

**PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
CITY HALL McCLOSKEY CONFERENCE ROOM
December 19, 2018, 4:00 P.M.**

ALL ITEMS ARE ON THE CONSENT AGENDA

I. ROLL CALL

II. REVIEW OF SUMMARY – October 17, 2018, November 28, 2018 p. 3

III. PETITIONS

- 1) 18-TV-97, **3521 N. Stoneycrest Road**, Abraham Aslami. Request for an extension of time to complete repairs. p. 6
- 2) 18-TV-98, **3506-3508 S. Burks Court**, Jamar Properties (Kelley Young). Request for an extension of time to complete repairs. p. 13
- 3) [WITHDRAWN] 18-TV-99, **1600 W. 8th Street**, Prodigy Real Estate (DAJA). Request for an extension of time to complete repairs. p. 21
- 4) 18-RV-100, **613 S. Walnut Street**, H.A.N.D. (Susan & Allen Dunn). Request for rescission of a variance. p. 27
- 5) 18-TV-101, **120 S. Kingston Drive Apt. 37D**, Ilona Janosi (Distinct Management). Request for an extension of time to complete repairs. p. 28
- 6) 18-TV-102, **1306-1308 S. Walnut Street**, Stallion Investments, LLC. Request for an extension of time to complete repairs. p. 33
- 7) 18-TV-103, **619 N. Morton Street**, Zach Boyer (Cedarview Management). Request for an extension of time to complete repairs. p. 39
- 8) 18-TV-104, **606 E. University Street**, Rebecca Mahan. Request for an extension of time to complete repairs. p. 44
- 9) 18-TV-105, **1315 S. Washington Street**, Mark Combs (ELK Properties). Request for an extension of time to complete repairs. p. 52
- 10) 18-TV-106, **2780 S. Walnut Street Pike**, Echo Park Bloomington (Sila Capital). Request for an extension of time to complete repairs. p. 57
- 11) 18-TV-107, **3100 E. Braeside Drive**, The Legacy Group (Scott May). Request for an extension of time to complete repairs. p. 65
- 12) 18-RV-108, **900 W. 3rd Street**, H.A.N.D. (Sara Gardner). Request for rescission of a variance. p. 91
- 13) 18-RV-109, **301 S. Fairview Street**, H.A.N.D. (Simon Ladd). Request for rescission of a

variance.

p. 92

- IV. GENERAL DISCUSSION
- V. PUBLIC COMMENT
- VI. ADJOURNMENT

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

B.H.Q.A. MEETING OF OCTOBER 17, 2018 SUMMARY

MEMBERS PRESENT: Nicholas Carder, Eric Dockendorf, Elizabeth Gallman, Nikki Gastineau, Susie Hamilton (arrived 4:08), Diana Powell-Opata (arrived 4:13)

STAFF PRESENT: Daniel Bixler, John Hewett, Kenneth Liford, Norman Mosier, Doris Sims, Jo Stong, Matt Swinney, Dee Wills (HAND), Christopher Wheeler (Legal)

GUESTS PRESENT: Janelle EuDaly, Amy Holtzworth-Munroe, Jack McCrory, Milka McCrory, Brenda Nelson-Strauss, Kathy Romy, Jae Ryan, Annie Steigerwald, Gary Steigerwald (Gosport Court neighbors).

Meeting start time 4:05 PM.

I. REVIEW OF SUMMARY

Gallman made a motion to approve the minutes for September 19, 2018. Carder seconded. Motion passed, 4-0.

II. CONSENT AGENDA

18-TV-74, **1106 N. Jackson Street**, Christine Kemery (Betty Sturgeon). Request for an extension of time to complete repairs. Previously heard April 18, 2018 and July 18, 2018. Staff recommendation to grant request with an October 26, 2018 deadline to call and schedule re-inspection.

18-AA-84, **409 E. Vernon Avenue**, Christine L. Bartlett (Margaret Steiner Supplemental Needs Trust c/o AFM). Request for relief from an administrative decision. Staff recommendation to grant the request as long as owned by current owner, Margaret Steiner Supplemental Needs trust, and occupied by current resident, Margaret Steiner, with yearly monitoring to verify these conditions.

18-TV-85, **702 S. Washington Street**, Charles Andrew Wenner. Request for an extension of time to complete repairs. Staff recommendation to deny the request and have petitioner call and schedule re-inspect by October 18, 2018.

18-TV-86, **1003-1005 S. Rogers Street**, Nora Liell. Request for an extension of time to complete repairs. Staff recommendation to grant request with a December 24, 2018 deadline for all exterior paint to be finished and reinspected.

Approved.

III. PETITIONS

18-TV-82, **3100 E. Braeside Drive**, The Legacy Group (Scott May). The petitioner was not present to request an extension of time to complete repairs. Staff recommendation to grant the request with an October 26, 2018 deadline to call and schedule re-inspection. Gallman made motion to deny the request per staff recommendation. Carder seconded. Motion passed, 6-0. Request denied.

18-AA-83, **3310 E. Gosport Court**, Sheila Callaway. The petitioner was not present to request relief from an administrative decision considering property a rental. Staff recommendation to deny the request with a December 24, 2018 deadline to schedule a cycle inspection. Neighbors to the property were present to support denying the request. Carder made motion to deny the request. Dockendorf seconded. Motion passed, 6-0. Request denied.

IV. GENERAL DISCUSSION

Hamilton noted comments derived from petitioners for 18-AA-72. Gallman noted registration process discussion.

V. PUBLIC COMMENT

None.

VI. ADJOURNMENT

Gastineau made motion to adjourn. Dockendorf seconded. Motion unanimously passed. Meeting adjourned at 5:10 PM.

B.H.Q.A. MEETING OF NOVEMBER 28, 2018 SUMMARY

MEMBERS PRESENT: Nicholas Carder, Eric Dockendorf (arrived 8:04), Elizabeth Gallman, Nikki Gastineau, Susie Hamilton (arrived 4:08), Diana Powell-Opata (arrived 4:13)

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

GUESTS PRESENT: Doug Cook, Alison Smith (Hidden Hills)

Meeting start time 4:01 PM.

I. REVIEW OF SUMMARY

None presented.

II. CONSENT AGENDA

18-TV-70, **1224 S. College Mall Road**, Mark & Shawn Dilts. Previously heard August 15, 2018.

Request for an extension of time to complete repairs. Staff recommendation to grant request with a December 31, 2018 deadline to call and schedule re-inspection.

18-RV-87, **1324 S. Woodlawn Avenue**, H.A.N.D. (Terri B. Greene). Request for rescission of a variance. Staff recommendation to grant the rescission.

18-TV-89, **1730 N. Lincoln Street**, Kathy Smailis. Request for an extension of time to complete repairs. This petition was withdrawn.

18-TV-90, **619 N. Monroe Street**, Robert Laughlin. Request for an extension of time to complete repairs. Staff recommendation to grant request with a November 30, 2018 deadline to call and schedule re-inspection.

18-AA-92, **1503 W. 14th Street**, Shirley Abbitt. Request for relief from an administrative decision. Staff recommendation to grant the request as long as owned by current owner and occupied by current resident with yearly monitoring to verify these conditions.

18-RV-93, **1633 S. Olive Street**, H.A.N.D. (Liberty Properties). Request for rescission of a variance. Staff recommendation to grant the rescission.

18-TV-94, **1527 E. Clairmont Place**, Patrick & Jean Cannon. Request for an extension of time to complete repairs. Staff recommendation to grant request with a December 30, 2018 deadline to call and schedule re-inspection.

18-TV-95, **1890 S. Walnut Street**, A-1 Townhomes & Apartments, LLC. Request for an extension of time to complete repairs. Staff recommendation to grant request with a December 31, 2018 deadline to call and schedule re-inspection.

18-RV-96, **710 N. Lincoln Street**, H.A.N.D. (B. Venturas, LLC). Request for rescission of a variance. Staff recommendation to grant the rescission.

Approved.

III. PETITIONS

18-TV-60, **1900 S. Oakdale Drive**, Douglas Cook (ASHH, LLC). The petitioners, Doug Cook and Alison Smith, were present to request an extension of time to complete repairs. Previously heard June 20, 2018 and July 18, 2018. Staff recommendation to grant the request with a February 28, 2019 deadline for all exterior deck work and a December 18, 2018 deadline for the foundation work. Hamilton made motion to grant the request per staff recommendation. Gallman seconded. Motion passed, 5-0.

18-TV-91, **100 E. Miller Drive**, Sassafras Hill (Hunter HS Properties). The petitioner was not present to request an extension of time to complete repairs. Staff recommendation to grant the request with a January 21, 2019 deadline for all exterior work and a November 30, 2018 deadline for all other remaining violations on the cycle report. Gastineau made motion to grant the request per staff recommendation. Gallman seconded. Motion passed, 5-0.

IV. **GENERAL DISCUSSION**

None.

V. **PUBLIC COMMENT**

None.

VI. **ADJOURNMENT**

Gastineau made motion to adjourn. Carder seconded. Motion unanimously passed. Meeting adjourned at 4:36 PM.



City of Bloomington
H.A.N.D.

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

Meeting Date: December 19, 2018
Petition Type: An extension of time to complete repairs.
Petition Number: 18-TV-97
Address: 3521 N. Stoneycrest Rd.
Petitioner: Abraham Aslami
Inspector: Norman Mosier
Staff Report: October 17, 2018 – Conducted Cycle Inspection
October 26, 2018 – Received BHQA Appeal (December)

It was noted during the cycle inspection that the unheated garage ceiling is in need of repair. Petitioner is requesting an extension of time to complete the drywall ceiling repairs due to temperature sensitive joint compound that is required to smooth out the joints in the drywall. Petitioner states that the drywall compound needs at least 75 degree room temperature to dry properly.

Staff recommendation: Grant 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: April 19, 2019

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



RECEIVED
OCT 26 2013

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: 3521 N Stonecrest Rd Bloomington, IN 47404

Petitioner's Name: Abraham Aslami

Address: P.O. Box 5261

City: Bloomington State: IN Zip Code: 47407

Phone Number: 812-219-4381 Email Address: saa228@yahoo.com

Property Owner's Name: Abraham Aslami

Address: P.O. Box 5261

City: Bloomington State: IN Zip Code: 47407

Phone Number: 812-219-4381 Email Address: saa228@yahoo.com

Occupants: Kevin O'Brien Mooney

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-97

SEE REVERSE

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

I am requesting an extension to make the repairs to the ceiling in the garage. The joint compound needs a drying temperature of 75°F and needs a dry time of approx. 24 hours. The garage has no attached entrance from the house and thus no warm ^{air} ~~air~~ from the house can make its way to the garage and help warm up the garage. The garage does not have a heat source, duct work, and vents to help warm the garage. I am needing an extension until June or July when the weather warms up, so I can make the proper repairs to the ceiling in the garage and ~~make~~ ^{very} that the repairs will be permanent and last. ~~and~~

Signature (required): Abraham Aslami

Name (please print): Abraham Aslami

Date: 10/26/18

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



City Of Bloomington
Housing and Neighborhood Development
RENTAL INSPECTION INFORMATION

Abraham Aslami
P.O. Box 5261
Bloomington, IN 47407

RE: 3521 N Stoneycress RD

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

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

City Hall
bloomington.in.gov

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



**City Of Bloomington
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

7231

Owner(s)

Abraham Aslami
P.O. Box 5261
Bloomington, IN 47407

Agent

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

Prop. Location: 3521 N Stoneycrest RD
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 10/17/2018
Primary Heat Source: Gas
Property Zoning: RS
Number of Stories: 2

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

Monroe County Assessor's records indicate this structure was built in 1963.
There were no requirements for emergency egress at the time of construction.

INTERIOR:

MAIN LEVEL:

North Living Room 14-7 x 11-0:

Replace burnt receptacle on the west wall. BMC 16.04.060 (b)

Living Room/Dining Room (17-4 x 13-0):

No violations noted.

Laundry Room:

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

½ Bathroom, Kitchen (10-5 x 6-5):

No violations noted.

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Bloomington, IN 47404
Fax (812) 349-3582

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Family Room 15-6 x 11-0:

Secure the loose receptacle on the north wall and install the missing cover plate. BMC 16.04.060 (b)

Garage:

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

Furnace Closet – Gas, see other requirements.

No violations noted.

Stairway:

Secure the loose handrails. BMC 16.04.060 (b)

Hallway:

No violations noted.

Hall Bath:

No violations noted.

2nd LEVEL:

NE Bedroom 12-4 x 11-2, SE Bedroom 17-7 x 10-11, Master Bedroom 14-9 x 14-0;

No violations noted.

Existing Egress Window Measurements: Dbl hung pop out: Const. Yr. - 1963

Height: 44.75 inches (both sashes removed)

Width: 30.5 inches

Sill Height: 28.5 inches

Openable Area: 9.4 sq. ft.

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

Master Bathroom:

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

EXTERIOR:

Scrape and paint exterior surfaces where paint is peeling or wood is exposed, east side of structure above doorway and windows on main level. BMC 16.04.050(e)

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

Secure the loose trim on the north window, west side of structure top of window. BMC 16.04.050(a)

Repair/replace deteriorated garage door. BMC 16.04.050(a)

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

All residential rental unit premises which contain trees shall maintain the trees in good health so that they pose no danger to persons or property. Remove the dead tree in the front yard.

BMC 16.04.040(e)

Required Documentation:

A completed copy of the Tenants & Owners Rights and Responsibilities Summary must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC16.12.050 (d).

A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC16.12.040

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

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

PM-603.1

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: December 19, 2018

Petition Type: An extension of time to complete repairs

Petition Number: 18-TV-98

Address: 3506 – 3508 S Burks CT

Petitioner: James Eiermann

Inspector: Dee Wills

Staff Report: August 13, 2018 Completed Cycle Inspection
August 27, 2018 Agent scheduled Re-inspection for October 05, 2018
October 5, 2018 Inspector was "No Showed"
October 05, 2018 Agent re-scheduled Re-inspection for November 01, 2018
October 31, 2018 Agent canceled Re-inspection and was advised to file for an extension of time
October 31, 2018 Received Application for Appeal

The petitioner is requesting an extension of time. The agent states that they do not have access to Unit 3506 at this time. The tenant has changed the locks and secured the inside screen doors. The agent also states that they have not been able to complete the exterior violations due to the weather conditions.

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: Furnace Documentation for Unit 3506 and Unit 3508: December 28, 2018
All other Violations: February 19, 2019

Attachments:

Application for Appeal, Cycle Report



RECEIVED
OCT 31 2018

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

Property Address: 3506 + 3508^S Burks Ct. Blgtn. IN 47401

Petitioner's Name: James Eiermann

Address: 220 E. 17th Street

City: Blgtn. State: IN Zip Code: 47408

Phone Number: 812-330-8655 E-mail Address: Jamar Properties@yahoo.com

Owner's Name: Kelley Young

Address: 5490 S. Dayton-Brandt Rd.

City: New Carlisle State: OH Zip Code: 45344

Phone Number: 937-478-1944 E-mail Address: kyoungdvm@aol.com

Occupants: Susan Gillette and Nancy Mummert

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 ~~V~~ 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: 18-TV-98

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 additional time to schedule the re-inspect due to weather for the outside decks and one tenant has locked her screen doors while she is having surgery and we won't be able to enter.

Thank You!

Signature (Required):

James I E

Name (Print):

James Eiermann

Date:

10/31/18

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

AUG 23 2018

Kelley A. Young
5490 S. Dayton-Brandt Rd.
New Carlisle, OH 45344

RE: 3508 S Burks CT

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 **OCT 22 2018** 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: Jamar Property Mgmt. Co.: P.O. Box 7812, Bloomington, IN 47407

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

City Hall
bloomington.in.gov

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



**City Of Bloomington
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

5186

Owner(s)

Kelley A. Young
5490 S. Dayton-Brandt Rd.
New Carlisle, OH 45344

Agent

Jamar Property Mgmt. Co.
P.O. Box 7812
Bloomington, IN 47407

Prop. Location: 3508 S Burks CT
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: Bld 1: 2/2/5

Date Inspected: 08/13/2018
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 2

Inspector: Dee Wills
Foundation Type: Crawl Space
Attic Access: NA
Accessory Structure: None

Monroe County records show this structure was built in 1994. The minimum emergency egress requirements at the time of construction were as follows:

Height: c24 inches
Width: 18 inches
Sill Height: 44 inches
Openable Area: 4.75 sq. ft.

INTERIOR

Unit 3508

Living Room (13-2 x 14-2), Garage, Bathroom, Kitchen/ Dining Room (7-10 x 26-5), Hallway
No violations noted.

Front Bedroom (10-8 x 9-3)
No violations noted.

Existing Egress Window Measurements:

Height: 27.50 inches

Width: 30 inches

Sill Height: 20 inches

Openable Area: 5.72 sq. ft.

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

Rear Bedroom (14-0 x 10-5)

No violations noted.

Existing Egress Window Measurements:

Height: 27 inches

Width: 26.50 inches

Sill Height: 20.50 inches

Openable Area: 4.96 sq. ft.

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

Unit 3506

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

EXTERIOR

Properly secure the top loose stair tread for the back deck. (Unit 3506) BMC 16.04.050(a)

Properly repair or replace damaged or deteriorated siding in a manner that leaves the structure weather tight. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating siding and structural members. BMC 16.04.050(a)

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

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

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

OTHER REQUIREMENTS

Furnace Inspection Documentation X 2

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

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

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

Inventory Damage List

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

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: December 19, 2018
Petition Type: An extension of time to complete repairs.
Petition Number: 18-TV-99
Address: 1600 W. 8th St.
Petitioner: Prodigy Real Estate/Tammy Fitzpatrick
Inspector: Kenny Liford
Staff Report: September 12th, 2018 Completed Complaint Inspection Report
November 1st, 2018 BHQA App received

Owner has requested an extension of time to complete repairs to the floor and flooring.

Staff recommendation: Grant the request.

Conditions: All repairs to the flooring shall be finished and reinspected no later than the deadline listed below.

Compliance Deadline: January 15th, 2019 to call and schedule reinspection for the house.

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



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100

Bloomington, IN 47402

812-349-3400

hand@bloomington.in.gov

RECEIVED
NOV 01 2018

Property Address: 1600 W 8th

Petitioner's Name: Prodigy Real Estate / Tammy Fitzpatrick / DASA

Address: 3880 E. Third St. Ste A

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812-327-6195 Email Address: tsfitz@homefinder.org

Property Owner's Name: DASA

Address: _____

City: _____ State: _____ Zip Code: _____

Phone Number: _____ Email Address: _____

Occupants: Sherris + 3 Garrison (Filing Eviction 11/1/18)

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-99

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.

Hoarding tenants have not vacated. I'm filing an emergency eviction today 11/1/18 to get them out the fastest way I know how.

Signature (required):

Tammy Fitzpatrick

Name (please print):

Tammy Fitzpatrick

Date:

11/1/18

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

SEP 19 2018

Jennifer Teare (Daja)
2799 Crabapple Circle
Bloomington, IN 47401

RE:NOTICE OF COMPLAINT INSPECTION

Dear Jennifer Teare (Daja)

On 08/29/2018 a complaint inspection was performed at 1600 W 8th ST. 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 04 2018**, 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:Prodigy Real Estate, Llc: 3880 E. 3rd Street Suite A, Bloomington, IN 47401



**City Of Bloomington
Housing and Neighborhood Development**

COMPLAINT INSPECTION REPORT

10021

Owner(s)

Jennifer Teare (Daja)
2799 Crabapple Circle
Bloomington, IN 47401

Tenant(s)

Sharon Garrison
1600 W. 8th St
Bloomington, IN 47404

Agent

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

Prop. Location: 1600 W 8th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/3

Date Inspected: 08/29/2018
Primary Heat Source: Gas
Property Zoning: RS
Number of Stories: 1

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

The following items are the result of a complaint inspection conducted on 08/29/2018. It is your responsibility to repair these items and to schedule a re-inspection within **fourteen (14)** days of the mailing of this report. Failure to comply with this inspection report will result in this matter being referred to the City of Bloomington Legal Department. Failure to comply with this complaint inspection report may result in fines. If you have questions regarding this report, please contact this office at 349-3420.

INTERIOR

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)

Rental Complaint: Complaint
Phone Call:

Reported By
Sharon Garrison
Assigned to
Kenneth Liford

Most tickets of this type should be closed within 3 days, although some cases may be longer. 6 days have already passed.

History

8/22/2018 08:59:54 Eddie Wright assigned this case to Kenneth Liford

Floor pulling away from wall in bedroom, hole in the floor of another bedroom and bed leg has fallen through. Floor in the living room is water damaged, door to the water heater area is water damaged. Sch compl insp 8-29-2018 @ 1:30. Contacted agent LVM.

8/22/2018 08:59:54 Opened by Eddie Wright
1600 W 8th ST



Owners number, 812-3276195

Valid complaint about floors



City of Bloomington
H.A.N.D.

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

Meeting Date: December 19, 2018
Petition Type: Rescind a variance
Petition Number: 18-RV-100
Address: 613 S. Walnut Street
Petitioner: HAND
Inspector: Jo Stong
Staff Report: November 05, 2018 – Conducted Cycle Inspection
November 08, 2018 – Received BHQA Appeal (Rescind Variance)

This property was previously granted a variance to the bathroom ventilation requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a bathroom ventilation requirement and the Building Code in place at the time of construction (1930) did not address bathroom ventilation. This structure was built in 1930.

Staff Recommendation: Rescind the variance.
Conditions: None
Attachments: None



City of Bloomington
H.A.N.D.

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

Meeting Date: 19 December 2018

Petition Type: An extension of time to complete repairs

Petition Number: 18-TV-101

Address: 120 S Kingston Dr 37D

Petitioner: Ilona Janosi

Inspector: Michael Arnold

Staff Report: 15 October 2018 Tenant Violation Inspection
22 October 2018 Sent Report
02 November 2018 Phone Conversation with Tenant
08 November 2018 Received BHQA Application

Staff recommendation: Grant the extension of time.

Conditions: Complete the removal/rearrangement of possessions to allow for access to doors and windows and the appliances in the kitchen.

Compliance Deadline: 31 December 2018

Attachments: Tenant Violations, Application



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

RECEIVED

BY: *AK*

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: *120 KINGSTON DR. S. APT. 37-D, BLOOMINGTON, IN. 47408*

Petitioner's Name: *ILONA JANOSI*

Address: *120 KINGSTON DR. S. APT. 37-D, BLOOMINGTON, IN. 47408*

City: *BLOOMINGTON* State: *IN.* Zip Code: *47408*

Phone Number: *(812)-330-2798* Email Address: *DO NOT HAVE*

Property Owner's Name:

TOWN + COUNTRY APARTMENTS (DISTINCT MANAGEMENT)

Address: *120 KINGSTON DR. S. APT. #013*

City: *BLOOMINGTON* State: *IN.* Zip Code: *47408*

Phone Number: *(812)-339-0951* Email Address:

Occupants: *ILONA JANOSI* *DO NOT KNOW OR USE COMPUTER*

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: *18-TV-101*

MA

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 to compliance, and any modifications and/or alterations you are suggesting.

Signature (required):

Ilona Jinas

(SEE ATTACHMENT)

Name (please print):

Date:

NOVEMBER 2, 2018

ILONA JINASI

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
Post Office Box 100
Bloomington, Indiana 47402

(SEE ATTACHMENT)

HAND/

Ilona Janosi
120 Kingston Dr. S. Apt. 37-D
Bloomington, In. 47408

November 2, 2018

I am requesting a six week extension so I can comply with the requirements of Inspector, Mr. Mike Arnold.

This is what I have accomplished so far:

- o City Inspection: Oct. 15, 2018.
- o Received Violation Inspection: Oct. 25, 2018. (Dated: Oct. 23, 2018/480)
- o Continuing to remove stuff to comply with fire inspection.
- o Oct. 30, 2018: GOODWILL pick-up of a load.

Within next two weeks, I am anticipating the following done:

- o Need time to accomplish tasks; cannot do it by myself; have no car, do not drive.
- o GOAL: arrange another load for GOODWILL pick-up of larger items; have to rely on GOODWILL'S schedule.

Plan for next weekend:

- o Have brother come from out of town to help me with heavier stuff; he can spend only 1-1 1/2 days in Bloomington.
- o My brother will help me with removing and/or re-arranging larger items I cannot handle myself.
- o Therefore, I am requesting additional time because I cannot complete everything by myself.

November 2, 2018: spoke with Inspector, Mr. Mike Arnold; have better understanding of what he wishes accomplished.

- o Should you need additional information, please contact me.
- o Enclosed is my check in the amount of \$20.00 for the required filing fee.



City Of Bloomington
Housing and Neighborhood Development

TENANT VIOLATION INSPECTION REPORT

480

Owner(s)

Distinct Management
120 S. Kingston Dr. #13
Bloomington, IN 47408

Tenant

Resident
120 S Kingston Dr #37
Bloomington IN 47401

Agent

Almendra Minnaar
120 S. Kingston Dr #13
Bloomington, IN 47408

Prop. Location: 120 S Kingston DR

Number of Units/Structures: 75/6

Units/Bedrooms/Max # of Occupants: Bld 1: Bld A: 2/Eff/5 4/1/5 6/2/5, Bld B: 2/Eff/5 4/1/5 6/2/5, Bld C: 6/1/5 6/2/5, Bld D: 6/1/5 6/2/5, Bld E: 9/1/5 3/3/5, Bld F: 12/1/5 3/3/5

Date Inspected: 10/15/2018
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 1

Inspector: Mike Arnold
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: none

During the Tenant Violation inspection 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.

Interior:

Unit 37:

General Condition:

Rearrange furniture and storage in a manner that does not block or hinder access to the front entry and the rear entry of the living room and the emergency egress window in the bedroom. BMC 16.04.020(a)(3), 2014 IFC 1003.6, 1030 (Doors should be capable of opening the full 90° and pathways should be a minimum of clearance of 3'-0. It is recommended that storage in the kitchen be rearranged to allow full access to the range).

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

City Hall
bloomington.in.gov

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



City of Bloomington
H.A.N.D.

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

Meeting Date: December 19, 2018
Petition Type: An extension of time to complete repairs.
Petition Number: 18-TV-120
Address: 1306-1308 S Walnut St.
Petitioner: Hetal Patel
Inspector: Matt Swinney
Staff Report: October 2, 2018 Completed Complaint Inspection Report
November 13, 2018 BHQA App received

Owner has requested an extension of time to complete the repairs. They have requested till 1/30/19 to complete the repairs. The Owner states the repairs are extensive and some are weather dependant.

Staff recommendation: Grant the request.

Conditions:

Complete all repairs and schedule for re-inspection no later than the deadline for all issues 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: January 30, 2019 to call and schedule the reinspection.

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



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

Property Address: 1306/1308 S. WALNUT ST. BLOOMINGTON IN 47404.

Petitioner's Name: HEMAL V. PATEL

Address: 4301 CRICKET KNOLL

City: BLOOMINGTON State: IN Zip Code: 47404

Phone Number: (812)360-4426 Email Address: HEMAL@BLOOMHOTELS.NET

Property Owner's Name: STALLION INVESTMENTS LLC

Address: 4301 E. CRICKET KNOLL

City: BLOOMINGTON State: IN Zip Code: 47404

Phone Number: (812)360-4426 Email Address: HEMAL@BLOOMHOTELS.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.

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-102

Revised Version

SEE REVERSE

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

WE ARE REQUESTING MORE TIME TO COMPLETE ALL
REPAIRS FOR 1306/1308 S. WALNUT.

SOME REPAIRS ARE NOW WEATHER DEPENDANT. THE
STRUCTURAL BEAM REQUIRES MOVING TOILET AND
ADJUSTING THE SHOWER PAN, AND THAT IS THE MAIN
REASON WE REQUIRE MORE TIME.

* PLEASE OMIT PREVIOUSLY SUBMITTED APPEAL FORM.

Signature (required): Hetal V. Patel

Name (please print): HEMAL V. PATEL Date: 11/13/2018

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

OCT 09 2018

Stallion Investments Llc
4301 E Cricket Knoll
Bloomington, IN 47401

RE:NOTICE OF COMPLAINT INSPECTION

Dear Stallion Investments Llc

On 10/02/2018 a complaint inspection was performed at 1308 S Walnut ST. 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 23 2018**, 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,



City Of Bloomington
Housing and Neighborhood Development

COMPLAINT INSPECTION REPORT

2268

Owner

Stallion Investments Llc
4301 E Cricket Knoll
Bloomington, IN 47401

Prop. Location: 1308 S Walnut ST

Number of Units/Structures: 2/1

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

Date Inspected: 10/02/2018

Primary Heat Source: Gas

Property Zoning: CG

Number of Stories: 1

Inspector: Matt Swinney

Foundation Type: Basement

Attic Access: No

Accessory Structure: None

The following items are the result of a complaint inspection conducted on 10/2/2018. It is your responsibility to repair these items and to schedule a re-inspection within **fourteen (14)** days of the mailing of this report. Failure to comply with this inspection report will result in this matter being referred to the City of Bloomington Legal Department. Failure to comply with this complaint inspection report may result in fines. If you have questions regarding this report, please contact this office at 349-3420.

INTERIOR

UNIT 1308

Bedroom 12 x 11

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

Bathroom

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

Determine the source and eliminate the water leak that is causing the ceiling damage. BMC 16.04.060(b)

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

Determine the source and eliminate the water leak at the shower. Repair any damage caused by the leak to the floor and wall structure. BMC 16.04.060(b)

Eliminate the mold/mildew growth caused by the shower leak. BMC 16.04.060(a)

BASEMENT

Eliminate the mold/mildew growth caused by leaks from plumbing. BMC 16.04.060(a)

Repair the broken structural beam. BMC 16.04.060(b)

EXTERIOR

Repair the gutters on the back side of the structure they leak. BMC 16.04.050(a)

Replace the damaged doors on the back side of the structure. Use only doors approved for exterior use. BMC 16.04.060(a)

Properly repair or replace damaged or deteriorated siding around the back doors of the structure in a manner that leaves the structure weather tight and excludes the entrance of rodents. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating siding and structural members. BMC 16.04.050(a)

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: December 19th, 2018
Petition Type: An extension of time to complete repairs.
Petition Number: 18-TV-103
Address: 619 N. Morton St.
Petitioner: Zach Boyer
Inspector: Kenny Liford
Staff Report: July 18th, 2018 Completed Cycle Inspection Report
September 24th, 2018 Completed re-inspection. Exterior violations remain.

Contractor has requested an extension of time to complete exterior repairs of metal panels on the building and caulking work.

Staff recommendation: Grant the request.

Conditions: All repairs to the exterior shall be finished and re-inspected no later than the deadline listed below.

Compliance Deadline: January 15th, 2019 to call and schedule re-inspection for the building.
Attachments: Remaining violations report, BHQA Appeal, Petitioner's Letter



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

RECEIVED
10/1/11

Property Address: 619 N Morton St. Bloomington, In

Petitioner's Name: Zach Boyer

Address: 2515 Bloyd Ave

City: Indianapolis State: In Zip Code: 46218

Phone Number: 317-281-4893 Email Address: zboyer@gillia.com

Property Owner's Name: Cedarview Management

Address: 601 N College Ave #1

City: Bloomington State: In Zip Code: 47404

Phone Number: 812-339-8777 Email Address: suranne@tenhardcollege.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)

REMINER: 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-103

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 subcontractors needs more time to finish the metal panels (siding) on the building. He's had trouble with the vendor getting the panels delivered. The remaining panels, along with caulk, should be complete by the first week of Dec. Depending on weather for caulking.

Signature (required):

Zach Boyer

Name (please print):

Zach Boyer

Date:

Nov 13th, 2018

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

OCT 01 2018

10772

Owner(s)

Tech Park Housing Llc
601 N College Ave Suite 1a
Bloomington, IN 47404

Agent

Cedarview Management Corp.
601 N. College Avenue, Suite 1a
Bloomington, IN 47404

Prop. Location: 619 N Morton ST
Number of Units/Structures: 14/1
Units/Bedrooms/Max # of Occupants: Bld 1: 11/1/5 3/eff/5

Date Inspected: 07/18/2018
Primary Heat Source: Electric
Property Zoning: CD
Number of Stories: 3

Inspector: Kenny Liford
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.

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

EXTERIOR

Properly install all siding in a manner that leaves the structure weather tight. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating siding and structural members. BMC 16.04.050(a)

Properly terminate all loose roofing material. BMC 16.04.050(a)

Ensure all handrails to each units balconies are secure. The handrails must be capable of withstanding normally imposed loads. BMC 16.04.050(b)

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: December 19, 2018

Petition Type: An extension of time to complete repairs

Petition Number: 18-TV-104

Address: 606 E. University ST

Petitioner: Rebecca Mahan

Inspector: Dee Wills

Staff Report: August 07, 2018 Completed Cycle Report
October 13, 2018 Owner scheduled re-inspection for November 13, 2018
November 13, 2018 Owner canceled re-inspection scheduled for 11/13/2018
November 13, 2018 Received Application for Appeal

The petitioner is requesting an extension of time to complete the installation of window panes due to the contractor cancelling scheduled appointment.

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: December 31, 2018

Attachments: Application for Appeal, Cycle Report



RECEIVED
13
AK

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: 606 E. University St.

Petitioner's Name: Rebecca Mahan

Address: 606 E. University St.

City: Bton State: IN Zip Code: 47401

Phone Number: 812-334-0176 Email Address: palmtree747@gmail.com

Property Owner's Name: above

Address: see

City: _____ State: _____ Zip Code: _____

Phone Number: _____ Email Address: _____

Occupants: _____

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

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

Please circle the petition type that you are requesting:

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

☐ B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)

☐ C) Relief from an administrative decision (Petition type AA)

☐ D) Rescind a variance (Petition type RV)

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

OFFICE USE ONLY

Petition Number 18-TV-104

SEE REVERSE

DW

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.

Workman cancellation to put
window panes in.

Request until 12/13/18

Signature (required):

Rebecca Mahan

Name (please print):

Rebecca Mahan

Date:

11/13/18

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



City Of Bloomington
Housing and Neighborhood Development

RENTAL INSPECTION INFORMATION

AUG 17 2018

Rebecca A. Mahan
11 Old Candler Town Rd
Candler, NC 28715

RE: 606 E University 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 **OCT 16 2018** 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: Mahan-Taylor, Eva B.: 1150 S Clarizz Blvd #G227, Bloomington, IN 47401

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

City Hall
bloomington.in.gov

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



City Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

3268

Owner(s)

Rebecca A. Mahan
11 Old Candler Town Rd
Candler, NC 28715

Agent

Mahan-Taylor, Eva B.
1150 S Clarizz Blvd #G227
Bloomington, IN 47401

Prop. Location: 606 E University ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 08/07/2018
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 2

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

Monroe County Assessor's records indicate this structure was built in 1925.
There were no requirements for emergency egress at the time of construction.

NOTE: This property is on the 2001 Survey of Historic Sites and Structures. Any proposal that qualifies as partial demolition under Title 20 of the Bloomington Municipal Code is required to go through the process of demolition delay to allow time for the Historic Preservation Commission to consider damage to the structure. The owner must contact the Historic Preservation Commission at (812) 349-3420 for information on these proceedings. No residential rental permit will be issued until all historic requirements are met.

INTERIOR

BASEMENT

Hallway

No violations noted.

Hall Closet

No violations noted.

Laundry/Mechanical Room

No violations noted.

Bedroom (11-9 x 10-1)

No violations noted.

Existing Egress Window Measurements (casement):

Height: 43 ½ inches

Width: 22 ½ inches

Sill Height: 40 ½ inches

Openable Area: 6.80 sq. ft.

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

Main Level

Bathroom

No violations noted.

Dining Room (14-0 x 10-0), Living Room (13-9 x 11-3)

No violations noted.

Entry, Sunroom

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

Upper Level

Stairway

No violations noted.

Hallway

No violations noted,

North Bedroom (16-9 x 11-8)

No violations noted. BMC

Existing Egress Window Measurements (double-hung):

Height: 29 ½ inches

Width: 42 inches

Sill Height: 21 inches

Openable Area: 8.60 sq. ft.

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

North Bedroom (16-9 x 11-8)

No violations noted.

Existing Egress Window Measurements (double-hung):

Height: 29 ½ inches

Width: 42 inches

Sill Height: 21 inches

Openable Area: 8.60 sq. ft.

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

Southeast Bedroom (9-10 x 6-7)

Repair/ replace the broken window pane. BMC 16.04.060(a)

Existing Egress Window Measurements (double-hung):

Height: 28 inches

Width: 25 ½ inches

Sill Height: 21 ½ inches

Openable Area: 4.96 sq. ft.

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

West Bedroom (12-0 x 10-0)

Replace the missing window (top sash) in the closet so that it functions as intended. BMC 16.04.060(a)

Existing Egress Window Measurements (double-hung):

Height: 28 inches

Width: 25 ½ inches

Sill Height: 21 ½ inches

Openable Area: 4.96 sq. ft.

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

EXTERIOR

All gates shall be maintained in a structurally sound manner, be in good repair and be maintained in accordance with this Title. Properly secure the fence and gate on the east side of property so that it functions as intended. BMC 16.04.040(g)

OTHER REQUIREMENTS

Furnace Inspection Documentation

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

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

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

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

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: December 19, 2018

Petition Type: An extension of time to complete repairs

Petition Number: 18-TV-105

Address: 1315 S Washington ST

Petitioner: Elk Properties/ Mark Combs/ Justin Fox

Inspector: Dee Wills

Staff Report: July 9, 2018 Completed Cycle Inspection
September 25, 2018 Remaining Violations Report sent to Agent and Owner.
October 04, 2018 Re-inspection is scheduled for November 15, 2018
November 14, 2018 Received Application for Appeal
November 15, 2018 Completed Re-inspection with Mark. All violations are complied except the painting of window sills.

Petitioner is requesting an extension of time due to unforeseen health issues and now cold weather, that has put maintenance behind on completing the painting 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.

Compliance Deadline: May 19, 2019

Attachments: Application for Appeal, Remaining Violations Report



RECEIVED
NOV 14 2018

Application for Appeal
To The

Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

BY: EU

hand@bloomington.in.gov

Property Address: 1315 S Washington

Petitioner's Name: Mark Cambs Elk Properties Justin Fox

Address: P.O. Box 83

City: Hannadsburg State: IN Zip Code: 47434

Phone Number: 812-824-0609 Email Address: _____

Property Owner's Name: Elk Properties

Address: 3512 N Damen Avenue

City: Chicago State: IL Zip Code: 60618

Phone Number: 773-454-9538 Email Address: _____

Occupants: 3 1 bedrooms

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)

For window painting

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-105

DW

SEE REVERSE



City Of Bloomington
Housing and Neighborhood Development

REMAINING VIOLATION INSPECTION REPORT

SEP 28 2018

2328

Owner(s)

Elk Properties
3512 N Damen Avenue
Chicago, IL 60618

Agent

Justin Fox
6440 Wellston Dr
Bloomington, IN 47408

Prop. Location: 1315 S Washington ST
Number of Units/Structures: 3/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/Eff/3 1/1/3 1/2/3

Date Inspected: 07/09/2018
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 1

Inspector: Dee Wills
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.

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

City Hall
bloomington.in.gov

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

INTERIOR

General Violation All Three Units:

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

Apt 1

Living Room (13-1 x 13-3)

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

Bathroom

Properly secure the loose tub surround so that it functions as intended. BMC 16.04.060(a)

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

Apt. 3

Living Room (11-3 x 11-3)

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

Apt. 2

Main Room (19-2 x 11-2). Note: This unit has a door for emergency egress.

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

Kitchen (measure at reinspection)

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

Properly ground the electrical receptacle. 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, mark receptacle with the wording "no equipment ground". BMC16.04.020(a)(5); 2009 IEC Article 406.3(B)Grounding & 2009 IEC Article 406.3 (D)Replacements

Basement

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

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

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

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

- **Tenants and Owners Rights and Responsibilities Summary**

A completed copy of the Tenants and Owners Rights and Responsibilities Summary
BMC 16.03.060(c) and BMC 16.10.030(b)

- **Inventory & Damages List**

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement.

BMC 16.03.050(e) and BMC 16.10.030(b)

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)



City of Bloomington
H.A.N.D.

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

Meeting Date: December 19, 2018

Petition Type: An extension of time to complete repairs

Petition Number: 18-TV-106

Address: 2780 S Walnut Street Pike

Petitioner: Echo Park Bloomington – Laura Eckart

Inspector: Dee Wills

Staff Report: October 26, 2018 Rental Complaint entered in City uReport system
October 26, 2018 Did “drive-by” of property and noted several dead trees.
November 07, 2018 Complaint Report was sent out to the Owner.
November 13, 2018 New manager for property called office to ask questions about the Complaint Report. Referred her to City Planning Department for more clarification.
November 19, 2018 Received Application for Appeal

Petitioner is requesting an extension of time to obtain bid proposals for scope of work needed to the “protected” tree area. Petitioner also needs the City Senior Environmental Planner to assess the property and give direction as to which trees may be cut.

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: March 19, 2019

Attachments: Rental Complaint Form, Complaint Report, Application for Appeal



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

Property Address: 2780 S. Walnut Street Pike, Bloomington In 47401

Petitioner's Name: Echo Park Bloomington - Laura Eckart

Address: 2780 S. Walnut Street Pike

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 8123323246

E-mail Address: laura.eckart@homelsjchart.com

Owner's Name: Sila Capital

Address: 706 Pro-Med Ln Ste 260

City: Carmel

State: Indiana



Zip Code: 46032

Phone Number: 8123323246

E-mail Address: laura.eckart@homelsjchart.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)

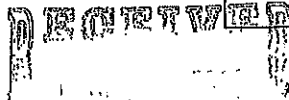


Reminder:

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-106



BY: AK

DW

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.

I am requesting a 3 month extension to obtain an assesment that is provided by the City of Bloomington of work that needs to be completed to stay in compliance with the City of Bloomington Code, obtaining bid proposals for scope of work needed to our protected tree's in our green spaces and to have the work performed by a contractor.

Signature (Required):

Laura Eckart

Name (Print):

LAURA ECKART

Date:

11/15/18

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

NOV 07 2018

Hmmac Development, Llc
112 E 3rd St
Bloomington, IN 47401

RE:NOTICE OF COMPLAINT INSPECTION

Dear Hmmac Development, Llc

On 10/26/2018 a complaint inspection was performed at 2780 S Walnut Street PIKE. 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 **NOV 24 2018**, 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,

City Hall
Email: hand@bloomington.in.gov
Neighborhood Division (812) 349-3421

401 N Morton St
<https://bloomington.in.gov/hand>
Housing Division (812) 349-3401

Bloomington, IN 47404
Rental Inspection (812) 349-3420
Fax (812) 349-3582



**City Of Bloomington
Housing and Neighborhood Development**

COMPLAINT INSPECTION REPORT

10667

Owner(s)

Hmmac Development, Llc
112 E 3rd St
Bloomington, IN 47401

Prop. Location: 2780 S Walnut Street PIKE

Number of Units/Structures: 154/3

Units/Bedrooms/Max # of Occupants: Bld 1: Bld B: 3/Eff/5 15/1/5 42/2/5 3/3/5, Bld A: 39/1/5 26/2/5,
Bld C: 26/1/5

Date Inspected: 10/26/2018
Primary Heat Source: Electric
Property Zoning: RM
Number of Stories: 2

Inspector: Dee Wills
Foundation Type: Slab
Attic Access: No
Accessory Structure: None

The following items are the result of a complaint inspection conducted on 10/26/2018. 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 residential rental unit premises which contain trees shall maintain the trees in good health so that they pose no danger to persons or property. BMC 16.04.040(e)

This is the end of this report.

City Hall

Email: hand@bloomington.in.gov
Neighborhood Division (812) 349-3421

401 N Morton St

<https://bloomington.in.gov/hand>
Housing Division (812) 349-3401

Bloomington, IN 47404

Rental Inspection (812) 349-3420
Fax (812) 349-3582



**CITY OF BLOOMINGTON
RENTAL COMPLAINT FORM**

HOUSING & NEIGHBORHOOD DEVELOPMENT
P.O. BOX 100
BLOOMINGTON, IN 47401
PHONE: (812) 349-3420 FAX: (812) 349-3582
EMAIL: hand@bloomington.in.gov

RECEIVED
OCT 26 2018

BY:

ADDRESS OR LOCATION OF THE COMPLAINT: Echo Park Bloomington, 2780 S Walnut Street Pike, Bloomington, IN 47401

COMPLAINANT INFORMATION

NAME: <u>Dohyun Lee</u>		
STREET ADDRESS: <u>2780 S Walnut Street Pike, APT B206</u>		
CITY: <u>Bloomington</u>	STATE: <u>IN</u>	ZIP: <u>47401</u>
PHONE: <u>812-327-4525</u>		

NATURE OF THE PROBLEM

There are diseased trees exposed to parking areas and walkways in the APT property. Actually, some trees died and were broken down on cars.
I asked the property manager to care about risk management on the trees, but the manager does not agree that it is their responsibility.
I checked with Risk Management in the City of Bloomington (Renee Rose, secretary - risk & legal), and it turns out it is the property management's duty.
As the management does not pay attention to the risks, I cannot help contacting you to secure my family's and other residents' safety and health.
I attach some pictures of the trees showing disease symptoms (maybe, Cankers Disease) along with this completed form.

HOW LONG HAS THE PROBLEM EXISTED: I found the problem on Oct 20 in 2018, but the problem seems to have been for at least three months.

WHEN DID YOU NOTIFY THE OWNER/AGENT: on Oct 20 in 2018.

HOW DID YOU NOTIFY THE OWNER/AGENT: ☒ IN PERSON ☒ IN WRITING ☐ BY PHONE

COMPLAINANT SIGNATURE: [Signature]

OFFICE USE ONLY

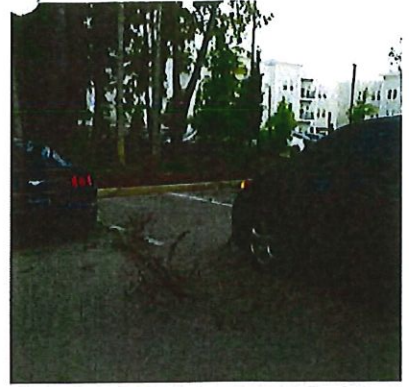
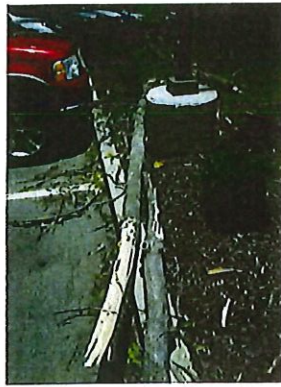
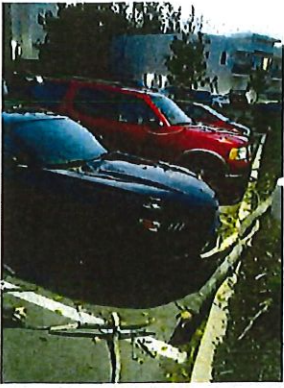
OWNER'S NAME:
ADDRESS:
NEIGHBORHOOD COMPLIANCE OFFICER:

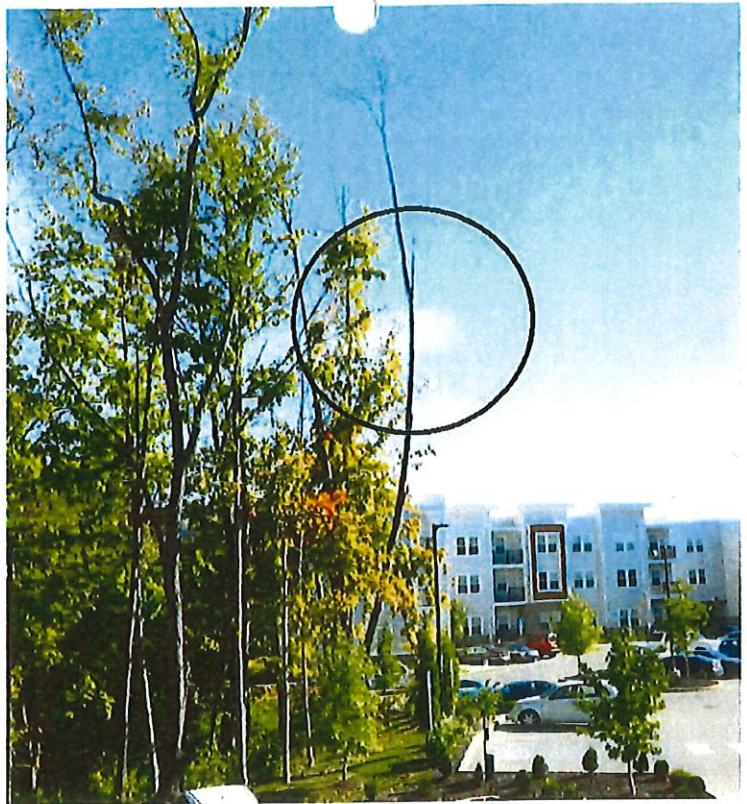
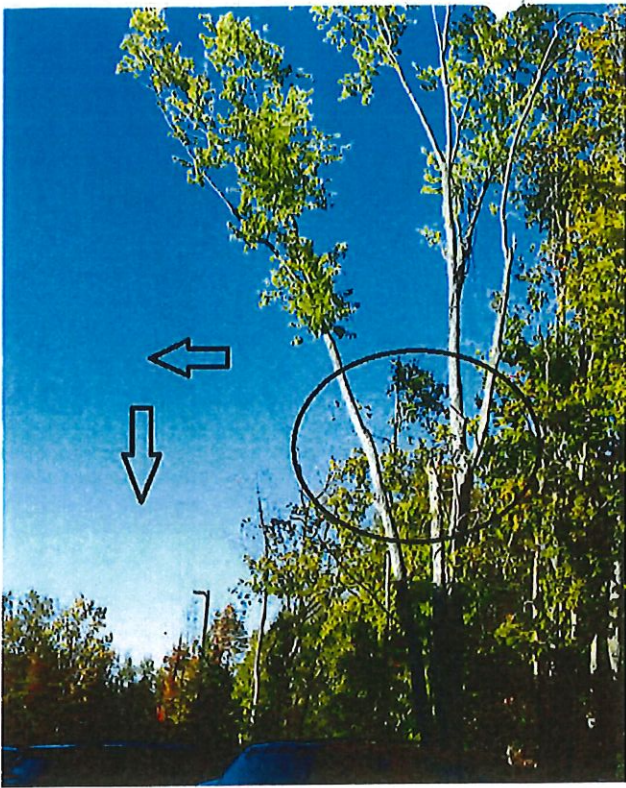
HOUSING CODE FILE: ☐ YES ☐ NO

CITY LIMITS: ☐ YES ☐ NO **2 MILE FRINGE:** ☐ YES ☐ NO

COMPLAINT RECEIVED BY: _____ **DATE:** _____ **TIME:** _____

COMMENTS: _____





The pictures are some of the diseased trees exposed to the parking areas and walkways in the Echo Park Bloomington apartment community. Currently, the management does not have any official risk management guidelines, plans, or operations about the trees. I talked to the manager both verbally and in writing with pictures, but the person denied the responsibility. All I want was just helping the person aware of the risks to the residents. As long as the management does not pay attention to the risks found, I cannot help contacting the Risk Management department of the City of Bloomington so that I can secure my family's and other residents' safety.



City of Bloomington
H.A.N.D.

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

Meeting Date: December 19, 2018
Petition Type: An extension of time to complete repairs.
Petition Number: 18-TV-107
Address: 3100 E Braeside Dr.
Petitioner: Scott May
Inspector: Matt Swinney
Staff Report: June 25, 2018 Completed Cycle Inspection Report
November 19, 2018 BHQA App received

Owner has requested an extension of time to complete repairs for Unit# 3125. This unit has a severe bedbug infestation. The unit also is very full of items which make chemical bug treatment not affective. The unit will have to be heat treated. The owner has requested an additional 60 days to coordinate with the exterminator and the tenant's family to get the unit ready for treatment.

Staff recommendation: Grant 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: January 4, 2019 to call and schedule the reinspection.

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



RECEIVED

BY: AAK

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: 3100 E. Branside Drive
Petitioner's Name: The Legacy Group
Address: 3112 E. Branside Drive
City: Bloomington State: IN Zip Code: 47408
Phone Number: 812-339-1400 Email Address: Legacygroup@woodingtonproperties.com
Property Owner's Name: Scott May
Address: 701 E. Summitview Place
City: Bloomington State: IN Zip Code: 47401
Phone Number: 812-339-1400 Email Address: _____
Occupants: _____

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

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

Please circle the petition type that you are requesting:

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

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

OFFICE USE ONLY

Petition Number 18-TV-107

SEE REVERSE

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

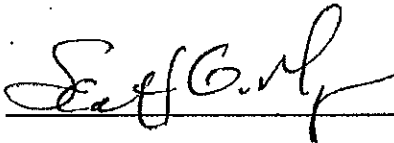
We are asking for more time to complete work on apartment 3125, none of the violations are life safety violations they are as follows:

Kitchen- repair garbage disposal to function as intended, replace damaged/missing shelving under the kitchen sink

Left Bedroom- Repair or replace closet doors so they function as intended. Repair the damaged and rotten wood for the interior window sill.

On November 8, 2018 our maintenance went into 3125 to do the repairs, upon entering the apartment they found bed bugs, so I called our Pest control for them to come out and inspect, they did confirm that it was bed bugs, they spoke with the tenant and she told them she has had them for 2 years. Pest control reported to me that her apartment is badly infested with them and that her apartment is also full of stuff. They recommended at that time that a chemical spray would not work and that we had to get a heat treatment done. The tenant is an elderly and disabled lady, that doesn't have family close. The list of the items she would have to do to get ready for the heat treatment is very long. (I have attached a copy of that list). She has family that live out of state and that could possibly come help her get ready, but they told me that would not be until mid-December. I am also reaching out to area agencies to ask for assistance. Our re-inspection is on December 6, 2018, so we are asking for a 60-day extension from that date so that we can get her apartment ready, treated and all the repairs to be done.

Signature (required):



Name (please print):

Scott May

Date:

11-15-18

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.



Bed Bug Heat Remediation Preparation Checklist

Bed bug treatments are very detailed, extensive endeavors. To ensure success, your cooperation before, during and after treatment is essential. Failure to meet the checklist requirements and /or non-completion of scheduled follow up inspection may void any warranty. Any deviation must be approved by Young Environmental Solutions, Inc. management.

Prior to Initial Service

- Have any occupants or pets had any adverse reaction to pesticides?
- Customer must ensure unrestricted access to all areas of structure during initial service and follow up visits.
- Verify any fire sprinkler heads will withstand sustained temps of 155 degrees for at least 8 hours (replace any heads with low ratings)
- Complete a walkthrough inspection/planning meeting with Young Environmental Solutions, Inc. management at least 12 hours prior to heat treatment (optional for hotels/motels)
- Move all furniture at least 18 inches away from walls in all rooms
- Place all clothing from closets, dressers, wardrobes in loose piles not greater than 10 inches in height scattered about floor in center of room. Some clothing may remain in closets if airspace between each few items. Do not remove items from infested rooms.
- All boxes and other stored items must be removed from closets and from under beds and placed in center of rooms.
- All doors and dresser drawers should be left open and may be manipulated during heat process to ensure successful treatment.
- All mattresses, cushions, upholstered furniture, etc...will be propped against walls and moved to allow heat exposure to all surfaces.
- The following heat sensitive items should be removed from the treatment areas;
 - Pressurized cylinders, fire extinguishers, aerosol cans, paints, certain adhesives, cigarette lighters, and any flammable chemicals
 - Fresh fruits and vegetables, soaps, candles, wax, crayons, chocolate, stick deodorants, lipsticks, and other cosmetics, creams and lotions, wine or other bottled alcohols, carbonated beverages, artificial sweeteners, vitamins and other medications (in lieu of removal, these may be stored in refrigerator).
 - Oil paintings, acrylic art work and other paintings, photographs, Arts and Crafts assembled with hot melt glue.

- Soft vinyl items such as vinyl records, audio and video tapes, computer software, CDs and DVDs, and vinyl window blinds.
- Antique furniture with finish or fragile glue points
- Musical instruments (may detune due to expansion/contraction) and refrigerator magnets (may demagnetize)
- One-of-a-kind items such as heirlooms and irreplaceable possessions should always be removed prior to treatments.
- Olefin Carpet (direct contact with duct)
- Electronics, such as computers, flat screen televisions and remote controls should be left inside during remediation as they have a high potential for infestation. Electronics should be unplugged and will be placed out of direct path of introduction and heated air movement.
- Remove all items of value or personal nature (e.g. jewelry and credit cards). Seal in bags and treat according to recommendations at end of this form.
- Remove small items such as picture frames, paintings or paperwork that may be displaced by air circulation equipment during treatment.
- Remove trash from receptacles and clear common areas before service.
- All air conditioning should be switched off before service.
- Young Environmental Solutions, Inc. will remove linens from bed and any items stored underneath. We will inspect and seal all items in bags. Occupant shall then treat all items according to instructions on back after treatment.
- When disposing of heavily-infested mattresses and furniture, care must be taken to avoid spreading infestation to unaffected areas by encasing infested items. Items should be labeled as infested or otherwise rendered unusable to avoid possession by other individuals.
- Remove any aquariums and potted plants prior to application. Keep all humans, plants and pets (dogs, cats, birds, reptiles) out of premises during application.
- Have each person in your household select one set of clothing to wear day of treatment. Place clothing in dryer on at least low heat for at least 30 minutes, and then place in a sealed bag outside of structure. All other items should remain inside.
- Waterbeds will need to be drained. If the waterbed is drained, it will prevent the frame from reaching lethal temperatures.
- Airbeds will need to be partially deflated to avoid damage.
- Select Comfort type airbeds with an electronic pump must be partially deflated and unplugged from the wall outlet.
- Temperatures up to 150°F will not damage majority of equipment that is not powered. If there are any doubts, the manufacturer should be contacted to establish a temperature that damage could occur. Young Environmental Solutions, Inc. does not accept responsibility for obtaining this information.



City Of Bloomington
Housing and Neighborhood Development

JUL 13 2018

RENTAL INSPECTION INFORMATION

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

RE: 3100 E Braeside 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 **SEP 11 2018** 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: Legacy Group: 3112 E. Braeside Drive, Bloomington, IN 47408

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

City Hall
bloomington.in.gov

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



**City Of Bloomington
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

47

Owner

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

Agent

Legacy Group
3112 E. Braeside Drive
Bloomington, IN 47408

Prop. Location: 3100 E Braeside DR

Number of Units/Structures: 140/15

Units/Bedrooms/Max # of Occupants: Bld 1: Bld 1: 6/2/5, Bld 2: 8/2/5 4/1/5, Bld 3: 8/2/5 4/1/5, Bld 4: 8/1/5, Bld 5: 8/2/5 4/1/5, Bld 6: 8/1/5, Bld 7: 6/2/5, Bld 8: 16/1/5, Bld 9: 8/2/5 4/1/5, Bld 10: 6/2/5, Bld 11: 8/2/5, Bld 12: 8/3/5, Bld 13: 6/2/5, Bld 14: 8/1/5, Bld 15: 8/1/5 4/2/5

Date Inspected: 06/25/2018
Primary Heat Source: Gas
Property Zoning: RH
Number of Stories: 2

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

The Monroe County Assessor's records indicate that this structure was built in 1983.
Minimum egress requirements for a multi-family dwelling built at the time of construction.
Openable area: 4.75 Sq. Ft.
Clear height: 24 inches
Clear width: 18 inches
Sill height: Not more than 48 inches above finished floor.

Egress window measurements for complex are as follows:

Townhouses

Existing Egress Window Measurements: Slider: Const. Yr. - 1983

Height: 44 inches
Width: 33.5 inches
Sill Height: 36 inches
Openable Area: 10.24 sq. ft.

Existing Egress Window Measurements: Slider: Const. Yr. - 1983

Height: 45 inches
Width: 33 inches
Sill Height: 36 inches
Openable Area: 10.31 sq. ft.

Flats

Existing Egress Window Measurements: Slider: Const. Yr. - 1983

Height: 57 inches
Width: 22 inches
Sill Height: 24 inches
Openable Area: 8.71 sq. ft.

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

INTERIOR

Building 1

3100

½ Bath

Properly secure the loose faucet so that it functions as intended. BMC 16.04.0620(c)

Dining Room

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

Upstairs

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.

3102

½ Bath

Secure loose electrical receptacle. BMC 16.04.060(b)

Upstairs

Bathroom

Provide electrical power to the receptacle so that it functions as intended. BMC 16.04.060(c)

3104

No violations noted.

3106

No violations noted.

3108

½ Bath

Properly repair/ replace the outlet so that it functions as intended. (sunken into wall) BMC 16.04.060(b)

Living Room

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

3110

No violations noted.

Building 2

3114

Living Room

Properly repair the threshold for the entry door. BMC 16.04.060(a)

Kitchen

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

Hallway

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/ replace the broken window frame so that it functions as intended. BMC 16.04.060(b)

3116

Entry

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

Left Bedroom

Repair the broken window. BMC 16.04.060(a)

Back Bedrooms

Properly repair the damaged window sill. (chewed by dog) BMC 16.04.060(a)

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

3118

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)

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)

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

Hall Closet

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

Back Bedroom

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

3120

Deck

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

Kitchen

Properly replace broken outlet. BMC 16.04.060(b)

Bathroom

Properly replace broken outlet. BMC 16.04.060(b)

3122

Kitchen

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

3124

Bathroom

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

Bedroom

Properly repair/ replace the broken /deteriorated window frame. BMC 16.04.060(a)

Repair/ replace the deteriorate window sill. (water damage) BMC 16.04.060(a)

3126

Kitchen

Properly replace broken outlet. BMC 16.04.060(b)

3128

Kitchen

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

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

Replace the missing knob for the stove. BMC 16.04.060(c)

Hallway

Repair the electrical panel box so that it functions as intended. There is currently a short leading to the electricity in the kitchen area. BMC 16.04.060(b)

Back Bedroom

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

Utility Closet

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

3130

Back Bedroom

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

3132

Back 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

3134

Balcony

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

Left Bathroom

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

Building 3

3136

Finish the installation of all carpet. BMC 16.04.060(a)

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

Clean and service the exhaust fan so that it functions as intended. 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)

Left Bedroom

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

3138

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

Left Bedroom

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

3140

Balcony

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

3142

Left Bedroom

Repair the damaged entry door frame. BMC 16.04.060(a)

Replace the missing striker plate. BMC 16.04.060(a)

3144

No violations noted.

3146

Bathroom

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

3148

Kitchen

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

3150

No violations noted.

3152

Living Room

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

Hallway

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

Right Bedroom

Properly repair the broken window frame so that it functions as intended. BMC 16.04.060(a)

Bathroom

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

Left Bedroom

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

3154

Kitchen

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

3156

No violations noted.

3158

Living Room

Properly repair/replace the broken handle for the sliding glass door so that it functions as intended. BMC 16.04.060(b)

Properly secure the threshold at the exterior of the sliding glass door. BMC 16.04.060(b)

Building 4

3160

Living Room

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

Right 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

3162

Kitchen

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

Living Room

Replace the missing handle for the sliding glass door so that it functions as intended. BMC 16.04.060(b)

3164

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©

Upstairs

Left Bedroom

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

3166

Repair the storm door so that it functions as intended. (arm broken) BMC 16.04.060(a)

Upstairs

Back Bedroom

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

Replace damaged or torn window screen. BMC 16.04.060(a)

Hallway

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

3168

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.

3170

Kitchen

Properly repair or replace broken or missing cabinet door. BMC 16.04.060(a)

Dining Room

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

3172

Kitchen

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

3174

Living Room

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

Building 5

3176, 3178

No violations noted.

3180

Living Room

Properly repair/replace the locking mechanism for the front entry door so that it functions as intended. BMC 16.04.060(b)

3182

Bathroom

Replace all damaged or missing floor tiles. BMC 16.04.060(a)

Kitchen

Properly repair/replace the loose faucet so that it functions 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)

Replace broken/missing light switch cover plate.(adjacent to the stove) BMC 16.04.060(b)

Building 5

3192

Hallway

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

3194

Right Bedroom

Determine the source of the water leak and replace water damaged sill. BMC 16.04.060(a)

3196

No violations noted.

3198

Kitchen

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

3184

No violations noted.

3186

Hallway

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

3188

Mechanical 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)

Entry

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

3190

No violations noted.

Building 6

3224, 3226

No violations noted.

3228

Deck

Repair/replace deteriorated deck boards. BMC 16.04.050(a)

3230, 3216

No violations noted.

3218

Hallway

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

3220, 3222

No violations noted.

Building 7

3232

Dining Room

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

3234

Kitchen

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

3236

No violations noted.

3238

Kitchen

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

Living Room

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

Upstairs

Bathroom

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

3240

Upstairs

Bathroom

Repair/replace the damaged sink it is cracked at drain. BMC 16.04.060(a)

3242

Kitchen

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

Building 8

3268

Kitchen

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

3270

No violations noted.

Kitchen

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

3272, 3274, 3260

No violations noted.

Common Hall

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

3262

Kitchen

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

3264, 3266

No violations noted.

3252

Kitchen

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

Living Room

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

Bathroom

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

3254

No violations noted.

3256

Mechanical Closet

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

Loft

Sleeping in this area is not permitted. Please remove the bed. BMC 16.04.060(b)

3258

Loft

Sleeping in this area is not permitted. Please remove the bed. BMC 16.04.060(b)

3244

Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

3246

Bedroom

Replaced the missing door for the breaker box. BMC 16.04.060(b)

3248

Kitchen

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

Bathroom

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

Replace the rusted pitted sink. BMC 16.04.060(a)

3250

Kitchen

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

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

Building 9

3292

Kitchen

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

2nd Bathroom

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

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

3294

No violations noted.

3296

Kitchen

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

Bedroom 1

Determine the source of the water leak and replace water damaged sill. BMC 16.04.060(a)

3298

Mechanical 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)

3284

Kitchen

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

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

3286

No violations noted.

3288

Loft

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

3290

Kitchen

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

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

3276

No violations noted.

3278

Kitchen

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

Bedroom 1

Determine the source of the water leak and replace water damaged sill. BMC 16.04.060(a)

3280

Kitchen

Repair the range burner on the back right side to function as intended. BMC 16.04.060(c)

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

Bathroom 1

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

3282

Kitchen

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

Bathroom 1

Replace/repair water damaged vanity. BMC 16.04.060(a)

Restore water to the fixtures in this room. BMC 16.04.060(c)

Bathroom 2

Replace/repair water damaged vanity. BMC 16.04.060(a)

Restore water to the fixtures in this room. BMC 16.04.060(c)

Hallway

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

Building 10

3251

Kitchen

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

Dining Room

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

3253

No violations noted.

3255

1/2 Bath

Reattach cove base. BMC 16.04.060(a)

Dining Room

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

Upstairs

Hallway

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

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

Bathroom

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

3257

Kitchen

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

3259

Upstairs

Bathroom

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

3261

No violations noted.

BUILDING 11

3217

Bathroom

Secure loose electrical receptacle. BMC 16.04.060(b)

3219

Bathroom

Secure loose electrical receptacle. BMC 16.04.060(b)

3221

No violations noted.

3223

Left Bedroom

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

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

Bathroom

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

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

3227

Hallway

The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

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)

3229

Bathroom

Secure loose electrical receptacle. BMC 16.04.060(b)

3231, 3225

No violations noted.

BUILDING 12

3201

No violations noted.

3203

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

3205

Living Room

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

Dining Room

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

Upstairs

Bathroom

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

3207

Dining Room

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

Upstairs

Front Left Bedroom

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

Back Bedroom

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

Bathroom

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

3209

Kitchen

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

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

Bathroom

Provide electrical power to the receptacle so that it functions as intended. BMC 16.04.060(c)

Upstairs

Hallway

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

Front Left Bedroom

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

Bathroom

Provide electrical power to the receptacle so that it functions as intended. BMC 16.04.060(c)

Back Bedroom

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

3211

Entry

Replace the damaged and missing door casing. BMC 16.04.060(a)

Living Room

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

Upstairs

Bathroom

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

Secure toilet to its mountings. BMC 16.04.060(c)

Hallway

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

3213

No violations noted.

3215

Kitchen

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

Seal the top of the backsplash to prevent water infiltration. BMC 16.04.060(a)

Upstairs

Stairway

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

Hallway

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

Bathroom

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

Back Bedroom

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

BUILDING 13

3165

No violations noted.

3167

Entry

Repair the storm door to open and close as intended. BMC 16.04.060(a)

Kitchen

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

Dining area

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

Upstairs

Back Bedroom

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)

Front Bedroom

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

3169

Furnace Closet

Replace the missing access panel to the Hot water heater. BMC 16.04.060(c)

Upstairs

Front Bedroom

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

3171

Upstairs

Front Bedroom

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

3173

Entry

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

Bathroom

Fix the loose or missing base cove. BMC 16.04.060(a)

3175

Dining Room

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

Upstairs

Hallway

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

Front Bedroom

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

Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

BUILDING 14

3135, 3137

No violations noted.

3139

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

3141, 3143

No violations noted.

3145

Bathroom

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

3147

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

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

Secure toilet to its mountings. BMC 16.04.060(c)

Bedroom

Repair the damaged wood around the window sill. BMC 16.04.060(a)

3149

No violations noted.

BUILDING 15

3111, 3133

No violations noted.

3113

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

3115

Kitchen

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 (repair faucet in a manner so that there is adequate water pressure and volume) . BMC 16.04.060(c)

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)

3117

Furnace Closet

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)

3119

Dining Room

Provide electrical power from the light switch to the light/ceiling fan so that it functions as intended. BMC 16.04.060(c)

Bathroom

Provide electrical power to the receptacle so that it functions as intended. BMC 16.04.060(c)

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

Left Bedroom

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

Right Bedroom

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

3121

Living Room

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

Bathroom

Secure loose electrical receptacle. BMC 16.04.060(b)

Right Bedroom

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

3123

Entry

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

Kitchen

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

Right Bedroom

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

3125

Kitchen

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

Replace the damaged/missing shelving under the kitchen sink. BMC 16.04.060(a)

Left Bedroom

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

Repair the damaged and rotten wood for the interior window sill. BMC 16.04.060(a)

3127

Bathroom

Provide electrical power to the receptacle so that it functions as intended. BMC 16.04.060(c)

3129

Furnace closet

Replace the missing access panel to the Hot water heater. BMC 16.04.060(c)

Living Room

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

3131

Kitchen

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

EXTERIOR

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)

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

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

OTHER REQUIREMENTS

Furnace Inspection Documentation

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

Desired level: 0 parts per million (ppm)

Acceptable level in a living space: 9 ppm

Maximum concentration for flue products: 50 ppm

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

Fireplace Inspection Documentation

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

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: December 19, 2018

Petition Type: Rescind a variance

Petition Number: 18-RV-108

Address: 900 W. 3rd Street

Petitioner: HAND

Inspector: Matt Swinney

Staff Report: October 14, 1999 – Granted special exception to passing through southwest bedroom to gain access to the bathroom.
November 08, 2018 – Conducted Cycle Inspection
November 21, 2018 – Received BHQA Appeal (Rescind Variance)

This property was previously granted a variance (10/14/1999) to the passing through southwest bedroom requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a passing through southwest bedroom requirement and the Building Code in place at the time of construction (1920) did not address passing through southwest bedroom; therefore the variance must be rescinded by the Board of Housing Quality Appeals. This structure was built in 1920.

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: December 19, 2018

Petition Type: Rescind a variance

Petition Number: 18-RV-109

Address: 301 S. Fairview Street

Petitioner: HAND

Inspector: Matt Swinney

Staff Report: May 12, 2004 – Granted special exception to the minimum stair requirements leading to the second floor loft with the condition that egress be provided to the loft area and meets code requirements, and install hardwired interconnected smoke detectors, with battery back-up.
November 08, 2018 – Conducted Cycle Inspection
November 21, 2018 – Received BHQA Appeal (Rescind Variance)

This property was previously granted a variance (05/12/2004) to the minimum stair requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a minimum stair requirement and the Building Code in place at the time of construction (1940) did not address minimum stairs; therefore the variance must be rescinded by the Board of Housing Quality Appeals. This structure was built in 1940.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None