)
Zoom: Anna Killion-Hanson (HAND)

GUESTS PRESENT: **In-person:** Laura Seifers and Alison Seifers. **Zoom:** Angie Butler (Hometown Properties), Sarah Ransom (Cedarview), Jennifer Huntzinger (Woodbridge), Jason Creek (Granite).

Meeting called to order at 4:15 PM.

A. MINUTES

1. Brewer made motion to accept December 16, 2025 minutes. Badhni seconded. Motion approved, 5-0.

B. CONSENT AGENDA

1. **26-TV-01, 125-127 W. Pinewood Court**, Dan Robert Forslund (Granite Student Living). Request for an extension of time to complete repairs. Staff recommendation to deny the request. Complete all repairs and schedule for re-inspection no later than January 30, 2026.
2. **26-TV-02, 1211 W. 2nd Street**, Brawley Property Management. Request for an extension of time to complete repairs. Staff recommendation to approve the request.
3. **26-TV-03, 3111 S. Piccadilly Street**, Jason Smith (Joseph Decker). Request for an extension of time to complete repairs. Staff recommendation to approve the request.
4. **26-TV-04, 321 N. Washington Street**, Sarah Ransom – Cedarview Management (ELR-1, LLC). Request for an extension of time to complete repairs. Staff recommendation to approve the request.
5. **26-TV-05, 1440 N. Woodburn Avenue**, Angie Butler (Summit Pointe United, LLC). Request for an extension of time to complete repairs. Staff recommendation to deny the request, with compliance deadlines as follows: life safety violations, February 15; all remaining interior violations, March 15; all exterior violations, April 30.
6. **26-TV-06, 701 E. Summit View Place**, Angie Butler (Summit Pointe United, LLC). Request for an extension of time to complete repairs. Staff recommendation to deny the extension of time due to non-compliance, call

immediately to schedule reinspection.

7. **26-AA-08, 326 S. Wilmington Court**, Alison Seifers. Request for relief from an administrative decision. Staff recommendation to grant request. This unit will be granted relief from the requirements of Title 16 for as long as the current owner and tenant are still un-changed from the current status. The property status will be checked yearly to verify no changes have been made. If this status changes, the requirements of Title 16 may be re-instated.
8. **26-TV-09, 3401 E. John Hinkle Place**, Jennifer Huntzinger – Gene B. Glick Management Corp. (Woodbridge Apartments of Bloomington III, LLC). Request for an extension of time to complete repairs. Staff recommendation to approve the request.

Brewer made motion to approve the consent agenda with staff recommendations. Badhni seconded. Motion approved, 5-0.

C. GENERAL DISCUSSION

1. None.

D. PUBLIC COMMENT

1. None.

E. ADJOURNMENT

1. Atkinson made motion for adjournment. Brewer seconded. Meeting adjourned 4:28 PM.



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

Meeting Date: February 17, 2026

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

Petition Number: 26-TV-11

Address: 201 E. 2nd Street

Petitioner: Rhea Lawrence

Inspector: Jo Stong

Staff Report: August 14, 2025: Conducted cycle inspection
September 8, 2025: Mailed cycle report. 60-day deadline 11/7/2025
November 14, 2025: Wrote remaining violations report
November 25, 2025: Mailed remaining violations report. Owner scheduled reinspection for 12/3/2025.
December 3, 2025: Conducted reinspection. Not all complied.
December 18, 2025: Mailed 2nd remaining violations report (exterior violations only)
January 9, 2026: Received appeal

During an inspection of the above property violations of the Housing Code were found, including a deteriorated soffit on the west side of the structure. The petitioner is seeking an extension of time to complete the repairs on the soffit, citing need for warmer weather to properly do the required work.

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 1, 2026

Attachments: Cycle Report; 2ND Remaining Violations report; BHQA Application



City of Bloomington
Housing and Neighborhood
Development (HAND)
bloomington.in.gov

401 N Morton ST Suite 130
PO Box 100
Bloomington IN 47404

Phone: (812) 349-3420
Fax: (812) 349-4582
hand@bloomington.in.gov

City Permit #: BHQA2026-0110
Application Date: 1/9/2026

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 201 E 2nd ST

Parcel Number: 53-08-04-213-005.000-009

Owner

Brad & Rhea Lawrence
7666 S Harmony Rd
Bloomington IN 47403

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.

Requested Variance Type: TV

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:

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

Variance Request:

Due to weather: Soffit need replace where rotten. Maintenance company says it need to be warmer so boards do not break and make a big job.

information, and a link to or description of the document or web page you are having problems with.” City of Bloomington Policy

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.



REMAINING VIOLATIONS INSPECTION REPORT

Reinspection completed December 3, 2025

1752

Owner

Rhea Lawrence
7666 S. Harmony Rd.
Bloomington, IN 47403

Prop. Location: 201 E 2nd ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/5

Date Inspected: 08/14/2025
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 1

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

REINSPECTION REQUIRED

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

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

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

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

INTERIOR:

NOTE: All life safety violations in this report have been highlighted.
Property was occupied at the reinspection.

EXTERIOR:

Properly repair the hole in the soffit on the west side near the south end to prevent the entry of birds and pests.
BMC 16.04.050(a)

Replace the missing cover for the cleanout on the west side. 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 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.

15 minute drive by est. for reinspection.



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

Meeting Date: February 17, 2026

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

Petition Number: 26-TV-12

Address: 1323 S. Washington Street

Petitioner: Rhea Lawrence

Inspector: Jo Stong

Staff Report:

- August 15, 2025: Conducted cycle inspection
- September 8, 2025: Mailed inspection report. 60-day deadline 11/7/25
- November 14, 2025: Wrote remaining violations report
- November 25, 2025: Mailed remaining violations report. Owner scheduled reinspection for 12/3/2025
- December 3, 2025: Conducted reinspection
- December 18, 2025: Mailed 2nd RV
- January 8, 2026: Courtesy call to owner to schedule reinspection
- January 9, 2026: Received appeal

During a cycle inspection of the above property violations of the Housing Code were found. The petitioner is seeking an extension of time of 4 weeks to complete 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: February 20, 2026

Attachments: Cycle Report; 2nd Remaining Violations 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: 1323 S. Washington St

Petitioner's Name: Dea Lawrence

Address: 1466 S. Harmony Rd.

City: Bloomington **State:** In **Zip Code:** 47403

Phone Number: 345-115 **E-mail Address:** 1016rhea@gmail.com

Owner's Name: Dea Lawrence

Address: _____

City: _____ **State:** _____ **Zip Code:** _____

Phone Number: _____ **E-mail Address:** _____

Occupants: _____

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

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

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

Variance 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)

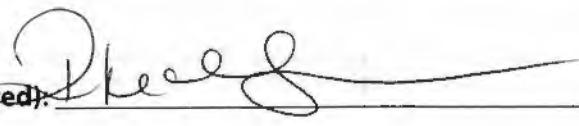
Petition Number: 26-TV-12

JS

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.

Need 4 weeks

Signature (Required): 

Name (Print): Plea Lawrence

Date: 1/9/20

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](#)



REMAINING VIOLATIONS INSPECTION REPORT

Reinspection completed December 3, 2025

3031

Owner

Rhea Lawrence
7666 S. Harmony Rd.
Bloomington, IN 47403

Prop. Location: 1323 S Washington ST

Number of Units/Structures: 1/1

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

Date Inspected: 08/14/2025

Inspector: Jo Stong/ Sean Hampton

Primary Heat Source: Gas

Foundation Type: Crawl Space

Property Zoning: R3

Attic Access: No

Number of Stories: 1

Accessory Structure: None

Owner/Agent Has Affidavit: No

REINSPECTION REQUIRED

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

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

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

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

INTERIOR:

NOTE: All life safety violations in this report have been highlighted.

Hallway:

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

West Bath:

Properly secure the loose toilet seat. BMC 16.04.060(a)

EXTERIOR:

Complete the repair of the damaged roof. BMC 16.04.050(a)

Connect the downspout to the drain at the northwest corner of the structure. BMC 16.04.050(a)

OTHER REQUIREMENTS:

Gas furnace inspection documents were presented at the inspection.

The following documents were not provided to the office or reviewed by the inspector within 60 days of the mailing date of the inspection report, 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 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 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)

This is the end of this report.

Estimated reinspection time 15 minutes



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

Meeting Date: February 17, 2026

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

Petition Number: 26-TV-13

Address: 345 S. College Ave.

Petitioner: Karen Honeycutt / Hunter Properties

Inspector: Rob Council

Staff Report: December 19, 2025: Conducted complaint inspection
December 22, 2025: Mailed report
January 06, 2026: Reinspection conducted. Not complied.
January 13, 2026: Remaining violations report written.
January 14, 2026: Received BHQA appeal.

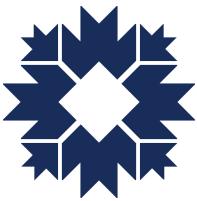
During a complaint inspection of the above property violations of the housing code were found, leaking roof, water damaged interior, biological growth, malfunctioning electrical. The petitioner is seeking an extension of time to complete all repairs.

Staff recommendation: DENY 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: February 23, 2026

Attachments: Remaining Violations Report; BHQA Application



City of Bloomington
Housing and Neighborhood
Development (HAND)
bloomington.in.gov

401 N Morton ST Suite 130
PO Box 100
Bloomington IN 47404

Phone: (812) 349-3420
Fax: (812) 349-4582
hand@bloomington.in.gov

City Permit #: BHQA2026-0113
Application Date: 1/14/2026

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 345 S College AVE APT 1

Parcel Number: 53-08-04-200-206.000-009

Applicant

Hunter Bloomington Properties
1200 S Rolling Ridge Way - Office
Bloomington IN 47403

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.

Requested Variance Type: TV

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:

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

Variance Request:

Follow up on a complaint inspection for 345 S College Ave. Apt. 407. The cause of the damage inside the apartment is due to a roof leak. We must repair the roof before the issues inside the apartment can be addressed. Due to the height of the building, it is going to require the roofers to have a crane to get supplies up there. After the roof is repaired then the work on the inside can be addressed. We are requesting at least 1 month from 1/14/2026 to complete all of the needed repairs. I am attaching a copy of the proposal from the contractors that are handling these repairs.



All life safety violations have been highlighted

REMAINING VIOLATIONS COMPLAINT INSPECTION REPORT

No reinspection has been completed

202

Owner

Hunter Bloomington
2201 Main Street
Evanston, IL 60202

Tenant

Kalli Aaron
345 S College Ave Unit 407
Bloomington, IN 47401

Agent

Hunter Bloomington
1200 Rolling Ridge Way - Office
Bloomington, IN 47403

Prop. Location: 345 S. College AVE

Number of Units/Structures: 26/1

Units/Bedrooms/Max # of Occupants: Bld 1: 3/4/5 5/3/5 11/2/5 6/1/5 1/Eff/5

Date Inspected: 12/19/2025

Primary Heat Source: Electric

Property Zoning: MD-DC

Number of Stories: 5

Inspector: R Council/C Hayes

Foundation Type: Slab

Attic Access: No

Accessory Structure: None

REINSPECTION REQUIRED

The following items are the result of a complaint inspection conducted on **12/19/2025**. 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.

Your failure to make repairs has resulted in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.10.030 of the Bloomington Municipal Code.

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

INTERIOR:

Unit 407:

2nd level bedroom:

Replace all water damaged or deteriorated walls. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

Repair the water damaged ceiling and seal. BMC 16.04.060(a)(f)

Properly repair floor. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. BMC 16.04.060(a)(b)

Properly repair or replace water damaged floor covering. BMC 16.04.060(a)

Properly and permanently eliminate the biological growth using EPA approved methods for mold remediation. BMC 16.04.060(a) epa.gov/mold

Inspect electrical circuit for proper operation. This work should be completed by a licensed electrician. BMC 16.04.060(c)(b)

(Tenants lights show power fluctuation. Lights turning off and on sporadically. Possibly due to water leak.)

Entire Structure:

Roof:

Determine source and eliminate leak. BMC 16.04.060(a)

This is the end of the report.

Est. Reins – 30 min.



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

Meeting Date: February 17, 2026

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

Petition Number: 26-TV-14

Address: 2948 N. Ramble Rd. East

Petitioner: Azumaya Hidehiko

Inspector: Rob Council

Staff Report: November 07, 2025: Conducted cycle inspection
December 04, 2025: Mailed report
January 17, 2026: Received BHQA appeal.

During a cycle inspection of the above property violations of the housing code were found including, missing outlet plates, stress relief clamps, and a bowing foundation wall. The petitioner is seeking an extension of time to complete all 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: February 27, 2026

Attachments: Remaining Violations Report; BHQA Application



City of Bloomington
Housing and Neighborhood
Development (HAND)
bloomington.in.gov

401 N Morton ST Suite 130
PO Box 100
Bloomington IN 47404

Phone: (812) 349-3420
Fax: (812) 349-4582
hand@bloomington.in.gov

City Permit #: BHQA2026-0114
Application Date: 1/17/2026

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 2948 N Ramble RD E
Parcel Number: 53-05-21-303-031.000-005

Applicant

Azumaya Hidehiko
22 Montbard DR
Chadds Ford PA 19317

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.

Requested Variance Type: TV

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:

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

Variance Request:

I am requesting an extension for all items listed in the inspection report that was performed 11/07/2025.

The contractor previously used to deal with the repairs and improvement who travelled from Indianapolis could not give the date to work on the violation and recommendation items listed on the inspection report. I found a contractor located in Bloomington last week and am waiting for the estimate for repairs and recommendation items and completion date. I am trying to get the job finished by 02/02/2026 but it is not known whether the job can be completed by the date specified by the property inspector, especially if it is necessary to complete the stabilization of the south wall in the basement.

The property is rented to a grandmother of a BHS North student who came to gather left over stained glass supplies used by owner's mother when the owner mentioned the wish to rent to some family during their sabbatical leave as the owner's parents did during their sabbatical leave period. The owner did not know of the city ordinance for a rental property until his lawyer informed him that the property needed to go through a rental property inspection so the property was rented as is to the current renter.



Angela Van Rooy <angela.vanrooy@bloomington.in.gov>

Addendum to the rental property inspection extension

2 messages

Hidehiko Azumaya <hidehikoazumaya@comcast.net>

Tue, Feb 10, 2026 at 7:13 PM

To: "HAND@bloomington.in.gov" <HAND@bloomington.in.gov>

Cc: "angela.VanRooy@bloomington.in.gov" <angela.VanRooy@bloomington.in.gov>, "rob.council@bloomington.in.gov"

<rob.council@bloomington.in.gov>

Please attach this addendum to the property inspection extension request that was submitted in January but was not included in the committee meeting agenda on the 20th of January, 2026.

The house was inspected by Mr. Council on 7th of November, 2025 and many issues and recommendations were mentioned in the inspection report. Since I wrote the extension request, I have retained a property service company located in Bloomington and obtained an estimate for the repairs and improvements.

The current renter/property agent placed the covers for the electrical switches and light fixture in a bedroom.

The property service company has arranged to obtain replacement parts for the exhaust ventilation fan, stress relief clamps for the power cord for the dryer in the laundry room, arranged with the renter to store the materials needed for repairing roof decking above the front door(decided to replace the entire roof) and soffit damage, fill the cracked mortar joints of the foundation wall and secured the basement posts.

Interior work should be completed hopefully within two or three weeks of receipt of the material needed to complete the work.

Unfortunately, completion of the exterior work to be ready for re-inspection is completely uncertain due to the weather, bitter cold and freezing precipitation that fell and is persisting unlike the conditions I remember when I was still in Bloomington. I do not want to compromise workers safety due to snow/ice, slipping and tripping, from the roof and ladders and working in cold environment, leading to hypothermia and frost bite while working. I can not predict what kind of weather is expected for next several weeks. Therefore, to be on the safe side so that I do not have to request re-inspection multiple times and to complete the work so that I do not have to re-visit the issues for another decade or more, I would like to ask the extension for the re-inspection to early April of 2026.

At this point, it is expected for the complete work to cost somewhere in mid \$20K minimum.

Thank you for your consideration,

Hidehiko Azumaya



All life safety violations have been highlighted
CYCLE INSPECTION REPORT

RENT2025-10-0327

Owner(s)

Hidehiko Azumaya
22 Montbard Dr.
Chadds Ford, PA 19317

Agent

Joyce Watson
2948 N. Ramble Rd. E.
Bloomington, IN 47408

Prop. Location: 2948 N. Ramble Rd. E.

Number of Units/Structures: 1/1

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

Date Inspected: 11/07/2025

Primary Heat Source: Gas

Property Zoning: R2

Number of Stories: 2

Inspector: Rob Council

Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1970. There were no requirements for emergency egress at the time of construction.

INTERIOR

MAIN LEVEL:

Entry:

No violations noted.

Living Room (23 x 15):

No violations noted.

Dining Room (12 x 11-7):

No violations noted.

Kitchen (18 x 11-7):

No violations noted.

2nd LEVEL:

Stairway:

No violations noted.

Attic:

No violations noted.

SW Bedroom/bath (12-9 x 11-4):

No violations noted.

Existing Egress Window Measurements: Swing out: Const. Yr. - 1970

Height: 46 inches
Width: 22 inches
Sill Height: 31 inches
Openable Area: 7.02 sq. ft.

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

NW Bedroom/bath (14-4 x 15-3): (Same windows as SW)

No violations noted.

Bathroom:

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

NE Bedroom (14-4 x 10-7): windows dbl h- h 44 w 36 sill 36

No violations noted.

Existing Egress Window Measurements: Dbl Hung: Const. Yr. - 1970

Height: 44 inches
Width: 36 inches
Sill Height: 36 inches
Openable Area: 11 sq. ft.

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

SE Bedroom (11-3 x 13-3) (Same windows)

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

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

LOWER LEVEL:

Stairway:

No violations noted.

Bathroom:

No violations noted.

Main room(17-9 x 17-11: (Fireplace here)

No violations noted.

Laundry:

Install stress relief clamp where the power supply enters the dryer. BMC 16.04.060(c)(b)

BASEMENT:

Main Room: (31 x 26)

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

Stabilize South wall to prevent further exacerbation of cracking/bowing. BMC 16.04.060(c) (**Wall bowing out with expansion crack.**)

Inspector strongly recommends inspection by an engineer.

Garage:

No violations noted.

EXTERIOR:

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

Repair damaged roof decking. BMC 16.04.050(a) (**Over entry**)

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)

Repair damaged soffit. BMC 16.04.050(a) (**At chimney**)

OTHER REQUIREMENTS:

Inventory Damage List:

The owner or his/her 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/her 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 mailing of the Cycle Report 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 16.03.0

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.

Est. Reins – 30 min



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

Meeting Date: February 17, 2026

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

Petition Number: 26-TV-15

Address: 1710 S Huntington Dr

Petitioner: April Lavender

Inspector: Michael Arnold

Staff Report:	September 29, 2025	Cycle Inspection Scheduled
	November 17, 2025	Cycle Inspection Completed
	December 4, 2025	Cycle Inspection Sent
	January 20, 2026	Received BHQA Application

During the Cycle Inspection it was noted that two windows needed repairs to function as intended. There are exterior repairs the may depend on the weather. Petitioner is requesting additional time for these 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: April 30, 2026

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: 1710 S. HUNTINGTON DR. BLOOMINGTON IN

Petitioner's Name: APRIL LAVENDER

Address: P.O.BOX 410

City: SOLSBERRY State: IN Zip Code: 47459

Phone Number: 812 327 3845 Email Address: april.lavender@cookmedical.com

Property Owner's Name: SAME

Address: _____

City: _____ State: _____ Zip Code: _____

Phone Number: _____ Email Address: _____

Occupants: 1 _____

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

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

Please circle the petition type that you are requesting:

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

B) A modification or exception to the Housing Property Maintenance Code (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 _____

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

REQUESTING EXTENSION TO ALLOW MINOR MAINTENANCE
CORRECTIONS (WINDOW REPLACEMENT, ROOF/GUTTER CLEAN OUT,
TRIM TREE LIMBS WITHIN 3' OF GARAGE, ETC) TO HIRE CONTRACTORS
AND ACCOMPLISH THE TASKS IN A TIME FRAME TO ACCOMMODATE
QUALITY OF COMPLETION WITH APPROPRIATE PLANNING IN CONSIDERA-
TION OF WEATHER AND AVAILABILITY OF WORK/CONTRACTORS.
THIS IS A SHORT TERM REQUEST FOR EXTENSION THROUGH
1ST QUARTER 2026. No SAFETY ISSUES.

Signature (required): April Lavender

Name (please print): APRIL LAVENDER Date: 15 Jan 2026

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.



CYCLE INSPECTION REPORT

4980

Owner(s)

April Lavender
P.O. Box 410
Solsberry, IN 47459

Prop. Location: 1710 S Huntington DR

Number of Units/Structures: 1/1

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

Date Inspected: 11/17/2025

Primary Heat Source: Gas

Property Zoning: R2

Number of Stories: 1

Landlord Has Affidavit: N/A

Inspector: Arnold/Hampton

Foundation Type: Basement

Attic Access: No

Accessory Structure: None

Monroe County records show the house was built in 1920 and the detached garage in 1960. There were no minimum emergency egress requirements at the time of construction.

Typical Existing Egress:

Height: 24 inches

Width: 27.5 inches

Sill Height: 25.5 inches

Openable Area: 4.58 sq. ft.

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

NOTE: All life safety violations in this report have been highlighted.

INTERIOR:

Basement:

Seal the hole in the air duct. BMC 16.04.060(c) (west run – south side)

Main Level:

Living Room (17-2 x 10-4):

No violations noted

Kitchen (18-5 x 12-2):

Re-install the missing drawer front. BMC 16.04.060(a)

Properly secure/repair the floor tile. BMC 16.04.060(a) (at NW Bedroom entrance where duct tape is applied)

Dining Room

No violations noted

Bathroom:

Secure the shower head. BMC 16.04.060(c)

Re-install the missing drawer front. BMC 16.04.060(a)

NW Bedroom (18-6 x 10-3)

No violations noted

SW Bedroom (11-6 x 11-1)

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

SE Bedroom (10-10 x 8-7):

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

Detached Garage:

No violations noted

EXTERIOR:

Repair/replace the deteriorated/missing portions of the glazing compound on the windows. 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) (detached garage)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(c)(e) (windowsills)(**This item has a deadline of 11/17/2026**)

OTHER REQUIREMENTS**OTHER REQUIREMENTS****Furnace Inspection Documentation: (Furnace and Detached garage Unit Heater)**

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

Affidavit Required:**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

*Beginning January 1, 2022, Bloomington City Code requires owners of Registered Rental properties to maintain a completed Occupancy Affidavit to Housing and Neighborhood Development (HAND) for any structures with 4 (four) or fewer units. The Ordinance does not require the Occupancy Affidavit to be submitted to HAND only reviewed upon request. Please simply keep the form in your records. 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 or his agent and the expiration date of the permit. BMC 16.03.030(c)

This is the end of this report.

Estimated time for reinspection is 15 minutes



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

Meeting Date:	February 17, 2026
Petition Type:	Request for an extension of time to complete repairs
Petition Number:	26-TV-16
Address:	1017 W. 11th
Petitioner:	Parker Real Estate Mgmt.
Inspector:	Rob Council
Staff Report:	December 02, 2025: Conducted complaint inspection December 17, 2025: Conducted reinspection. Not complied. RV written. January 08, 2026: Conducted second reinspection. Not complied. RV2 written. January 21, 2026: Received BHQA appeal.
Staff recommendation:	GRANT an extension of time for basement only. IMMEDIATE compliance for all life safety and other items.
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:	February 23, 2026 for Life Safety. April 27, 2026 for basement.
Attachments:	Remaining Violations Report; BHQA Application



City of Bloomington
Housing and Neighborhood
Development (HAND)
bloomington.in.gov

401 N Morton ST Suite 130
PO Box 100
Bloomington IN 47404

Phone: (812) 349-3420
Fax: (812) 349-4582
hand@bloomington.in.gov

City Permit #: BHQA2026-0116
Application Date: 1/21/2026

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 1017 W 11th ST

Parcel Number: 53-05-32-110-017.000-005

Applicant

Parker Real Estate Management
P O Box 1112
Bloomington IN 47402

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.

Requested Variance Type: TV

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:

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

Variance Request:

Requesting 2-3 months to properly dry, clean and remediate wet basement.

We have requested tenants to remove belongings so we can properly look at the whole basement and find out where to start.

The HAND report was not clear on the areas needing work done, and the owner has requested for the whole basement to be treated properly so this issue does not happen again.



All life safety violations have been highlighted
COMPLAINT REMAINING VIOLATIONS REPORT

This property was reinspected on 12/17/25

9774

Owner(s)

Lance Manyon LLC
1130 S. Morton St
Bloomington, IN 47403

Tenant

Nikola Lash
1017 W. 11th St.
Bloomington, IN 47404

Agent

Parker Real Estate Management
PO Box 1112
Bloomington, IN 47402

Prop. Location: 1017 W. 11th ST

Number of Units/Structures: 1/1

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

Date Inspected: 12/02/2025

Primary Heat Source: Gas

Property Zoning: R3

Number of Stories: 1

Inspector: Rob Council

Foundation Type: Basement

Attic Access: No

Accessory Structure: None

REINSPECTION REQUIRED

The following items are the result of a complaint inspection conducted on **12/02/2025** 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.

Your failure to make repairs has resulted in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.10.030 of the Bloomington Municipal Code.

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

Front Porch Entry:

Every door which connects a rental unit with any area exterior to the unit shall have a functioning locking device, door hinge, and door latch and shall be maintained in good condition. Door locks in rental units shall be capable of tightly securing the door and shall be openable from the inside without the use of a key, special knowledge or effort. BMC 16.04.060(a), BMC 16.04.060(b) **(Door to unit, not the porch door. Needs frame repair in order to lock.)**

Basement:

Properly and permanently eliminate the biological growth on walls and ceiling using EPA approved methods for mold remediation. BMC 16.04.060(a) epa.gov/mold

Inspector strongly recommends sealing block walls to eliminate water incursion. High moisture levels detected on inspection.

All wires shall be junctioned inside of a junction box which is secured to the structure or appliance and covered with a plate. BMC 16.04.060(b) **(Northeast corner ceiling.)**

Entire Unit:

Continue extermination schedule for fleas and rodents.

All residential rental units, their accessory structures and exterior premises shall be kept free from pests. All residential rental units or accessory structures thereof in which pests are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination proper precautions shall be taken to prevent reinfestation. (a) The owner of any residential rental unit shall be responsible for extermination within the unit. Its accessory structures or on the exterior premises for extermination of pests prior to letting the unit. (d) The owner of a structure containing two or more dwelling units, a multiple occupancy, or a rooming house shall be responsible for extermination of pests. BMC 16.04.090(a)(d)

Please provide documentation showing ongoing treatment of this property.

This is the end of this report.

Est. reinspection 20 min.