

**PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
CITY HALL McCLOSKEY CONFERENCE ROOM
January 17, 2018, 4:00 P.M.**

ALL ITEMS ARE ON THE CONSENT AGENDA

I. ROLL CALL

II. REVIEW OF SUMMARY – December 20, 2017 p. 3

III. PETITIONS

- 1) 17-TV-128, **1601-1629 S. Ira Street**, Tom Crichton (John Hart). Previously heard September 20, 2017. Request for an extension of time to complete repairs. p. 5
- 2) 17-TV-139, **3111 S. Leonard Springs Road**, Julie Cooper (Scott May). Previously heard September 20, 2017. Held over from December 20, 2017 meeting due to lack of quorum. Request for an extension of time to complete repairs. p. 10
- 3) 17-TV-155, **306 S. Euclid Street**, Norman Ladd. Previously heard November 15, 2017. Request for an extension of time to complete repairs. p. 29
- 4) 17-TV-162, **901-903 N. Lindbergh Drive**, Jeff Brawley (Echo Properties). Previously heard November 15, 2017. Request for an extension of time to complete repairs. p. 36
- 5) 17-RV-165, **315 E. 7th Street**, H.A.N.D. (Stasny & Horn, IGP). Held over from December 20, 2017 meeting due to lack of quorum. Request for rescission of a variance. p. 41
- 6) 18-RV-01, **430 N. Roosevelt Street**, H.A.N.D. (B.K. Sharma). Request for rescission of a variance. p. 42
- 7) 18-RV-02, **109 S. Jefferson Street**, H.A.N.D. (Neelam & Satish Kumar). Request for rescission of a variance. p. 43
- 8) 18-RV-03, **720 N. Grant Street**, H.A.N.D. (K. Justin Brown). Request for rescission of a variance. p. 44
- 9) 18-TV-04, **445 W. Hoosier Court**, Michael Carpenter (Regency Consolidated Management). Request for an extension of time to complete repairs. p. 45
- 10) 18-RV-05, **315 E. 8th Street**, H.A.N.D. (JDPHD Investment Group). Request for rescission of a variance. p. 51
- 11) 18-AA-06, **101-105 S. Curry Pike**, Jon Figg. Request for relief from an administrative decision. p. 52
- 12) 18-TV-07, **1424 N. Jackson Street**, Jackson Heights (Scott May). Request for an extension of time to complete repairs. p. 55
- 13) 18-AA-08, **1023 E. Thornton Drive**, Robert Meadows/Barbara Moss Revocable Trust. Request for relief from an administrative decision. p. 82

- 14) 18-TV-09, **1320 N. Arlington Park Drive**, The Reserve at Chandler's Glen (Gene B. Glick Company). Request for an extension of time to complete repairs. p. 85
- 15) 18-RV-10, **326 S. Jordan Avenue**, H.A.N.D. (Charles Sinn, Sr.). Request for rescission of a variance. p. 158
- 16) 18-RV-11, **406 E. 20th Street**, H.A.N.D. (CJ Satellite, LLC). Request for rescission of a variance. p. 159
- 17) 18-RV-12, **804 E. 8th Street**, H.A.N.D. (Sharp Flats, LLC). Request for rescission of a variance. p. 160
- 18) 18-RV-13, **831 W. 6th Street**, H.A.N.D. (Tim Treahy). Request for rescission of a variance. p. 161

IV. **GENERAL DISCUSSION**

V. **PUBLIC COMMENT**

VI. **ADJOURNMENT**

B.H.Q.A. MEETING OF DECEMBER 20, 2017

SUMMARY

MEMBERS PRESENT: Nicholas Carder, Elizabeth Gallman, Nikki Gastineau, Susie Hamilton

STAFF PRESENT: Michael Arnold, Daniel Bixler, Kenneth Liford, Norman Mosier, Eric Sader, Doris Sims, Jo Stong, Dee Wills (HAND), Christopher Wheeler (Legal)

GUESTS PRESENT: David Colman, Gabe Colman (114 S. Grant Street)

Meeting start time 4:00 PM.

I. REVIEW OF SUMMARY

Gallman made a motion to approve the minutes for November 15, 2017. Hamilton seconded. Motion passed, 4-0.

II. CONSENT AGENDA

17-RV-163, **621 W. 12th Street**, H.A.N.D. (Charles & Linda Campbell). Request for rescission of a variance. Staff recommendation to grant the rescission.

17-RV-164, **816 E. 8th Street**, H.A.N.D. (Don Lee & William Burnett). Request for rescission of a variance. Staff recommendation to grant the rescission.

17-RV-165, **315 E. 7th Street**, H.A.N.D. (Stasny & Horn, IGP). Request for rescission of a variance. Staff recommendation to grant the rescission.*

17-RV-166, **717 N. Grant Street**, H.A.N.D. (Claire Thompson). Request for rescission of a variance. Staff recommendation to grant the rescission.

17-TV-167, **508 W. 6th Street**, Woodington Management (Matthew Ferguson). Request for an extension of time to complete repairs. Item was withdrawn from the agenda.

17-RV-168, **2393 S. Worthington Lane**, H.A.N.D. (Thomas & Jane Bunger). Request for rescission of a variance. Staff recommendation to grant the rescission.

17-AA-169, **420 S. Eastside Drive**, Larry & Kathy Deckard. Request for relief from an administrative decision to register property as a rental unit. Staff recommendation to grant the request as long as it is owned by the current owner and occupied by only the current residents, with yearly monitoring to verify these conditions.

Approved.

III. PETITIONS

16-TV-204, **114 S. Grant Street**, David Colman. Previously heard October 19, 2016 and December 21, 2016. Petitioners, David & Gabe Colman, were present to request an extension of time to complete repairs. Staff recommendation to deny the request. Gallman made motion to grant request with June 01, 2018 deadline to complete repairs and schedule for re-inspection. Hamilton seconded. Motion passed, 4-0.

17-TV-126, **1275 N. Maple Street**, Willowbrook Apartments (Matthew Ferguson). Previously heard September 20, 2017. Petitioners not present to request an extension of time to complete repairs. Staff recommendation to grant request with December 30, 2017 deadline to complete all repairs and schedule for re-inspection. Gallman made motion to grant the request per staff recommendation with attention to the life safety violation in Unit 1201: Upper Level Bathroom. Gastineau seconded. Motion passed, 4-0.

17-TV-139, **3111 S. Leonard Springs Road**, Julie Cooper (Scott May). Previously heard September 20, 2017. Petitioners were not present to request an extension of time to complete repairs. Staff recommendation to grant request with a February 20, 2018. Gastineau recused herself due to an affiliation with the property. Due to lack of quorum, item held until January 17, 2018 meeting.

IV. GENERAL DISCUSSION

Gallman commended Chris Wheeler and the Legal Department for the letter concerning 407-407 ½ S. Lincoln Street.

V. **PUBLIC COMMENT**

None.

VI. **ADJOURNMENT**

Gastineau made motion to adjourn. Carder seconded. Motion unanimously passed. Meeting adjourned at 4:21 PM.

* 17-RV-165, 315 E. 7th Street. This petition should have been removed from the consent agenda and tabled until January. A member of the BHQA is an employee of the owner. The Director has asked for this petition to be heard again.



City of Bloomington
H.A.N.D.

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

Meeting Date: January 17, 2018

Petition Type: An extension of time to complete repairs

Petition Number: 17-TV-128

Address: 1613 S. Ira Street

Petitioner: Tom Crichton

Inspector: Jo Stong

Staff Report: May 15, 2017: Conducted cycle inspection
May 25, 2017: Mailed cycle report
July 26, 2017: Received appeal
August 23, 2017: Conducted reinspection. This unit was not reinspected. Only two exterior violations remain in addition to those in unit 1613.
September 20, 2017: BHAQ granted extensions of time until October 4, 2017 for all life-safety violations, and December 14, 2017 for all remaining violations.
October 5, 2017: Started Legal
November 14, 2017: Legal letter with deadline of November 28, 2017 sent
November 20, 2017: Received 2nd appeal
December 4, 2017: Conducted reinspection of life-safety items only. Complied. Tenant still living at property.

During a cycle inspection of the above property, violations of the Residential Rental Unit and Lodging Establishment Inspection Program were found. The petitioner is requesting an extension of time to complete the necessary repairs. The tenant, who was previously going to be staying in the property through the end of November, is now staying through January. He has a large dog that has done damage to the property that will include flooring replacement on all levels. The owner will be able to make all repairs when the tenant moves out.

Staff recommendation: Grant the 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 14, 2018

Attachments: Remaining Violations report, appeal



RECEIVED
NOV 20 2017

BY: PL

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NOV 20 2017

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: 1613 S. Ira Street, Bloomington, IN 47404

Petitioner's Name: Tom Crichton

Address: 2652 E Cathcart Street, Suite 100

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812-334-2270 Email Address: Tom.Crichton@HomeIsJCHart

Property Owner's Name: John Hart

Address: 805 City Center Dr. Suite 120

City: Carmel State: IN Zip Code: 46032

Phone Number: 317-573-4800 Email Address: Leasing@HomeIsCityFlats.com

Occupants: _____

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

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

Please circle the petition type that you are requesting:

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

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

OFFICE USE ONLY

Petition Number 17-TV-128

(OLD BUSINESS)

SEE REVERSE

PREVIOUSLY HEARD SEPTEMBER 20, 2017

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.

Torn carpet on stairs caused by dog still currently living in unit. Work will require all new flooring, and we run the great risk of it occurring again. Resident lease ends in January, and we will be able to address flooring concerns at that time. All other issues resolved.

Signature (required):

Thomas Crichton

Name (please print):

Thomas Crichton

Date:

11/20/17

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



City Of Bloomington
Housing and Neighborhood Development

REMAINING VIOLATION INSPECTION REPORT

Property was reinspected (except unit 1613) on August 23, 2017

9742

Owner

John C. Hart/ J.C. Hart Company, Inc.
805 City Center Drive, Suite 120
Carmel, IN 46032

Agent

Amanda White
2652 E. Cathcart St. Suite 100
Bloomington, IN 47401

Life safety
fling
12-4-17
JS
Completed

Prop. Location: 1601 S Ira ST

Number of Units/Structures: 8/2

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

Date Inspected: 05/15/2017

Primary Heat Source: Electric

Property Zoning: PUD

Number of Stories: 1

Inspector: Jo Stong

Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

REINSPECTION REQUIRED

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

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

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

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

Note: An appeal for an extension of time has been filed for Unit 1613 only (not exterior violations).

12-4-17 JS
1613

Living Room:

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

Replace the torn carpeting on the stairs. BMC 16.04.060(a)

SECOND FLOOR

Rear Bath:

Properly repair or replace the seal on the shower door (it is hanging). BMC 16.04.060(a)

Front Bath:

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

Laundry:

Reconnect the dryer vent to the dryer exhaust. BMC 16.04.060(c)

EXTERIOR:

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

Replace the broken dryer vent on the east side near unit 1617. 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: January 17, 2018

Petition Type: An extension of time to complete repairs

Petition Number: 17-TV-139 (Old Business)

Address: 3111 S. Leonard Springs Road

Petitioner: Julie Cooper

Inspector: Jo Stong, Dee Wills, Kenny Liford

Staff Report: June 14, 2017: Conducted cycle inspection
June 28, 2017: Mailed inspection report
August 11, 2017: Received appeal
September 21, 2017: BHQA granted extension of time until October 4, 2017 for all life-safety violations, and November 20, 2017 for all other violations.
October 04, 2017 Agent scheduled reinspection of life-safety violations for October 12, 2017
October 12, 2017 Conducted reinspection of life-safety violations; not all complied.
October 18, 2017: Mailed Remaining Violations Report
November 02, 2017 City Legal Process was started.
November 09, 2017 Agent called office to inquire about City Legal Letter
November 13, 2017 Agent scheduled reinspection of remaining life-safety violations for November 20, 2017
November 13, 2017 Received 2nd appeal
November 20, 2017 Reinspection of remaining life-safety violations. All complied
December 12, 2017: Mailed Remaining Violations report
December 21, 2017: BHQA member recused herself from voting; no quorum. Property pulled from agenda until January meeting.

During a cycle inspection of the above property violations of the Residential Rental Unit and Lodging Establishment Inspection Program were noted. The petitioner is requesting an extension of time to complete all other repairs except for the Life Safety Violations. The petitioner stated she did not realize that there was a 2nd BHQA deadline for the Non-Life Safety violations. All life-safety violations are in compliance.

[Handwritten mark]

Staff recommendation: Grant the extension of time.

Conditions: All repairs must be completed and scheduled 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, 2017

Attachments: 2nd appeal, Remaining Violations report



Old business

Page 1 of 2
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NOV 13 2017

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

Property Address: 3111 S LEONARD SPRINGS RD, BLOOMINGTON, IN 47403

Petitioner's Name: JULIE COOPER

Address: 3111 S LEONARD SPRINGS RD, BLOOMINGTON, IN 47403

City: BLOOMINGTON **State:** Indiana **Zip Code:** 47403

Phone Number: (812) 336-5603 **E-mail Address:** woodlandsprings@sbcglobal.net

Owner's Name: Scoot G May

Address: 701 E SUMMITVIEW PLACE

City: BLOOMINGTON **State:** Indiana **Zip Code:** 47403

Phone Number: 812-331-2666 **E-mail Address:** woodlandsprings@sbcglobal.net

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: 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: 17-TV-139

(OLD BUSINESS)

Previously heard

09.20.17

JS, DW, KA

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 extension of time to complete repairs do to the number of turns and getting apartments ready for move ins.
60 days extension is being requested

Signature (Required):

Julie Cooper

Name (Print):

Julie Cooper

Date:

11/6/17

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

DEC 12 2017

REMAINING VIOLATION INSPECTION REPORT

927

Owner(s)

May, Scott G.
701 E. Summitview Place
Bloomington, IN 47401

Agent

Cooper, Julie
3111 S. Leonard Springs Rd.
Bloomington, IN 47403

Prop. Location: 3111 S Leonard Springs RD

Number of Units/Structures: 118/7

Units/Bedrooms/Max # of Occupants: Bld 1: Bld A: 30/2/5, Bld B: 10/3/5 10/1/5 8/2/5, Bld C: 10/1/5
10/3/5, Bld D: 8/3/5 8/1/5, Bld E: 8/2/5, Bld F: 8/2/5, Bld G: 8/2/5

Date Inspected: 06/14/2017

Primary Heat Source: Gas

Property Zoning: RM

Number of Stories: 1

Inspector: Kenny Liford, Jo Stong, Dee Wills

Foundation Type: Crawl Space

Attic Access: No

Accessory Structure: swimming pool

REINSPECTION REQUIRED

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

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

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

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

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

City Hall
bloomington.in.gov

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

AK

GENERAL VIOLATIONS

- 1) Remove all trash, weeds and debris from the egress window wells. BMC 16.04.050(b)
- 2) Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e)
(the painting violation has a one-year deadline from the date of the cycle inspection)

INTERIOR:**BLDG A****Unit A1****Entry:**

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

Living Room:

Repair the window to open and close completely as intended and to be weather tight. BMC 16.04.060(a)

Back Right Bedroom

Repair the window to open and close completely as intended and to be weather tight. BMC 16.04.060(a)

Unit A2

No violations noted.

Unit A3**Left Bedroom:**

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

Unit A4**Bathroom:**

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

Unit A5**Kitchen:**

Repair the light in the range hood to function as intended. BMC 16.04.060(c).

Unit A6**Kitchen:**

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

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

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

Unit A7

No violations noted.

Unit A9

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. BMC 16.03.040

Unit A10**Bath:**

Properly seal the floor covering to prevent water infiltration. BMC 16.04.060(a)

Unit A11**Bath:**

Properly rehang the towel bar. BMC 16.04.060(a)

Unit A15**Bath:**

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

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

Unit A17**Back Right Bedroom**

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

Unit A18 (vacant)**Kitchen:**

Repair the light in the range hood to function as intended. BMC 16.04.060(c)

Bath:

Properly repair the wall by the toilet in a workmanlike manner. BMC 16.04.060(a).

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

Unit A 20

No violations noted.

Unit A21**Hallway:**

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

Bathroom:

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

Units A22, A23

No violations noted.

Unit A24**Entry:**

Repair or replace the torn carpet. BMC 16.04.060(a)

Kitchen:

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

Properly repair the broken drawer. BMC 16.04.060(a)

Bath:

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

Left Bedroom:

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

Unit A25

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

Bathroom

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

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

Unit A26**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)

Kitchen:

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

Unit A27**Bath:**

Replace the deteriorated gasket around the tub spout. BMC 16.04.060(c)

Right Bedroom:

This room was not accessible at the time of this inspection (tenant was sleeping). This room must be brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

Window will be measured at the reinspection.

Unit A28**Kitchen:**

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

Bath:

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

Unit A29

No violations noted.

Unit A30**Bath:**

Properly seal the tub/shower where it meets the floor. BMC 16.04.060(a)

Secure toilet to its mountings. BMC 16.04.060(c)

BLDG B**Unit B1****Bathroom**

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

Unit B4**Kitchen:**

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

Repair the light in the range hood to function as intended. BMC 16.04.060(c)

Bath:

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

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

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

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

Unit B5**Kitchen**

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

Dining Room

Properly secure/ seal the failing drywall tape at the ceiling so that it functions as intended. BMC 16.04.060(a)

Bathroom

Replace the missing sink stopper. BMC 16.04.060(c)

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

Left Bedroom

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

Unit B7**Kitchen:**

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

Bath:

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

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

Unit B8**Bathroom**

Repair the hole in the wall around the GFI. BMC 16.04.060(a)

Unit B14**Front Bedroom:**

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

Back Bedroom

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

Unit B15**Bathroom**

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

Unit B19**Bath:**

Properly seal the tub/shower where it meets the floor. BMC 16.04.060(a)

Unit B20, Unit B21

No violations noted.

Unit B22

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

Unit B23**Living Room**

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

Bathroom

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

Furnace Room

Replace the missing door casing. BMC 16.04.060(a)

Unit B24**Bath:**

Properly seal the tub/shower where it meets the floor. BMC 16.04.060(a)

Unit B26**Living Room:**

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

Kitchen:

Repair the loose faucet to function as intended. BMC 16.04.060(c)

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

Bathroom:

Replace the corroded faucet with a new one. BMC 16.04.060(c)

Back Left Bedroom:

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

Unit B27**Living Room:**

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

Unit B28

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

Bathroom:

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

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

Replace the missing hot water tub faucet handle. BMC 16.04.060(c)

Repair the toilet to eliminate unnecessary water use. BMC 16.04.060(c)

Bedroom:

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

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

BLDG CUnit C1Kitchen:

Repair the loose faucet to function as intended. BMC 16.04.060(c)

Bathroom:

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

Unit C2Living Room:

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

Kitchen:

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

Bathroom:

Secure toilet to its mountings. BMC 16.04.060©

Unit C3

No violations noted.

Unit C4Entire Unit:

Repair the air conditioning system in this unit to function as intended. BMC 16.04.060(c)

Replace all damaged carpeting in the apartment. BMC 16.04.060(a)

Kitchen:

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

Bathroom:

Properly repair the floor and replace the damaged floor covering. BMC 16.04.060(a)

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

Replace the broken towel rack. BMC 16.04.060(a)

Hall:

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

Unit C5Kitchen:

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

Repair or replace the leaking faucet. BMC 16.04.060(c)

Mechanical Room:

Replace the stop trim for the door. BMC 16.04.060(a)

Bath:

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

Properly seal the tub/shower where it meets the floor. BMC 16.04.060(a)

Unit C6

No violations noted.

Unit C8Kitchen:

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

Unit C9Kitchen:

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

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

Units C10, C11

No violations noted.

Unit C12Hallway:

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

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

Back Left Bedroom:

Repair the hole in the wall under the window. BMC 16.04.060(a)

Unit C13Bath:

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

Bedroom:

The window in this room was not accessible and must be checked at the reinspection.

Unit C14Bath:

Properly seal the tub/shower where it meets the floor. BMC 16.04.060(a)

Unit C15**Kitchen:**

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

Back Right Bedroom

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

Unit C16**Bath:**

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

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

Middle Bedroom:

Properly seal around the window to eliminate air infiltration. BMC 16.04.060(a)

Unit C17

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

Unit C18**Bath:**

Secure the toilet to its mountings. BMC 16.04.060(c)

Unit C19**Middle Bedroom**

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

Unit C20**Living Room:**

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

Bath:

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

BLDG D**Unit D1****Kitchen**

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

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

Bathroom

Replace the missing sink stopper. BMC 16.04.060(c)

Unit D5**Kitchen**

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

Bathroom

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

Unit D6**Kitchen**

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

Unit D7**Entry:**

Properly repair the screen in the storm door. BMC 16.04.060(a)

Bath:

Properly seal the top of the tub surround. BMC 16.04.060(a)

Unit D8**Kitchen**

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

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

Replace the missing cabinet handle (above stove). BMC 16.04.060(a)

Right Bedroom, Left Bedroom

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

Unit D9**Bathroom**

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

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

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

Unit D10**Kitchen:**

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

Middle Bedroom:

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

Units D11, D12

No violations noted.

Unit D13**Kitchen:**

Properly level the stove. BMC 16.04.060(c)

Repair the water system in the sink to function as intended. BMC 16.04.060(c)

Unit D15**Bathroom**

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

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

Unit D16

No violations noted.

BLDG E**Unit E1**

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

Unit E2**Right Bedroom:**

Properly repair the torn window screen. BMC 16.04.060(a)

Unit E3**Bathroom**

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

Unit E4**Bathroom**

Replace the missing sink stopper. BMC 16.04.060(c)

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

Unit E5

No violations noted.

Unit E6**Kitchen**

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

Unit E7**Kitchen:**

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

Bath:

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

Replace the broken toilet seat. BMC 16.04.060(a)

Unit E8**Bath:**

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

BLDG F**Unit F1**

No violations noted.

Unit F2

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

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

Bath:

Secure the toilet to its mountings. BMC 16.04.060(c)

Left Bedroom, Right Bedroom

Seal the cracks around the window sill and frame. BMC 16.04.060(a)

Unit F3**Kitchen**

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

Unit F4**Right Bedroom:**

Properly repair the torn window screen. BMC 16.04.060(a)

Unit F5**Kitchen:**

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

Right Bedroom:

Properly repair the torn window screen. BMC 16.04.060(a)

Unit F6**Bath:**

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

Unit F7**Bathroom**

Replace the missing sink stopper. BMC 16.04.060(c)

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

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

Unit F8**Kitchen**

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

BLDG G**Unit G1**

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

Properly seal the ceiling around the fan with drywall (remove the spray foam). BMC 16.04.060(a)

Unit G2**Left Bedroom**

Seal the cracks at the base of the window sill and frame. BMC 16.04.060(a)

Unit G3**Bathroom**

Properly replace the cracked sink basin. BMC 16.04.060(a)

Unit G4**Right Bedroom:**

Properly repair or replace the carpet at the entry. BMC 16.04.060(a)

Unit G5**Bathroom**

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

Left Bedroom

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

Unit G6

No violations noted.

Unit G7**Living Room**

Repair the hole in the ceiling. BMC 16.04.060(a)

Replace damaged or torn storm door screen(s). BMC 16.04.060(a)

Kitchen

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

Unit G8

No violations noted.

EXTERIOR:**BUILDING A**

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

Properly tuck point all missing or defective mortar joints. BMC 16.04.050(a)

Secure guttering to the structure between units #5 and #6. BMC 16.04.050(a)

Replace all rotten wood and seal around the upper level windows. BMC 16.04.050(a)

Mechanical Room

Secure the loose fuse panel cover. BMC 16.04.060(a)

BUILDING B

Properly tuck point all missing or defective mortar joints. BMC 16.04.050(a)

If a residential unit is damaged, mutilated or defaced by marking, carving or graffiti, the owner of said unit, shall restore the surface to an approved state of maintenance and repair. BMC 16.04.050(g)

Mechanical Room

No violations noted.

BUILDING C

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

Replace all damaged shutters. BMC 16.04.050(a)

If a residential unit is damaged, mutilated or defaced by marking, carving or graffiti, the owner of said unit shall restore the surface to an approved state of maintenance and repair. BMC 16.04.050(g)

Replace any rotten wood around windows to be weather tight. BMC 16.04.050(c)

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

Mechanical Room

Cap or remove all unused copper lines. BMC 16.04.060(c)

BUILDING D**Mechanical Room**

Determine the source and eliminate the water leak under the units. BMC 16.04.060(a)

BUILDING E

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

Properly tuck point all missing or defective mortar joints. BMC 16.04.050(a)

Replace any rotten wood around windows to be weather tight. BMC 16.04.050(c)

Repair the J-channel between units #1 and #3. BMC 16.04.050(a)

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

Mechanical Room

No violations noted.

BUILDING F

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

Properly tuck point all missing or defective mortar joints. BMC 16.04.050(a)

Repair the J-channel between units #5 and #7. BMC 16.04.050(a)

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

Mechanical Room

No violations noted.

BUILDING G

Properly tuck point all missing or defective mortar joints. BMC 16.04.050(a)

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

Mechanical Room

Properly secure the cover for the fuse panel. BMC 16.04.060(a)

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: January 17, 2018

Petition Type: An extension of time to complete repairs.

Petition Number: 17-TV-155

Address: 306 S Euclid St.

Petitioner: Simon Ladd

Inspector: Matt Swinney

Staff Report: September 17, 2017 Completed Complaint Inspection
September 27, 2017 Meeting with Simon Ladd at property
September 29, 2017 BHQA App received
December 5, 2017 BHQA App for additional time received after the
deadline of November 30, 2017

Owner has requested an extension of time to repair the limestone retaining wall. The wall will require extensive repairs. They are requesting an additional 4 months to complete the repairs due to weather restrictions.

Staff recommendation: Deny the request.

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: Please to call and schedule the reinspection immediately.

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

fx



RECEIVED
DEC 05 2017
BY: [Signature]

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: 306 S. Euclid St, B-ton, IN 47403

Petitioner's Name: Norman Ladd

Address: 306 1/2 S. Fairview St

City: Bloomington State: IN Zip Code: 47403

Phone Number: 812-323-1851 E-mail Address: laddrentals@att.net

Owner's Name: Norman Ladd

Address: 306 1/2 S. Fairview St

City: Bloomington State: IN Zip Code: 47403

Phone Number: 812-323-1851 E-mail Address: laddrentals@att.net

Occupants: Evan Vibbert, Alyssa Jensen, Shane Young

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: 17-TV-155

(OLD BUSINESS)

PREVIOUSLY HEARD NOV. 15, 2017 MS

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.

Our crew has been very busy.
We are requesting an extension
of 4 months due to weather
restrictions.

Norman A. Ladd

Signature (Required): _____

Name (Print): Norman Ladd

Date: 12-5-17

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

SEP 19 2017

Norman Ladd
306 1/2 S Fairview St
Bloomington, IN 47403

RE:NOTICE OF COMPLAINT INSPECTION

Dear Norman Ladd

On 09/15/2017 a complaint inspection was performed at 306 S Euclid AVE. During the inspection violations of the Residential Rental Unit and Lodging Establishment Inspection Program were found.

Please correct the violations cited on the enclosed inspection report within fourteen days (14) and call this office no later than **OCT 03 2017**, to schedule the required re-inspection. Our mailing address and telephone number are listed below.

This directive is issued in accordance with Sections BMC 16.03.040 (c) and 16.10.040 (a) of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington. You have the right to appeal to the Board of Housing Quality Appeals. If you need more than fourteen (14) days to correct the violations, or if you want to appeal any violation, an appeal form can be found at www.bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 812-349-3420 and a form will be provided.

Please remember, it is your responsibility to contact the Housing and Neighborhood Development Department to schedule the required re-inspection.

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

Sincerely,

Housing & Neighborhood Development
Encl:Inspection Report,
Xc:Simon Ladd: 306 1/2 S. Fairview St., Bloomington, IN 47403

Handwritten signature/initials



City Of Bloomington
Housing and Neighborhood Development

COMPLAINT INSPECTION REPORT

372

Owner

Norman Ladd
306 1/2 S Fairview St
Bloomington, IN 47403

Agent

Simon Ladd
306 1/2 S. Fairview St.
Bloomington, IN 47403

Prop. Location: 306 S Euclid AVE
Number of Units/Structures: 3/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/3 1/1/3 1/Eff/3

Date Inspected: 09/15/2017
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 2

Inspector: Matt Swinney
Foundation Type: Basement
Attic Access: No
Accessory Structure: None

The following items are the result of a complaint inspection conducted on 09/15/2017. It is your responsibility to repair these items and to schedule a re-inspection within **fourteen (14)** days of the mailing of this report. Failure to comply with this inspection report will result in this matter being referred to the City of Bloomington Legal Department. Failure to comply with this complaint inspection report may result in fines. If you have questions regarding this report, please contact this office at 349-3420.

EXTERIOR

All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. Properly rebuild or secure and tuck point stone wall adjacent to sidewalk. BMC 16.04.040(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: January 17, 2018

Petition Type: An extension of time to complete repairs

Petition Number: 17-TV-162 (old business)

Address: 901-903 N. Lindbergh Drive

Petitioner: Echo Properties; Brawley Properties, agent

Inspector: Jo Stong

Staff Report: July 19, 2017: Cycle inspection conducted
July 28, 2017: Mailed cycle report
September 29, 2017: Mailed remaining violations report
October 3, 2017: Spoke with owner Jennifer Hart, recommended she apply for an extension of time from the Board
October 4, 2017: Agent scheduled reinspection for November 6, 2017
October 19, 2017: Received appeal
November 16, 2017: BHQA granted extensions of time until November 30, 2017 for all life-safety violations and January 19, 2018 for all other violations
November 29, 2017: All life-safety violations in compliance.
December 19, 2017: Received 2nd appeal

During a cycle inspection of the above property several violations of the Residential Rental Unit and Lodging Establishment Inspection Program were noted, including a badly-cracked wall in the lower unit which needs to be evaluated by a licensed structural engineer. The petitioner is requesting an extension of time of 90 days to have the structure evaluated and make any necessary repairs.

Staff recommendation: Grant the 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.

February 17, 2018

Attachments: Remaining violations report, 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

RECEIVED
DEC 19 2017
BY *RV*
RECEIVED
DEC 19 2017

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

Property Address: *901/903 N. Lindbergh Drive*

Petitioner's Name: Jeff Brawley

Address: PO Box 5543

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812-327-5331 Email Address: jeff@thebrawleygroup.com

Property Owner's Name: *Echo Properties*

Address: *1302 S Longwood*

City: Bloomington State: IN Zip Code: 47401

Phone Number: *812/272/3537* Email Address: *jenifer@direktapproach.com*

Occupants:

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

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

Please check the petition type that you are requesting:

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

OFFICE USE ONLY
Petition Number *17-TV-162 (OLD BUSINESS)*

Previous Heard Nov 15, 2017 JS

SEE REVERSE

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

This extension is a request to complete complaint repairs.

Signature (required):  _____

Name (please print): Jeff Brawley

Date:

12/18/17

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



City Of Bloomington
Housing and Neighborhood Development

REMAINING VIOLATION INSPECTION REPORT

Property was reinspected on November 6, 2017.

NOV 09 2017

7716

Owner

Echo Properties
1302 S Longwood
Bloomington, IN 47401

Agent

Brawley Property Management
P.O. Box 5543
Bloomington, IN 47407

Prop. Location: 901 N Lindbergh DR

Number of Units/Structures: 2/1

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

Date Inspected: 07/19/2017

Primary Heat Source: Gas

Property Zoning: RS

Number of Stories: 2

Inspector: Jo Stong

Foundation Type: Slab

Attic Access: No

Accessory Structure: None

REINSPECTION REQUIRED

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

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

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

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

General Violation

There are large horizontal and vertical cracks on the interior of the south wall of the structure, and this wall is bowing in significantly. The cracks are indicative of possible structural failure. **Documentation of inspection of the structure by a structural engineer is required.** Any repairs indicated by this documentation must be completed before a permit will be issued. BMC 16.01.060(f), BMC 16.04.060(b)

INTERIOR:

Unit 903 (lower level)

Southwest Bedroom:

See General Violation.

Southeast Bedroom:

See General Violation.

Unit 901 (upper level)

Furnace Closet:

Properly install a furnace filter so that it will function as intended (filter is bent, crushed). BMC 16.04.060(c)

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

EXTERIOR:

See General Violation.

OTHER REQUIREMENTS:

Furnace Inspection Documentation

Thoroughly clean and service the furnaces, and 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 tests 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)

11.29.17
JS

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 to Rescind Variance**

Meeting Date: January 17, 2018

Petition Type: Rescind a variance.

Petition Number: 17-RV-165

Address: 315 E. 7th Street

Petitioner: HAND

Inspector: John Hewett

Staff Report: December 21, 2016 Cycle inspection conducted
February 23, 2017 Mailed report
May 9, 2017 Re-inspected, All but paint complied
October 23, 2017 Paint complied
October 31, 2017 Appeal received
December 20, 2017 This petition should have been removed
from the consent agenda and tabled until January. A member of the
BHQA is an employee of the owner. The Director has asked for this
petition to be heard again.

This property was previously granted a variance to the bath/shower requirements of the Property Maintenance Code. This requirement stated that a bath or shower room must be on the same level as the bedrooms. The Residential Rental and Lodging Establishment Inspection Program does not include this requirement and the Building Code in place at the time of construction did not address this issue; therefore we are asking the Board to rescind this variance. This structure was built before 1940.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

477



City of Bloomington
H.A.N.D.

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

Meeting Date: 01/17/2018
Petition Type: Rescind a variance
Petition Number: 18-RV-01
Address: 430 N. Roosevelt St.
Petitioner: HAND
Inspector: Norman Mosier
Staff Report: November 9, 2017 – Conducted Cycle Inspection
November 20, 2017 – Received January BHQA Appeal

This property was previously granted a variance to the ceiling height requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a ceiling height requirement and the Building Code in place at the time of construction did not address ceiling height; therefore we are asking the Board to rescind this variance. This structure was built in 1961.

The Building Code in place at the time of construction did not address minimum ceiling height requirements, however the applicability of this code is under review by the State of Indiana, upon completion of State review this issue may be revisited on subsequent cycle inspection reports.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

Handwritten initials



City of Bloomington
H.A.N.D.

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

Meeting Date: January 17, 2018
Petition Type: Rescind a variance
Petition Number: 18-RV-02
Address: 109 S. Jefferson St.
Petitioner: HAND
Inspector: Norman Mosier
Staff Report: November 15, 2017 – Conducted Cycle Inspection
November 21, 2017 – Received January BHQA Appeal

This property was previously granted a variance to the ceiling height requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a ceiling height requirement and the Building Code in place at the time of construction did not address ceiling height; therefore we are asking the Board to rescind this variance. This structure was built in 1950

The Building Code in place at the time of construction did not address minimum ceiling height requirements, however the applicability of this code is under review by the State of Indiana, upon completion of State review this issue may be revisited on subsequent cycle inspection reports.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

[Handwritten mark]



City of Bloomington
H.A.N.D.

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

Meeting Date: January 17, 2018
Petition Type: Rescind a variance
Petition Number: 18-RV-03
Address: 720 N. Grant St.
Petitioner: HAND
Inspector: Norman Mosier
Staff Report: November 28, 2017 – Conducted Cycle Inspection
November 29, 2017 – Received BHQA Appeal

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

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

HA



City of Bloomington
Housing & Neighborhood Development

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

Meeting Date: January 17, 2018

Petition Type: An extension of time to complete repairs.

Petition Number: 18-TV-04

Address: 445 W. Hoosier Court

Petitioner: Michael Carpenter

Inspector: John Hewett

Staff Report: August 10, 2017 Cycle inspection with maintenance.
October 19, 2017 Mailed report.
November 30, 2017 Received appeal.

During repairs on the stone façade, more extensive damage was discovered. The petitioner is requesting additional time to make these exterior repairs. Weather may be a factor in repairing mortar and stone.

Staff recommendation: Grant the extension.

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, but not limited to, the possibility of fines.

Compliance Deadline: June 15, 2018, to call and schedule the re-inspection.

Attachments: Cycle inspection report, Appeal

DF



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NOV 30 2017

BY: Application For Appeal

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

Property Address: ~~513 Gourley Pike~~

Petitioner's Name: Michael Carpenter

Address: 445 West Hoosier Court.

~~513 Gourley Pike~~

City: Bloomington

State: Indiana

Zip Code: 47404

Phone Number: (812) 606-6434

E-mail Address: m.carpenter@regencyapartments.com

Owner's Name: Regency Consolidated Management

Address: 2417 Fields South Drive

City: Champaign

State: Illinois

Zip Code: 61822

Phone Number: 217-974-7377

E-mail Address:

Occupants: Yes

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

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

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: 18-TV-04

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.

Upon completing repairs more issues were discovered that we are now in process of completing known repairs during weather permitting conditions.

Signature (Required):



Name (Print): Michael Carpenter

Michael Carpenter

Date:

11/29/17

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

RECEIVED
NOV 30 2017

BY:



City Of Bloomington
Housing and Neighborhood Development
RENTAL INSPECTION INFORMATION

OCT 19 2017

Regency Consolidated Residential, Llc
2417 Fields South Drive
Champaign, IL 61822

RE: 445 W Hoosier Court AVE

Please find the enclosed Rental Inspection Report which contains pertinent information about the Cycle Inspection that was recently conducted at the above referenced property. The inspector has listed all noted violations and recommendations on the enclosed Rental Inspection Report. **You have sixty (60) days from the date of this letter to correct the violations listed on the report.**

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **DEC 18 2017** to schedule a re-inspection. You have the right to appeal any violation of Bloomington Municipal Code Title 16 noted on the rental 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 interior and exterior violations have been corrected, and all fees have been paid. Bloomington Municipal Code requires that all violations of all Titles of the BMC must be in compliance before a permit will be issued. Please be advised that non-compliance by the deadlines listed in this letter may limit the permit period to a maximum of three (3) years.

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 at www.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 provided.**

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

Sincerely,

Housing & Neighborhood Development
Encl: Inspection Report,
Xc: Kyle Lepore: 2730 S. Adams Street, Bloomington, IN 47403

7L



City Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

4731

Owner(s)

Regency Consolidated Residential, Llc
2417 Fields South Drive
Champaign, IL 61822

Agent

Kyle Lepore
2730 S. Adams Street
Bloomington, IN 47403

Prop. Location: 445 W Hoosier Court AVE
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/5

Date Inspected: 08/10/2017
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

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

Variance: 03/16/2011 This property has been granted a variance from the Indiana State Fire Safety and Building Safety Commission on February 01, 2011 for the egress requirements. Project Name: HOOSIER COURT WINDOW EGRESS #2; Variance Number: 11-02-25.

Interior

Living room

15-10 x 13-3

No violations noted.

½ bath

No violations noted.

Kitchen

18-3 x 10-10

No violations noted.

Laundry

No violations noted.

2nd Level

Front and rear bedroom

13-7 x 11-10 & 14-5 x 9-10

Existing Egress Window Measurements:

Height: 29 inches

Width: 42.5 inches

Sill Height: 20 inches

Openable Area: 8.56 sq. ft.

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

Front and rear Bathrooms

No violations noted.

Basement

Main room

No violations noted.

Bathroom

No violations noted.

Exterior

Repair the loose stones on the façade. BMC 16.04.050(a)

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.



City of Bloomington
H.A.N.D.

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

Meeting Date: January 17, 2018
Petition Type: Rescind a variance
Petition Number: 18-RV-05
Address: 315 E. 8th St.
Petitioner: HAND
Inspector: Norman Mosier
Staff Report: December 5, 2017 – Conducted Cycle Inspection and received
January BHQA Appeal

This property was previously granted a variance to allow cooking in a sleeping room. The Residential Rental and Lodging Establishment Inspection Program does not include a variance to allow cooking in a sleeping room requirement and the Building Code in place at the time of construction did not address cooking in a sleeping room; therefore we are asking the Board to rescind this variance. This structure was built in 1968

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

for



**City of Bloomington
Housing & Neighborhood Development**

Meeting Date: January 17, 2018

Petition Type: Relief from an administrative decision

Variance Request: Relief from the loss of 5 year permit.

Petition Number: 18-AA-06

Address: 101-105 S Curry Pike

Petitioner: Jon Figg

Inspector: Norm Mosier/ John Hewett

Staff Report: March 30, 2017 Permit expired, Owner states this is not a rental.
October 6, 2017 Drive by, appears occupied.
October 11, 2017 Sent Notice to Schedule Cycle inspection.
October 30, 2017 Owner states property is occupied by her son and daughter in law.
Started legal.
November 7, 2017 Legal letter sent.
November 14, 2017 Owner schedules inspection.
November 14, 2017 Owner appeals for relief from requirement to schedule inspection.

Staff recommendation: Grant the relief from administrative decision.

Conditions: This property shall not be considered a rental for as long as the current ownership and tenants do not change. If additional tenants occupy this structure or other tenants occupy the structure while the current owners maintain ownership, the requirement to register and inspect shall be enforced. This property shall be monitored on a yearly basis to determine compliance.

Compliance Deadline: none

Attachments: Appeal form

A handwritten signature in black ink, located in the bottom right corner of the page.



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DEC 06 2017

Page 1 of 2

BY: MC

**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: 101/105 South Curry Pike

Petitioner's Name: Jon Figg

Address: 3117 S. DANIEL ST

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812-230-8370 E-mail Address: figgster1@frontier.com

Owner's Name: RLN Properties - Jon Figg / Julie Burger

Address: 3117 S. DANIEL ST

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812-230-8370 E-mail Address: figgster1@frontier.com

Occupants: 20

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: Relief from Administration decision AA

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: 18-AA-06

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.

THIS APPEAL IS BEING PRESENTED BECAUSE OF RECENTLY BEING GRANTED A 3UR PERMIT INSTEAD OF 5UR. THE PROPERTY PREVIOUSLY HELD A 5UR PERMIT. WHEN WE RECEIVED THE PAPERWORK TO SCHEDULE AN INSPECTION IT WAS SCHEDULED IN A TIMELY MANNER AND AHEAD OF THE MANDATORY DEADLINE. PROPERTY WAS INSPECTED AND A GOOD REPORT WAS RECEIVED WITH VERY FEW MINOR ISSUES TO BE ADDRESSED. CORRECTED ISSUES AND SCHEDULED THE RE INSPECTION. THE RE INSPECTION FOUND THAT THE ISSUES WERE CORRECTED AND WE WERE IN COMPLIANCE. NO FOLLOW-UP INSPECTION WAS NEEDED ALL WITHIN THE DEADLINE DATES. WE RECEIVED THE BILL FOR THE INSPECTION AND IT WAS PAID IN FULL WELL AHEAD OF THE DEADLINE DUE DATE. WE STRONGLY BELIEVE WE DESERVE BEING GRANTED A 5UR PERMIT.

Signature (Required):

[Handwritten Signature]

Name (Print):

Jon Fagg

Date:

12/6/17

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
H.A.N.D.

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

Meeting Date: January 17, 2018

Petition Type: An extension of time to complete repairs

Petition Number: 18-TV-07

Address: 1424 N. Jackson Street

Petitioner: Scott May

Inspector: Stong, Wills, Swinney

Staff Report: September 28-29, 2017: Conducted cycle inspection
October 11, 2017: Mailed inspection report
December 6, 2017: Received appeal

During a cycle inspection of the above property, violations of the Residential Rental Unit and Lodging Establishment Inspection Program were found. The petitioner is requesting an extension of time to complete repairs, indicating that the cycle inspections of several large complexes recently has prevented them from making repairs within the 60-day deadline.

Staff recommendation: Grant the 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: January 31, 2018 for all life-safety violations (highlighted on report)
March 15, 2017 for all other violations

Attachments: Cycle report, 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

RECEIVED
DEC 06 2017
BY: *OW*

Property Address: 1424 North Jackson Street

Petitioner's Name: Jackson Heights

Address: 205 East 17th Street

City: Bloomington

State: Indiana



Zip Code: 47408

Phone Number: 8123339201

E-mail Address: wagg1r@hotmail.com

Owner's Name: Scott May

Address: 701 Summitview Place

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 8123312666

E-mail Address: wagg1r@hotmail.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: 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: 18-TV-07

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 asking for an additional 60 days to complete the requested repairs. We have had several HAND inspections within the last couple of months (Empire I-Pine Bluff-Pine Grove-Willowbrook-Old Towne) and we have just not had enough time to complete these repairs. We appreciate your consideration in this matter.

Signature (Required):

Scott May

Name (Print): Scott May

Date: 12-05-17

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

RENTAL INSPECTION INFORMATION

May, Scott G.
701 E. Summitview Place
Bloomington, IN 47401

RE: 1424 N Jackson ST

Please find the enclosed Rental Inspection Report which contains pertinent information about the Cycle Inspection that was recently conducted at the above referenced property. The inspector has listed all noted violations and recommendations on the enclosed Rental Inspection Report. **You have sixty (60) days from the date of this letter to correct the violations listed on the report.**

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than _____ to schedule a re-inspection. You have the right to appeal any violation of Bloomington Municipal Code Title 16 noted on the rental 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 interior and exterior violations have been corrected, and all fees have been paid. Bloomington Municipal Code requires that all violations of all Titles of the BMC must be in compliance before a permit will be issued. Please be advised that non-compliance by the deadlines listed in this letter may limit the permit period to a maximum of three (3) years.

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 at www.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 provided.**

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

Sincerely,

Housing & Neighborhood Development
Encl: Inspection Report,
Xc: Waggoner, Mary Ann: 205 E. 17th St., Bloomington, IN 47408



City Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

929

Owner

May, Scott G.
701 E. Summitview Place
Bloomington, IN 47401

Agent

Waggoner, Mary Ann
205 E. 17th Street
Bloomington, IN 47408

Prop. Location: 1424 N Jackson ST

Number of Units/Structures: 140/9

Units/Bedrooms/Max # of Occupants: Bld 1: 12/2/5, Bld 2: 16/2/5, Bld 3: 11/2/5 1/3/5, Bld 4:
16/2/5, Bld 5: 16/2/5, Bld 6: 16/2/5 2/1/5 2/3/5, Bld 7: 10/3/5 10/1/5, Bld 8: 6/3/5 6/1/5, Bld 9: 12/2/5
4/1/5

Date Inspected: 09/28/2017

Primary Heat Source: Electric

Property Zoning: RH

Number of Stories: 2

Inspector: Stong/ Liford/ Wills

Foundation Type: Slab

Attic Access: Yes

Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1973.
There were no requirements for emergency egress at the time of construction.

Existing Egress Window Measurements:

Height: 44 inches

Width: 21 inches

Sill Height: 38 inches

Openable Area: 6.42 sq. ft.

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

**Room dimensions and floor plans are in the file and are not listed on this report.
Only rooms with violations will be listed on this report.**

INTERIOR:

501

Unit A (vacant)

No violations noted.

Unit D

Hallway:

Replace the HVAC filter. BMC 16.04.060(c)

Hall Bath:

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

Repair the bottom receptacle on the outlet to function as intended (something is blocking the openings).
BMC 16.04.060(c)

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

Master Bath:

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

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

Left Bedroom:

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

Replace the temperature/pressure relief (TPR) valve discharge tube on the water heater (it does not extend far enough into the drain).

TPR valve discharge tubes:

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

Unit B (vacant)

Hall Bath and Master Bath:

Properly seal the tub/shower where it meets the floor. BMC 16.04.060(a)

Complete the refinishing of the tub. BMC 16.04.060(c)

Replace the escutcheon plate. BMC 16.04.060(c)

Unit C

Hallway:

Replace the HVAC filter. BMC 16.04.060(c)

Left Bedroom:

Install a temperature/pressure relief (TPR) valve discharge tube on the water heater.

TPR valve discharge tubes:

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

COMMON HALL

Ensure that the emergency lights are functioning as intended (did not light up with test button). BMC 16.04.060(b), (c)

511

Unit A

No violations noted.

Unit D

Hall Bath:

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

Living Room:

Ensure that the bedbug infestation is eliminated. BMC 16.04.060(c)

Unit B, Unit C

No violations noted.

521

Unit A

Hallway:

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

Hall Bath:

Properly repair the ceiling tile. BMC 16.04.060(a)

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

Right Bedroom:

Install a latch set on the door. BMC 16.04.060(a)

Unit D

Hall Bath:

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

Hallway:

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

Left Bedroom:

Note: The window in this room was not inspected as it was covered with plastic and tape. The window must be inspected and brought into compliance within the same 60 day deadline as the remainder of this property. BMC 16.03.040(g) and BMC 16.04.060(b)

COMMON HALLWAY

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

Unit B

Kitchen:

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

Balcony:

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

Unit C

Kitchen:

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

Hallway:

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

Master Bath:

Replace the missing sink stopper. BMC 16.04.060(c)

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

COMMON HALLWAY

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

531

Unit A

Hall Bath:

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

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

Unit D

Master Bath:

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

Unit B

Master Bath:

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

Unit C

Hall Bath:

Repair the exhaust fan to function as intended. BMC 16.04.060(c)

Master Bath:

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

541

Unit A

Hall Bath:

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

Unit D

TENANT VIOLATION

During an inspection for renewal of the Rental Occupancy Permit on this property, violations were noted that are the responsibility of the tenant(s) to correct. The violations must be corrected and re-inspected for compliance with the Residential Rental Unit and Lodging Establishment Inspection Program within 14 days of the date on which this notice was mailed. It is the responsibility of the tenant to contact this office to schedule the required re-inspection at 349-3420. Any questions can be addressed to the inspector at 349-3420.

Failure to comply with the requirements of this notice will result in this matter being forwarded to the City's Legal Department for legal action and fines under the provisions of Title 16 of the Bloomington Municipal Code.

Master Bedroom:

Rearrange furniture in a manner that does not block or hinder access to emergency egress window. BMC 16.04.020(a)(3), 2014 IFC 1003.6, 1030

Master Bath:

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

Unit B

No violations noted.

Unit C

Hall Bath:

Replace the missing ceiling tile. BMC 16.04.060(a)

Master Bedroom:

Secure the loose electrical receptacle (right wall). BMC 16.04.060(b)

Balcony:

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

503

Unit A

Hallway:

Install a smoke detector in an approved location. If wall mounted, it shall be located between 4 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Kitchen:

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)

Master Bath:

Replace the missing sink stopper. BMC 16.04.060(c)

Master Bedroom:

Repair the handle for the sliding glass door. BMC 16.04.060(a)

Repair the screen for the sliding glass door to function as intended. BMC 16.04.060(a)

Unit D

Deck:

Replace the missing protective cover for the light fixture. BMC 16.04.050(a)

Unit B

Kitchen:

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

Unit C

Kitchen:

Repair the garbage disposal to function as intended (drains into dishwasher). BMC 16.04.060 (c)

513

Unit A

Left Bedroom:

Install a latch set on the door. BMC 16.04.060(a)

Master Bath:

Repair the toilet to eliminate unnecessary water use. BMC 16.04.060(c)

Unit D

Kitchen:

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

Master Bath:

Properly repair all tile in the bath (soap dish fell out) and properly grout and seal. BMC 16.04.060(a)

Unit B

Kitchen:

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

Unit C

Hall Bath:

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

Left Bedroom:

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

523

Unit A

Kitchen:

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

Right Bedroom:

Note: The window in this room was not inspected as it was not accessible (tenant's possessions blocking path). The window must be inspected and brought into compliance within the same 60 day deadline as the remainder of this property. BMC 16.03.040(g) and BMC 16.04.060(b)

Master Bedroom:

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

Unit D

Kitchen:

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

Hallway:

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

Master Bedroom:

Repair the handle on the sliding glass door to function as intended (loose). BMC 16.04.060(a)

Unit B

Entry:

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

Kitchen:

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

Hallway:

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

Master Bedroom:

Replace the screen for the sliding glass door onto its tracks. BMC 16.04.060(a)

Unit C

Hall Bath:

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

533

Unit A

Hall Bath:

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

Unit D

No violations noted.

Unit B

This unit is in turns. There was no electricity to the unit at inspection. The electrical system must be checked at the reinspection.

Entire Unit:

Replace flooring. BMC 16.04.060(a)

Hall Bath:

Repair the leak in the tub faucet to eliminate unnecessary water usage. BMC 16.04.060(c)

Master Bedroom:

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

Replace the damaged handle on the sliding glass door. BMC 16.04.060(a)

Master Bath:

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

Unit C

Left Bedroom:

Replace the broken window lock. BMC 16.04.060(b)

543

Unit A

Master Bathroom

Determine the source and eliminate the water leak from the toilet shut off and tub faucet assembly. BMC 16.04.060(a)

Unit D

Hall Bathroom

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

Master Bathroom

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

Unit B, Unit C

No violations noted.

553

Unit A

No violations noted.

Unit D

Hallway

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

Master Bedroom

Rearrange furniture in a manner that does not block or hinder access to emergency egress door. BMC 16.04.020(a)(3), 2014 IFC 1003.6, 1030

Unit B

Kitchen

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

Master Bedroom

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

Unit C

Hallway

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

Hall Bathroom

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

Master Bathroom

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

563

Unit A, Unit D

No violations noted

Unit B

Hallway

Install/ change a filter in the furnace to ensure proper operation. BMC 16.04.060(c)

Deck

Properly replace the deteriorated deck boards. BMC 16.04.050(b)

Unit C

Hallway

Install/ change a filter in the furnace to ensure proper operation. BMC 16.04.060(c)

573

COMMON HALLWAY

Properly secure the loose electrical outlet so that it functions as intended. BMC 16.04.060(b)

Unit A

Hallway

Install/ change a filter in the furnace to ensure proper operation. BMC 16.04.060(c)

Master Bathroom

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

Unit D

Master Bathroom

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

Properly repair/ replace the electrical receptacle adjacent to the sliding glass door so that it functions as intended. BMC 16.04.060(b)

Deck

It is strongly recommended the guardrail intermediates be replaced so that a 4" sphere cannot pass through any opening. BMC 16.04.020

Unit B

Hallway

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

Install/ change a filter in the furnace to ensure proper operation. BMC 16.04.060(c)

Master Bedroom

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

Unit C

No violations noted.

505

Unit A

Master Bedroom

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

Unit D, Unit B, Unit C

No violations noted.

515

Unit A, Unit D, Unit C

No violations noted

Unit B

This unit was not inspected at the time of this inspection, as it was not accessible. (Aggressive Dog) This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property BMC 16.03.040

525

Unit A

Kitchen

Replace broken cabinet drawer adjacent to the dish washer. BMC 16.04.060(a)

Properly repair/ replace the failing portion of lamination underneath the look-through. BMC 16.04.060(a)

Hallway

Properly repair/ replace the broken thermostat. BMC 16.04.060(c)

Master Bedroom

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

Unit D

This unit was not inspected at the time of this inspection, as it was not accessible. (Aggressive Dog) This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property.. BMC 16.03.040

Unit B

No violations noted

Unit C

Master Bathroom

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

535

Unit A

Master Bedroom

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

Bedroom

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

Properly secure the loose electrical receptacle on the west wall. BMC 16.04.060(b)

Hall Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

Unit D, Unit B

No violations noted

Unit C

Master Bathroom, Hall Bathroom

Repair the bathtub drains to function as intended. BMC 16.04.060(c)

545

COMMON HALLWAY

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

Unit A

Hall Bathroom

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

Right Bedroom

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

Unit D, Unit C

No violations noted

Unit B

Living Room

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

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

Hallway

Install/ change a filter in the furnace to ensure proper operation. BMC 16.04.060(c)

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

Master Bathroom

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

555

Unit A

Hall Bathroom

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

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

Right Bedroom

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

Master Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

Unit D

Hall Bathroom

Properly seal the flooring behind the toilet. BMC 16.04.060(a)

Master Bathroom

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

Unit B

No violations noted

Unit C

Master Bedroom

Properly repair the sliding glass door screen to function as intended. BMC 16.04.060(a)

565

Unit A

Hall Bathroom

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

Master Bathroom

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

Hallway

Install/ change a filter in the furnace to ensure proper operation. BMC 16.04.060(c)

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

Unit D

No violations noted

Unit B

Hall Bathroom

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

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

Unit C

Living Room

Properly secure the loose electrical outlet adjacent to the hallway (right). BMC 16.04.060(b)

603

Unit A

Master Bedroom

Properly secure the loose electrical outlet adjacent to the sliding glass door. BMC 16.04.060(b)

Unit D

Hallway

Install/ change a filter in the furnace to ensure proper operation. BMC 16.04.060(c)

Hall Bathroom

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

Unit B

Deck

Properly replace the deteriorated deck boards. BMC 16.04.050(b)

It is strongly recommended the guardrail intermediates be replaced so that a 4" sphere cannot pass through any opening. BMC 16.04.020

Unit C

No violations noted.

607

Unit A

Living Room

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

Deck

Remove the couch or other upholstered furniture from the front porch of the house. BMC 16.04.040(f)

Master Bathroom

Repair the toilet to eliminate unnecessary water use. BMC 16.04.060(c)

611

COMMON HALLWAY

Properly secure the loose cable wires. BMC 16.04.060(a)

Unit A

Kitchen

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

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

Hallway

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

Bedroom 2

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

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

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

Unit D

Hallway

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

Unit B

Utility

Properly replace the water heater clamp. BMC 16.04.060(c)

Unit C

Master Bedroom

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

Repair the sliding glass door to open and close with ease. BMC 16.04.060(a)

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

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

645

Unit A

Kitchen

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

Bathroom

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

Repair the cold water pressure to the sink faucet (very low). The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume

and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks.
BMC 16.04.060(c)

Unit B, Unit C

No violations noted.

Unit D

Living Room

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

Bathroom

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

Right Bedroom/Bath

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

641

Unit A

TENANT VIOLATION

During an inspection for renewal of the Rental Occupancy Permit on this property, violations were noted that are the responsibility of the tenant(s) to correct. The violations must be corrected and re-inspected for compliance with the Residential Rental Unit and Lodging Establishment Inspection Program within 14 days of the date on which this notice was mailed. It is the responsibility of the tenant to contact this office to schedule the required re-inspection at 349-3420. Any questions can be addressed to the inspector at 349-3420.

Failure to comply with the requirements of this notice will result in this matter being forwarded to the City's Legal Department for legal action and fines under the provisions of Title 16 of the Bloomington Municipal Code.

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

Unit B

Kitchen

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

Hallway

Install a smoke detector in an approved location. If wall mounted, it shall be located between 4 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

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

Mechanical Room

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

Install a cable clamp where the power supply enters the water heater. BMC 16.04.060(c)

Install a temperature/pressure relief (TPR) valve discharge tube on the water heater.

TPR valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end

- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

Unit C

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)

Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

Unit D

No violations noted.

637

Unit A, Unit B, Unit C

No violations noted.

Unit D

Living Room

Repair the hole in the wall by the closet. BMC 16.04.060(a)

633

Unit A

Kitchen

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

Unit B

Bathroom

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

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

Unit C

Bathroom

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)

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

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

Unit D

Living Room

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

Kitchen

Repair the loose faucet to function as intended. BMC 16.04.060(c)

Bathroom

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

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

Left Bedroom

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

629

Unit A

Living Room

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

Bathroom

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

Unit B

No violations noted.

Unit C

Living Room

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

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

Kitchen

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

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

Hallway

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

Bathroom

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

Right Bedroom/Bath

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 carpeting. BMC 16.04.060(a)

Unit D

Hallway

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

625

Unit A, Unit C

No violations noted.

Unit B

Bathroom

Repair the base cove and Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Unit D

Right Bedroom/Bath

Secure toilet to its mountings. BMC 16.04.060(c)

Bathroom

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

621

Unit A

Kitchen

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

Left Bedroom/Bath

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

Unit B

No violations noted.

Unit C

Living Room

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

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

Right Bedroom/Bath

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

Unit D

Kitchen

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

617

Unit A

Kitchen

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

Unit D

Hall Bathroom

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

Master Bathroom

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

Unit B

Deck

It is strongly recommended the guardrail intermediates be replaced so that a 4" sphere cannot pass through any opening. BMC 16.04.020

Unit C

Kitchen

Repair/replace the refrigerator so that it functions as intended. (leaking) BMC 16.04.060(c)

Deck

It is strongly recommended the guardrail intermediates be replaced so that a 4" sphere cannot pass through any opening. BMC 16.04.020

613

Unit A

Bathroom

Repair/replace the light switch so that it functions as intended. BMC 16.04.060(b)

Unit D

Living Room

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

Bathroom

Repair the toilet to eliminate unnecessary water use. BMC 16.04.060(c)

Replace the broken handle for the toilet so that it functions as intended. BMC 16.04.060(c)

Properly repair/replace & secure ceiling tile. BMC 16.04.060(a)

Kitchen

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

Master Bathroom

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

Properly secure the panels for the shower surround so that they function as intended. BMC 16.04.060(a)

Unit B

Deck

It is strongly recommended the guardrail intermediates be replaced so that a 4" sphere cannot pass through any opening. BMC 16.04.020

Unit C

Deck

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

609

Unit A, Unit D

No violations noted.

Unit B

Bedroom

Properly repair/ replace the sliding screen door so that it functions as intended. BMC 16.04.060(a)

Unit C

Entry

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

605

Unit A

TENANT VIOLATION

During an inspection for renewal of the Rental Occupancy Permit on this property, violations were noted that are the responsibility of the tenant(s) to correct. The violations must be corrected and re-inspected for compliance with the Residential Rental Unit and Lodging Establishment Inspection Program within 14 days of the date on which this notice was mailed. It is the responsibility of the tenant to contact this office to schedule the required re-inspection at 349-3420. Any questions can be addressed to the inspector at 349-3420.

Failure to comply with the requirements of this notice will result in this matter being forwarded to the City's Legal Department for legal action and fines under the provisions of Title 16 of the Bloomington Municipal Code.

Hallway

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

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

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

Every owner, agent or operator of a structure containing two (2) or more rental units shall be responsible for the extermination of insects, rodents or other pests in the structure or premises. The owner shall be responsible for extermination within each rental unit, but who is ultimately responsible to pay for such extermination is not regulated or discussed by the Municipal Code. BMC 16.04.090

Unit D

This unit/room was not inspected at the time of this inspection, as it was vacant and being turned over. This unit/room must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property, or prior to this unit being occupied. All work in this unit shall be completed in a workmanlike manner and includes but is not limited to the following:

- ➔ Properly complete the installation of all electrical wiring, lighting fixture(s), electrical receptacle(s), and all other electrical fixtures or appliances. These items will be checked for compliance with the City of Bloomington Municipal Code at reinspection and have the same 60 day compliance deadline as the remainder of this property. BMC 16.03.040.
- ➔ Complete the installation of the plumbing and all associated fixtures and their bases/cabinets where applicable. These items will be checked for compliance with the City of Bloomington Property Maintenance Code at reinspection and have the same 60 day compliance deadline as the remainder of this property. BMC 16.04.030
- ➔ Properly complete the installation and surface coat all wall and ceiling surfaces where applicable. These items will be checked for compliance with the City of Bloomington Property Maintenance Code at reinspection and have the same 60 day compliance deadline as the remainder of this property. BMC 16.04.030
- ➔ Install a smoke detection in an approved manner and location(s). 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. BMC 16.04.020
- ➔ It is recommended a minimum 1A 10BC classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor.
- ➔ All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. BMC 16.04.060(c)
- ➔ Once the painting is complete all light globes, cover plates and switch plates shall be reinstalled. BMC 16.04.060(a)

Unit B, Unit C

No violations noted.

601

COMMON HALLWAY

Currently the smoke detector is located incorrectly. Install a smoke detector in an approved location. If wall mounted, it shall be located between 4 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Unit A

Hall Bathroom

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

Unit D

Master Bedroom

Properly repair/ replace the broken locking mechanism for the sliding glass door. BMC 16.04.060(b)

Unit B

Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet of combustible construction.

Exceptions:

1. One & Two family dwellings
2. Where the buildings & decks are protected by an automatic sprinkler system

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

Exception:

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

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

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

Unit C

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)

EXTERIOR:

Building #611,607,603

Properly repair or replace damaged or deteriorated siding on the south side of building 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)

Replace the missing covers for any phone, cable or power boxes. BMC 16.04.050(b)

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

Scrape and paint exterior surfaces where paint is peeling or wood is exposed on windows by all entrances. BMC 16.04.050(e)

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

Building #637, 641, 645

Replace the missing covers for any phone, cable or power boxes. BMC 16.04.050(b)

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

Scrape and paint exterior surfaces where paint is peeling or wood is exposed on windows by all entrances. BMC 16.04.050(e)

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

Building #621, 625, 629, 633

Properly repair or replace damaged or deteriorated siding on the east side of building 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)

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

Replace the missing covers for any phone, cable or power boxes. BMC 16.04.050(b)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed on windows by all entrances. BMC 16.04.050(e)

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

Building #617, 613, 609, 605, 601

Replace the missing covers for any phone, cable or power boxes. BMC 16.04.050(b)

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

Cap the old cleanout on the North side of the building. 16.04.040(c)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed on windows by all entrances. BMC 16.04.050(e)

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

Building #565, 555, 545

Properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

Repair the siding by the doors behind #545. BMC 16.04.050(a)

Replace the missing covers for any phone, cable or power boxes. BMC 16.04.050(b)

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

Scrape and paint exterior surfaces where paint is peeling or wood is exposed on windows by all entrances. BMC 16.04.050(e)

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

Building #535, 525, 515, 505

Repair the faucet to eliminate the constant dripping behind #515. BMC 16.04.050(a)

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

Replace the missing covers for any phone, cable or power boxes. BMC 16.04.050(b)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed on windows by all entrances.
BMC 16.04.050(e)

Building #543, 553, 563, 573

Repair the window and window casing in #543 at unit D. BMC 16.04.050(b)

Properly repair or replace damaged or deteriorated siding on the south side of building 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)

Properly tuck point all missing or defective mortar joints and fill in blocks on the south side of building.
BMC 16.04.050(a)

Properly install approved crawlspace entry cover in a manner that is reasonably weather tight. BMC 16.04.050(a) and (b)

Remove all unused blocks from the back of building. 16.04.040(c)

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

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

Building #533, 523, 513, 503

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

Properly tuck point all missing or defective mortar joints. BMC 16.04.050(a)

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

Building #501, 511, 521, 531, 541

Properly tuck point all missing or defective mortar joints. BMC 16.04.050(a)

Replace the missing vent cover at the top of building behind #521. BMC 16.04.050(a)

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

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

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)

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

This is the end of this report.



**City of Bloomington
Housing & Neighborhood Development**

Meeting Date: January 17, 2018

Petition Type: Relief from an administrative decision

Variance Request: Relief from the requirement to register this as a rental.

Petition Number: 18-AA-08

Address: 1023 E Thornton Drive

Petitioner: Robert E. Meadows, Barbara I. Moss Revocable trust

Inspector: John Hewett

Staff Report:

May 18, 2016	Reviewed plans for remodel
August 23, 2016	Rental Occupancy Permit expired
September 19, 2016	Owner came to office, this is being renovated, with building permit, plans to be completed in January 2017.
February 16, 2017	Owner stated work is not done.
May 3, 2017	Called owner asking for status, no answer.
June 8, 2017	Called owner asking for status, no answer.
July 17, 2017	Spoke to owner, this property is occupied by his son, I recommended BHQA
September 29, 2017	Started Legal
November 7, 2017	Legal Letter sent to owner.
December 6, 2017	Received appeal.

The property is currently occupied by the owner's son.

Staff recommendation: Grant the relief from administrative decision.

Conditions: This property shall not be considered a rental for as long as the current ownership and tenants do not change. If additional tenants occupy this structure or other tenants occupy the structure while the current owners maintain ownership, the requirement to register and inspect shall be enforced. This property shall be monitored on a yearly basis to determine compliance.

Compliance Deadline: none

Attachments: Appeal form



RECEIVED
DEC 06 2017

BY: PLW

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: 1023 THORNTON DR.

Petitioner's Name: ROBERT E. MEADOWS, BARBARA I. MOSS REVOCABLE TRUST

Address: 705 S. MEADOWS BROOK DR.

City: BLOOMINGTON State: IN Zip Code: 47401

Phone Number: 812-325-3715 Email Address: RMEADOWS@INDIANA.EDU

Property Owner's Name: ROBERT E. MEADOWS, BARBARA I. MOSS REVOCABLE TRUST

Address: 705 S MEADOWS BROOK DR

City: BLOOMINGTON State: IN Zip Code: 47401

Phone Number: 812-325-3715 Email Address: RMEADOWS@INDIANA.EDU

Occupants: ANDREW MEADOWS

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

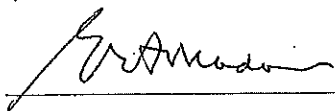
Petition Number 18-AA-08

SEE REVERSE

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

THE HOUSE IS OCCUPIED BY OUR SON (ANDREW MEADOWS)
A FULL TIME STUDENT. NO COMPENSATION IS BEING
RECEIVED BY THE OWNER.

Signature (required):



Name (please print):

ROBERT E. MEADOWS

Date:

12/6/17

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



City of Bloomington
H.A.N.D.

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

Meeting Date: January 17th, 2018

Petition Type: An extension of time to complete repairs.

Petition Number: 18-TV-09

Address: 1320 N. Arlington Park Dr.

Petitioner: The Reserve at Chandlers Glen.

Inspector: Kenny Liford/Matt Swinney

Staff Report: October 5th, 2017 Completed Cycle Inspection Report
December 12th, 2017 BHQA App received

Owner has requested an extension of time to complete the repairs because they were unable to access Apt #612. Unit was full of trash and infested with Bed bugs and gnats. Tenant had to be taken to court to gain access to unit so management could clean, and make all repairs.

Staff recommendation: Grant the request for time on unit #612. Immediately schedule re-inspection for all other units.

Conditions: All repairs to unit #612 must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: February 15th, 2018. To have all repairs to unit #612 completed and inspection scheduled. Immediately schedule re-inspection for all other units.

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

JS



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

RECEIVED
DEC 12 2017
BY: EW

hand@bloomington.in.gov

Property Address: 1320 N. Arlington Park Dr. Bloomington
Petitioner's Name: The Reserve At Chandler's Glen IN 47404
Address: 1320 N Arlington Park Dr
City: Bloomington State: IN Zip Code: 47404
Phone Number: 812-323-2001 Email Address: M1P512@glickco.com
Property Owner's Name: Gene B Glick Company Managing Agent
For The Reserve At Chandler's Glen
Address: PO Box 40177
City: Indianapolis State: IN Zip Code: 46240
Phone Number: 317-469-0400 Email Address: M1P512@glickco.com
Occupants: 120 apartment homes

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 18-TV-09

SEE REVERSE

MS, KL

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

We are requesting a 60 day extension for additional time. Apt 612 was unaccessible by HAND Inspectors because of the condition upon entering the home. No progress was made by the resident. Emergency hearing was filed on 11/14/17 for court date of Nov. 22, 2017 @ 1 PM. There was a motion for Continuance and discovery the motion was granted. Contested Eviction Hearing set for 12/4/17 3:30pm. Apt. 612 will voluntarily surrender possession of premises by Jan. 3, 2018 at 12:00pm. Pest control on 11/27/17 still has found live bed bugs a 2 nests of eggs and several areas untreatable. Once this home is made available pest control will need to be conducted prior to contracted work can begin. The condition of the home currently does not allow for us to bring this home into compliance for a HAND reinspect without an extension for the 60 days. Attached are court papers, pictures, most recent pest service. We are requesting the inspection not take place until after Feb. 14, 2018.

Signature (required): Connie Cohenour

Name (please print):

Connie Cohenour
Property Manager

Date:

12/11/17

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.

51 pages including applican, photos, court documents, memos. (Font/back)



Bugs B Gone
170 White Oaks DR
Fishers, IN 46038
317-945-2965

Service Slip/Invoice

INVOICE: 46885
DATE: 11/27/2017
ORDER: 46885

Bill To: [102046]
Gene B Glick Company, Inc
Po Box 40177
Indianapolis, IN 46240-0177

Work Location: [103638] 812-323-2001
The Reserve @ Chandlers-Gene Glick
Connie Cohenour
1320 N Arlington Park Dr
Bloomington, IN 47404-2957

Work Date	Time	Target Pest	Technician	Time In
11/27/2017	10:02 AM		CARSON	10:02 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	DUE UPON RECEIPT	11/27/2017		12:51 PM

Service	Description	Price
PC-MONTHLY	Monthly Pest Control	360.00
BEDBUGS 1	Bedbugs 1st of 3 treatments (612)	0.00
RESPRAY BB	Re-spray for Bed Bugs (408)	0.00
buildings 1460, 1466, 1480- General spray		
711- mice		
606- roaches (clear on bb)		
202- inspection (clear)		
408- bb respray		
612- bb respray, found 4 live bb and 2 nests of eggs on bed. several areas still untreatable.		
SUBTOTAL		\$360.00
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$360.00
AMOUNT DUE		\$360.00

* Charges outstanding over 30 days from the date of service are subject to a 1.125% FINANCE CHARGE PER MONTH or annual percentage rate of 18%.
Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

Unit 612

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

City Notice
10/18/17

NOV 13 2017



Bloomington Housing Authority

1007 North Summit, Bloomington, Indiana 47404
812-339-3491 fax 812-339-7177

November 8, 2017

NOTICE OF HQS DEFICIENCIES

Glick Arlington Park LLC
PO Box 40177
Indianapolis, IN 46240

Dear Owner/Participant,

Please be advised that on 11/7/17 an annual inspection was made at 1466 Arlington Park Drive 612 for Jennifer E Lucas. The unit needs repairs to correct HQS deficiencies. A list of required repairs can be found below. Please note that some items may have been designated "tenant responsibility," meaning the participant is responsible for incurring the cost of having those HQS deficiencies corrected.

The unit failed due to the following:

- 1) Kitty litter needs cleaned, potential health hazard. (tenant responsibility)
- 2) Screen missing in master bedroom.
- 3) Master bathroom light is burnt out. (tenant responsibility)
- 4) Front bedroom door handle is loose.
- 5) Front bedroom has no clear egress. (tenant responsibility)

Other concerns:

- 1) None.

H.U.D. regulations (24 CFR 982.401) state that all repairs must be properly taken care of within thirty days following the inspection. *It is your responsibility to contact our office when the repairs are complete.* If you have not verified that these items have been taken care of by 12/7/17, rent will be abated immediately and the tenant may be certified to move. If tenant does not complete repairs that are their responsibility, termination will be filed.

Sincerely,

George Snyder
Section 8 Evaluator
339-3491 EX.119

Cc: File
LL file

Jennifer E Lucas
1466 Arlington Park Drive 612
Bloomington, IN 47404



Equal Opportunity Employer



**THE
RESERVE
AT CHANDLER'S GLEN**

1320 N. Arlington Park Drive | Bloomington, IN 47404
T (812) 323-2001 | F (812) 323-2074 | TDD 711
ReserveAtChandlersGlen@glickco.com



10/23/17

Jennifer Lucas
1466 N Arlington Park Drive, Apt 612
Bloomington, IN 47404

Dear Residents:

Regulations set forth by the Department of Housing and Urban Development require that we inspect every apartment in our community at least annually. The primary purpose of this inspection is preventive maintenance, and to ensure the apartments are being properly cared for by the residents.

We are sorry to advise you that as a result of a recent visit to your apartment on 10/2/17 during the City Inspection, we found very poor housekeeping. The condition we found is in violation of Paragraph 24 & 25 of your Lease Agreement, and we must ask that you improve the condition within 10 days from the date of this notice.

Items needing attention are listed below:

General overall housekeeping throughout the entire home.
Numerous amounts of gnats flying around the kitchen. So, much that the City Inspectors was unable to conduct their inspection and left the apartment home. Please, eliminate the sources causing the infestation.

We will return to your apartment sometime on 11/8/17 between 9am & 5pm for a follow-up inspection. We hope that you will choose to correct the situation and remain a resident at The Reserve At Chandler's Glen. We will have to conduct your inspection as well to make sure the apartment home is ready for the city inspection when they return. Please, make sure you have addressed all information within this letter.

Very truly yours,

Property Manager

CC: Resident File
Bloomington Housing Authority (if applicable)
Service Coordinator





GLICK
Glen, IL 60026



THE RESERVE AT CHANDLER'S GLEN

1320 N Arlington Park Drive, Bloomington IN 47404
T (812)323-2001 | F (812)3232074 | TTY 711
reserveatchandlersglen@glickco.com



11/20/17

NOTE TO FILE:

3:40 pm Property Manager (PM), Service Coordinator (SC) and Maintenance Supervisor (MS) went to see if apartment was in condition to complete the Bloomington Housing inspection work orders. The door knob that was loose to 1st bedroom was fixed. The window screen missing will need sized and installed from outside because MS is until to access bedroom window from the inside.

PM noted that by appearance pest control when they return on Nov. 27th is still not going to be able to adequately treat for bed bugs. Items appear to have been moved from one location to the other location. Items that was in the dining area moved to the living room. Bags of cans in 1st bathroom was moved to the master bedroom. There has not been adequate improvement.

PM





THE RESERVE AT CHANDLER'S GLEN

1320 N Arlington Park Drive, Bloomington IN 47404

T (812)323-2001 | F (812)3232074 | TTY 711

reserveatchandlersglen@glickco.com



11/8/17

2 10pm

Apartment 612 is on the list from the City of Bloomington regarding unable to inspect. Resident was given notice of reinspect that would take place 11/8/17. Property Manager (PM) and Service Coordinator (SC) both conducted inspection. Resident was very confrontational. Upon entering the PM and SC noticed a very bad smell of animal that was strong and present. PM began taking housekeeping pictures and was swatting gnats. There was a mass amount of gnats throughout the apartment. The living room, dining, and kitchen has gnats all over the walls, ceilings, counter tops, cabinet doors and large amounts resting on the dirty dishes. PM was unable to inspect kitchen because of the mass amounts of gnats. Jennifer Lucas the resident said to the PM you just are doing this because I am a section 8 resident. The resident was argumentative and was not wanting to cooperate. PM told Ms. Lucas the PM is there to conduct a home housekeeping inspection and to log work orders to prepare for the City to come back because they was unable to inspect Ms. Lucas home. Ms. Lucas commented again that it is because she is poor and on section 8. PM said Ms. Lucas PM is not even commenting on such a remark. Ms. Lucas was blocking the hallway and PM asked if they could see the other rooms. Ms. Lucas was conformational and wanted to argue with the PM and kept making remarks that PM was out to get Ms. Lucas because of her being on Section 8. PM said Ms. Lucas I am not going to argue with you and I am her to conduct this inspection are you going to allow me to finish? I am not commenting on remarks that you are making. Ms. Lucas said yea because you don't want to hear my side of the story. PM said once again Ms. Lucas I am here to conduct an inspection are you going to allow me to finish finally she said yes and walked away. PM and SC continued was unable to inspect the 1st bathroom because of trash and bags of empty pop cans the bathroom was unable to be inspected or used by anyone. 1st bedroom was inaccessible and had a blocked egress that is a safety violation noted. The master bath had personal items all over the sink and PM also could not open the door the entire way. The master bedroom had clothes thrown every where empty pop cans and food lying around. Master bedroom window was unable to be inspected. PM took pictures the best the PM could due to the condition inside the home is very unsanitary and hard to breath. This home was not able to be inspect for work orders because of the homes sanitary conditions.

PM





**THE
RESERVE
AT CHANDLER'S GLEN**

1320 N. Arlington Park Drive | Bloomington, IN 47404
T (812) 323-2001 | F (812) 323-2074 | TDD 711
ReserveAtChandlersGlen@glickco.com



11/8/17

HOUSEKEEPING VIOLATION

Jennifer Lucas
1466 N Arlington Park Drive, Apt 612
Bloomington, IN 47404

Dear Residents:

Regulations set forth by the Department of Housing and Urban Development require that we inspect every apartment in our community at least annually. The primary purpose of this inspection is preventive maintenance, and to ensure the apartments are being properly cared for by the residents.

We are sorry to advise you that as a result of a recent visit 11/8/17 to your apartment, we found very poor housekeeping. The condition we found is in violation of Paragraph 24 & 25 of your Lease Agreement, and we must ask that you improve the condition within 10 days from the date of this notice.

Items needing attention are listed below:

General overall housekeeping and sanitary condition. Trash needs removed on a regular basis. Unable to complete inspection in the kitchen from the massive amounts of gnats. Unable to inspect 1st bedroom no access and no clear walking path to window for emergency. Unable to inspect master bedroom. Unable to inspect parts of the 2nd

We will return to your apartment sometime on 11/30/2018 between 9am & 5pm for a follow-up inspection. We hope that you will choose to correct the situation and remain a resident at The Reserve At Chandler's Glen.

Very truly yours,


Property Manager

CC: Resident File
Bloomington Housing Authority (if applicable)
Service Coordinator



THE RESERVE AT CHANDLER'S GLEN

1320 N. Arlington Park Drive, Bloomington, IN 47404
T (812) 323-2001 | F (812) 323-2074 | TTY 711
reserveatchandlersglen@glickco.com



11/8/17

Safety VIOLATION

Jennifer Lucas
1466 N Arlington Park Drive, Apt 612
Bloomington, IN. 47404

Dear Jennifer,

Here at The Reserve, we take great pride in providing our residents with quality housing at affordable prices.

During your recent inspection on 11/8/17 we found to have no access to your 1st bedroom window.

Please, do not remove, tamper, or flip the breaker off to any smoke alarm in your apartment home. This is a safety issue not only for your safety, but the safety of other residents and the entire build. :

Lease page 3 paragraph 23. Resident Safety And Property Loss:

You and all occupants and guests must exercise due care for your own and others; safety and security, especially in the use of smoke detectors, keyed deadbolt locks, and keyless bolting devices, window latches, and other safety or security devices.

Resident Handbook: Page 11-12 Section 4 Security and Safety

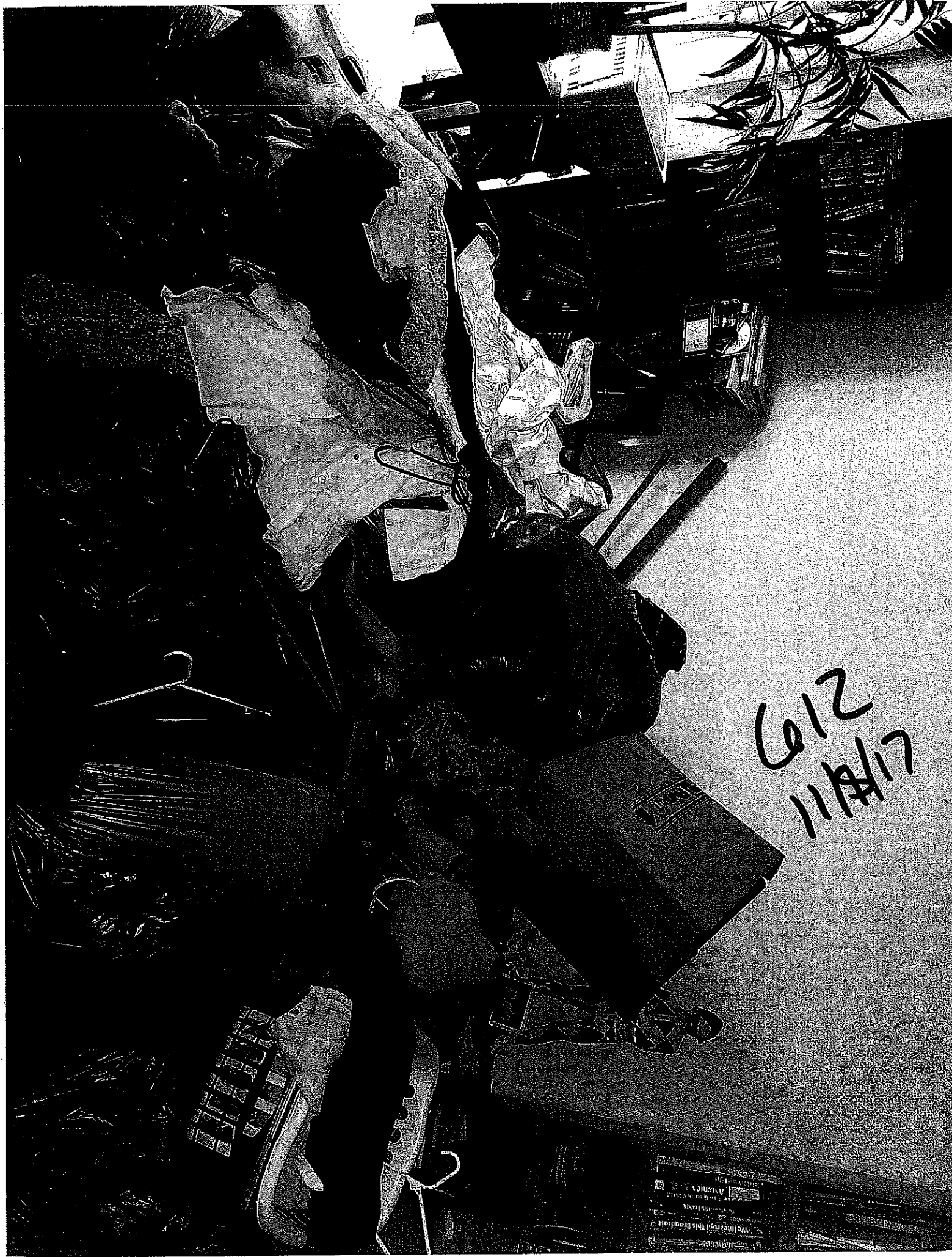
Adequate protection of you and your property is of great concern to us. Paragraph 3 within this section. Do not block doorways in the apartment with any furniture or other items. Door or pathways should not in any way restrict the ability to get out of the apartment in case of an emergency. Do not use extension cords, tv cables, etc. that would result in a trip hazard. They should not be put across hallways, doorways or pathways. Do not block patio doors or bedroom windows with furniture or any obstacle that would prevent egress. ...

There is no need to come to the office to discuss this matter. We discussed the importance of not blocking your bedroom window while in your home today. Repeated violations could result in termination of your lease. If you have any questions, please call the office during normal business hours.

Thank you,

Property Management





612
11/17





Black dots are
Snats 612

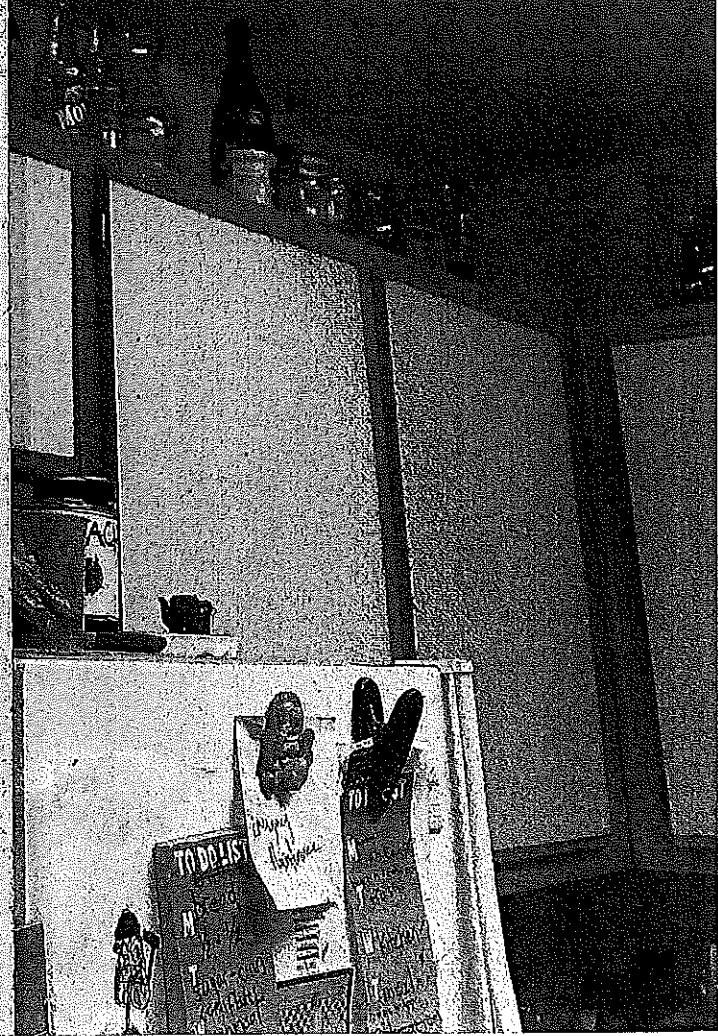
11/8/17

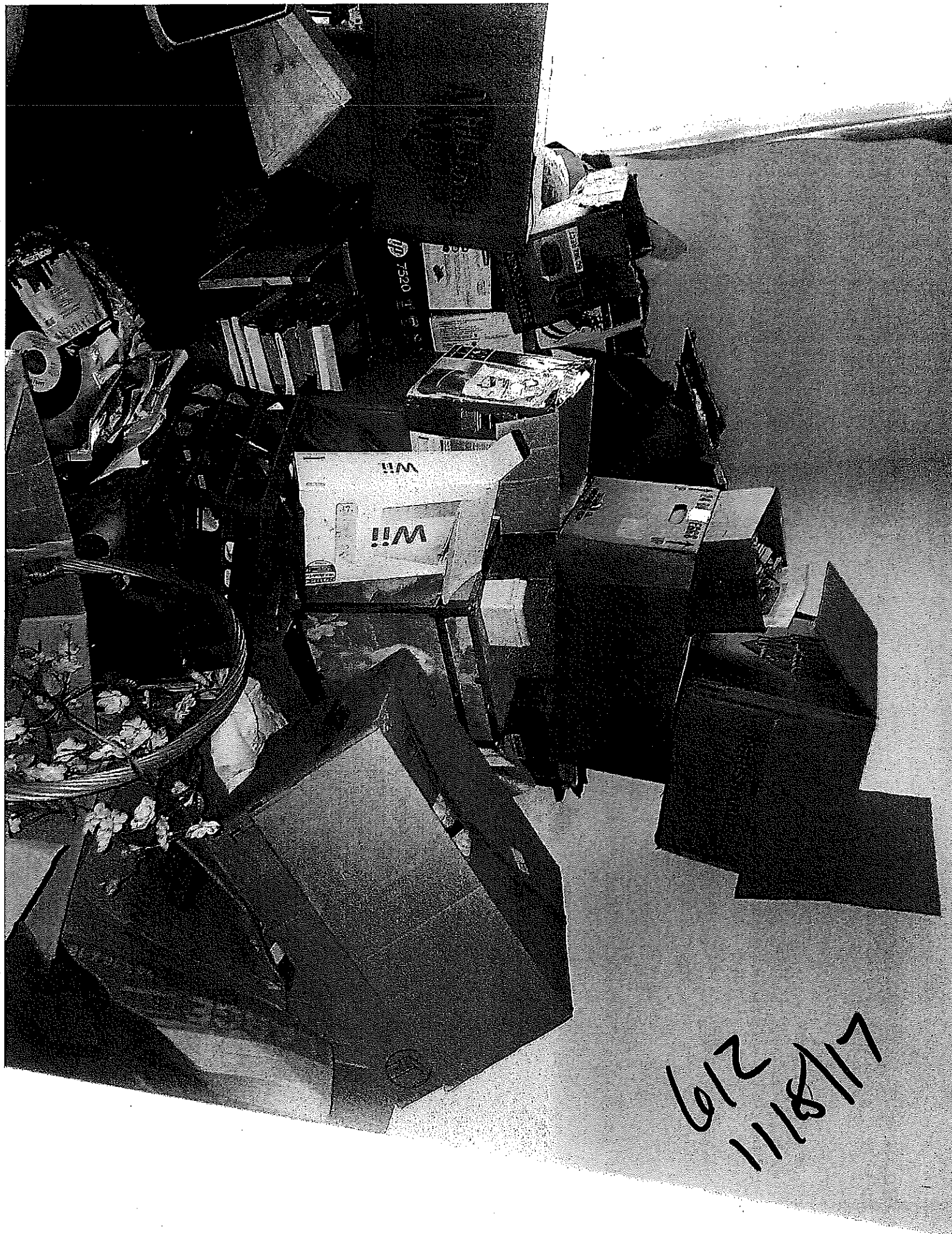
Bmax
11/8/17
612



612
11/18/17

Grocery
612
4/18/11



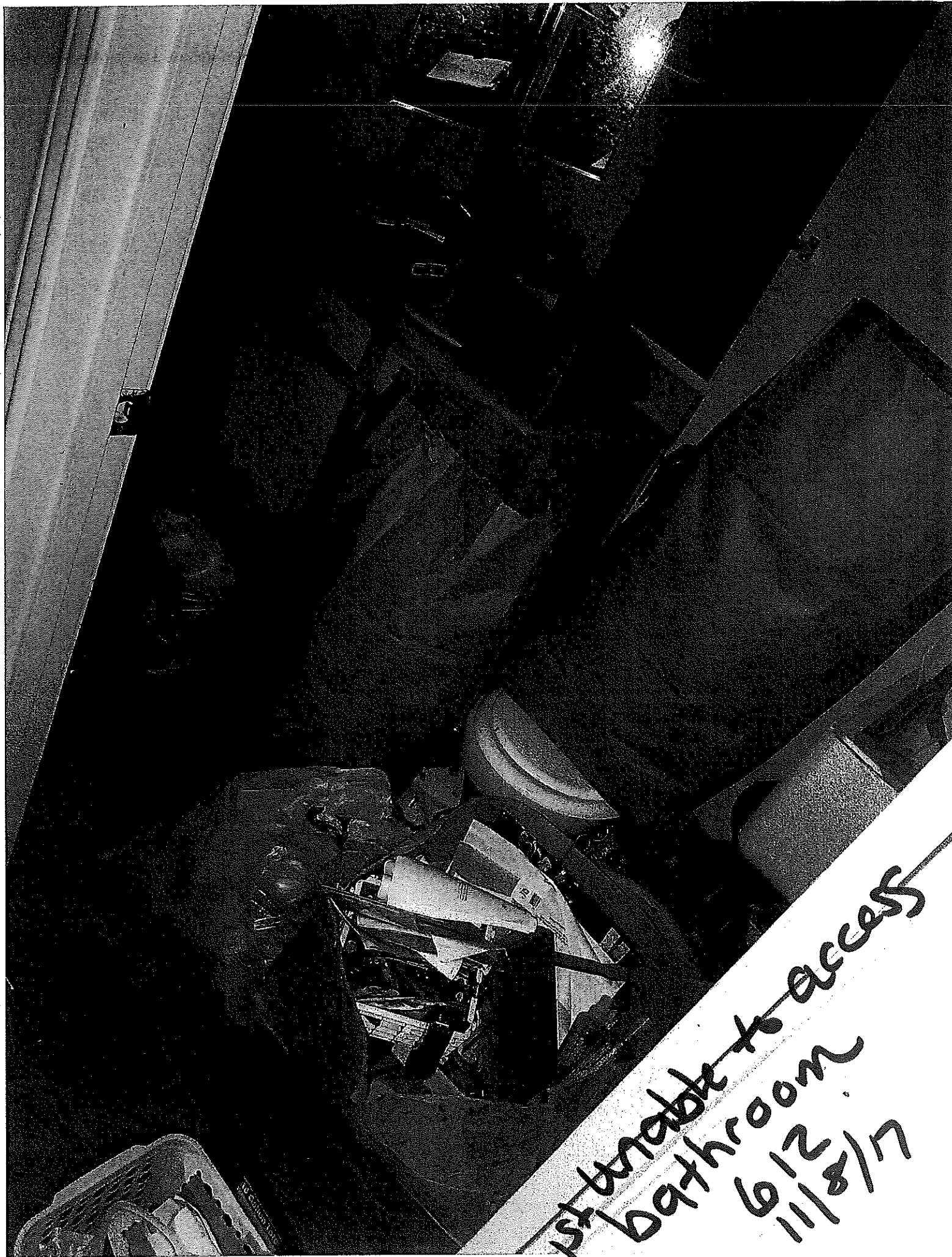


612
1/18/17





6/18/17



1st bathroom to access
6/12/17
11/8/17



612
1/18/77



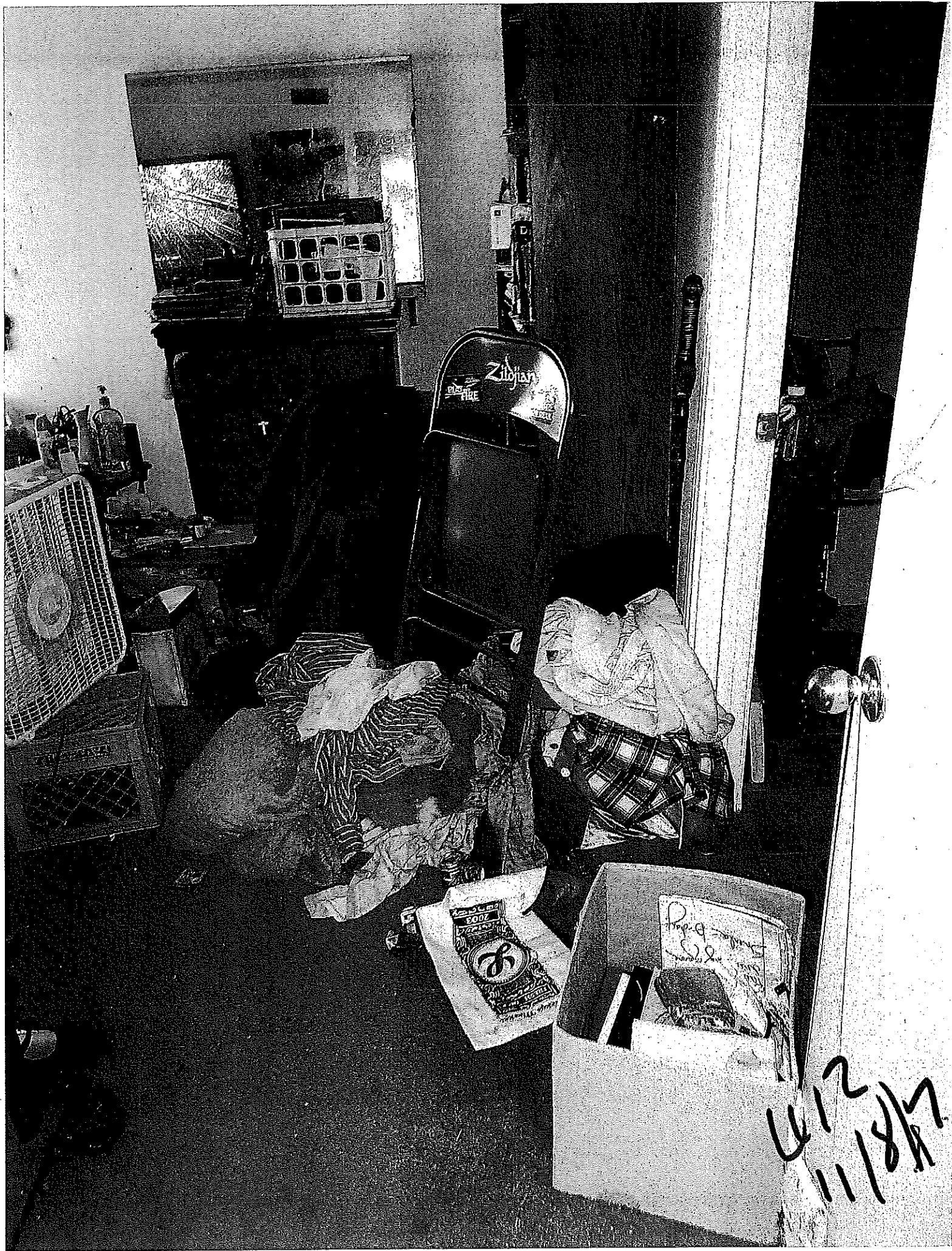
612
1/18/17



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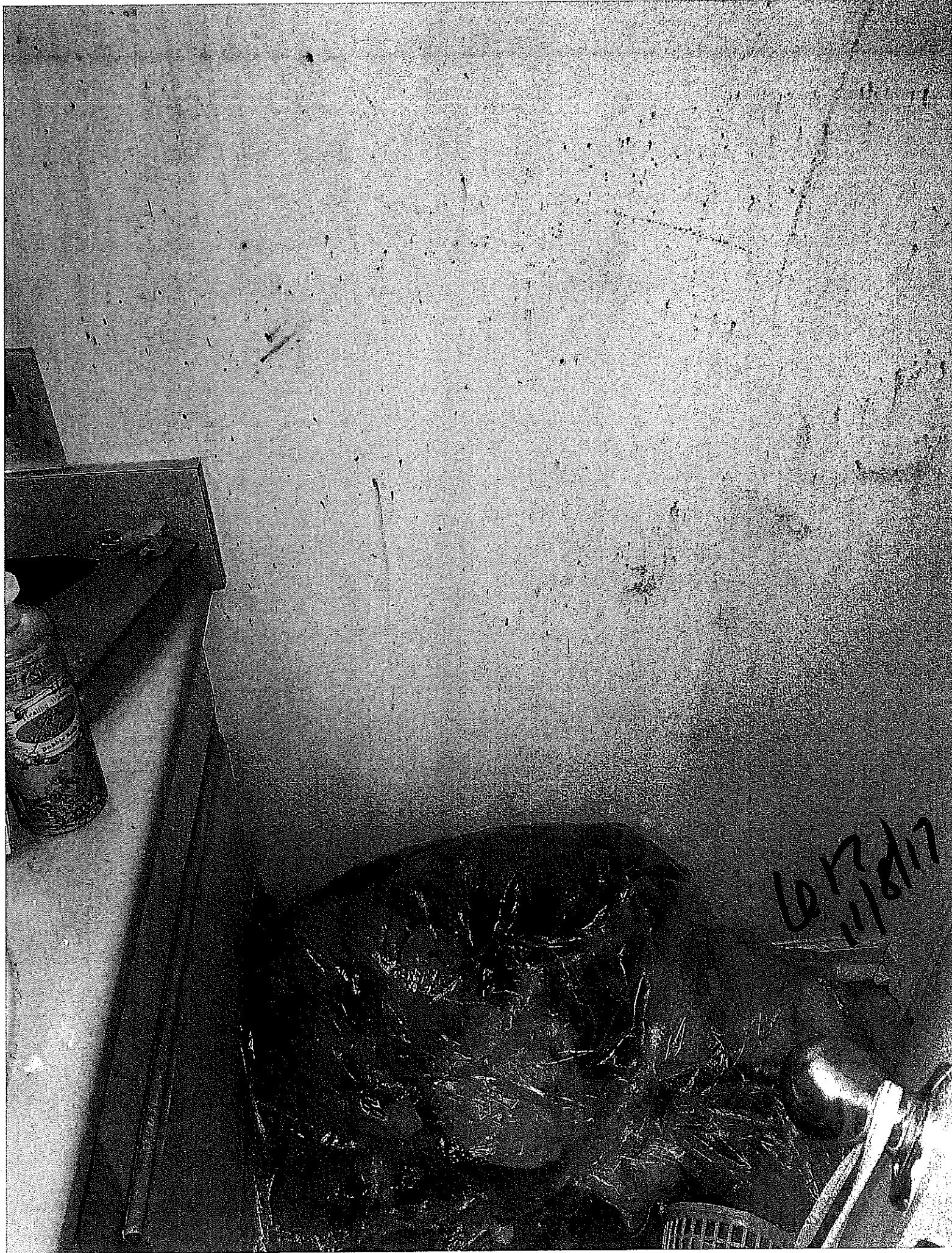
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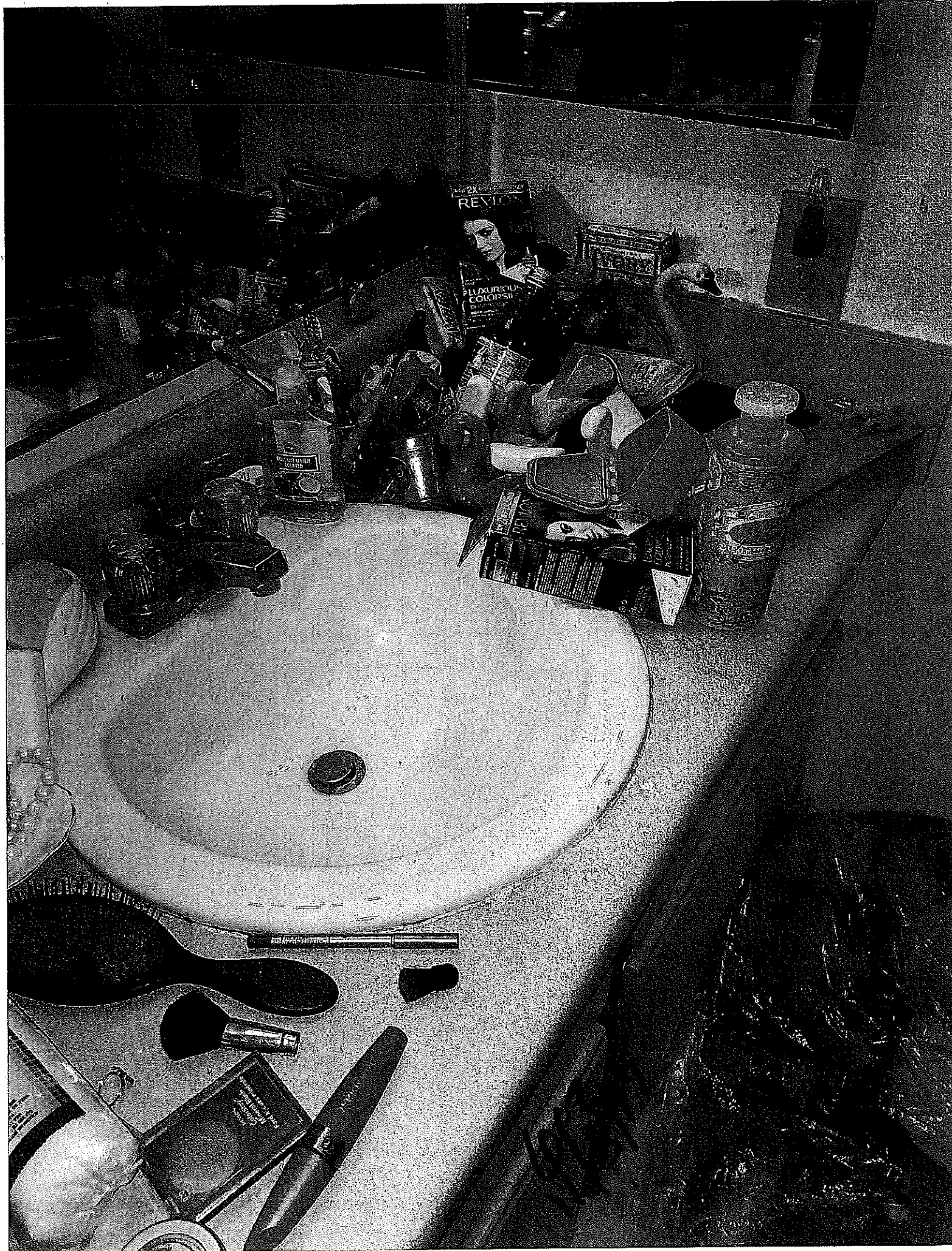
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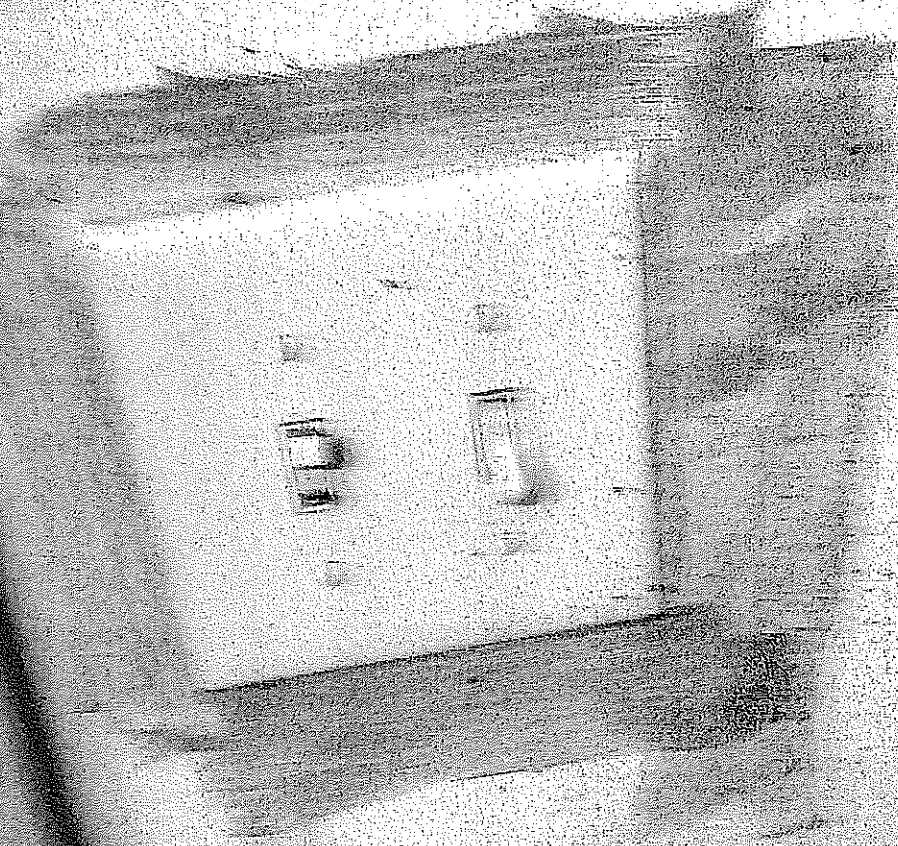


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STATE OF INDIANA)
COUNTY OF MONROE)
MONROE CIRCUIT COURT
)SS:
CAUSE NUMBER: 53C04-1711-SC-002268

Gene B. Glick Co., Inc.
as managing agent for
THE RESERVE AT CHANDLER'S GLEN
Plaintiff,

vs.

JENNIFER LUCAS
Defendant.

MOTION FOR EXPEDITED HEARING ON THE ISSUE OF POSSESSION

Comes now the Plaintiff, Gene B. Glick Co., Inc., as managing agent for The Reserve at Chandler's Glen, by counsel, and respectfully moves the Court to set an expedited hearing on the issue of possession of the property, and in support of such Motion states:

1. The Plaintiff is requesting an expedited hearing on the issue of possession. The Defendant, Jennifer Lucas remains in possession of the real estate located at 1466 N. Arlington Park Drive, Apartment 612, Bloomington, Indiana 47404 (the "Unit").
2. The Defendant has failed to maintain her Unit. The Defendant's Unit is currently infested with both bed bugs and gnats due to the Defendant's poor housekeeping of the Unit. An affidavit of Connie Cohenour, property manager of The Reserve at Chandler's Glen is attached as Exhibit A.
3. The Defendant is in violation of Paragraphs 24 and 25 of the Lease which require the Defendant to properly maintain her Unit. The Defendant is in violation of the Bed Bug Addendum to the Lease which requires that she cooperate with the inspections and treatments.
4. The Defendant has committed waste to the Unit. The Reserve at Chandler's Glen has suffered immediate and serious damage as a result of the Defendant's failure to maintain her Unit.
5. Plaintiff is requesting that this matter be set immediately on the issue of possession.

WHEREFORE, Plaintiff, Gene B. Glick Co., Inc., as managing agent for The Reserve at Chandler's Glen, by counsel, respectfully requests the Court set an expedited hearing on the issue of possession and for all other relief just and proper in the premises.

Respectfully submitted,

/s/ Kathryn M. Merritt-Thrasher
Kathryn M. Merritt-Thrasher (#30769-29)
LANDMAN BEATTY LAWYERS
9100 Keystone Crossing, Suite 870
Indianapolis, IN 46240
(317) 236-1040
Attorney for the Plaintiff

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing has been served upon the following via
United States First Class mail, postage prepaid, on this 14th day of November, 2017:

Jennifer Lucas
1466 Arlington Park Drive, Apt. 612
Bloomington, Indiana 47404

/s/ Kathryn M. Merritt-Thrasher
Kathryn M. Merritt-Thrasher

**NOTICE OF SMALL CLAIMS AND TIME AND PLACE OF TRIAL
IN THE MONROE CIRCUIT COURT, SMALL CLAIMS COURT**

JUSTICE BUILDING - 301 N. COLLEGE AVENUE

BLOOMINGTON, IN 47404

(812) 349-2600 CLERK

53C04-1711-SC-002268

CAUSE NO. _____

Plaintiff(s)

Gene B. Glick Co., Inc.

as managing agent for

The Reserve at Chandler's Glen

1320 N. Arlington Park Drive

Bloomington, IN 47404 812-323-2001

Name, Address, Telephone

Defendant(s)

Jennifer Lucas

1466 N. Arlington Park Drive 612

Bloomington, IN 47404

Name, Address, Telephone

Statement of Claim for \$ EVICTION + Attorney Fees (if applicable) \$ TBD + Court Cost of \$115.00

The Defendant has committed waste to the Unit. The Reserve at Chandler's Glen has suffered immediate and serious damage as a result of the Defendant's failure to maintain her apartment unit. Violation of Paragraphs 24 & 25 of the Lease which require the Defendant to properly maintain her apartment unit. Violation of the Bed Bug addendum to the Lease which require the Defendant to cooperate with the inspections and treatments.

Plaintiff has attached applicable lease and/or contract

LANDMAN BEATTY, LAWYERS

9100 Keystone Crossing, Suite 870

P. O. Box 40960

Indianapolis, IN 46240

Attorneys for Plaintiff

Attorney Signature & No./s/ Kathryn M. Merritt-Thrasher

Kathryn Merritt-Thrasher, #30769-29

NOTICE OF TRIAL DATE AND INSTRUCTIONS TO DEFENDANT

An initial hearing, merely to determine if the claim is contested or not, about the above claim will be heard by the Court in the Monroe Circuit Court, on the _____ day of _____, 20____ at _____ am / pm. Whether you believe Plaintiff's claim to be true or untrue, you should appear at the court on that day and time to protect your interests in the amount legally owing, if any, and the manner of the payments, if any are to be made. The defendant should bring to the trial all documents in the possession of or under the control of the defendant concerning the claim. If that matter is contested and cannot be resolved at the initial hearing, then the Court will schedule a contested trial date where more time is allocated to hear this case. If the defendant does not wish to dispute the claim he may nonetheless appear for the purpose of allowing the court to establish the method by which the judgement shall be paid.

Please remember that, although you may be represented by an attorney at trial, you are not required to have an attorney represent you.

You have a right to trial by jury. You will lose that right unless you request a jury trial in writing within ten (10) days after you receive this notice of claim. Once a jury trial request has been granted, it may not be withdrawn without the consent of the other party or parties; and within ten (10) days after the jury trial request has been granted, the party requesting a jury trial shall pay the clerk the additional amount required by statute to transfer the claim to the plenary docket; otherwise, the party requesting a jury trial shall be deemed to have waived the request.

If you will be unable to appear in Court on the date and time stated above, please contact in writing, at least three days in advance of the hearing, the Small Claims Court, P.O. Box 547, Bloomington, IN 47402.

Should you fail to appear in Court on the date set for any hearing or trial, a judgment against you may be entered by the Court.

If you have a claim against the plaintiff which arises from the same circumstances of plaintiff's claim against you, you should bring or mail a statement of your claim to this Court immediately and also mail a copy of it to the other party. Failure to do this may result in your losing your claim. You should bring to the trial all documents you have concerning the plaintiff's claim.

A Small Claims Handbook is available in the Office of the Clerk in the Justice Building as a public service to help you understand the procedures and policies of the Small Claims Court.

Clerk, Monroe Circuit Court

**GUARANTEED FUNDS ONLY
NO PERSONAL / BUSINESS CHECKS WILL BE ACCEPTED.**

AFFIDAVIT OF CONNIE COHENOUR

The undersigned to the best of her knowledge and belief states:

1. My name is Connie Cohenour, and I am the Property Manager of The Reserve at Chandler's Glen.
2. Jennifer Lucas is currently in possession of the real estate located at 1466 N. Arlington Park Drive, Apartment 612, Bloomington, Indiana 47404 (the "Unit"). Ms. Lucas entered into a lease agreement with The Reserve at Chandler's Glen on January 30, 2017 (the "Lease"). Ms. Lucas' lease ends on January 29, 2018. Ms. Lucas is currently residing in the Unit.
3. On October 2, 2017 the City of Bloomington conducted a property wide HAND inspection. The inspector and onsite staff were unable to complete the inspection of Ms. Lucas' Unit because of the condition of the Unit upon entering the Unit. A notice dated October 18, 2017 was mailed to The Reserve at Chandler's Glen. The inspection results list Ms. Lucas' Unit as "not accessible" and that it must be brought into compliance.
4. On November 7, 2017 the City of Bloomington performed an annual inspection of Ms. Lucas' Unit. The failed inspection notice received by The Reserve at Chandler's Glen on November 13, 2017 revealed Ms. Lucas must remedy one (1) safety violation for a blocked egress bedroom window and that kitty litter was present posing a potential health hazard.
5. On November 8, 2017 a follow up inspection was performed by the Property Manager and the Service Coordinator. A very strong animal odor is present in Ms. Lucas' Unit. The inspection found a massive amount of gnats throughout the Unit. Ms. Lucas' Unit is cluttered with clothing, furniture, dirty dishes, and garbage. The inspection revealed one (1) safety violation for blocked bedroom egress and a housekeeping violation with sanitary concerns being present. Photographs of Ms. Lucas' Unit are attached as Exhibit 1 to this Affidavit.
6. Ms. Lucas' Unit is infested with bedbugs and has been undergoing treatment since August of 2017. On November 13, 2017 a follow up treatment was scheduled of Ms. Lucas' Unit; however, Ms. Lucas refused to allow the treatment, despite having ample notice that the treatment was to occur on November 13, 2017. Ms. Lucas had not complied with prior instructions to declutter the Unit and to remove the clothing and sheets that were throughout the Unit.
7. Ms. Lucas is in violation of Paragraphs 24 and 25 of the Lease which require Ms. Lucas to properly maintain the Unit. Ms. Lucas is in violation of the Bed Bug Addendum to the Lease which requires that she cooperate with the inspections and treatments.
8. Ms. Lucas has committed waste to the Unit. The Reserve at Chandler's Glen has suffered immediate and serious damage as a result of Ms. Lucas' failure to maintain her Unit.

I affirm under the penalties of perjury that the foregoing representations are true to the best of my knowledge and belief.

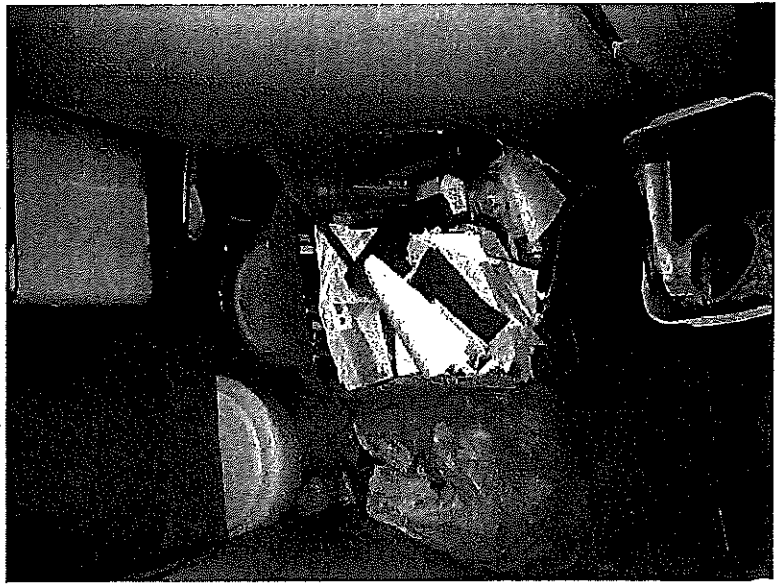
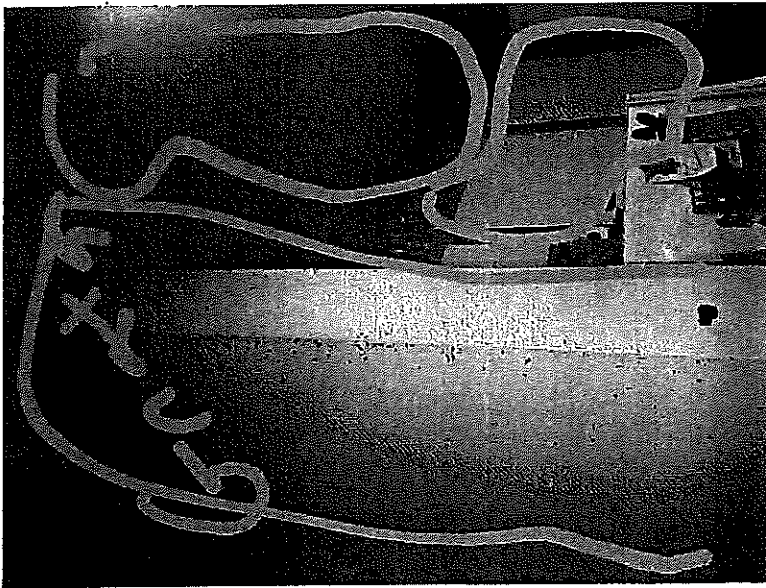
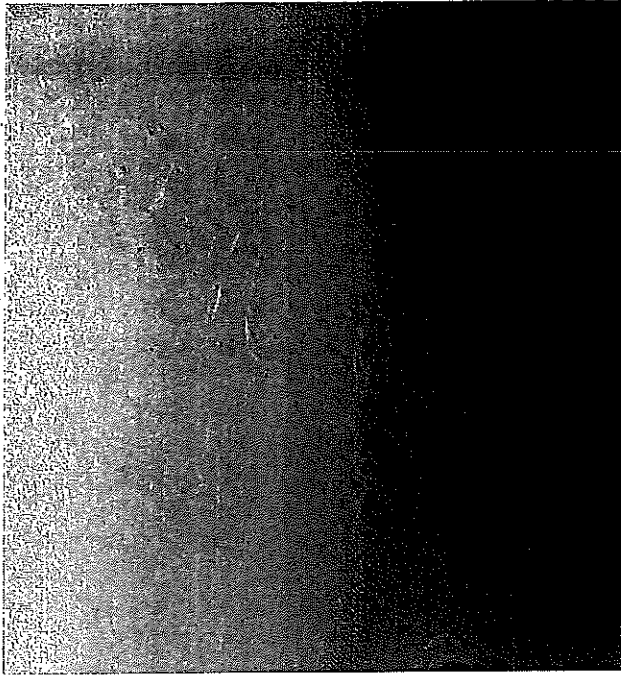

Connie Cohenour
Property Manager, The Reserve at Chandler's Glen

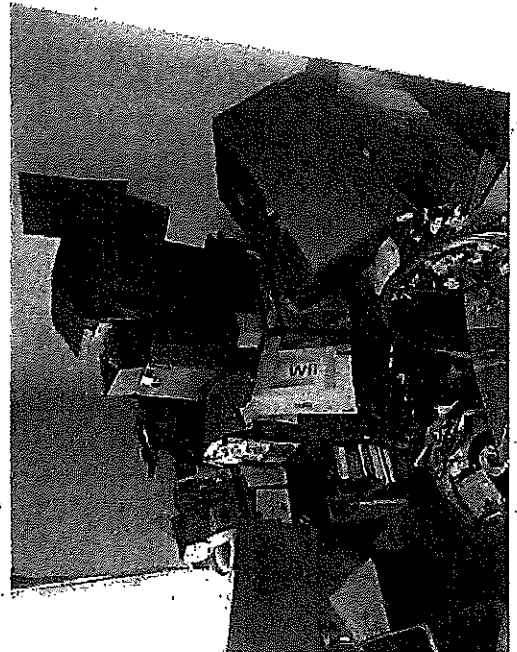
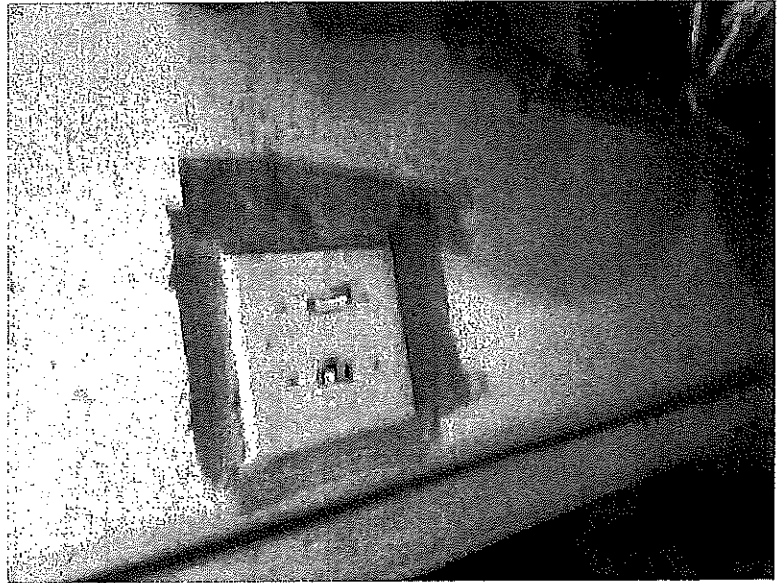
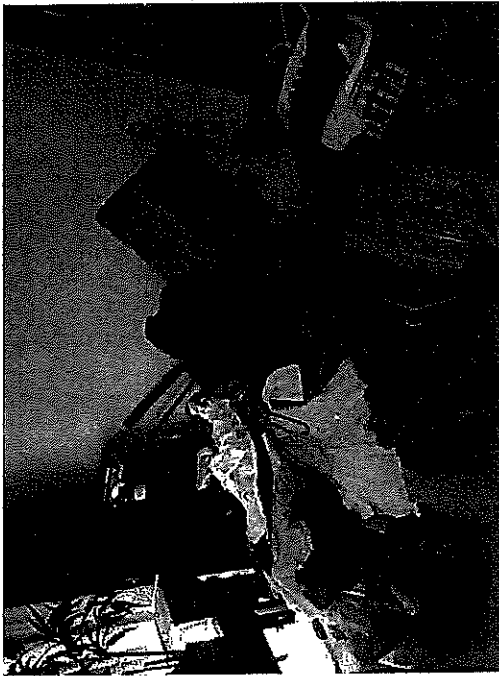
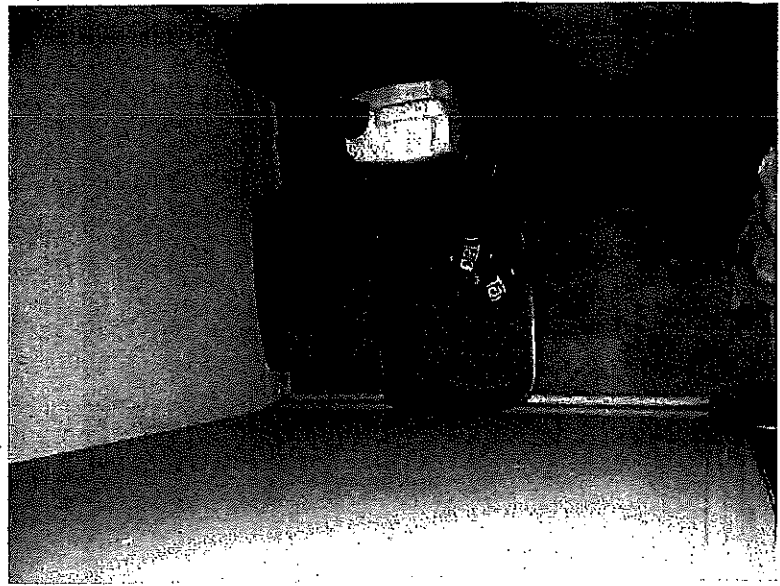
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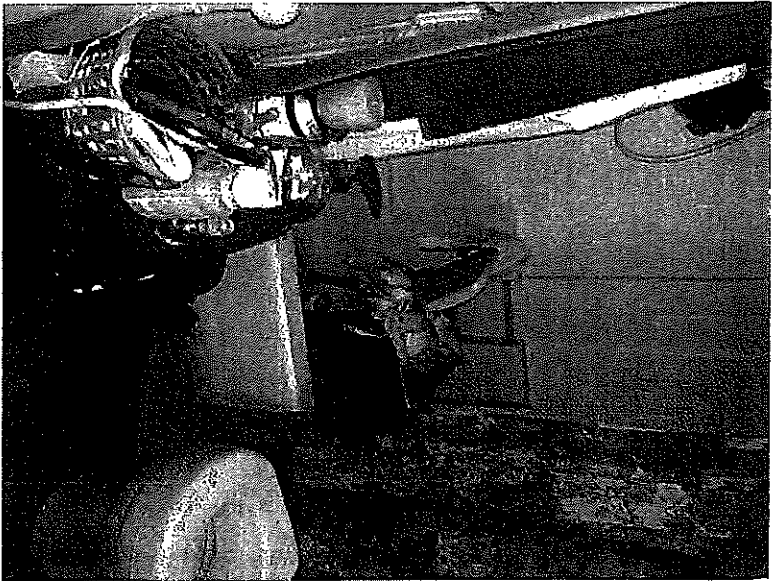
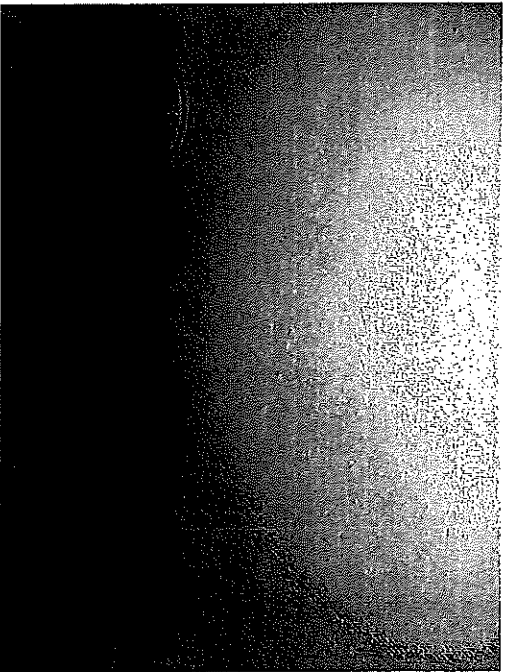
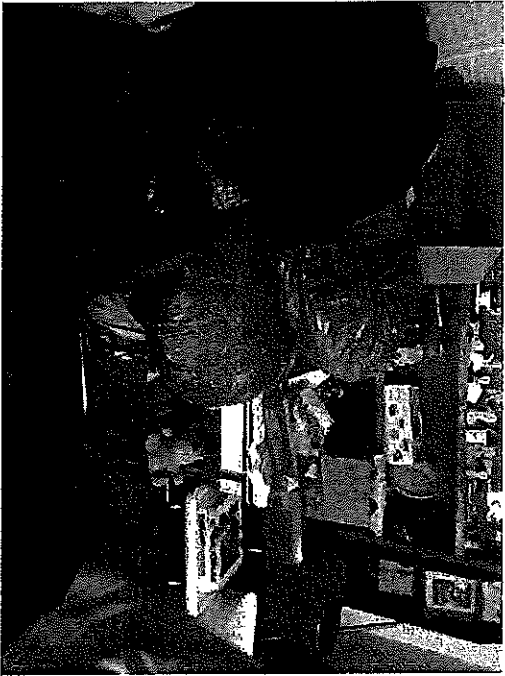
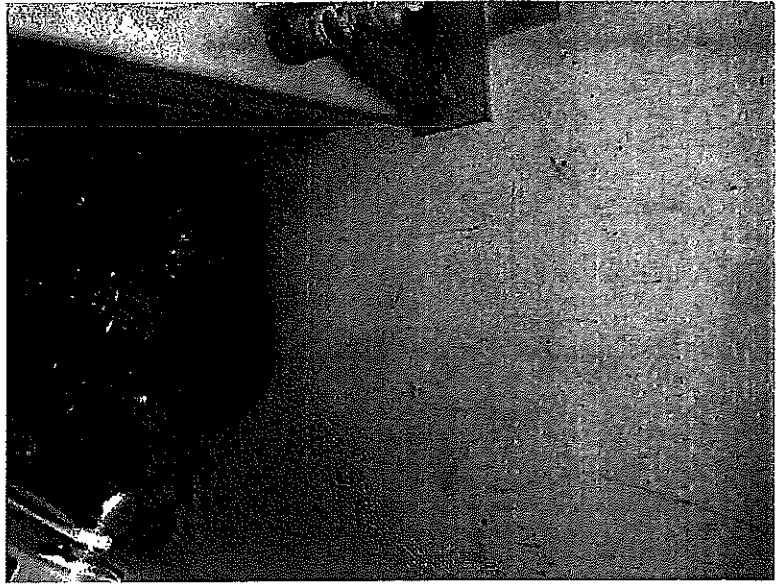
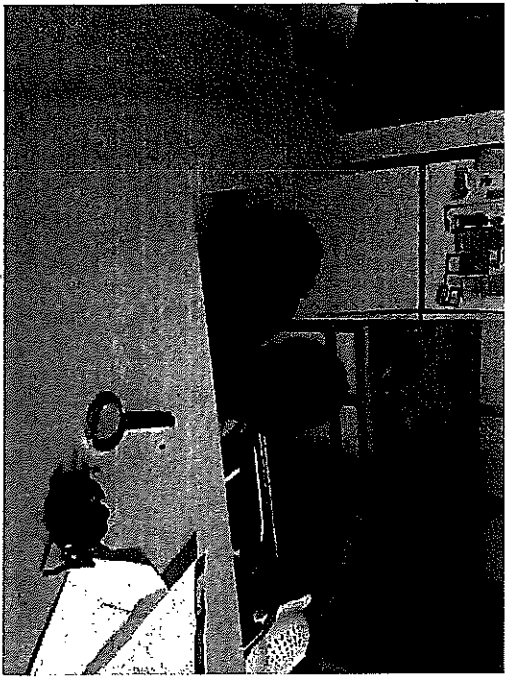
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Monroe Circuit Court 4

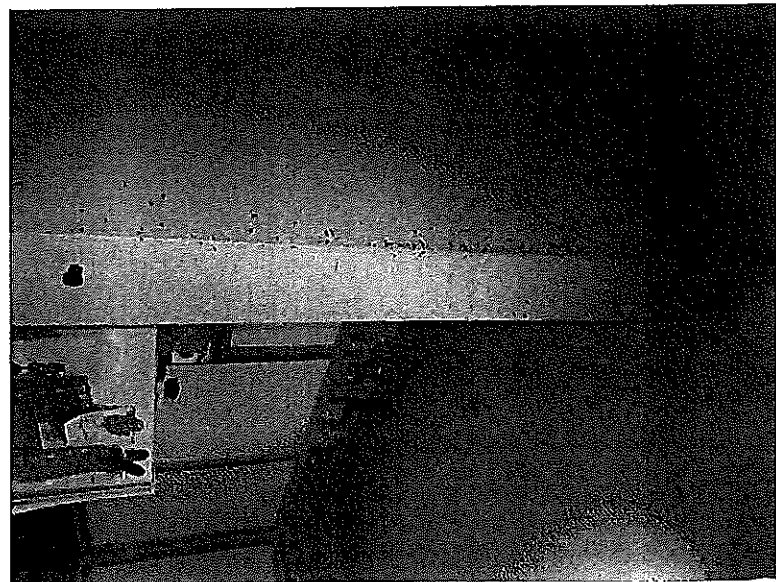
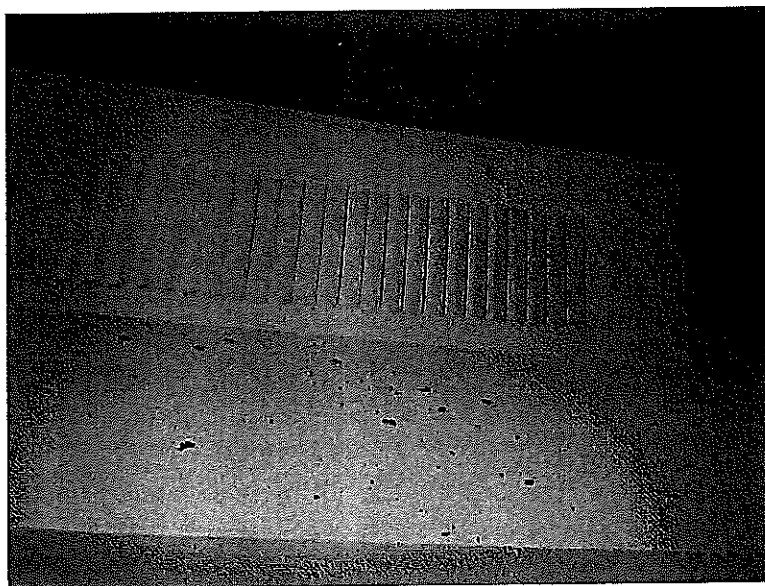
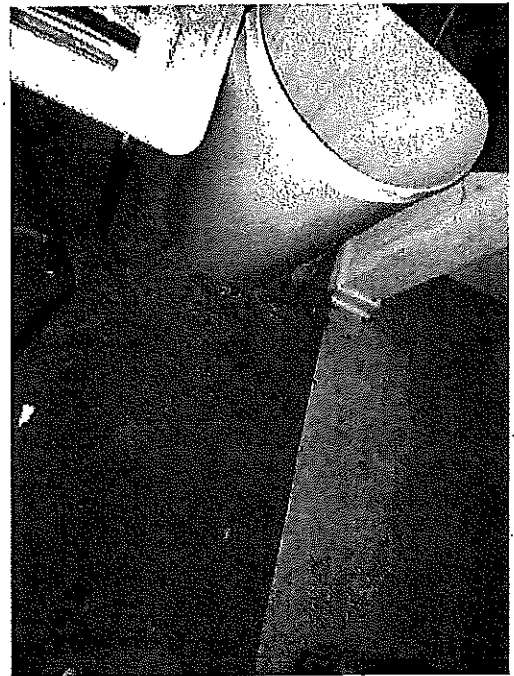
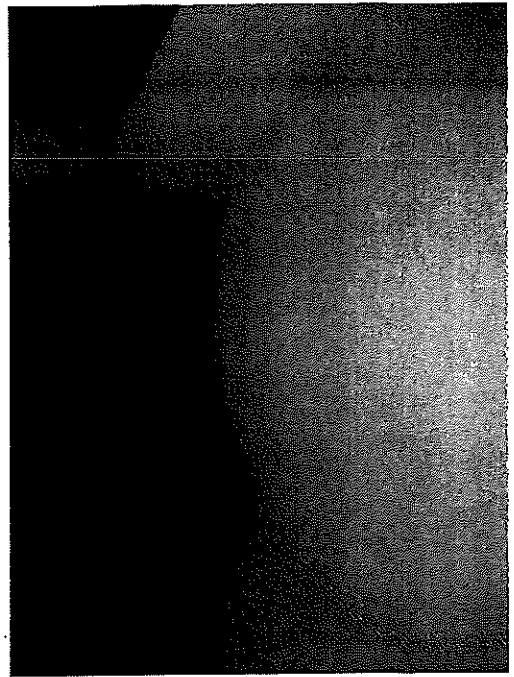
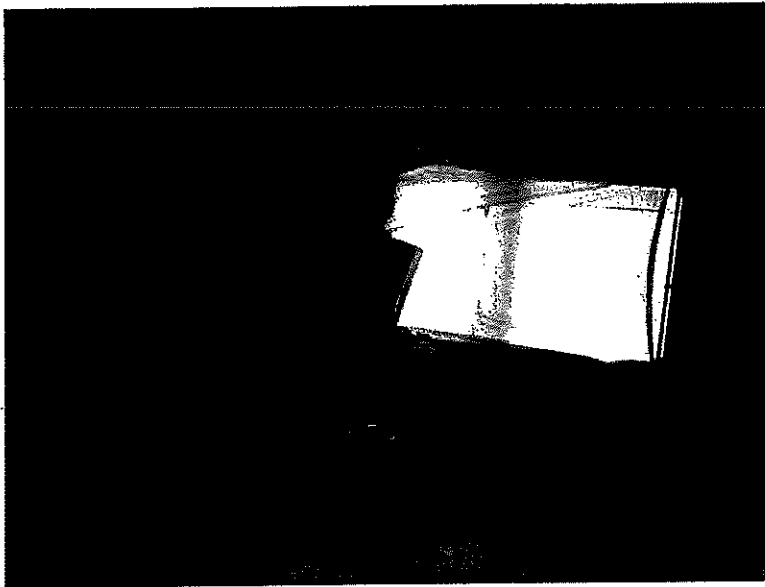
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Nicole Brown
Clerk
Monroe County, Indiana

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STATE OF INDIANA

COUNTY OF MONROE

)
)SS:
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MONROE CIRCUIT COURT

CAUSE NUMBER: 53C04-1711-SC-002268

Gene B. Glick Co., Inc.
as managing agent for
THE RESERVE AT CHANDLER'S GLEN
Plaintiff,

vs.

JENNIFER LUCAS
Defendant.

ORDER

Plaintiff, by counsel, having moved the Court to expedite the hearing on the issue of possession in this case,

And the Court having reviewed said Motion and being duly advised in the premises, hereby finds such Motion should be granted.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED, that the hearing, is set on November 22, 2017 at 11:00 a.m.

Dated: November 15, 2017


JUDGE, Monroe Circuit Court TC

Distribution:

LANDMAN BEATTY LAWYERS
9100 Keystone Crossing, Suite 870
Indianapolis, IN 46240

Jennifer Lucas
1466 Arlington Park Drive, Apt. 612
Bloomington, Indiana 47404

STATE OF INDIANA

IN THE MONROE CIRCUIT COURT 4

COUNTY OF MONROE

CASE NUMBER: 53C04-1711-SC-002268

GENE B. GLICK CO., INC. as
managing agent for THE RESERVE
AT CHANDLERS GLEN

Plaintiff

v.

JENNIFER LUCAS,

Defendant

E-FILING APPEARANCE BY ATTORNEY IN CIVIL CASE

1. The party on whose behalf this form is being filed is:

Initiating _____ Responding X Intervening _____; and the undersigned attorney and all attorneys listed on this form now appear in this case for the following parties:

Name of party: Jennifer Lucas
Address of party: 1466 N. Arlington Park Dr., Apt. 612
Bloomington, IN 47404
Telephone # of party: (812) 325-8243

2. Attorney information for service as required by Trial Rule 5(B)(2)

Name: Marcy Wenzler Attorney Number: #10938-53
Address: INDIANA LEGAL SERVICES, INC.
214 S. College Avenue
Bloomington, Indiana 47404
Phone: 812/339-7668
Fax: 812/339-2081
Email: marcy.wenzler@ilsi.net

IMPORTANT: Each attorney specified on this appearance:

(a) certifies that the contact information listed for him/her on the Indiana Supreme Court Roll of Attorneys is current and accurate as of the date of this Appearance;

(b) acknowledges that all orders, opinions, and notices from the court in this matter that are served under Trial Rule 86(G) will be sent to the attorney at the email addresses specified by the attorney on the Roll of Attorneys regardless of the contact information listed above for the attorney; and

(c) understands that he/she is solely responsible for keeping his/her Roll of Attorneys contact information current and accurate, see Ind. Admis. Disc. R. 2(A).

Attorneys can review and update their Roll of Attorneys contact information on the Courts Portal at <http://portal.courts.in.gov>.

3. This is an SC case type as defined in administrative Rule 8(B)(3).
4. This case involves child support issues. Yes ____ No X
5. This case involves a protection from abuse order, a workplace violence restraining order, or a no – contact order. Yes ____ No X
6. This case involves a petition for involuntary commitment. Yes ____ No X
7. There are related cases: Yes ____ No X
8. Additional information required by local rule: n/a

9. There are other party members: Yes ____ No X
10. This form has been served on all other parties and Certificate of Service is attached:
Yes X No ____

/s/ Marcy Wenzler
Marcy Wenzler #10938-53
Attorney for Defendant

CERTIFICATE OF SERVICE

I certify that I electronically filed the foregoing document using the Indiana E-Filing System (IEFS) and served the same upon the following counsel via IEFS on November 22, 2017:

Kathryn Merritt-Thrasher
LANDMAN BEATTY
KMerritt-Thrasher@landmanbeatty.com

/s/ Marcy Wenzler
Marcy Wenzler

STATE OF INDIANA

IN THE MONROE CIRCUIT COURT 4

COUNTY OF MONROE

CASE NUMBER: 53C04-1711-SC-002268

GENE B. GLICK CO., INC. as
managing agent for THE RESERVE
AT CHANDLERS GLEN

Plaintiff

v.

JENNIFER LUCAS,

Defendant

**OBJECTION TO EMERGENCY HEARING, NOTICE OF CONTESTED HEARING,
MOTION FOR CONTINUANCE, AND REQUEST FOR DISCOVERY**

Comes now Defendant, Jennifer Lucas, by counsel, Marcy Wenzler, of Indiana Legal Services, and states as follows:

1. Counsel interviewed Defendant at 10:00 a.m. on November 22, 2017.
2. Defendant was served with papers on November 20, 2017.
3. Defendant asked Plaintiff to fax a copy of the complaint and lease to Indiana Legal Services on November 21, 2017. We did not receive it.
4. Tenant denies landlord's allegations, objects to setting this matter as an emergency under Indiana Code 32-31-6, and requests a contested hearing.
5. Ind. Code 32-31-6 allows a landlord to file for an emergency hearing if the tenant has or will commit waste. On information and belief, there is no waste and no emergency.
6. Ind. Code 32-31-6-7 states that "waste" does not include failure to pay rent.
7. Ind. Code 32-31-6-4 says a claim must state the nature of the specific immediate and serious injury, loss or damage the landlord will suffer. On information and belief, no immediate and serious injury, loss or damage is alleged and there is none.

8. Counsel needs additional time to prepare for hearing and requests expedited discovery to inspect the complete file for tenant, who has resided in the premises since 2014.

9. Tenant is a disabled individual. There is agency and church assistance available to help ensure lease compliance. Tenant requests a reasonable accommodation of her disability under the Fair Housing Act in order to allow such assistance.

10. Tenant requests that she be allowed discovery as requested and that this matter be continued and re-set for a contested hearing.

WHEREFORE, Tenant asks the Court deny the landlord's emergency request, allow discovery as requested, set the Notice of Claim for eviction for a contested hearing, and for all other relief for which she may be entitled.

Respectfully submitted,

/s/ Marcy Wenzler
Marcy Wenzler #10938-53
Attorney for Defendant

CERTIFICATE OF SERVICE

I certify that I electronically filed the foregoing document using the Indiana E-Filing System (IEFS) and served the same upon the following counsel via IEFS on November 22, 2017:

Kathryn Merritt-Thrasher
LANDMAN BEATTY
KMerritt-Thrasher@landmanbeatty.com

/s/ Marcy Wenzler
Marcy Wenzler

IN THE MONROE CIRCUIT COURT 4
PREJUDGMENT ORDER OF POSSESSION

CAUSE NO. 53C04-1711-SC-002268

Gene B. Glick Co., Inc. as managing agent for The
Reserve at Chandler's Glen

VS

Jennifer Lucas

PLAINTIFF(S)

The parties appear for hearing as follows:

Plaintiff(s)

in person _____ fails to appear _____
by rep. Colleen
by counsel MURPHY - THRASHER

Defendant:

in person _____ fails to appear _____
by rep. _____
by counsel _____

and the Court makes the following ORDERS:

DEFENDANT(S)

Defendant:

in person ✓ fails to appear _____
by rep. _____
by counsel NEELER

Defendant:

in person _____ fails to appear _____
by rep. _____
by counsel _____

- ____ 1. Plaintiff (failed to appear / filed motion to dismiss / moved to dismiss) and the case is dismissed.
- ____ 2. The Court finds the Defendant(s) is in possession of the premises.
- ____ 3. Case reset for CONTESTED EVICTION HPG. on DECEMBER 4, 2017, at 3:30 a.m. / p.m.
Serve by: (First Class Mail / Defendant acknowledges notice by signature below / Sheriff / Certified Mail)
- ____ 4. No proof of service. The case is reset for hearing to determine possession on _____ at _____ a.m. / p.m.
Serve by: (Sheriff / Certified Mail).
- ____ 5. The Court finds for Plaintiff(s). Defendant(s) must vacate the premises by _____, at _____ a.m. / p.m.
The Sheriff shall assist Plaintiff, if necessary, to obtain possession of the premises. Personal property remaining in the premises after said date is hereby deemed abandoned. This order of possession shall be effective for thirty (30) days from the date of issuance.
- ____ 6. The parties agree: ____ (a) Defendant will surrender possession of the premises to Plaintiff by _____, at _____ a.m. / p.m. Personal property remaining in the premises after said date is hereby deemed abandoned.
____ (b) if Defendant fails to surrender possession by such agreed upon date, and upon notice from Plaintiff, the Court will enter an order granting Plaintiff immediate possession of the premises without further hearing.
- ____ 7. The parties shall appear for a money damages hearing on _____, at _____ a.m. / p.m.
- ____ 8. Plaintiff is authorized to accept payment(s) without waiving the right to request an order of possession. The parties further agree that if Defendant(s) pays \$ _____ to Plaintiff, and performs the following obligation(s) _____, by _____, Plaintiff shall dismiss this cause;
- ____ 9. The Court finds for Defendant(s) and against Plaintiff(s).
- ____ 10. Defendant filed Notice of Bankruptcy and the Court STAYS all proceedings.
- ____ 11. Defendant to allow access for pest control on 11/27 at approx. 11:30. Defendant's counsel shall have access to Def's fire. Clean out for inspection to be completed by 11/30/17.
- ____ 12. Defendant(s) forwarding address: _____
inspection to take place 12/4/17 at 9:00. BHA Tenant responsibility tasks

So agreed by the parties: Plaintiff(s) _____ Defendant(s) _____
to be completed by 12/4 inspection by Defendant.

DATED: 11/22/2017

JUDGE Holly H. Harty

IN THE MONROE CIRCUIT COURT 4
PREJUDGMENT ORDER OF POSSESSION

CAUSE NO. 53C04-1711-SC-002268

Gene B. Glick Co., Inc. as managing agent for The
Reserve at Chandler s Glen

VS

Jennifer Lucas

PLAINTIFF(S)

The parties appear for hearing as follows:

Plaintiff(s)

in person _____ fails to appear _____

by rep. CATHERINE

by counsel MELISSA THURGOOD

Defendant:

in person _____ fails to appear _____

by rep. _____

by counsel _____

and the Court makes the following ORDERS:

DEFENDANT(S)

Defendant:

in person ✓ fails to appear _____

by rep. _____

by counsel WENGLER

Defendant:

in person _____ fails to appear _____

by rep. _____

by counsel _____

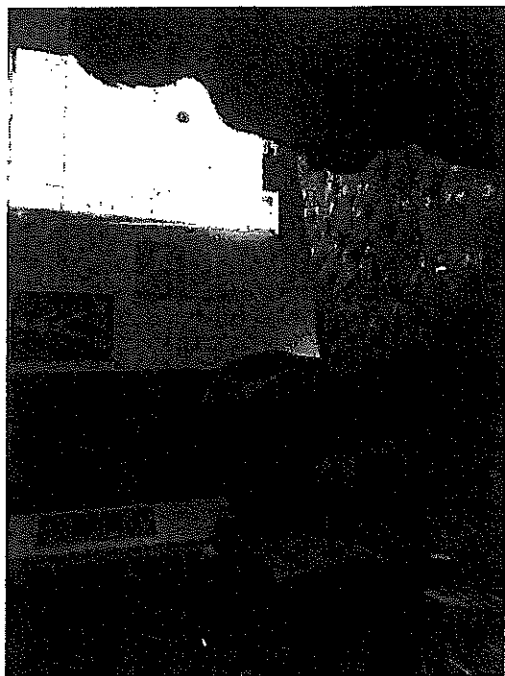
1. Plaintiff (failed to appear / filed motion to dismiss / moved to dismiss) and the case is dismissed.
2. The Court finds the Defendant(s) is in possession of the premises.
3. Case reset for _____ on _____ at _____ a.m. / p.m.
Serve by: (First Class Mail / Defendant acknowledges notice by signature below / Sheriff / Certified Mail)
4. No proof of service. The case is reset for hearing to determine possession on _____ at _____ a.m. / p.m.
Serve by: (Sheriff / Certified Mail).
5. The Court finds for Plaintiff(s). Defendant(s) must vacate the premises by _____ at _____ a.m. / p.m.
The Sheriff shall assist Plaintiff, if necessary, to obtain possession of the premises. Personal property remaining in the premises after said date is hereby deemed abandoned. This order of possession shall be effective for thirty (30) days from the date of issuance.
- ✓ 6. The parties agree: ✓ (a) Defendant will surrender possession of the premises to Plaintiff by JANUARY 3, 2018 at 12:00 a.m. (p.m.). Personal property remaining in the premises after said date is hereby deemed abandoned.
✓ (b) if Defendant fails to surrender possession by such agreed upon date, and upon notice from Plaintiff, the Court will enter an order granting Plaintiff immediate possession of the premises without further hearing.
- ✓ 7. The parties shall appear for a money damages hearing on MARCH 6, 2018 at 9:00 (a.m.) (p.m.).
8. Plaintiff is authorized to accept payment(s) without waiving the right to request an order of possession. The parties further agree that if Defendant(s) pays \$ _____ to Plaintiff, and performs the following obligation(s) _____, by _____, Plaintiff shall dismiss this cause;
9. The Court finds for Defendant(s) and against Plaintiff(s).
10. Defendant filed Notice of Bankruptcy and the Court STAYS all proceedings.
- ✓ 11. Defendant will allow access for additional inspection on December 27, 2017 at 12:00 pm. Plaintiff has agreed to provide a neutral reference for Defendant's future hire application and court orders as such.
12. Defendant(s) forwarding address: _____
- So agreed by the parties: Plaintiff(s) Gene B. Glick Co., Inc. Defendant(s) Mary Wengler #1093853
property manager

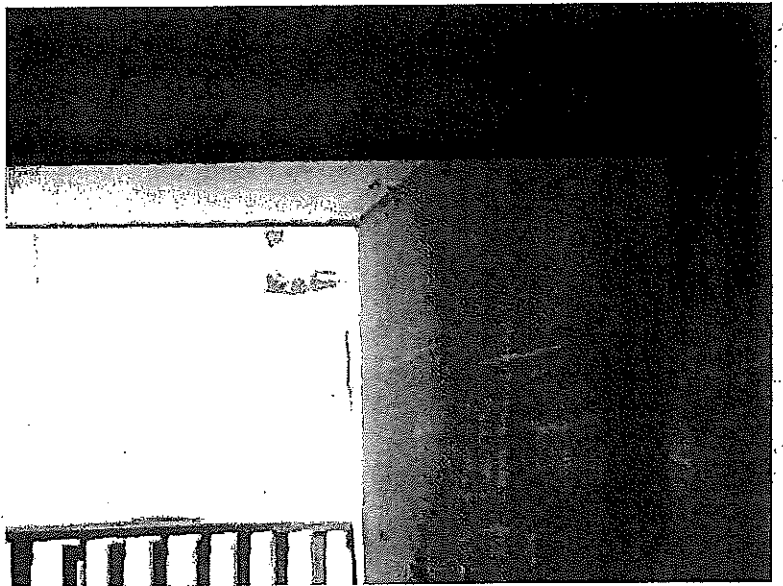
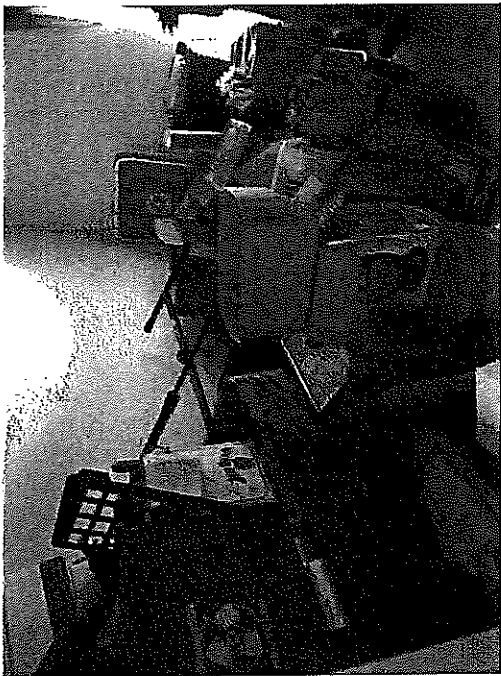
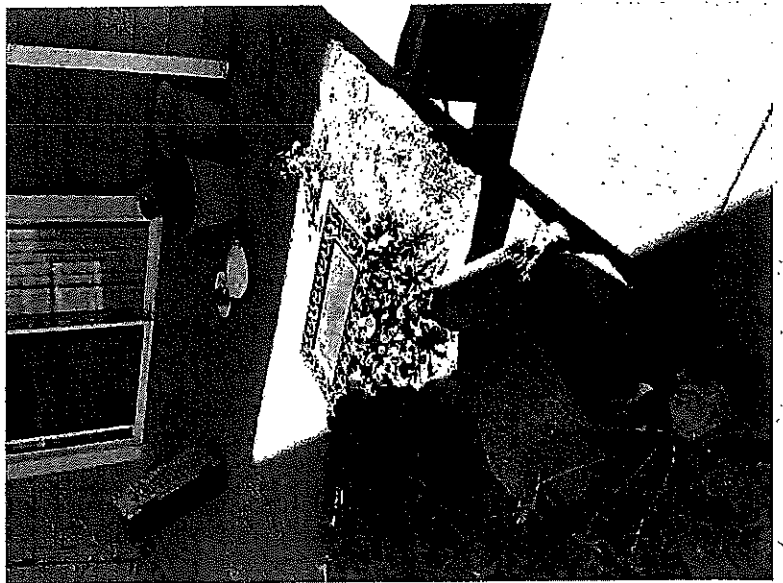
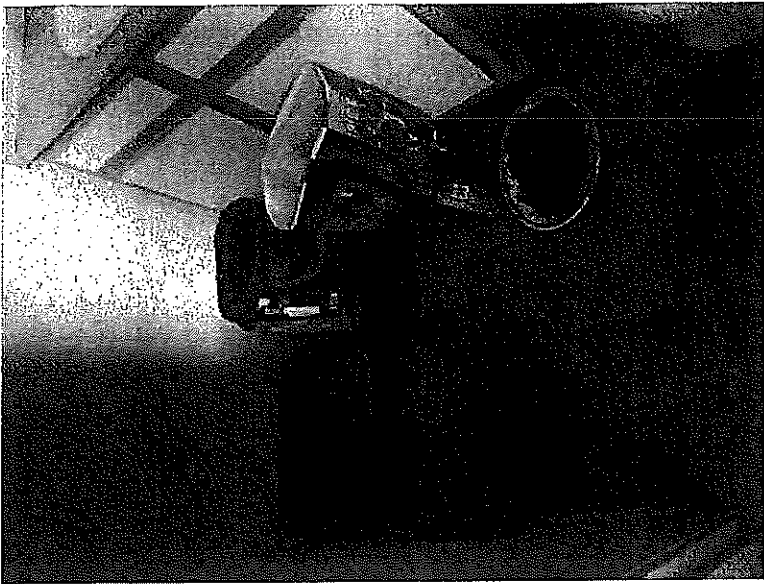
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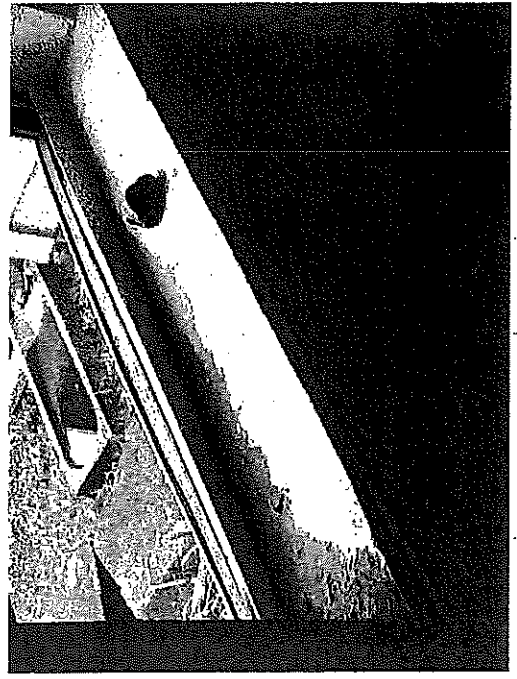
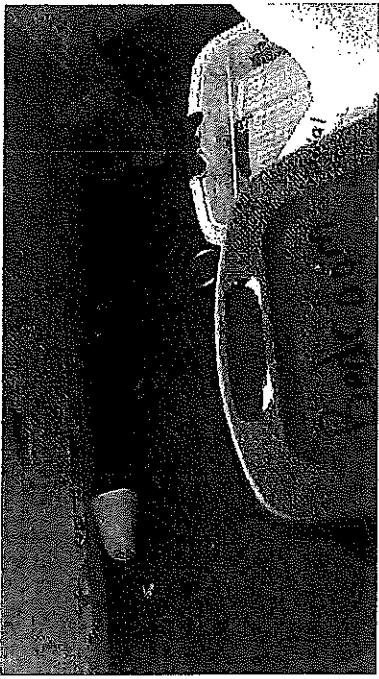
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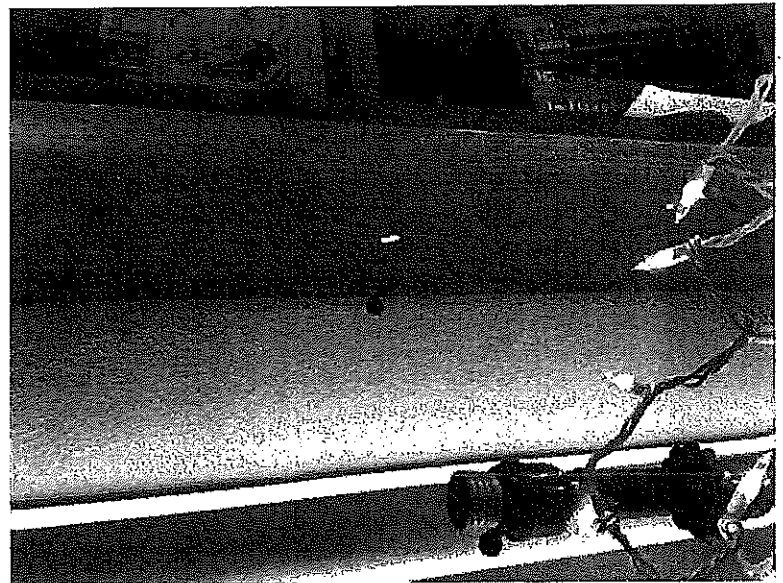
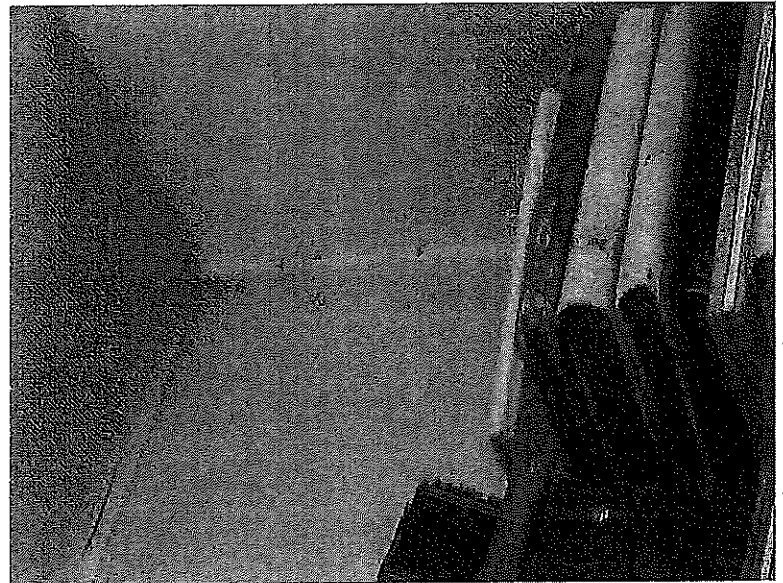
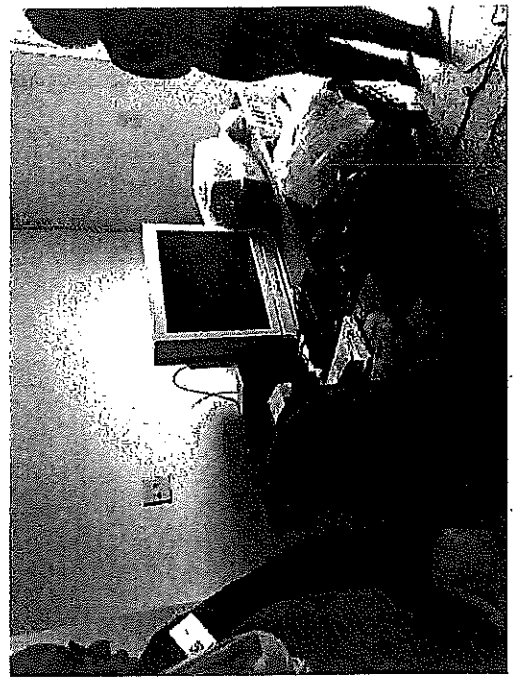
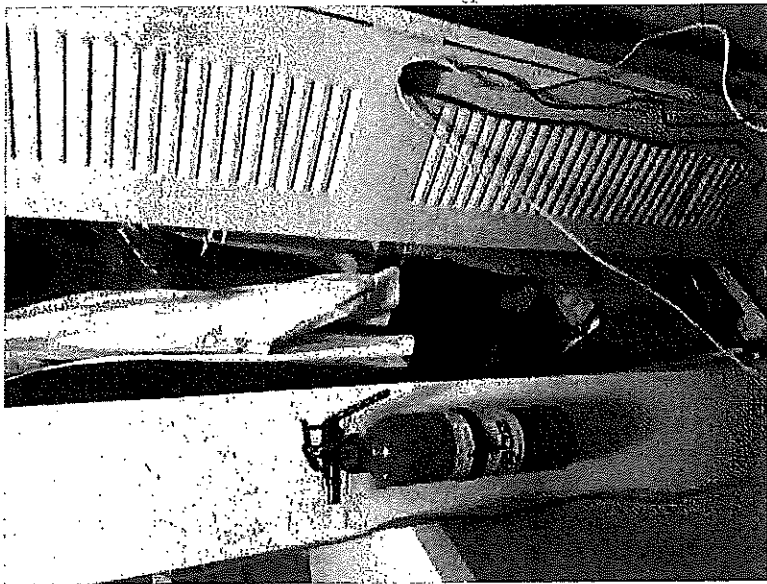
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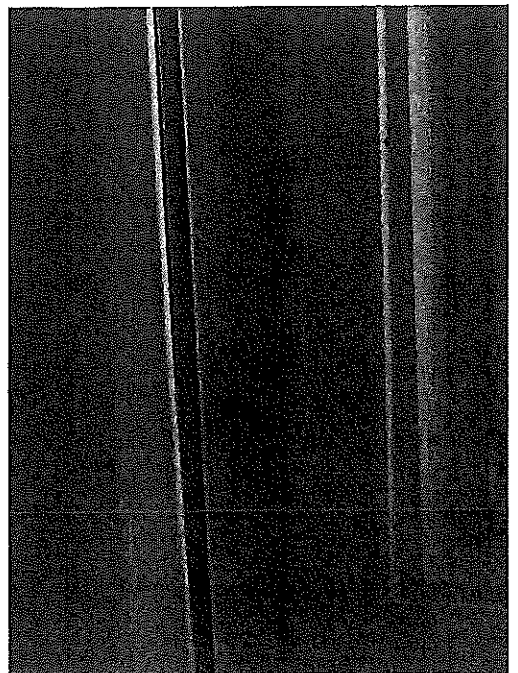
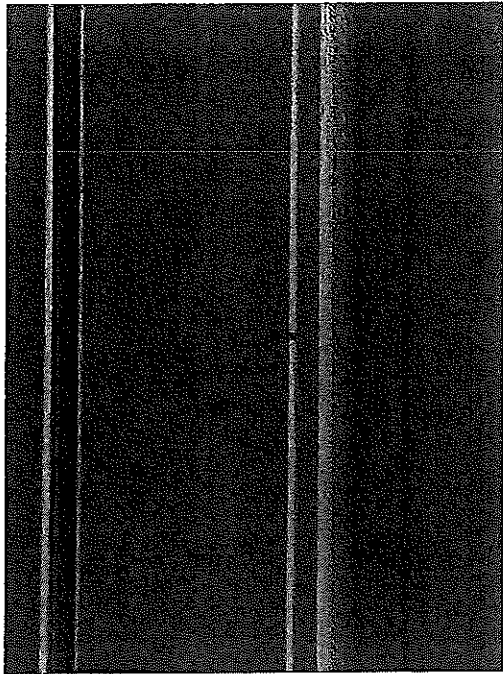
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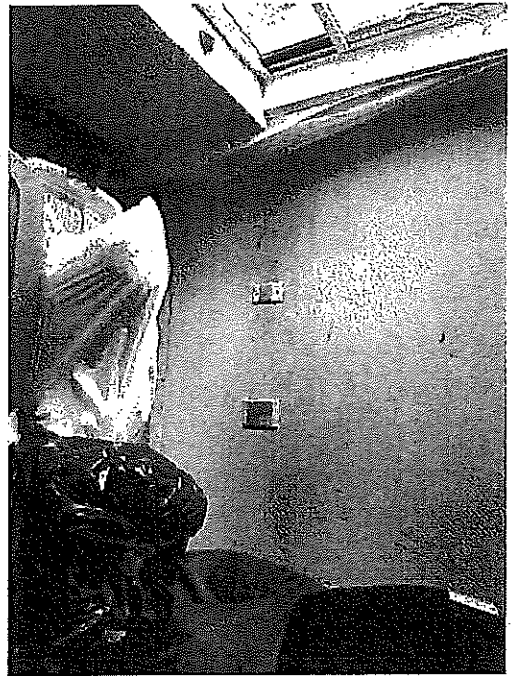
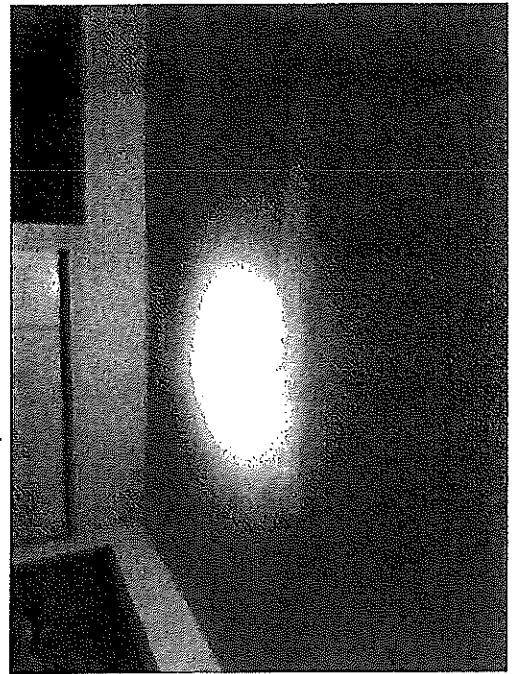
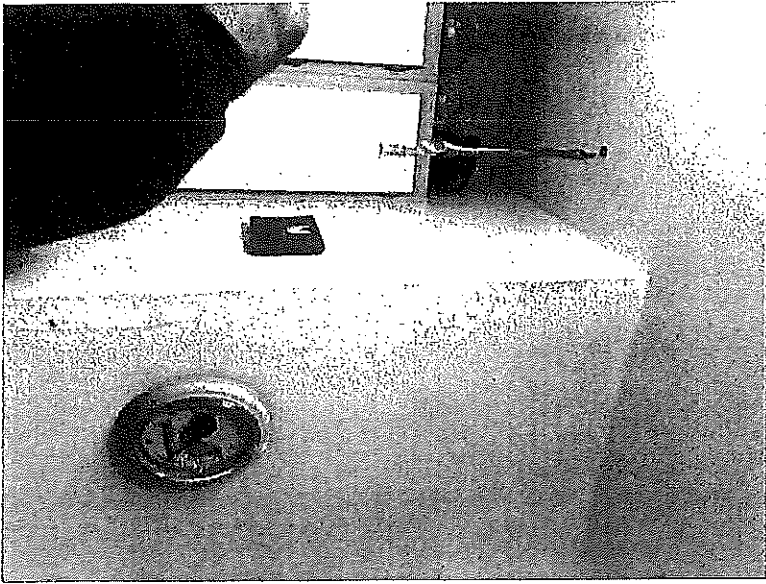


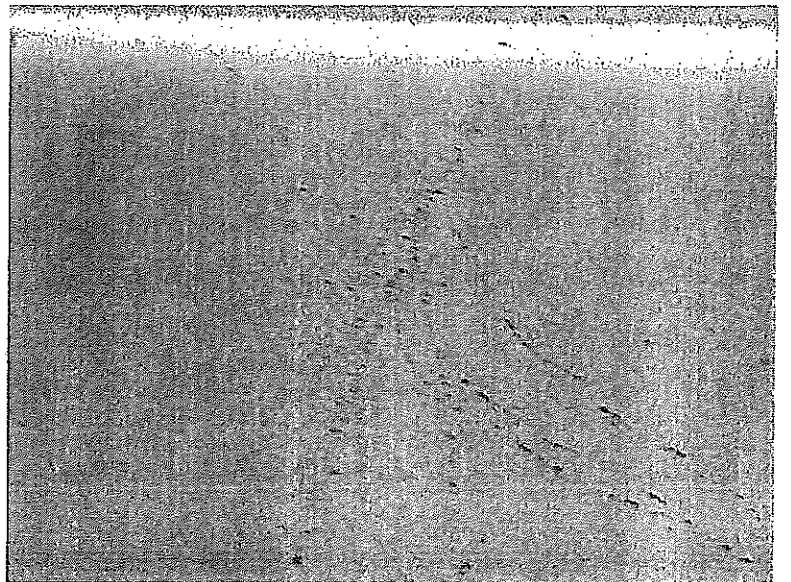
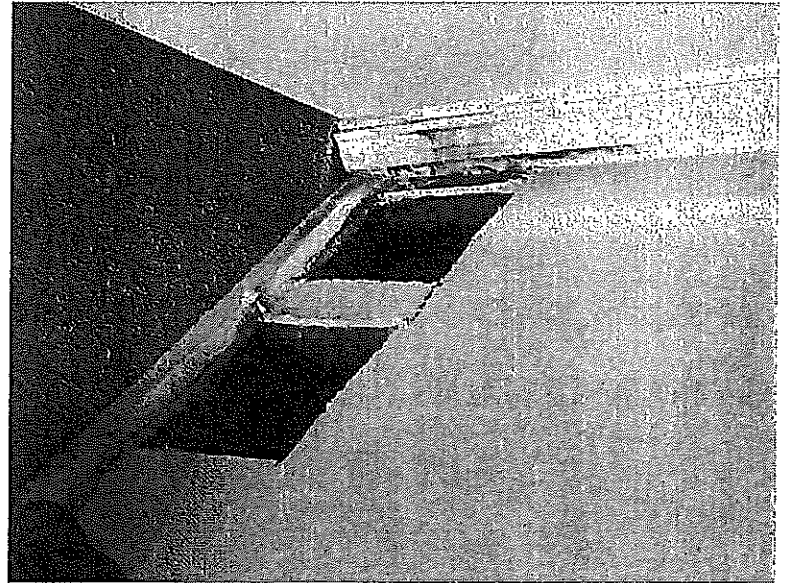


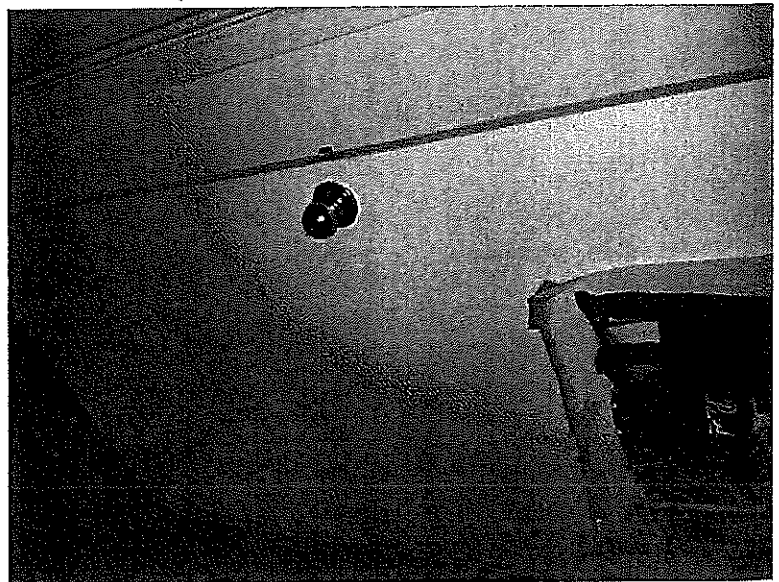
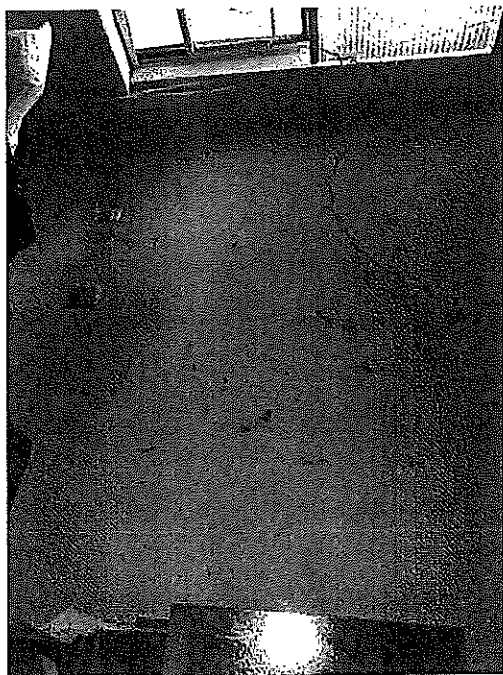
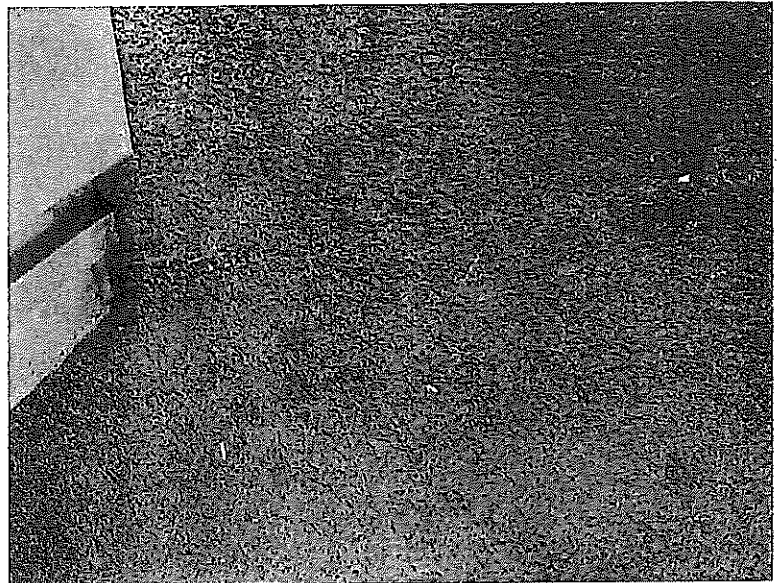
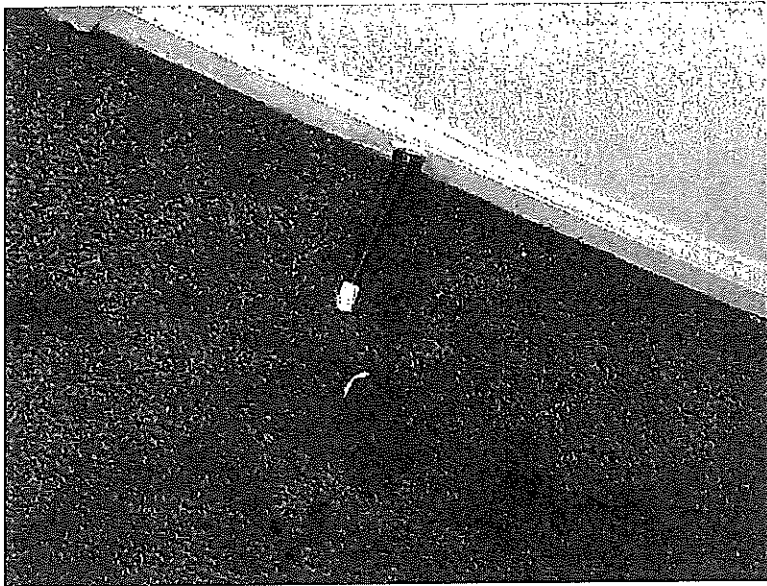
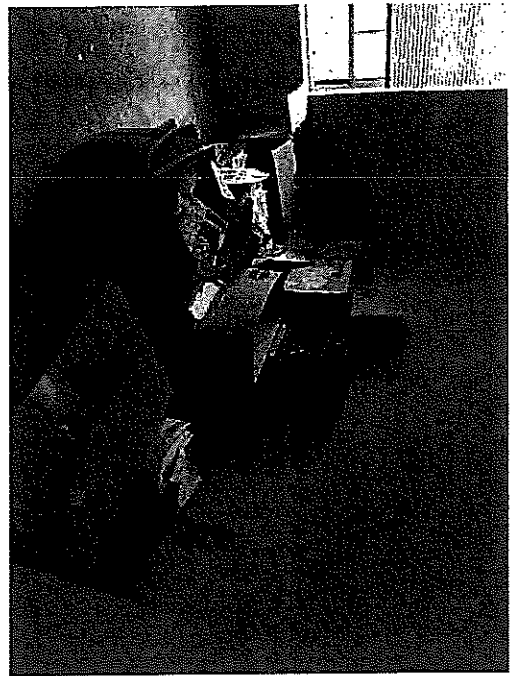
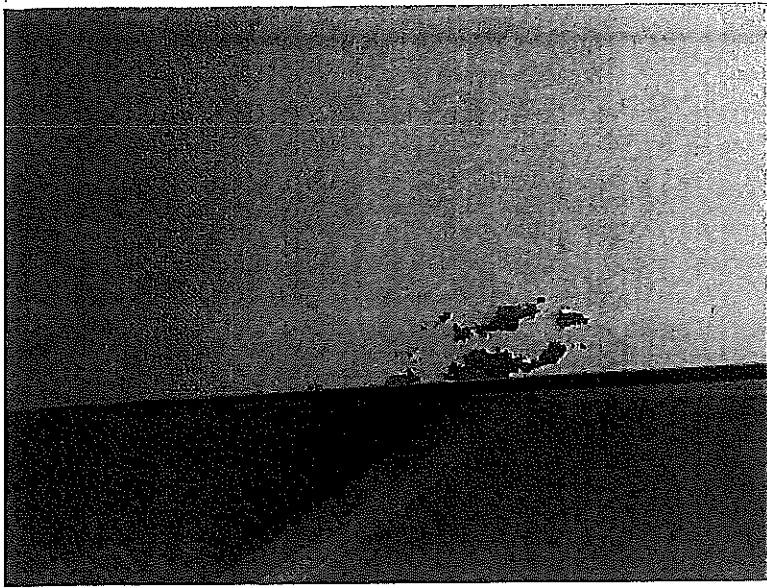


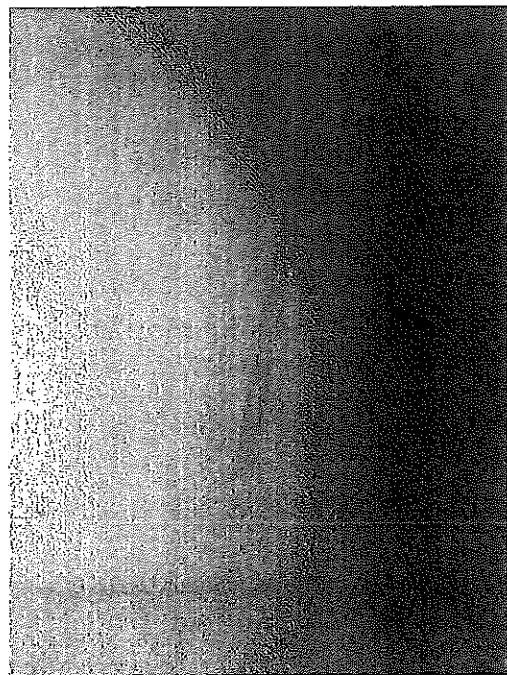
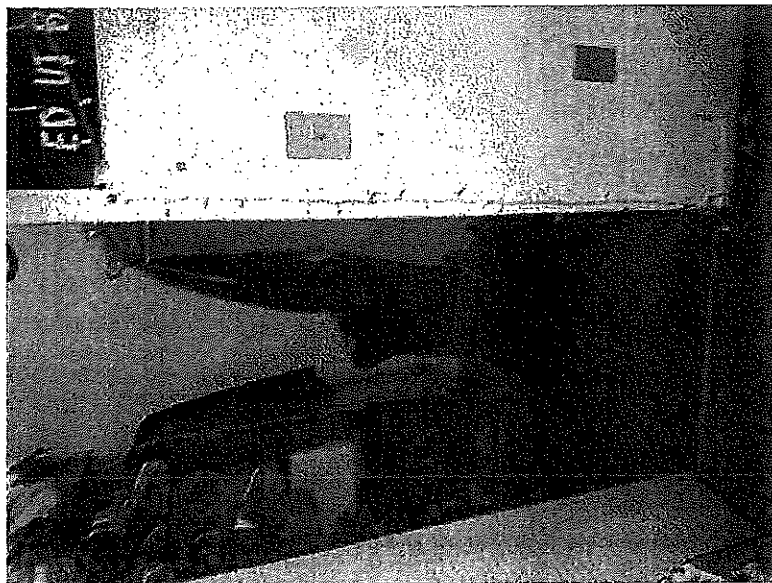
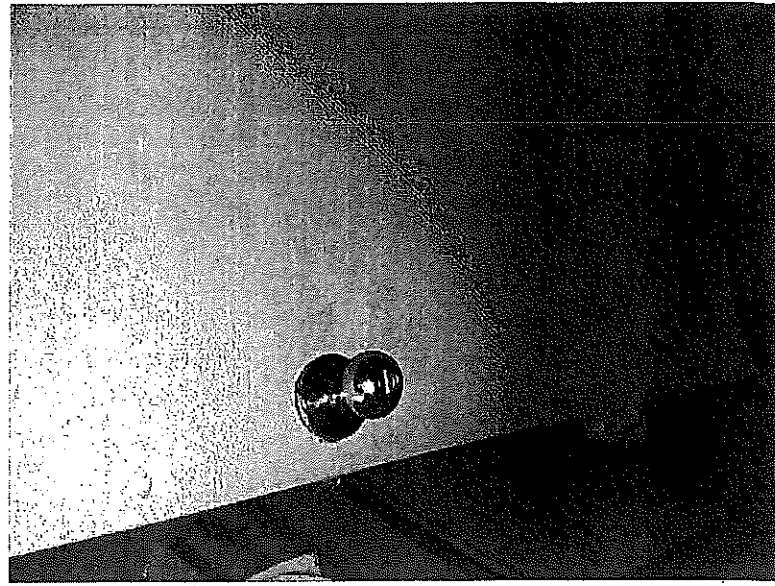
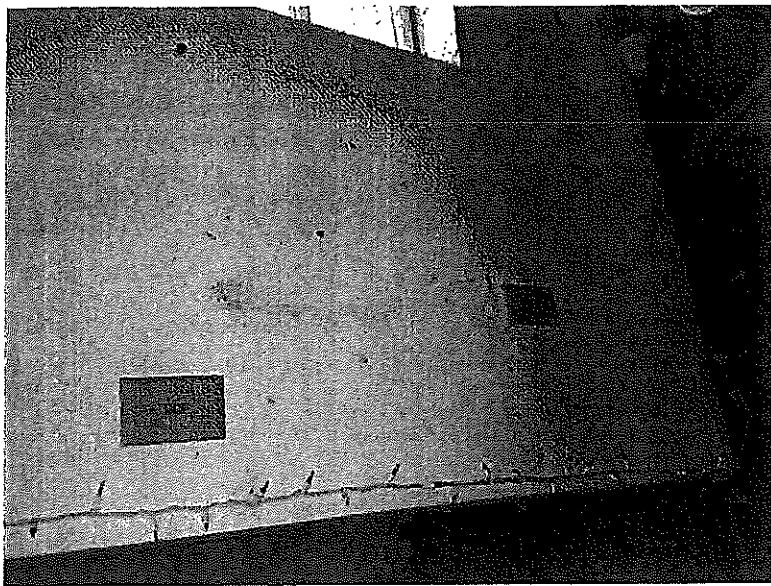


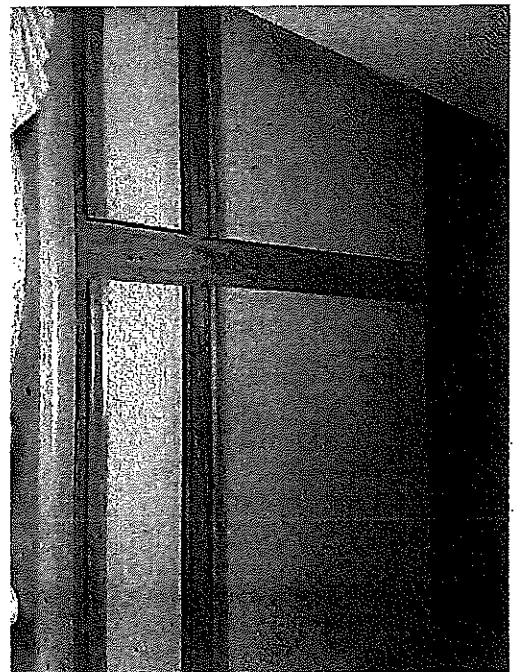
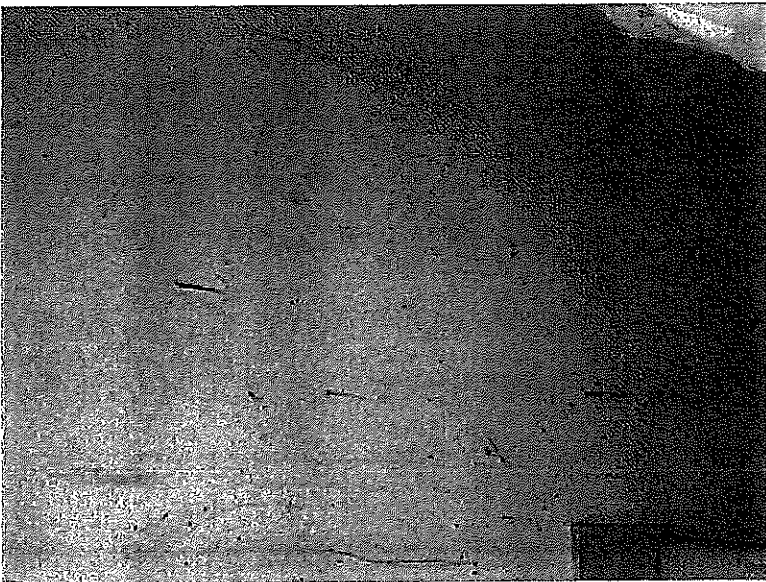
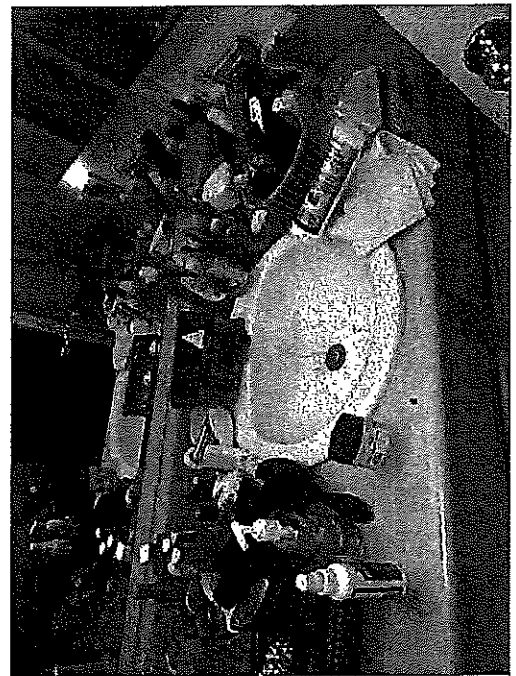
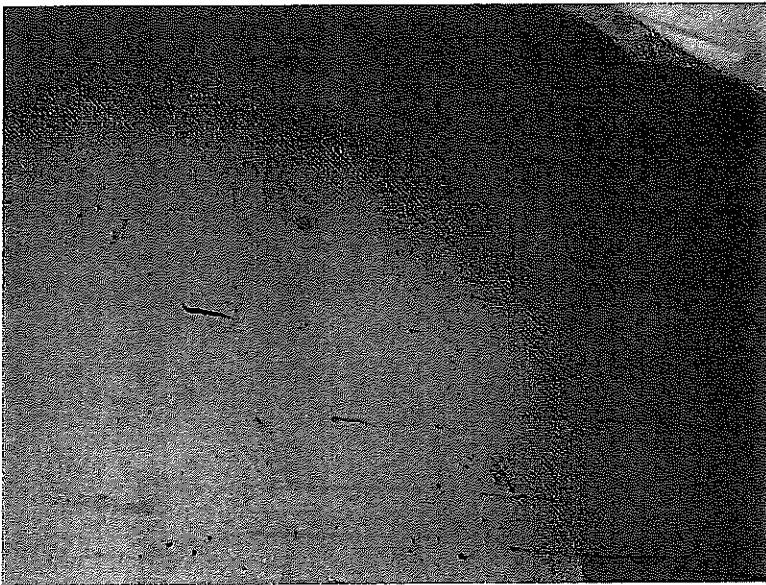
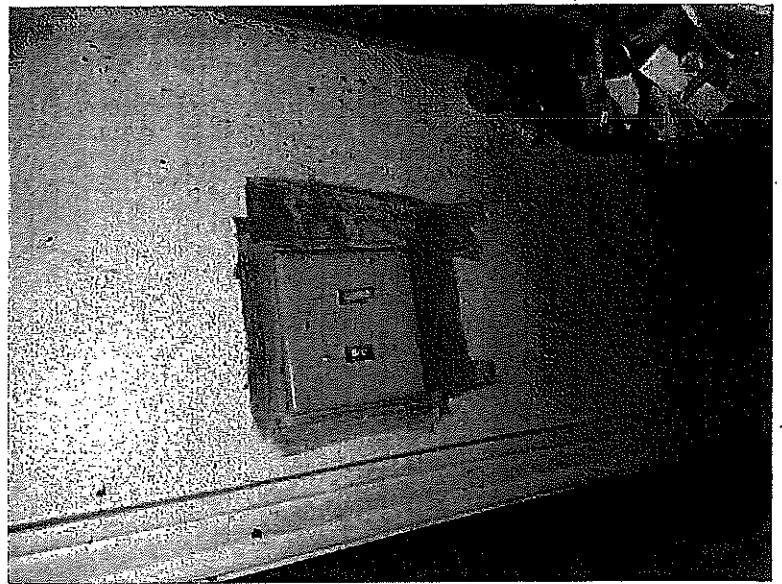
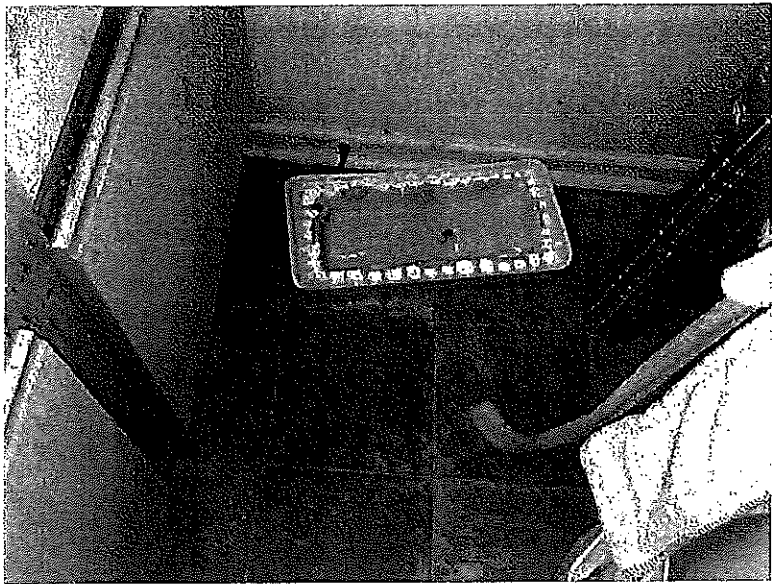














City Of Bloomington
Housing and Neighborhood Development

RENTAL INSPECTION INFORMATION

OCT 18 2017

Arlington Park Dba The Reserve At Chandlers Glen
 1320 N Arlington Park Dr.
 Bloomington, IN 47404

RE: 1320 N Arlington Park DR

Please find the enclosed Rental Inspection Report which contains pertinent information about the Cycle Inspection that was recently conducted at the above referenced property. The inspector has listed all noted violations and recommendations on the enclosed Rental Inspection Report. **You have sixty (60) days from the date of this letter to correct the violations listed on the report.**

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **DEC 17 2017** to schedule a re-inspection. You have the right to appeal any violation of Bloomington Municipal Code Title 16 noted on the rental 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 interior and exterior violations have been corrected, and all fees have been paid. Bloomington Municipal Code requires that all violations of all Titles of the BMC must be in compliance before a permit will be issued. Please be advised that non-compliance by the deadlines listed in this letter may limit the permit period to a maximum of three (3) years.

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 at www.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 provided.**

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

Sincerely,

Housing & Neighborhood Development

Encl: Inspection Report,

Xc: Gene B. Glick Mgmt. Corp.: Po Box 40177, Indianapolis, IN 46240



**City Of Bloomington
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

7446

Owner(s)

Arlington Park Dba The Reserve At Chandlers Glen
1320 N Arlington Park Dr.
Bloomington, IN 47404

Agent

Gene B. Glick Mgmt. Corp.
Po Box 40177
Indianapolis, IN 46240

Prop. Location: 1320 N Arlington Park DR

Number of Units/Structures: 120/8

Units/Bedrooms/Max # of Occupants: Bld 1: Bld 2: 8/2/5 8/3/5 8/2/5 8/3/5, Bld 3: 8/1/5 8/2/5, Bld 4: 4/2/5 4/3/5, Bld 5: 8/1/5 8/2/5, Bld 6: 8/2/5 8/3/5, Bld 7: 8/1/5, Bld 8: 8/2/5, Bld 1: 8/2/5 8/3/5

Date Inspected: 10/02/2017
Primary Heat Source: Electric
Property Zoning: PUD
Number of Stories: 2

Inspector: Kenny Liford/ Matt Swinney
Foundation Type: Slab
Attic Access: Yes
Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1997-1998.
Minimum emergency egress requirements for the time of construction:

Openable area required: 5.7 sq. ft.
Clear width required: 20"
Clear height required: 24"
Maximum Allowable Sill Height: 44" above finished floor

Egress measurements for all units are as follows:

Existing Egress:

Height: 26 inches
Width: 32 inches
Sill Height: 24 inches
Openable Area: 5.77 sq. ft.

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

Room dimensions are on file and not included in this report.

General Statement: Clean out the mechanical rooms in all units.

INTERIOR

Building #1488

Unit 709

Hall Bath

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

Unit 710

No violations noted.

Unit 711

Entry

Repair the latch to the service panel to function properly. BMC 16.04.060(c)

Unit 712

Living Room

The seals on the sliding glass door in this room has failed causing the transparent quality of the door to be significantly reduced. Repair or replace the door in a manner that restores the transparent quality of the door and allows the door to function as intended. BMC 16.04.060(a)

Hall Bath

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

Unit 713

Entry

Repair or replace strike plates on exterior door so that they function as intended. BMC 16.04.060(b)

Living Room

Properly ground the electrical receptacle under the bar area. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. If a GFCI receptacle is installed, label receptacle with the wording "no equipment ground"; BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B)

Unit 714

Entry

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

Repair or replace deadbolt on entry door so that it functions as intended. BMC 16.04.060(a)

Hall Bath

Secure toilet to its mountings. BMC 16.04.060(c)

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

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

Unit 715

Hallway

Secure loose electrical receptacle. BMC 16.04.060(b)

Hall Bath

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

Seal the top of the sink and vanity to prevent water leaks. BMC 16.04.060(a)

Unit 716Kitchen

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

Building #1480Unit 701Right Bedroom

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

Unit 702

No violations noted.

Unit 703

No violations noted.

Unit 704Kitchen

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

Replace the missing glass to the front of the stove. BMC 16.04.060(c)

Unit 705

No violations noted.

Unit 706

No violations noted.

Unit 707Kitchen

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)

Hall Bath

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

Unit 707 (Continued)

Clean all of the heating/air conditioning supply/return grilles. BMC 16.04.060(c)

Unit 708Kitchen

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

Building # 1466**Unit 609****Kitchen**

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

Unit 610**Entry**

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

Hall Bath

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

Unit 611

No violations noted.

Unit 612

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

Unit 613**Hall Bath**

Secure toilet to its mountings. BMC 16.04.060(c)

Master Bedroom/Bath

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

Unit 614**Kitchen**

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

Unit 615

No violations noted.

Unit 616**Hall Bath**

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

Hallway

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

Left Bedroom

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

Master Bedroom/Bath

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

Building #1460**Unit 601****Kitchen**

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

Unit 602**Kitchen**

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

Hallway

Repair/Replace the damaged baseboard in a workmanlike manner. BMC 16.04.060(a)

Hall Bath

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

Unit 603**Kitchen**

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

Unit 604**Master bedroom/Bath**

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

Unit 605**Hall bath**

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 606**Hall Bath**

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 606 (Continued)

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

Left Bedroom

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

Master Bedroom/Bath

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

Unit 607**Kitchen**

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

Master Bedroom/Bath

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

Unit 608

No violations noted.

Building #1444**Unit 509****Kitchen**

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

Hall Bath

Secure the loose GFI receptacle. BMC 16.04.060(b)

Unit 510Living Room

Install a handle for the sliding door. BMC 16.04.060(a)

Kitchen

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

Unit 511

No violations noted.

Unit 512Entry

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

Unit 513

No violations noted.

Unit 514

No violations noted.

Unit 515Hall bath

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

Unit 516Kitchen

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)

Building #1440**Unit 501**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)

Unit 502Entry

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

Hall Bath

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

Bedroom

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

Unit 503

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

Unit 504**Kitchen**

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

Unit 505**Kitchen**

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

Hall Bath

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 506**Hall Bath**

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

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

Repair/Replace the damaged baseboard in a workmanlike manner. BMC 16.04.060(a)

Unit 507

No violations noted.

Unit 508**Left Bedroom**

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

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

Building 1220**Unit 101-102**

No violations noted.

Unit 103**Laundry Closet**

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

Master Bedroom

Rearrange furniture in a manner that does not block or hinder access to emergency egress window. BMC 16.04.020(a)(3), 2014 IFC 1003.6, 1030

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

Unit 104

No violations noted.

Unit 105**Kitchen**

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

Living Room

Replace missing outlet cover plate. BMC 16.04.060(b)

Repair or replace deadbolt on entry door so that it functions as intended. BMC 16.04.060(a)

Laundry Closet

Replace missing outlet cover plate. BMC 16.04.060(b)

Hall Bathroom

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

1st Bedroom

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

Middle Bedroom

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

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

Unit 106

No violations noted.

Unit 107**Hall Bathroom**

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

Master Bathroom

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

Hallway

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

Unit 108

No violations noted.

Building 1222**Unit 109-110**

No violations noted.

Unit 111**Hall Bathroom**

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

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

Master Bathroom

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

Unit 112-114

No violations noted.

Unit 115**Kitchen**

Replace non-functioning or incorrectly wired GFCI receptacle by the stove, per Indiana Electric Code requirements. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

Unit 116

No violations noted.

Building 1330**Unit 201****Master Bedroom**

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

Unit 202-203

No violations noted.

Unit 204**Master Bathroom**

Repair the toilet to eliminate unnecessary water use. BMC 16.04.060(a)

Unit 205**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)

Master Bathroom

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

Unit 206**Hall Bathroom**

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

Kitchen

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

Unit 207**Master Bathroom**

Repair the toilet to eliminate unnecessary water use. BMC 16.04.060(a)

Unit 208**Master Bathroom**

Secure loose GFCI electrical receptacle. BMC 16.04.060(b)

Building 1336**Unit 209-212**

No violations noted.

Unit 213**Kitchen**

Eliminate exposed wires under the range hood. Terminate electrical wiring in an approved manner such as an electrical junction box. BMC 16.04.060(b)

Unit 214

Master Bathroom

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

Hall Bathroom

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

Unit 215

Master Bathroom

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

Master Bedroom

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

Unit 216

No violations noted.

Building 1342

Unit 801

Furnace Closet

Temperature/pressure relief (TPR) valve discharge tubes:

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

Kitchen

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

Unit 802-804

No violations noted.

Unit 805

Master Bathroom

Replace non-functioning or incorrectly wired GFCI receptacle (won't trip), per Indiana Electric Code requirements. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

Unit 806

Hall Bathroom

Repair the toilet to eliminate unnecessary water use. BMC 16.04.060(a)

Unit 807

Master Bathroom

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

Hall Bathroom

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

Unit 808

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)

Building 1348Unit 809

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

Unit 810-812

No violations noted.

Unit 813Kitchen

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

Unit 814-816

No violations noted.

Building 1360Unit 301-306

No violations noted.

Unit 307Bathroom

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

Unit 308

No violations noted.

Building 1366Unit 309-316

No violations noted.

Building 1420Unit 401Furnace Closet

Temperature/pressure relief (TPR) valve discharge tubes:

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

Unit 402-404

No violations noted.

Unit 405Master Bathroom

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

Hall Bathroom

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

Common Laundry

No violations noted.

EXTERIOR

Building #1220, 1222

Repair/Replace the rotten wood on arches at entryways. BMC 16.04.050(a)

Replace the missing protective covers for the light fixtures. BMC 16.04.050(a)

Caulk around exterior windows to insure they are weathertight. BMC 16.04.050(a)

Clean the vents for the laundry exhaust. BMC 16.04.050(a)

Repair the weathered rafter on the east side of the building. BMC 16.04.050(a)

Replace the missing window trim board from the second floor. BMC 16.04.050(a)

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

Building #1342, 1348

Caulk around exterior windows to insure they are weathertight. BMC 16.04.050(a)

Clean the vents for the laundry exhaust. BMC 16.04.050(a)

Repair/Replace the rotten wood on arches at entryways. BMC 16.04.050(a)

Replace the missing brick from the North east side of building. BMC 16.04.050(a)

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

Building #1330, 1336

Cap or remove the old cleanout pipe on south side of building. BMC 16.04.050(b)

Caulk around exterior windows to insure they are weathertight. BMC 16.04.050(a)

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

Building #1360, 1366

Replace the missing brick from the North east side of building. BMC 16.04.050(a)

Repair the opening on the soffit on the north side of the building. BMC 16.04.050(a)

Caulk around exterior windows to insure they are weathertight. BMC 16.04.050(a)

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

Building #1420

Repair the rafter on the north end of the building. BMC 16.04.050(a)

Caulk around exterior windows to insure they are weathertight. BMC 16.04.050(a)

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

Building #1440, 1444

Replace the missing protective covers for the light fixtures. BMC 16.04.050(a)

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

Building #1460, 1466

Caulk around exterior windows to insure they are weathertight. BMC 16.04.050(a)

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

Building #1480, 1488

Patch the hole in the foundation on the north side of the building. BMC 16.04.050(a)

Caulk around exterior windows to insure they are weathertight. BMC 16.04.050(a)

Label the main electrical shutoff to the unit. BMC 16.04.020 IEC 230.70(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 to Rescind Variance**

Meeting Date: 17 January 2018

Petition Type: Rescind a variance

Petition Number: 18-RV-010

Address: 326 S. Jordan Ave.

Petitioner: HAND

Inspector: Michael Arnold

Staff Report: 03 November 2017 Cycle Inspection
30 November 2017 Sent Report
11 December 2017 Reinspection completed
18 December 2017 BHQA Report written

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

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

JK



City of Bloomington
H.A.N.D.

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

Meeting Date: 17 January 2018

Petition Type: Rescind a variance

Petition Number: 18-RV-011

Address: 406 E. 20th St.

Petitioner: HAND

Inspector: Michael Arnold

Staff Report: 21 November 2017 Cycle Inspection
08 December 2017 Mailed Report
19 December 2017 Reinspection Scheduled
21 December 21, 2017 BHQA Report Written

This property was previously granted a variance to the minimum ceiling height and light and ventilation requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a minimum ceiling height and light and ventilation requirement; therefore we are asking the Board to rescind this variance. This structure was built in 1950.

The building Code in place at the time of construction did address minimum ceiling height requirements, however the applicability of this Code is under review by the State of Indiana. Upon completion of State review this issue may be re-visited on subsequent Cycle Inspection reports.

The Building Code in place at the time of construction did not address light and ventilation requirements.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None



City of Bloomington
H.A.N.D.

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

Meeting Date: January 17th, 2017
Petition Type: Rescind a variance
Petition Number: 18-RV-12
Address: 804 East 8th Street.
Petitioner: HAND
Inspector: Kenny Liford
Staff Report: March 14th, 2017 Cycle Inspection
December 20th, 2017 Appeal Filed

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

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None



City of Bloomington
H.A.N.D.

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

Meeting Date: January 17, 2018
Petition Type: Rescind a variance
Petition Number: 18-RV-13
Address: 831 W. 6th Street
Petitioner: HAND
Inspector: Jo Stong

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

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

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