

**PUBLIC HEARING  
BOARD OF HOUSING QUALITY APPEALS  
CITY HALL McCLOSKEY CONFERENCE ROOM  
JULY 15, 2020 4:00 P.M.**

**ALL ITEMS ARE ON THE CONSENT AGENDA**

- I. **ROLL CALL**
- II. **REVIEW OF SUMMARY**
- III. **PETITIONS**
  - 1) 20-TV-19, **802 N. College Avenue**, Linda Braunlin. Request for an extension of time to complete repairs. p. 1
  - 2) 20-TV-31, **520 W. Kirkwood Avenue**, Orion Management (Morrison Rentals). Request for an extension of time to complete repairs. p. 10
  - 3) 20-TV-38, **3643 E. Park Lane**, Claudia Avellaneda. Request for an extension of time to complete repairs. p. 17
  - 4) 20-AA-39, **231 N. Adams Street**, Crystal Sullivan. Request for relief from an administrative decision. p. 26
  - 5) 20-TV-40, **605 E. University Street**, Choice Realty. Request for an extension of time to complete repairs. p. 29
  - 6) 20-AA-41, **1802 N. Arlington Road**, Lois Faye McClung Revocable Trust. Request for relief from an administrative decision. p. 36
  - 7) 20-TV-42, **345 S. Curry Pike**, Mackie Properties (Citadel Investments Trust). Request for an extension of time to complete repairs. p. 39
  - 8) 20-TV-43, **405 S. Lincoln Street**, Kathy Duckett. Request for an extension of time to complete repairs. p. 45
  - 9) 20-TV-44, **1403 W. 6<sup>th</sup> Street**, All Natural Properties. Request for an extension of time to complete repairs. p. 51
- IV. **GENERAL DISCUSSION**
- V. **PUBLIC COMMENT**
- VI. **ADJOURNMENT**

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





City of Bloomington  
H.A.N.D.

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

Meeting Date:	15 July 2020	
Petition Type:	An extension of time to complete repairs	
Petition Number:	20-TV-019 (old business)	
Address:	802 N College Ave	
Petitioner:	Linda Braunlin	
Inspector:	Michael Arnold	
Staff Report:	13 September 2019	Cycle Inspection
	24 September 2019	Sent Report
	22 November 2019	Reinspection Scheduled
	28 January 2020	Reinspection
	28 January 2020	BHQA Application
	18 March 2020	Meeting Cancelled
	16 April 2020	BHQA Granted Extension of Time
	03 May 2020	To Legal for smoke detector
	11 May 2020	Extension of Time Request
	17 June 2020	No BHQA meeting

During the cycle inspection items for repair were noted in apartment #1. This apartment has an accumulation of items making it difficult for access to do repairs. The owner is requesting more time to complete these repairs. It was indicated at the reinspection that the tenant was supposed to have moved out but is still occupying the unit. All items except Unit 1 and the exterior were in compliance at the reinspection. BHQA granted an extension of time with deadline for 18 May 2020 for all items in Unit 1 and to immediately schedule smoke detector inspection. On 03 May 2020 a letter from legal was sent regarding the smoke detector. On 11 May 2020 HAND received an Extension of Time Request. The unit is now vacant and is being remodeled. Per the petitioner's application the unit has been gutted and they will need approximately 2 months to complete the 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: 17 August 2020 .

Attachments: Cycle Inspection Report, 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**  
**MAY 11 2020**  
**BY: .....**

**Property Address:** 802 N. College Apartment 1

**Petitioner's Name:** Linda Braunlin

**Address:** 6465 W. Tarkington Lane

**City:** Bloomington

**State:** Indiana

**Zip Code:** 47403

**Phone Number:** (812) 272-4550

**E-mail Address:** Hiddencavernsfarm@yahoo.com

**Owner's Name:** Linda Braunlin

**Address:** same as above

**City:**

**State:**

**Zip Code:**

**Phone Number:**

**E-mail Address:**

**Occupants:**

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

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

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

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

**Reminder:**

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

(Will be assigned by BHQA)

Petition Number: 20-TV-019

(OLD BUSINESS)

Reviewed Hand April 15, 2020  
 MA

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

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

This apartment has been inhabited by the same tenant for 12 years. He became a hoarder over the years. It took him 2 months to move out. We rented a dumpster and finished cleaning up his belongings and 12 years worth of filth. The apartment was in dire need of a total remodel. At this point in time, the apartment is gutted and we expect to take 2 months to remodel the unit. We have purchased new windows, including leaded glass antique transoms and will be going above and beyond what was originally required by the HAND inspection. We are cordially asking for an extension of time to complete the restoration.

Signature (Required):

Name (Print): Linda Braunlin

Date: 5/8/20

**Important information regarding this application format:**

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

Print Form

**City Of Bloomington**  
**Housing and Neighborhood Development**  
**CYCLE INSPECTION REPORT**

189

Owner(s)

Linda L. Braunlin  
6465 W. Tarkington Lane  
Bloomington, IN 47403

Prop. Location: 802 N College AVE  
Number of Units/Structures: 7/1  
Units/Bedrooms/Max # of Occupants: Bld 1: 1/Eff/5 6/1/5

Date Inspected: 09/16/2019  
Primary Heat Source: Gas  
Property Zoning: CD  
Number of Stories: 3

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

Monroe County records show this structure was built in 1920. There were no minimum emergency egress requirements at the time of construction.

**Interior:**

**Lower Level:**

**Unit 7 (South Unit):**

**This unit is not currently used as an apartment**

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

**Bathroom:**

Repair the wall at the base of the shower adjacent to the sink. BMC 16.04.060(a)

**West Room (Under Front Porch):**

Secure the outlet to the ceiling. BMC 16.04.060(b)

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

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

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

**Main Level:**

**Common Hallway:**

No violations noted

**Unit 1:**

**Living Room (16-6 x 13-6):**

Repair the wall under the window. BMC 16.04.060(a) (North wall – West window).

Properly repair and surface coat the damaged portion of the ceiling. BMC 16.04.060(a)

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

**Kitchen (6-6 x 6-0):**

Properly repair and surface coat the damaged portion of the ceiling. BMC 16.04.060(a)

**Bathroom:**

Repair/replace the outlet. BMC 16.04.060(b) (Ground prong is broken off in the outlet).

Properly repair and surface coat the damaged portion of the ceiling. BMC 16.04.060(a)

**Bedroom (10-7 x 9-7):**

Existing Egress:

Height: 22 inches

Width: 27 inches

Sill Height: 25 inches

Openable Area: 4.13 sq. ft.

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

No violations noted

**Unit 2:**

**Living Room (16-4 x 11-8), Study (9-8 x 7-4), Bathroom:**

No violations noted

**Kitchen:**

Eliminate the source of the leak on the sink drain line. BMC 16.04.060(c) (Wet on top joint of trap)

Replace the missing drawer front. BMC 16.04.060(a)

**Bedroom (10-9 x 7-9):**

Existing Egress:

Height: 38 inches

Width: 40 inches

Sill Height: 30 inches

Openable Area: 10.56 sq. ft.



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

No violations noted

**Unit 3:**

**Living Room (15-7 x 14-7), Kitchen (7-9 x 7-0), Bathroom:**

No violations noted

**Bedroom (14-6 x 10-0):**

Existing Egress:

Height: 22 inches

Width: 27 inches

Sill Height: 25 inches

Openable Area: 4.13 sq. ft.

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

Repair window to latch securely. BMC 16.04.060(b) (West wall)

**Unit 4:**

**Bathroom:**

Eliminate the leak/drip at the sink faucet. BMC 16.04.060(c)

**Living Room (15-3 x 11-0):**

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

**Kitchen:**

No violations noted

**Bedroom (9-3 x 8-3):**

Existing Egress:

Height: 30 inches

Width: 43 inches

Sill Height: 24 inches

Openable Area: 8.96 sq. ft.

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

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

**Unit 5:**

**Main Room (11-4 x 10-5):**

**This room has a door to the exterior**

No violations noted

**Kitchen, Bathroom:**

No violations noted

**Unit 6:**

**Living Room/Kitchen/Bedroom [(13-5 x 11-1)+(14-4 x 8-8)]:**

Existing Egress:

Height: 10 inches

Width: 33.5 inches

Sill Height: 21.5 inches

Openable Area: 2.33 sq. ft.

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

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

No violations noted

**Bathroom:**

No violations noted

**Exterior:**

Properly repair the foundation, the front wall and the wing walls of the front porch. BMC 16.04.050(a)

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

Repair the hole in the roof overhang. BMC 16.04.050(a) (South side)

Repair the loose board/hole at the window on the north side of the structure. BMC 16.04.050(a)

Scrape and paint interior surfaces where paint is peeling or bare surfaces are exposed. BMC 16.04.060(f) **(This item has a deadline of 13 September 2020) (Primarily windows and window trim where peeling).**

**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)	

**Tenants and Owners Rights and Responsibilities Summary:**

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

**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 or his agent and the expiration date of the permit. BMC 16.03.030(c)

**This is the end of this report.**



City of Bloomington  
H.A.N.D.

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

Meeting Date: July 15, 2020

Petition Type: An extension of time to complete repairs

Petition Number: 20-TV-31 (old business)

Address: 520 W. Kirkwood Avenue

Petitioner: Orion Property Management for Morrison Rentals LLC

Inspector: Jo Stong

Staff Report: January 17, 2020: Received complaint about east door  
January 21, 2020: Conducted complaint inspection. Complaint valid.  
January 28, 2020: Mailed complaint report.  
February 14, 2020: Mailed complaint RV (remaining violations)  
March 3, 2020: Received appeal  
April 15, 2020: BHQA granted extension of time until April 30, 2020 to complete repairs  
April 24, 2020: Agent scheduled complaint reinspection for May 20, 2020. New registration form received indicating new agent.  
May 14, 2020: New appeal received. Reinspection cancelled.  
June 17, 2020: BHQA cancelled.

This property was granted an extension of time to repair a leak the east central entry door. The petitioner states that the leak is due to an active roof leak, and that the roof has been inspected by an insurance agent. The damage to the door and to the interior will be part of the insurance claim. The petitioner is requesting an additional 60 days to complete the repairs.

Staff recommendation: Grant an extension of time

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

Compliance Deadline: July 31, 2020

Attachments: Complaint report, current appeal, previous appeal



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

RECEIVED  
MAY 14 2020  
BY: .....

Property Address: 520 W Kirkwood Ave. Bloomington, Indiana

Petitioner's Name: Orion Property Management for Morrison Rentals LLC

Address: PO Box 371

City: Bloomington State: Indiana Zip Code: 47404

Phone Number: 8123345964 E-mail Address: lwilliamson@orionpropertymanagement.com

Owner's Name: Morrison Rentals LLC

Address: c/o Orion Property Management PO Box 371

City: Bloomington State: Indiana Zip Code: 47404

Phone Number: 8123345964 E-mail Address: lwilliamson@orionpropertymangement.com

Occupants: Robert Reynolds and Casey Green

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

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

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

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

Reminder:

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

(Will be assigned by BHQA)

Petition Number: 31-TV-20

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.

There is a door not opening properly in the interior of the home. It has been found that this is being caused by an active roof leak. We are currently working with the insurance company and have discovered hail and wind damage and have filed an insurance claim. There has been an inspection of the roof by an insurance adjuster and the process has been started to replace the roof. The interior damage from the leak and the damage to the door will be a part of this claim and will be addressed at that time. We are requesting additional 60 days time to complete this work. Insurance claim is with Duling Insurance, Mark Duling 812-332-1808, claim #300-0137881-2020, Adjustor: Jake Wallen, 765-602-4998.

Signature (Required)

Name (Print): Lisa Williamson

Date: 5/14/20

Important information regarding this application format:

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

Print Form



**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**  
MAR 03 2020  
BY: [signature]

**Property Address:** 520 W Kirkwood Avenue

**Petitioner's Name:** Flying Fish Design and build for Keith Pierrard & Edna Morrison

**Address:** 1420 S. Walnut St

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

**Phone Number:** (844) 532-8696 **E-mail Address:** chuck@flywiththefish.com

**Owner's Name:** Edna L Morrison

**Address:** N3341 Country Road N

**City:** Keenan **State:** Wisconsin **Zip Code:** 54537

**Phone Number:** (812) 876-5403 **E-mail Address:** kdpierra@gmail.com

**Occupants:** Casey Green & Robert Reynolds

**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:** 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: 20-TV-31

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

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

1. The Door frame leaks water when there is a heavy rain. Door needs to be reframed and drywall needs to be repaired.

2. This house is in the process of transitioning from one property management company to another. It is currently managed by Flying Fish Design and Build, and is transitioning to Orion Property Management. Because of the timing of the rein spection and the timing of the transition, both the owner of the house and the current property mangagment company find themselves in unique positions. The owner wants the new property management group to hand the work, and the scope of the work would prolong the transition if the current property management company were to start the job.

3. The transition should take at least a week to complete, and the job itself should take another two weeks (depending on the availability of contractors to work on the house). So 3-4 weeks additional time to get the house in order for the complaint reinspection.

Signature (Required): DocuSigned by: Keith Pierrard

Name (Print): Keith Pierrard

Date: 2/28/07 2/28/07

**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**

**JAN 28 2020**

Edna L. Morrison  
N3341 Country Road N  
Keenen, WI 54537

RE: NOTICE OF COMPLAINT INSPECTION

Dear Edna L. Morrison

On 01/21/2020 a complaint inspection was performed at 520 W Kirkwood AVE. During the inspection violations of the Residential Rental Unit and Lodging Establishment Inspection Program were found.

Please correct the violations cited on the enclosed inspection report within fourteen days (14) and call this office no later than **FEB 11 2020**, 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](http://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: Flying Fish Real Estate: 1420 S Walnut St, Bloomington, IN 47401

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

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

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



**City Of Bloomington**  
**Housing and Neighborhood Development**

COMPLAINT INSPECTION REPORT

1167

Owner

Edna L. Morrison  
N3341 Country Road N  
Keenen, WI 54537

Agent

Flying Fish Real Estate  
1420 S. Walnut St  
Bloomington, IN 47401

Tenant

Casey Green  
520 W. Kirkwood Ave  
Bloomington, IN 47404

Prop. Location: 520 W Kirkwood AVE  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/5

Date Inspected: 01/21/2020  
Primary Heat Source: Gas  
Property Zoning: CG  
Number of Stories: 1

Inspector: Jo Stong  
Foundation Type: Basement  
Attic Access: No  
Accessory Structure: Detached Garage, Shed

The following items are the result of a complaint inspection conducted on **January 21, 2020**. 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:**

The east central door frame leaks water into the house during rain. Repair the door, frame and or structure to eliminate water leaking into the interior of the structure. BMC 16.04.060(a)

This is the end of this report.



City of Bloomington  
H.A.N.D.

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

Meeting Date: July 15, 2020

Petition Type: An extension of time to complete repairs.

Petition Number: 20-TV-38

Address: 3643 E. Park Ln.

Petitioner: Claudia Avellaneda

Inspector: Norman Mosier

Staff Report: February 4, 2020 – Conducted Cycle Inspection  
April 21, 2020 – Sent Remaining Violations Report  
April 25, 2020 Received BHQA Appeal  
June 17, 2020 – BHQA Meeting Cancelled,  
moved to July 15, 2020

The Petitioner is requesting an extension of time to complete the repairs due to inability to secure Contractors to do the work. Property is vacant.

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, but not limited to, the possibility of fines.

Compliance Deadline: July 30, 2020 – For Life Safety Violations  
September 15, 2020 – For all other repairs

Attachments: Cycle Report, 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**  
APR 24 2020  
BY: .....

Property Address: 3643 E Park Lane

Petitioner's Name: Claudia N. Avellaneda

Address: 3725 E Brownridge Rd,

City: Bloomington

State: Maryland

Zip Code: 47401

Phone Number: (979) 220-1931

E-mail Address: clanabe@gmail.com

Owner's Name: Claudia N. Avellaneda

Address: 3725 E Brownridge Rd

City: Bloomington

State: Indiana

Zip Code: 47401

Phone Number: 979-220-1931

E-mail Address: clanabe@gmail.com

Occupants: none

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

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

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

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

Reminder:

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

(Will be assigned by BHQA)

Petition Number: 20-TV-38

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.

Given the COVID-19 crisis, I have been unable to find people to work on the repairs. In fact, the house has not been rented neither due to the health crisis.

Signature (Required): Claudia Avellaneda

Name (Print): Claudia N. Avellaneda

Date: 4/24/20

**Important information regarding this application format:**

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

**Print Form**



**City Of Bloomington**  
**Housing and Neighborhood Development**

**CYCLE INSPECTION REPORT**

1317

Owner(s)

Avellaneda, Claudia  
3725 E. Brownridge Road  
Bloomington, IN 47401

Prop. Location: 3643 E Park LN  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 02/04/2020  
Primary Heat Source: Gas  
Property Zoning: RS  
Number of Stories: 1

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

The Monroe County Assessor's records indicate that this structure was built in 1962.  
There were no emergency egress requirements at the time of construction.

**GENERAL VIOLATION:**

Properly ground the electrical receptacles for structure. If the receptacles are on an ungrounded system, it is acceptable to install 2-pole, ungrounded receptacles, or GFCI receptacles. If GFCI receptacles are installed, label receptacles with the wording "no equipment ground." BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3 (D) Replacements

**INTERIOR:**

Living Room 23-6 x 13:  
See general violation.

Family Room 25-10 x 14-6: Fireplace located here, see other requirements.  
See general violation.

- ✓ Secure the loose and protruding receptacle on the south wall. BMC 16.04.060 (b)
- ✓ Replace the missing receptacle cover plate on the east wall. BMC 16.04.060(b)

- ✓ Attic:  
Secure the loose receptacle to the wall, north of attic opening. BMC 16.04.060 (b)

½ Bath, Laundry Room:  
See general violation.

Kitchen 9-6 x 9-2:

See general violation.

Secure the loose sprayer at the base, BMC 16.04.060 (c)

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

Hallway:

See general violation.

Hall Bath:

See general violation.

SW Bedroom 11-10 x 11-7:

See general violation.

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

Existing Egress Window Measurements: Dbl hung pop out: Const. Yr. - 1962

Height: 33 inches

Width: 43.25 inches

Sill Height: 45.5 inches

Openable Area: 9.91 sq. ft.

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

NW Bedroom 11-5 x 11-2:

See general violation.

Existing Egress Window Measurements: Dbl hung pop out: Const. Yr. - 1962

Height: 32 inches

Width: 26 inches

Sill Height: 46 inches

Openable Area: 5.78 sq. ft.

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

NE Bedroom 11-7 x 10: Exit door for egress requirements.

See general violation.

#### **EXTERIOR:**

Install the missing dryer vent cover, north side of structure. BMC 16.04.050(a)

**Crawlspace:** Gas furnace located here, see other requirements.

Re-install the entry door. BMC 16.04.050(a)

Replace the broken window on the entry door. BMC 16.04.050(a)

**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)	

Show documentation that the fireplace has been inspected within the last twelve months, and that it is safe for use, or permanently and visibly seal the fireplace to prevent its 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**  
**Housing and Neighborhood Development**  
**REMAINING VIOLATION INSPECTION REPORT**

1317

Owner(s)

Avellaneda, Claudia  
3725 E. Brownridge Road  
Bloomington, IN 47401

Prop. Location: 3643 E Park LN  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 02/04/2020  
Primary Heat Source: Gas  
Property Zoning: RS  
Number of Stories: 1

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

The Monroe County Assessor's records indicate that this structure was built in 1962.  
There were no emergency egress requirements at the time of construction.

**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.

The Monroe County Assessor's records indicate that this structure was built in 1962.  
There were no emergency egress requirements at the time of construction.

**GENERAL VIOLATION:**

Properly ground the electrical receptacles for structure. If the receptacles are on an ungrounded system, it is acceptable to install 2-pole, ungrounded receptacles, or GFCI receptacles. If GFCI receptacles are installed, label receptacles with the wording "no equipment ground." BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3 (D) Replacements

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City Hall  
Email: [hnuhd@bloomington.in.gov](mailto:hnuhd@bloomington.in.gov)  
Neighborhood Division (812) 349-3421

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

---

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

**INTERIOR:**

Living Room 23-6 x 13:

**See general violation.**

Family Room 25-10 x 14-6: Fireplace located here, see other requirements.

**See general violation.**

✓ Secure the loose and protruding receptacle on the south wall. BMC 16.04.060 (b)

✓ Replace the missing receptacle cover plate on the east wall. BMC 16.04.060(b)

✓ Attic:

Secure the loose receptacle to the wall, north of attic opening. BMC 16.04.060 (b)

½ Bath, Laundry Room:

**See general violation.**

Kitchen 9-6 x 9-2:

**See general violation.**

Secure the loose sprayer at the base. BMC 16.04.060 (c)

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

Hallway:

**See general violation.**

Hall Bath:

**See general violation.**

SW Bedroom 11-10 x 11-7:

**See general violation.**

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

Existing Egress Window Measurements: Dbl hung pop out: Const. Yr. - 1962

Height: 33 inches

Width: 43.25 inches

Sill Height: 45.5 inches

Openable Area: 9.91 sq. ft.

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

NW Bedroom 11-5 x 11-2:

**See general violation.**

Existing Egress Window Measurements: Dbl hung pop out: Const. Yr. - 1962

Height: 32 inches

Width: 26 inches

Sill Height: 46 inches

Openable Area: 5.78 sq. ft.

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

NE Bedroom 11-7 x 10; Exit door for egress requirements.  
See general violation.

**EXTERIOR:**

Install the missing dryer vent cover, north side of structure. BMC 16.04.050(a)

Crawlspace: Gas furnace located here, see other requirements.  
Re-install the entry door. BMC 16.04.050(a)

Replace the broken window on the entry door. BMC 16.04.050(a)

**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)	

Show documentation that the fireplace has been inspected within the last twelve months, and that it is safe for use, or permanently and visibly seal the fireplace to prevent its 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 for Relief from an Administrative Decision**

Meeting Date: July 15, 2020

Petition Type: Relief from an administrative decision

Variance Request: Relief from the requirement to register and inspect.

Petition Number: 20-AA-39

Address: 231 N Adams

Petitioner: Crystal Dalton

Inspector: John Hewett

Staff Report: March 14, 2019 Cycle Inspection with Owner  
May 20, 2019 Received appeal for an Extension of time.  
June 17, 2019 BHQA granted extension until July 26, 2019  
May 1, 2020 Received Appeal for this property to be exempt from the requirements of Title 16.  
June 17, 2020 No BHQA meeting.

This house is occupied by the owner's disabled father and her mother who is the father's care giver. The owner is asking for relief from the requirements of Title 16.

Staff recommendation: Grant the relief from administrative decision.

Conditions: This unit will be granted relief from the requirements of Title 16 for as long as the current owner and tenant are un-changed from the current status. An affidavit of occupancy will be required yearly to verify no changes have been made. If this status changes, the requirements of Title 16 may be re-instated.

Compliance Deadline: The affidavit will be due in January of each year.

Attachments: Appeal form



Application For Appeal  
To The  
Board of Housing Quality Appeals

P.O. Box 100  
Bloomington, IN 47402

812-349-3420 BY: .....  
hand@bloomington.in.gov

RECEIVED  
APR 24 2020

Property Address: 231 W Adams St Bloomington In  
47404

Petitioner's Name: Crystal Dalton

Address: 231 W Adams St

City: Bloomington State: IN Zip Code: 47404

Phone Number: 812-325-3410 E-mail Address: lil-angel219 a live.com

Owner's Name: Crystal Dalton

Address: 231 W Adams St

City: Bloomington State: IN Zip Code: 47404

Phone Number: 812-325-3410 E-mail Address: lil-angel219 a live.com

Occupants: Tim + Debbie Dalton

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: BHOA

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 BHOA)

Petition Number: 20-V-39

I do not want to register my  
Property for hand.

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 Crystal Dalton Owner of the Property of 231 N Adams St. I'm letting my Parents live there. my dad is disabled and my mom is his cane giver. Ther is no rent paid and it is never going to be a rental property. This form was Submitted to you may of 2019.

Signature (Required):

Crystal Dalton

Name (Print):

Crystal Dalton

Date:

~~2/25/20~~

2/22/20

Important information regarding this application format:

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



City of Bloomington  
H.A.N.D.

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

Meeting Date: July 15<sup>th</sup>, 2020  
Petition Type: An extension of time to complete repairs.  
Petition Number: 20-TV-40  
Address: 605 E. University  
Petitioner: Choice Realty & Management  
Inspector: Kenny Liford  
Staff Report: March 13<sup>th</sup>, 2020 Completed Cycle Inspection Report  
May 11<sup>th</sup>, 2020 BHQA application received

Agent has requested an extension of time to complete repairs to the ceiling in the living room. They would like to complete the work once the property is vacant.

Staff recommendation: Grant the request.

Conditions: Have all repairs listed in the cycle report other than the living room ceiling completed and a re-inspection scheduled in the normal time frame. Have the ceiling repairs completed and a re-inspection scheduled by the deadline listed below.

Compliance Deadline: September 10<sup>th</sup>, 2020.

Attachments: Cycle report, BHQA Appeal



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

**RECEIVED**  
MAY 11 2020  
BY: .....

**Property Address:** 605 E University

**Petitioner's Name:** Choice Realty & Management

**Address:** 1715 S Walnut St

**City:** Bloomington

**State:** Indiana



**Zip Code:** 47401

**Phone Number:** 8123317353

**E-mail Address:** dena@callchocerealty.com

**Owner's Name:** Raymond Kahn

**Address:** 3-16-6 Nishihara Shibuya-ku

**City:** Tokyo

**State:** Japan



**Zip Code:** 15100

**Phone Number:**

**E-mail Address:** raymond.a.kahn@pwc.com

**Occupants:** 5

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

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

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

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



**Reminder:**

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

(Will be assigned by BHQA)

Petition Number: 20-TV-40



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.

For the line item for the living room ceiling to be repaired we would like & prefer to do that repair after current tenants move out July 23rd and do this job at that time. So not to disturb the current tenant with mess & debris in that large area and unit would then be vacant to work in for this portion of the requirements. So we are requesting an extension until 8/10 for this property.

Signature (Required):

*Chris Reedy + Mangent - Dena Dobson*

Name (Print): Dena Dobson

Date:

5/8/2020

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

**MAR 23 2020**

Kahn, Raymond  
3-16-6 Nishihara  
Shibuya-Ku, Tokyo, JP 151-0066

RE: 605 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 **MAY 22 2020** 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](http://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: Choice Realty & Management; 1715 S. Walnut Street, Bloomington, IN 47401

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

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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**

**CYCLE INSPECTION REPORT**

1872

**Owner(s)**

Kahn, Raymond  
3-16-6 Nishihara  
Shibuya-Ku, Tokyo, JP 151-0066

**Agent**

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

Prop. Location: 605 E University ST  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: Bld 1: 1/5/5

Date Inspected: 03/11/2020  
Primary Heat Source: Gas  
Property Zoning: RC  
Number of Stories: 2

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

Monroe County records show this structure was built in 1925. There were no minimum emergency egress requirements at the time of construction.

**INTERIOR**

**Basement**

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

**Main Level**

**Living Room (23-0 x 12-0)**

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

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

**Dining Room (13-0 x 12-0)**

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

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

Laundry Room

Securely attach the dryer vent line to the dryer. BMC 16.04.060(c)

Bathroom, Kitchen (12-0 x 10-0)

No violations noted.

Bedroom (13-0 x 10-0)

No violations noted.

**Existing Egress:**

**Height: 25.5 inches**

**Width: 27 inches**

**Sill Height: 17 inches**

**Openable Area: 4.78 sq. ft.**

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

Upper Level

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

North Bedroom (12-0 x 10-0), SE Bedroom (13- x 9-0), SW Bedroom, Bathroom

No violations noted.

**Existing Egress:**

**Height: 26 inches**

**Width: 31 inches**

**Sill Height: 26 inches**

**Openable Area: 5.60 sq. ft.**

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

NB Bedroom (12-0 x 9-0)

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

Secure the loose electrical receptacle located in the floor, BMC 16.04.060(b)

Properly ground the electrical receptacle. **(In the floor)** 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." BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B)Grounding & 2009 IEC Article 406.3 (D)Replacements

**Existing Egress:**

**Height: 24 inches**

**Width: 31 inches**

**Sill Height: 25 inches**

**Openable Area: 5.16 sq. ft.**

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

### EXTERIOR

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

Replace the missing cover plate for the GFCI on back deck. BMC 16.04.050(a)

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

**This is the end of this report.**



City of Bloomington  
H.A.N.D.

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

Meeting Date: July 15, 2020

Petition Type: Relief from an administrative decision

Variance Request: Relief from the requirement to register and inspect.

Petition Number: 20-AA-41

Address: 1802 W. Arlington Road

Petitioner: Andrea Bock, for Lois Faye Revocable Trust

Inspector: John Hewett

Staff Report: April 3, 2020 Drive by inspection, appears to be occupied.  
May 5, 2020 Notice to register and schedule was sent to owner.  
May 12, 2020 Received Appeal for this property to be exempt from the  
requirements of Title 16.  
June 17, 2020 No BHQA meeting.

This house is occupied by the owner's son. He occasionally has friends stay over. No one else lives there. The owner is asking for relief from the requirements of Title 16.

Staff recommendation: Grant the relief from administrative decision.

Conditions: This unit will be granted relief from the requirements of Title 16 for as long as the current owner and tenant are un-changed from the current status. An affidavit of occupancy will be required yearly to verify no changes have been made. If this status changes, the requirements of Title 16 may be re-instated.

Compliance Deadline: The affidavit will be due in January of each year.

Attachments: Appeal form



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

RECEIVED  
MAY 08 2020  
BY: .....

Property Address: 1802 Arlington Road

Petitioner's Name: Andrea Bock

Address: 2465 Rattlesnake Rd

City: Spencer State: IN ☒ Zip Code: 47460

Phone Number: 812 829 4661 E-mail Address: anbock@email.com

Owner's Name: Lois Faye Wendable Trust

Address: 2465 Rattlesnake Rd

City: Spencer State: IN ☒ Zip Code: 47460

Phone Number: 812 829 4661 E-mail Address: anbock@email.com

Occupants: Jeff Bock

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

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

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

Variance Type: Relief from an administrative decision. ☒

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: 20-AA-41

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

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

The property in question is not a rental. It is owned by my mother's trust. Since she has passed she wanted it to stay in the family and for a member of our family to live there, currently that is my son, Jeff Boek. He may have people (1 or 2) stay with him from time to time but no one will be paying any rent to him or the trust. No income is created by this property.

Signature (Required):

*Andrea Boek*

Name (Print):

*Andrea Boek*

Date:

*5-7-2020*

Important information regarding this application format:

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

Print Form





City of Bloomington  
H.A.N.D.

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

Meeting Date: July 15, 2020

Petition Type: An extension of time to complete repairs.

Petition Number: 20-TV-42

Address: 345 S Curry Pike

Petitioner: Mackie Properties

Inspector: Matt Swinney/ John Hewett

Staff Report: September 26, 2019 Cycle inspection.  
December 10, 2019 Received Appeal for extension of time.  
January 15, 2020 BHQA granted extension.  
May 12, 2020 Reinspection, All complied except Unit 21.  
June 17, 2020 No BHQA meeting.

The tenant of Unit 21 is on dialysis and is concerned with Covid contamination. The agent has asked for an extension until the danger from Covid -19 has passed.

Staff recommendation: Grant the extension.

Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action, including, but not limited to, the possibility of fines.

Compliance Deadline: December 31, 2020

Attachments: Appeal letter, cycle report.



Application For Appeal  
To The **RECEIVED**  
Board of Housing Quality Appeals  
P.O. Box 100 MAY 20 2020  
Bloomington, IN 47402  
812-349-3420 BY: .....  
hand@bloomington.in.gov

Property Address: 345 S Curry Pike, Unit 21, Bloomington, IN 47403

Petitioner's Name: Mackie Properties

Address: PO Box 236 (Office: 811 N Walnut St  
Location: Bloomington, IN 47404)

City: Ellettsville State: IN ☒ Zip Code: 47429

Phone Number: 812-287-8036 E-mail Address: rjoseph@mackierentalproperties.com

Owner's Name: Citadel Investment Trust

Address: 4810 E Heritage Woods Dr

City: Bloomington State: IN ☒ Zip Code: 47401

Phone Number: (812) 340-9132 E-mail Address: jefffooley@att.net

Occupants: \_\_\_\_\_

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

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

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

Variance Type: 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: 20-TV-42

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:

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  - 1. Detail the existing variance.
  - 2. Specify the reason the variance is no longer needed.

1. Initial inspection for 1 unit  
 2. Tenant is on dialysis and immune-compromised. Recently home from the hospital. Concerned about spreading COVID-19. Asks that we delay inspection of this unit until they are able to safely be around others.  
 3. Six months. We don't know how long the COVID-19 threat will continue to affect this person, even after the govt. officially ends restrictions. They've been immune-compromised and requested we delayed entering their unit prior to COVID, and we are unable to determine when they will recover enough to allow entry. Hopefully, before 6 months, but we'd rather be safe than sorry.

Signature (Required):

Name (Print):

Rachel Joseph

Date: 5/11/2020

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Print Form



**City Of Bloomington**  
**Housing and Neighborhood Development**

REMAINING VIOLATION INSPECTION REPORT

**FEB 06 2020**

5964

Owner

Citadel Investment Trust  
4810 E. Heritage Woods Road  
Bloomington, IN 47401

Agent

Mackie Properties  
P.O. Box 236  
Ellettsville, IN 47429

Prop. Location: 345 S Curry PIKE

Number of Units/Structures: 32/4

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

Date Inspected: 09/26/2019

Primary Heat Source: Gas

Property Zoning: RH

Number of Stories: 2

Inspector: Matt Swinney

Foundation Type: Crawl Space

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.

INTERIOR

Building 1

Unit 2

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

City Hall

Email: [hand@bloomington.in.gov](mailto: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

**Unit 3**

**Kitchen**

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

**Building 2**

**Both Common Hall and Stairways**

Repair the emergency lights to function as intended. BMC 16.04.060(b)

**Unit 15**

**Living Room**

Secure loose electrical receptacle. BMC 16.04.060(b)

**Unit 30 (vacant)**

**Bath**

Repair the GFCI outlet to function as intended (will not trip). BMC 16.04.060(b)

**Unit 32**

**North Bedroom**

Repair the damaged window screen in the east window. BMC 16.04.060(a) *REMOVED*

Repair both windows to latch securely. BMC 16.04.060(b)

**South Bedroom**

Repair both windows to latch securely. BMC 16.04.060(b)

Remove the mold/mildew from the windows and frames. BMC 16.04.060(a)

**Unit 28**

**Living Room**

Replace the deteriorated glazing compound on the east window (nothing is holding the glass in place). BMC 16.04.050(a)

Repair the windows to be weather tight. The sashes shall fit snugly and properly within the frame.

Replace any missing or deteriorated glazing compound. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

**BUILDING 3**

**Both Common Hall and Stairways**

Repair the emergency lights to function as intended. BMC 16.04.060(b)

**Unit 21**

This unit was not inspected at the time of this inspection because the tenant was ill. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

**Unit 24**

**South Bedroom**

Repair both windows to function as intended (no latches, sashes very difficult to slide). BMC 16.04.060(b)

**North Bedroom**

Inspect the HVAC ceiling vent in this room for blockages and ensure that it functions as intended. Tenant reports air flow from vent is very low. BMC 16.04.060(c)

Unit 17

South Bedroom

Repair window to latch securely. BMC 16.04.060(b)

OTHER REQUIREMENTS

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

- 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)

This is the end of this report

*Doc were previously completed on the cycle report. They were sent through email before the 60 days.*



City of Bloomington  
H.A.N.D.

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

Meeting Date: 15 July 2020

Petition Type: An extension of time to complete repairs

Petition Number: 20-TV-043

Address: 405 S Lincoln St

Petitioner: Kathy Duckett

Inspector: Michael Arnold

Staff Report:

03 April 2019	Cycle Inspection
11 April 2019	Mailed Report
11 June 2019	Reinspection Scheduled
17 June 2019	Reinspection
20 June 2019	Temporary Permit
04 February 2020	Exterior Extension Reminder
03 April 2020	Painting Deadline
21 May 2020	Received BHQA Application
17 June 2020	BHQA Cancelled

During the cycle inspection it was noted that exterior painting was required for compliance. The owner is requesting an additional three months to complete the painting. All other items are in compliance.

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: 21 August 2020

Attachments: Cycle Inspection, 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  
MAY 21 2020

BY: .....

Property Address: 405 S. Lincoln St

Petitioner's Name: Kathy Duckett

Address: 402 S. Lincoln St

City: Bloomington State: IN Zip Code: 47401

Phone Number: 320-8364 E-mail Address: RIDELKA.GIRL@yahoo.com

Owner's Name: Kathy Duckett - same as petitioner

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone Number: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

Occupants: Dan Shaffer

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: Extension of time to complete repairs

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: 20-TV-43

MA



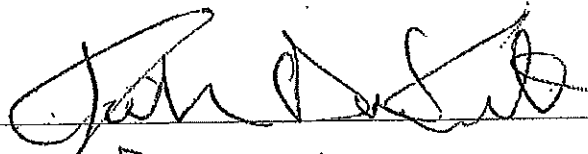
In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. 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.
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  - 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.

Repair Needed - Exterior scraping & painting. Most of the house has been completed, but the painter (who is also the occupant) was unable to complete all surfaces by the deadline. He has been paid in advance to complete this work.

I am requesting 3 more months to complete the scraping & painting. It is my hope that will give our occupant time to complete this, but if not, it will give me time to find & hire a suitable paint contractor.

Signature (Required):



Name (Print):

Kathy Duckett

Date:

5-18-20

Important information regarding this application format:

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

Print Form

**City Of Bloomington**  
**Housing and Neighborhood Development**  
**CYCLE INSPECTION REPORT**

1318

Owner(s)

Duckett, Kathy L.  
402 S. Lincoln St.  
Bloomington, IN 47401

Prop. Location: 405 S Lincoln ST  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/5

Date Inspected: 04/03/2019  
Primary Heat Source: Gas  
Property Zoning: RM  
Number of Stories: 1

Inspector: Mike Arnold  
Foundation Type: Basement  
Attic Access: No  
Accessory Structure: none

**Monroe County records show this structure was built in 1908. There were no minimum emergency egress requirements at the time of construction.**

**Interior:**

**Basement:**

No violations noted

**Main Level:**

**Living Room 14-9 x 12-6):**

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

Repair window to latch securely. BMC 16.04.060(b) (West wall)

Secure loose electrical receptacle. BMC 16.04.060(b) (South wall)

**Kitchen (16-9 x 10-10), Bathroom:**

No violations noted

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City Hall  
Email: [band@bloomington.in.gov](mailto:band@bloomington.in.gov)  
Neighborhood Division (812) 349-3421

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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

**SW Bedroom (15-10 x 13-0):**

**This room has a door to the exterior**

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

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

**Center Bedroom (17-00 x 11-0):**

Existing Egress:

Height: 34.5 inches

Width: 32 inches

Sill Height: 24 inches

Openable Area: 7.66 sq. ft.

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

Repair window to latch securely. BMC 16.04.060(b) (South wall)

**SE Bedroom (11-0 x 8-4):**

Existing Egress:

Height: 33.5 inches

Width: 32 inches

Sill Height: 24 inches

Openable Area: 7.22 sq. ft.

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

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

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

Secure the glazing in the sashes. BMC 16.04.060(a) (South wall window)

**Exterior:**

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

**This item has a deadline of 03 April 2020)**

**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 or his agent and the expiration date of the permit. BMC 16.03.030(c)

**This is the end of this report.**



City of Bloomington  
H.A.N.D.

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

Meeting Date:	15 July 2020														
Petition Type:	An extension of time to complete repairs														
Petition Number:	20-TV-044														
Address:	1403 W 6 <sup>th</sup> St														
Petitioner	All Natural Properties														
Inspector	Michael Arnold														
Staff Report:	<table><tbody><tr><td>28 January 2020</td><td>Cycle Inspection</td></tr><tr><td>05 February 2020</td><td>Sent Cycle Inspection Report</td></tr><tr><td>21 April 2020</td><td>Sent Remaining Violations Report</td></tr><tr><td>22 April 2020</td><td>Reinspection Scheduled</td></tr><tr><td>08 May 2020</td><td>Reinspection Rescheduled</td></tr><tr><td>04 June 2020</td><td>Reinspection Cancelled</td></tr><tr><td>04 June 2020</td><td>Received BHQA Application</td></tr></tbody></table>	28 January 2020	Cycle Inspection	05 February 2020	Sent Cycle Inspection Report	21 April 2020	Sent Remaining Violations Report	22 April 2020	Reinspection Scheduled	08 May 2020	Reinspection Rescheduled	04 June 2020	Reinspection Cancelled	04 June 2020	Received BHQA Application
28 January 2020	Cycle Inspection														
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21 April 2020	Sent Remaining Violations Report														
22 April 2020	Reinspection Scheduled														
08 May 2020	Reinspection Rescheduled														
04 June 2020	Reinspection Cancelled														
04 June 2020	Received BHQA Application														

Cycle Inspection was conducted and several non-life safety items were noted. The owner has indicated that the tenants will not allow them in to complete the repairs or to conduct the reinspection. They are asking for an additional six weeks to complete the repairs and conduct the reinspection.

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:	31 July 2020
Attachments:	Remaining Violations Report Inspection Report, Application

**RECEIVED**  
JUN 03 2009

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: 1403 West 6th Street

Petitioner's Name: All Natural Properties

Address: 4217 E. Third Street

City: Bloomington

State: Indiana

Zip Code: 47401

Phone Number: 8126501053

E-mail Address: donbakerdds@yahoo.com

Owner's Name: All Natural Properties

Address: 4217 E. Third Street

City: Bloomington

State: Indiana

Zip Code: 47401

Phone Number: 8126501053

E-mail Address: donbakerdds@yahoo.com

Occupants: Derrick and Angela Johnson

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

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

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

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

Reminder:

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

(Will be assigned by BHQA)

Petition Number: 44-TV-20

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:

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- D. Rescind a variance. (Petition type: RV)
  - 1. Detail the existing variance.
  - 2. Specify the reason the variance is no longer needed.

The Johnson family will not let us in the unit for the inspection or to check to see if new repairs need to be made. As we understand it, there is one cabinet door that needs to be repaired. All they will tell us is they have had a personal emergency. Our Maintenance person will not going into the rental unit with our the tenants being there, because they have a dog.

6 WEEKS EXTENSION NEEDED, TO AT LEAST JULY 15TH

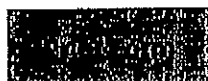
Signature (Required): \_\_\_\_\_

Name (Print): Michael Baker

Date: \_\_\_\_\_

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**City Of Bloomington**  
**Housing and Neighborhood Development**  
**REMAINING VIOLATION INSPECTION REPORT**

6881

Owner(s)

All Natural Properties Llc  
4217 E. 3rd Street  
Bloomington, IN 47401

Agent

Michael Baker  
1284 S. College Mall Road  
Bloomington, IN 47401

Prop. Location: 1403 W 6th ST  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 01/28/2020  
Primary Heat Source: Electric  
Property Zoning: RC  
Number of Stories: 1

Inspector: Mike Arnold  
Foundation Type: Crawl Space  
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.

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

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

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



**Interior:**

**Living Room (21-0 x 16-0):**

Repair/replace the damaged flooring. BMC 16.04.060(a) (Center front and along the center seam)

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

**Kitchen:**

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

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

Repair/replace the lower corner cabinet door to function as intended. BMC 16.04.060(a)

**Bathroom:**

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

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

**Master Bedroom (14-0 x 12-6):**

Properly repair and surface coat the crack in the wall. BMC 16.04.060(a) (Above the bathroom door)

**SE Bedroom (11-9 x 10-0):**

Secure the door knob on the entry door. BMC 16.04.060(a)

**Exterior:**

Secure the handrail on the ramp. BMC 16.04.050(a) (West side of structure)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e)  
(This item has a deadline of 28 January 2020).

**Other Requirements:**

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

- **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 or his agent and the expiration date of the permit. BMC 16.03.030(c)

**This is the end of this report.**