

Agenda -March 19, 2024 BHQA FINAL	2
BHQA March 19, 2024 Zoom Meeting Invitation	4
908 S Washington Street BHQA staff report	6
403 N Indiana Avenue BHQA staff report	13
1270 s College Mall Road BHQA Staff	18
2716 E. 10th Street BHQA staff report	23
721 S Park Square Drive BHQA staff report	42
403 S Mitchell Street BHQA Staff Report2	48
708 W. 11th Street BHQA staff report	56

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

In Person / Zoom Virtual Meeting

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

MARCH 19, 2024 4:00 P.M.

ALL ITEMS ARE ON THE CONSENT AGENDA

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

I. ROLL CALL

II. MINUTES

(1) February 20, 2024

III. PETITIONS

- 1) 24-TV-13, 908 S. Washington Street**, Robert Tamborrino (A-1 Town Homes & Apartments, LLC). Request for an extension of time to complete repairs.
- 2) 24-TV-14, 401-403 N. Indiana Avenue/519 E. 8th Street**, Property Stars (College Rentals, Inc. - Mort Rubin). Request for an extension of time to complete repairs.
- 3) 24-TV-15, 1270 S. College Mall Road**, Alexander Mathew. Request for an extension of time to complete repairs.
- 4) 24-TV-16, 2716 E. 10th Street**, Adam Harris (Renaissance Rentals, LLC). Request for an extension of time to complete repairs.
- 5) 24-TV-17, 721-723 S. Park Square Drive**, Gustavo & Andrea Malave (Prodigy Real Estate). Request for an extension of time to complete repairs.
- 6) 24-TV-18, 403 S. Mitchell Street**, Sarge Rentals (Cadjon Development, LLC). Request for an extension of time to complete repairs.
- 7) 24-TV-19, 708 W. 11th Street**, Mark Kleinbauer – Peek & Associates (William D’Amico). Request for an extension of time to complete repairs.

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.*

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

Topic: Board of Housing Quality Appeals

Time: Mar 19, 2024 04:00 PM Eastern Time (US and Canada)

Every month on the Third Tue,

Mar 19, 2024 04:00 PM

Join Zoom Meeting

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

Meeting ID: 840 9035 4059

Passcode: 084395

One tap mobile

+13052241968,,84090354059# US

+13092053325,,84090354059# US

Dial by your location

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

- +1 669 900 6833 US (San Jose)
- +1 689 278 1000 US
- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)

Meeting ID: 840 9035 4059

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



City of Bloomington
H.A.N.D.

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

Meeting Date: March 19, 2024

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

Petition Number: 24-TV-013

Address: 908 S Washington St

Petitioner: Robert A Tamborrino

Inspector: Michael Arnold

Staff Report: November 11, 2023 Cycle Inspection completed
November 29, 2023 Cycle Inspection report sent
January 26, 2024 Reinspection scheduled
February 01, 2024 Received BHQA Request of Ext of Time
February 26, 2024 Reinspection completed

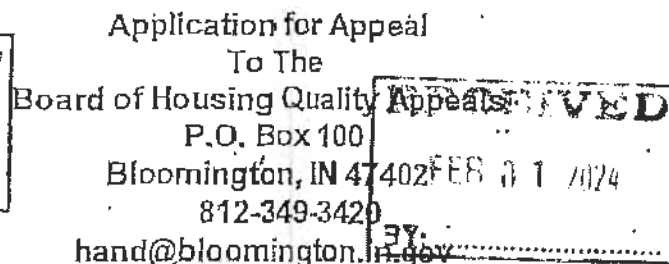
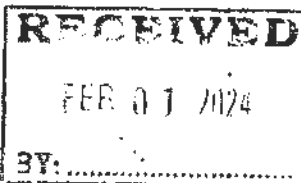
During the inspection of the structure it was noted that there was deterioration of the walkways at the west end of the structure. An Order to Repair the structure per Title 17 was sent at the same time as the Cycle Inspection report. The last update on January 25, 2024 it was noted that plans for repair are being drawn up for submittal to the County as required for the building permit. The petitioner is requesting additional time to complete the repairs. There has been a design professional as well as the Monroe County Building Department involved with this issue and Bloomington Fire Department has been made away of the situation. There is access to egress at the east end of the structure.

Staff recommendation: Grant the extension of time to complete repairs

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

Compliance Deadline: May 31, 2024

Attachments: Cycle Report; BHQA Application



Property Address: 908 S. WASHINGTON STREET
Petitioner's Name: ROBERT A. TAMBORRINO
Address: 3011 TAPPS TURN
City: BLOOMINGTON State: IN Zip Code: 47401
Phone Number: 812-345-5009 Email Address: rtamborr@gmail.com
Property Owner's Name: A-1 TOWN HOMES & APARTMENTS, LLC
Address: P.O. BOX 145
City: BLOOMINGTON State: IN Zip Code: 47402
Phone Number: 812-345-5009 Email Address: rtamborr@gmail.com
Occupants: THE BUILDING HAS 12 ONE-BEDROOM UNITS.

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

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

Please circle the petition type that you are requesting:

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

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

OFFICE USE ONLY

Petition Number 24-TV-13

SEE REVERSE

MA

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.

A-1 TOWNHOMES & APTS, LLC HAS BEEN ORDERED BY HAND TO
REPLACE THE WEST STAIRCASE AT 908 S. WASHINGTON STREET. WE
HAVE HIRED AMI TO PERFORM THIS WORK, AND THEY ARE IN THE
PROCESS OF MEETING WITH STRUCTURAL ENGINEERS, BUILDING
COMMISSIONERS, ARCHITECTS, ETC. THEY ARE ALSO IN THE
PROCESS OF SECURING THE PROPER PERMITS. AFTER THE
ARCHITECTS PLANS ARE COMPLETE, AMI WILL ORDER ALL
MATERIALS, AND SCHEDULE THE REMOVAL OF THE DETERIORATED
STAIRCASE & WALKWAY. FOR SAFETY REASONS, THE NEWLY
FABRICATED STAIRCASE & WALKWAY WILL NEED TO BE INSTALLED
IMMEDIATELY. INCLEMENT WEATHER ALSO PLAYS A ROLE IN THIS.
AMI HAS STATED THAT THIS PROJECT WILL TAKE THREE MONTHS.
WE ARE ASKING FOR AN EXTENSION THROUGH THE END OF APRIL.

Signature (required): Robert A. Tamborrino

Name (please print): ROBERT A. TAMBORRINO Date: 1-29-24

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



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Rental Inspection Information

Owner

Robert A. Tamborrino
P.O. Box 145
Bloomington IN 47402

Re: 908 S Washington ST

We have recently completed an inspection at **908 S Washington ST**. Please find the enclosed inspection report which contains important information about the property. All noted violations and recommendations are listed on the enclosed report, please spend some time reviewing this report fully. All violation corrections should be completed no later than **1/27/2024**.

Once violations have been corrected it is your responsibility to call the Housing and Neighborhood Development (HAND) office **no later than 1/27/2024** to schedule a re-inspection. You do have the right to appeal any violation of the Bloomington Municipal Code Title 16 noted on the inspection report to the Board of Housing Quality Appeals.

This report is issued in accordance with BMC 16.10.020 and 16.10.040 of the Residential Rental Unit and Lodging Establishment Inspection Program. Residential Rental Occupancy Permits will not be issued until all the interior and exterior violations have been corrected and all fees have been paid. Bloomington Municipal Code requires that all violations of all Titles must be in compliance before a permit can be issued. Please be advised that non-compliance by **1/27/2024** may limit the permit period.

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

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

Sincerely,

Housing & Neighborhood Development
Encl: Inspection Report,





CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

CYCLE INSPECTION REPORT

2320

Owner(s)

Robert A. Tamborrino
P.O. Box 145
Bloomington, IN 47402

Prop. Location: 908 S Washington ST

Number of Units/Structures: 12/1

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

Date Inspected: 11/14/2023

Primary Heat Source: Other

Property Zoning: RM

Number of Stories: 3

Inspector: Mike Arnold

Foundation Type: Slab

Attic Access: Yes

Accessory Structure: None

Monroe County Assessor's records indicate that this structure was built in 1970. At that time there were no minimum requirements for emergency egress.

Typical Unit –

Living Room 13-10 x 11-0; Kitchen 8-8 x 8-5; Bathroom; Hallway; Bedroom 11-7 x 10-9;

Existing Egress Window Measurements:

Height: 46 inches

Width: 22 inches

Sill Height: 34 inches

Openable Area: 7.02 sq. ft.

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

Note: Only rooms with violations will be listed in this report.

INTERIOR:

Apt. 1 –

No violations noted.

Apt. 2 –

No violations noted.

Apt. 3 –

Hallway:

Replace the battery in the smoke detector (it is beeping) so that it functions as intended. IC 22-11-18-3.5

Apt. 4 –
No violations noted.

Apt. 5 –
No violations noted.

Apt. 6 –
No violations noted.

Apt. 7 –
Bathroom:
Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c) (loud)

Apt. 8 –
Bathroom:
Complete the repair and surface coat the ceiling. BMC 16.04.060(a) (loud)

Apt. 9 –
Hallway:
Provide operating power to the smoke detector. IC 22-11-18-3.5

Apt. 10 –
Kitchen:
Repair garbage disposal to function as intended. BMC 16.04.060(c)

Bedroom:
Eliminate the source of the leak and properly clean and surface coat the wall underneath the air conditioner. BMC 16.04.060(a)

Apt. 11 –
No violations noted.

Apt. 12 –
Bathroom:
Repair the handle on the shower door. BMC 16.04.060(a)

EXTERIOR:

Secure the loose blocks on the retaining wall. BMC 16.04.050 (along walkway for units 1-4)

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

Secure the loose board on the covered walkway ceiling. BMC 16.04.050(a) (above unit 10)

Repair the deteriorated portion of the walkway at the southwest corner of the structure. BMC 16.04.050(a) (Contact the Monroe County Building Department to determine if a Building Permit is required for the repairs)

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 16.03.030(d)

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: March 19, 2024

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

Petition Number: TV-24-14

Address: 403 N. Indiana Avenue

Petitioner: College Rentals (Property Stars)

Inspector: Jo Stong

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

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

Staff recommendation: Grant an extension of time

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

Compliance Deadline: May 19, 2024

Attachments: Cycle Report; BHQA Application, remaining violations report



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

Property Address: 403 N Indiana

Petitioner's Name: College Rentals (Property Stars)

Address: 403 N Indiana Ave

City: Bloomington

State: Indiana



Zip Code: 47408

Phone Number: 668-2815

E-mail Address: Propertystarsleasing@gmail.com

Owner's Name: Mort Rubin

Address: 3330 Dundee Rd Suite C-4

City: Northbrook

State: Illinois



Zip Code: 60062

Phone Number:

E-mail Address:

Occupants: 3

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

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

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

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



Reminder:

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

(Will be assigned by BHQA)

Petition Number: 24-TV-141

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

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

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

Signature (Required):

Junalee Carpenter

Name (Print): Junalee Carpenter

Date:

2-9-24

Important information regarding this application format:

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

Print Form



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

FEB 22 2024

REMAINING VIOLATIONS INSPECTION REPORT

482

Owners

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

Prop. Location: 403 N Indiana AVE

Number of Units/Structures: 3/1

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

Date Inspected: 09/25/2023

Primary Heat Source: Gas

Property Zoning: RM

Number of Stories: 2

Landlord Has Affidavit: No

Inspector: Jo Stong

Foundation Type: Basement

Attic Access: Yes

Accessory Structure: Det. Garage

REINSPECTION REQUIRED

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

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

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

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

INTERIOR:

2.29.24 JS
BASEMENT (gas furnace)

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

EXTERIOR:

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

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

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

OTHER REQUIREMENTS:

Furnace Inspection Documentation

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

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

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

• **Inventory & Damages List**

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement. **BMC 16.03.050(e) and BMC 16.10.030(b)**

• **Occupancy Affidavit**

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

****Beginning July 1, 2022 a completed copy of the Occupancy Affidavit must be reviewed by the inspector within 60 days of this mailing of the Cycle Report or a \$25.00 fine will be levied. BMC 16.03.025
BMC 16.03.025 and BMC 16.10.030(b)**

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: March 19, 2024

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

Petition Number: 24-TV-15

Address: 1270 S. College Mall Rd.

Petitioner: Alexander Mathew

Inspector: Rob Council

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

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

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

Staff recommendation: Grant an extension of time.

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

Compliance Deadline: May 19, 2024

Attachments: Cycle Report; BHQA Application



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

Property Address: 1270 S. College Hall Rd. Bloomington

Petitioner's Name: ALEXANDER MATHEW

Address: 2619 BROADVIEW DR

City: BEDFORD State: IN Zip Code: 47421

Phone Number: 812-276-1606 E-mail Address: alexmath44@gmail.com

Owner's Name: Alexander Mathew

Address: 2619 Broadview Dr

City: Bedford State: IN Zip Code: 47421

Phone Number: 812-276-1606 E-mail Address: alexmath44@gmail.com

Occupants: _____

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

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

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

Variance Type: Need additional time to rectify the variance

Reminder:

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

(Will be assigned by BHQA)

Petition Number: 24-TV-15

RC

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

- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - 1. Specify the code reference number you are appealing.
 - 2. Detail why you are requesting the variance.
 - 3. Specify the modifications and or alterations you are suggesting.
- C. Relief from an 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.

Signature (Required):

Alexander Mathew

Name (Print):

ALEXANDER MATHEW

Date:

3-5-2024

Important information regarding this application format:

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

Print Form



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

CYCLE INSPECTION REPORT

7627

Owner(s)

Mathew Enterprises LLC
3231 Mitchell Road
Bedford, IN 47421

Prop. Location: 1270 S College Mall RD

Number of Units/Structures: 1/1

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

Date Inspected: 01/05/2024

Primary Heat Source: Gas

Property Zoning: RM

Number of Stories: 3

Inspector: Rob Council

Foundation Type: Slab

Attic Access: No

Accessory Structure: None

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

Height: 24 inches

Width: 20 inches

Sill Height: 44 inches

Openable Area: 5.7 sq. ft.

INTERIOR:

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

No violations noted.

Balcony:

No violations noted.

Dining area:

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

Kitchen (8-8 x 7-8):

No violations noted.

Laundry Closet:

No violations noted.

Furnace Closet: - Gas, see other requirements

No violations noted.

Hall Bathroom:

No violations noted.

Master Bathroom:

No violations noted.

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

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

W Deck:

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

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

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

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

EXTERIOR:

No violations noted.

OTHER REQUIREMENTS:

Furnace Inspection Documentation:

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

Desired level: 0 parts per million (ppm)

Acceptable level in a living space: 9 ppm

Maximum concentration for flue products: 50 ppm

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

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: March 19, 2024

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

Petition Number: 24-TV-16

Address: 2716 E 10th ST

Petitioner: Adam Harris

Inspector: Chastina Hayes

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

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

Staff recommendation: Grant the extension of time to complete repairs

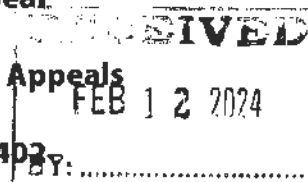
Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

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

Attachments: Cycle Report; BHQA Application



**Application For Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47403
812-349-3420
hand@bloomington.in.gov**



Property Address: 2716 E 10th St.

Petitioner's Name: Adam Harris

Address: 4888 E Lentz Rd

City: Bloomington

State: Indiana



Zip Code: 47408

Phone Number: 8123254767

E-mail Address: aharris@renaissancerentals.com

Owner's Name: Renaissance Rentals LLC

Address: 3192 E Covenanter Drive Suite 100

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 8123332280

E-mail Address: Operations@renaissancerentals.com

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

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

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

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

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



Reminder:

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

(Will be assigned by BHQA)

Petition Number: 24-TV-16

CH

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

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

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

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

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

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

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

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

Signature (Required):

Adam Harris

Name (Print): Adam Harris

Date: 2/7/24

Important information regarding this application format:

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

Print Form

FILE # 7646

TRIP SHEET/SCHEDULING

EW DW DB

PROPERTY ADDRESS:	<u>2716 E. 10th ST</u>
-------------------	-----------------------------------

CYCLE INSP		RE-INSPECTION	<input checked="" type="checkbox"/>	COMPLAINT		HOME		FIRE	
------------	--	---------------	-------------------------------------	-----------	--	------	--	------	--

DATE(s) SCHEDULED:	<u>3-21-24</u>	TIME SCHEDULED:	<u>9:00</u>
--------------------	----------------	-----------------	-------------

INSPECTOR(S) ASSIGNED	<u>CH</u>
-----------------------	-----------

# OF BLDGS	<u>3</u>	# OF UNITS	<u>72</u>
------------	----------	------------	-----------

NAME/COMPANY OF PERSON SCHEDULING	<u>Adam</u>
-----------------------------------	-------------

OWNER		AGENT	<input checked="" type="checkbox"/>	TENANT		OTHER (EXPLAIN)	
-------	--	-------	-------------------------------------	--------	--	-----------------	--

DATE OF CALL	<u>2-8-24</u>	PHONE # OF CALLER	<u>812-325-4767</u>
--------------	---------------	-------------------	---------------------

HOW OLD IS REG FORM?		DO WE NEED A NEW REG FORM?	YES OR NO
----------------------	--	----------------------------	-----------

WHO WILL BE MEETING US?	
-------------------------	--

PHONE # OF WHO WILL BE MEETING US	<u>812 325 4767</u>
-----------------------------------	---------------------

WHERE WILL THEY MEET US?	<u>FRONT OF OFFICE</u>
--------------------------	------------------------

NOTES FOR INSPECTOR:	<u>Concrete Extension & Handrail</u> <u>Filed</u>
----------------------	--

ADDED TO SCHEDULE	<input checked="" type="checkbox"/>	ADDED IN EPL	<input checked="" type="checkbox"/>	ADDED TO PULL LIST	<input checked="" type="checkbox"/>	ADDED TO FILE	<input checked="" type="checkbox"/>
IS THERE A PHYSICAL FILE	<u>YES</u> OR NO	DOES INSPECTOR NEED A REG FORM FOR APPT	YES OR <u>NO</u>				

STATUS



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Rental Inspection Information

Representative, Owner

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

Re: 2716 E 10th ST

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

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

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

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

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

Sincerely,

Housing & Neighborhood Development
Encl: Inspection Report,





CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

CYCLE INSPECTION REPORT

7646

Owner(s)

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

Agent

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

Prop. Location: 2716 E 10th ST

Number of Units/Structures: 72/3

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

Date Inspected: 12/01/2023

Primary Heat Source: Electric

Property Zoning: RH

Number of Stories: 3

Inspector: Chastina Hayes

Foundation Type: Slab

Attic Access: Yes

Accessory Structure: none

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

Height: 24 inches

Width: 20 inches

Sill Height: 44 inches

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

Typical Emergency Egress

Height: 25.25 inches

Width: 33 inches

Sill Height: 25 inches

Openable Area: 5.78 sq. ft.

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

Typical Floor Plans

One Bedroom

Living Room

Kitchen

Bathroom

Bedroom

Two Bedroom

Living Room

Kitchen

Bathroom

Master Bathroom

Bedroom

Master Bedroom

Note: Only rooms with violations are listed in this report

INTERIOR:
BUILDING 2700:

Unit 1, Unit 2:

No violations noted.

Unit 3:

Right Bedroom:

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)

Unit 4, Unit 5:

No violations noted.

Unit 6:

Kitchen:

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

Bathroom:

Secure the loose electrical outlet. BMC 16.04.060 (b)

Unit 7:

Master Bath:

Repair the towel bar so that it functions as intended. BMC 16.04.060 (a)

Unit 8:

Left Bedroom:

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)

Unit 9:

No violations noted.

Unit 10:**Kitchen:**

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 (Right of the sink)

Utility Closet:

Maintain minimum clearances from combustibles:

- Fuel-fired appliances: 36" clearance from combustible storage
 - Single-wall vent connectors: 1" clearance from Flow Guard Gold CPVC
6" clearance for other combustibles
 - Double-wall vent connectors: 1" clearance for all combustibles
 - Draft hood: 6" clearance for all combustibles
- BMC 16.04.060(c)

Master Bath:

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

Unit 11:

No violations noted.

Unit 12:**Bathroom:**

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

Master Bath:

Secure the loose electrical outlet. BMC 16.04.060 (b)

Unit 13:**Utility Closet:**

Maintain minimum clearances from combustibles:

- Fuel-fired appliances: 36" clearance from combustible storage
- Single-wall vent connectors: 1" clearance from Flow Guard Gold CPVC
6" clearance for other combustibles
- Double-wall vent connectors: 1" clearance for all combustibles

- Draft hood: 6" clearance for all combustibles
BMC 16.04.060(c)

Unit 14:

Left Bedroom:

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

Utility Closet:

Maintain minimum clearances from combustibles:

- Fuel-fired appliances: 36" clearance from combustible storage
- Single-wall vent connectors: 1" clearance from Flow Guard Gold CPVC
6" clearance for other combustibles
- Double-wall vent connectors: 1" clearance for all combustibles
- Draft hood: 6" clearance for all combustibles
BMC 16.04.060(c)

Unit 15:

Utility Closet:

Maintain minimum clearances from combustibles:

- Fuel-fired appliances: 36" clearance from combustible storage
- Single-wall vent connectors: 1" clearance from Flow Guard Gold CPVC
6" clearance for other combustibles
- Double-wall vent connectors: 1" clearance for all combustibles
- Draft hood: 6" clearance for all combustibles
BMC 16.04.060(c)

Master Bath:

Secure the loose electrical outlet. BMC 16.04.060 (b)

Right Bedroom:

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)

Unit 16, Unit 17:

No violations noted.

Unit 18:

Utility Closet:

Maintain minimum clearances from combustibles:

- Fuel-fired appliances: 36" clearance from combustible storage
 - Single-wall vent connectors: 1" clearance from Flow Guard Gold CPVC
6" clearance for other combustibles
 - Double-wall vent connectors: 1" clearance for all combustibles
 - Draft hood: 6" clearance for all combustibles
- BMC 16.04.060(c)

Bedroom:

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 19:

Kitchen:

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

Unit 20, Unit 21:

No violations noted.

BUILDING 2724:

Unit 1, Unit 2, Unit 3, Unit 4, Unit 5, Unit 6, Unit 7, Unit 8, Unit 9, Unit 10, Unit 11:

No violations noted.

Unit 12:

Bathroom:

Secure the loose vinyl flooring at the tub. BMC 16.04.060 (a)

Secure the loose electrical outlet. BMC 16.04.060 (b)

Utility Closet:

Maintain minimum clearances from combustibles:

- Fuel-fired appliances: 36" clearance from combustible storage
 - Single-wall vent connectors: 1" clearance from Flow Guard Gold CPVC
6" clearance for other combustibles
 - Double-wall vent connectors: 1" clearance for all combustibles
 - Draft hood: 6" clearance for all combustibles
- BMC 16.04.060(c)

Unit 13, Unit 14, Unit 15:

No violations noted.

Unit 16:

Kitchen:

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

Unit 17:

Utility Closet:

Maintain minimum clearances from combustibles:

- Fuel-fired appliances: 36" clearance from combustible storage
- Single-wall vent connectors: 1" clearance from Flow Guard Gold CPVC
6" clearance for other combustibles
- Double-wall vent connectors: 1" clearance for all combustibles
- Draft hood: 6" clearance for all combustibles

BMC 16.04.060(c)

Bedroom:

Repair the broken window lock. BMC 16.04.060 (b)

Unit 18:

Left Bedroom:

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

Right Bedroom:

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 19:

Utility Closet:

Maintain minimum clearances from combustibles:

- Fuel-fired appliances: 36" clearance from combustible storage
- Single-wall vent connectors: 1" clearance from Flow Guard Gold CPVC
6" clearance for other combustibles
- Double-wall vent connectors: 1" clearance for all combustibles

- Draft hood:
BMC 16.04.060(c)

6" clearance for all combustibles

Bedroom:

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 20:

Utility Closet:

Maintain minimum clearances from combustibles:

- Fuel-fired appliances: 36" clearance from combustible storage
 - Single-wall vent connectors: 1" clearance from Flow Guard Gold CPVC
6" clearance for other combustibles
 - Double-wall vent connectors: 1" clearance for all combustibles
 - Draft hood: 6" clearance for all combustibles
- BMC 16.04.060(c)

Unit 21:

Utility Closet:

Maintain minimum clearances from combustibles:

- Fuel-fired appliances: 36" clearance from combustible storage
 - Single-wall vent connectors: 1" clearance from Flow Guard Gold CPVC
6" clearance for other combustibles
 - Double-wall vent connectors: 1" clearance for all combustibles
 - Draft hood: 6" clearance for all combustibles
- BMC 16.04.060(c)

Left Bedroom:

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

Unit 22:

Utility Closet:

Maintain minimum clearances from combustibles:

- Fuel-fired appliances: 36" clearance from combustible storage
- Single-wall vent connectors: 1" clearance from Flow Guard Gold CPVC

- Double-wall vent connectors: 6" clearance for other combustibles
 - Draft hood: 1" clearance for all combustibles
- BMC 16.04.060(c) 6" clearance for all combustibles

Unit 23:

Bathroom:

Repair the hole in the bathtub on the east end. BMC 16.04.060 (a)

BUILDING 2708:

Unit 1:

Utility Closet:

Maintain minimum clearances from combustibles:

- Fuel-fired appliances: 36" clearance from combustible storage
 - Single-wall vent connectors: 1" clearance from Flow Guard Gold CPVC
 - 6" clearance for other combustibles
 - Double-wall vent connectors: 1" clearance for all combustibles
 - Draft hood: 6" clearance for all combustibles
- BMC 16.04.060(c)

Unit 2:

Utility Closet:

Maintain minimum clearances from combustibles:

- Fuel-fired appliances: 36" clearance from combustible storage
 - Single-wall vent connectors: 1" clearance from Flow Guard Gold CPVC
 - 6" clearance for other combustibles
 - Double-wall vent connectors: 1" clearance for all combustibles
 - Draft hood: 6" clearance for all combustibles
- BMC 16.04.060(c)

Unit 3, Unit 4:

No violations noted.

Main Walkway:

Replace non-functioning or incorrectly wired GFCI receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b) (Left of unit 5)

Unit 5, Unit 6, Unit 7:

No violations noted.

Unit 8:

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

Right Bedroom:

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

Unit 9, Unit 18, Unit 17, Unit 16, Unit 28:

No violations noted.

Main Walkway:

Replace non-functioning or incorrectly wired GFCI receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b) (adjacent to unit 27)

Unit 27:

No violations noted.

3rd Floor Walkway:

Replace the missing wood siding. BMC 16.04.050 (a)

Unit 26:

Kitchen:

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

Master Bath:

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

Utility Closet:

Maintain minimum clearances from combustibles:

- | | |
|--------------------------------|--|
| • Fuel-fired appliances: | 36" clearance from combustible storage |
| • Single-wall vent connectors: | 1" clearance from Flow Guard Gold CPVC |
| | 6" clearance for other combustibles |
| • Double-wall vent connectors: | 1" clearance for all combustibles |
| • Draft hood: | 6" clearance for all combustibles |
- BMC 16.04.060(c)

Unit 25, Unit 24:

No violations noted.

Unit 23:

Maintain minimum clearances from combustibles:

- Fuel-fired appliances: 36" clearance from combustible storage
 - Single-wall vent connectors: 1" clearance from Flow Guard Gold CPVC
6" clearance for other combustibles
 - Double-wall vent connectors: 1" clearance for all combustibles
 - Draft hood: 6" clearance for all combustibles
- BMC 16.04.060(c)

Unit 22:

Utility Closet:

Replace the missing safety cover on the water heater. BMC 16.04.060 (b)

Unit 21:

Utility Closet:

Maintain minimum clearances from combustibles:

- Fuel-fired appliances: 36" clearance from combustible storage
 - Single-wall vent connectors: 1" clearance from Flow Guard Gold CPVC
6" clearance for other combustibles
 - Double-wall vent connectors: 1" clearance for all combustibles
 - Draft hood: 6" clearance for all combustibles
- BMC 16.04.060(c)

Unit 20:

Master Bath:

Secure the loose electrical outlet. BMC 16.04.060 (b)

Unit 19:

No violations noted.

Unit 10:

Hallway:

Eliminate all unused openings in the electric service panel by installing approved rigid knockout blanks. BMC 16.04.060(b)

Master Bath:

Secure the loose electrical outlet. BMC 16.04.060 (b)

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

Utility Closet:

Maintain minimum clearances from combustibles:

- Fuel-fired appliances: 36" clearance from combustible storage
- Single-wall vent connectors: 1" clearance from Flow Guard Gold CPVC
6" clearance for other combustibles
- Double-wall vent connectors: 1" clearance for all combustibles
- Draft hood: 6" clearance for all combustibles

BMC 16.04.060(c)

Unit 11:

Utility Closet:

Maintain minimum clearances from combustibles:

- Fuel-fired appliances: 36" clearance from combustible storage
- Single-wall vent connectors: 1" clearance from Flow Guard Gold CPVC
6" clearance for other combustibles
- Double-wall vent connectors: 1" clearance for all combustibles
- Draft hood: 6" clearance for all combustibles

BMC 16.04.060(c)

Unit 12:

Bedroom:

Secure the loose electrical outlet between the closets. BMC 16.04.060 (b)

Unit 13:

No violations noted.

Unit 14:

Repair the furnace to function as intended. (Tenant states it heats higher than programmed) BMC 16.04.060 (c)

Bedroom:

Repair the window lock to function as intended. BMC 16.04.060 (b)

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)

Utility Closet:

Maintain minimum clearances from combustibles:

- Fuel-fired appliances: 36" clearance from combustible storage
 - Single-wall vent connectors: 1" clearance from Flow Guard Gold CPVC
6" clearance for other combustibles
 - Double-wall vent connectors: 1" clearance for all combustibles
 - Draft hood: 6" clearance for all combustibles
- BMC 16.04.060(c)

Unit 15:**Bedroom:**

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)

EXTERIOR:**BUILDING 2724:**

Repair the loose corner on southeast side of the building. BMC 16.04.050 (a)

Repair/replace all missing exhaust vent covers. 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)

Label the main electrical shutoffs to the air conditioning unit. BMC 16.04.020 IEC 230.70(b)

Adjacent to units 9 & 10:

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

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

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

Adjacent to units 13 & 14:

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

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

Adjacent to units 21 & 22:

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

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

Adjacent to units 17 & 18:

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

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

BUILDING 2700:

Label the main electrical shutoffs to the air conditioning units. BMC 16.04.020 IEC 230.70(b)

Adjacent to units 9 & 10:

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

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

Adjacent to units 12 & 13:

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

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

Adjacent to units 16 & 17:

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

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

Adjacent to units 19 & 20:

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

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

BUILDING 2708:

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

Label the main electrical shutoffs to the air conditioning units. BMC 16.04.020 IEC 230.70(b)

Required documentation:

Provide documentation of the fire suppression/fire alarm systems annual inspection as required by the Indiana Fire Prevention Code. BMC 16.01.060(f)

OTHER REQUIREMENTS

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: March 19, 2024

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

Petition Number: 24-TV-17

Address: 721-723 S. Park Square Drive

Petitioner: Gustavo & Andrea Malave

Inspector: Kenny Liford

Staff Report: December 22, 2023: Conducted cycle inspection
January 11, 2024: Mailed cycle report
February 26, 2024: Received appeal

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

Staff recommendation: Grant an extension of time

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

Compliance Deadline: April 2, 2024 for all life-safety violations in unit 723
May 31, 2024 for all other violations

Attachments: Cycle Report; BHQA Application



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

Property Address: 721 S Park Square Dr

Petitioner's Name: Gustavo and Andrea Malave

Address: 2834 Athens Rd Unit 1

City: Chula Vista

State: California

Zip Code: 91915

Phone Number: 6193287800

E-mail Address: andrealmalave@gmail.com

Owner's Name: Gustavo and Andrea Malave

Address: 2834 Athens Rd unit 1

City: Chula Vista

State: California

Zip Code: 91915

Phone Number: 6193287800

E-mail Address: andrealmalave@gmail.com

Occupants:

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

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

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

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

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

Reminder:

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

(Will be assigned by BHQA)

Petition Number: 24-TV-17

KL

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

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

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

All items

2. Explain why the extension is needed.

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

3. Specify the time requested.

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

Signature (Required):



Name (Print): Andrea Malave

Date: 02/15/2024

Important information regarding this application format:

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

Print Form



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

CYCLE INSPECTION REPORT

1605

Owner

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

Agent

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

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

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

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

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

INTERIOR

Unit 721

Lower Level

Living Room (18-0 x 12-0)

No violations noted.

Furnace Closet

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

Kitchen (16-9 x 12-0)

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

½ Bathroom/Laundry Room

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

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

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

Upper Level

Hallway

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

Bathroom

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

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

No violations noted.

Existing Egress:

Height: 43.5 inches

Width: 27.5 inches

Sill Height: 35 inches

Openable Area: 8.3 sq. ft.

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

SW Bedroom (11-3 x 10-7)

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

Existing Egress:

Height: 33.25 inches

Width: 15.5 inches

Sill Height: 47 inches

Openable Area: 3.58 sq. ft.

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

Unit 723

Entry

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

Lower Level

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

No violations noted.

Upper Level

Hallway

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

Bathroom

No violations noted.

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

No violations noted.

Existing Egress:

Height: 43.5 inches

Width: 27.5 inches

Sill Height: 35 inches

Openable Area: 8.3 sq. ft.

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

NW Bedroom (11-3 x 10-7)

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

Existing Egress:

Height: 33.25 inches

Width: 15.5 inches

Sill Height: 47 inches

Openable Area: 3.58 sq. ft.

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

EXTERIOR

No violations noted.

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: March 19, 2024

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

Petition Number: 24-TV-18

Address: 403 S Mitchell St

Petitioner: Sarge Rentals

Inspector: Chastina Hayes

Staff Report: December 21, 2023 Completed cycle inspection
January 11, 2024 Mailed cycle report
February 28, 2024 Received BHQA application

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

Staff recommendation: Grant the extension of time to complete repairs

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

Compliance Deadline: March 28, 2024 All life safety violations
May 10, 2024 All other repairs

Attachments: Cycle Report; BHQA Application



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

Property Address: 403 S. Mitchell St.

Petitioner's Name: Sarge Rentals

Address: 2623 N. Walnut St.

City: Bloomington

State: Indiana



Zip Code: 47404

Phone Number: 8123301501

E-mail Address: misty@sargerentals.com

Owner's Name: Cadjon Development, LLC

Address: 555 N. Morton St.

City: Bloomington

State: Indiana



Zip Code: 47404

Phone Number: 8123404911

E-mail Address:

Occupants: Yes; 4

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

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

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

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



Reminder:

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

(Will be assigned by BHQA)

Petition Number: 24-TV-18

CH

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

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

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

Signature (Required): Misty Axson

Name (Print): Misty Axson

Date: 2-26-24

Important information regarding this application format:

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

Print Form

Manage Permit

Search



rentpro_1538 (403 S Mitchell ST Bloomington, IN 47401)

MAR 24
B H Q A

NEW PERMIT

Summary

Details

Location

Additional Info

Workflow

Linked Records

Holds

Contacts (2)

Fees

Bonds

Activities (28)

rentpro_1538 • Rental
Property

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

\$ 0.00

PAY FEES

Recent Workflow Activity

Last Completed Action: 69 days ago

Rental Cycle v.1 (Inspection)

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

Next Action:

Confirm Paperwork Complete (Generic Action)

Next Action:

Rental Cycle v.2

Workflow Completion Summary



Owner

Tasks

Permit Description

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

BILLING CONTACT

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



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



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

CYCLE INSPECTION REPORT

1538

Owners

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

Agent

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

Prop. Location: 403 S Mitchell ST

Number of Units/Structures: 1/1

Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/5

Date Inspected: 12/21/2023

Primary Heat Source: Electric

Property Zoning: R3

Number of Stories: 2

Landlord Has Affidavit: No

Inspector: Chastina Hayes

Foundation Type: Basement

Attic Access: No

Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1983.

There are no requirements for emergency egress at the time of construction.

INTERIOR:

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

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

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

No violations noted.

Laundry/Mechanical Room (electric furnace):

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



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

No violations noted.

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

Height: 53 inches
Width: 38.5 inches
Sill Height: 27 inches
Openable Area: 14.17 sq. ft.

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

2nd FLOOR

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

No violations noted.

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

Height: 45 inches
Width: 39 inches
Sill Height: 34 inches
Openable Area: 12.19 sq. ft.

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

Bathroom:

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

Repair the peeling ceiling. BMC 16.04.060 (a)

EXTERIOR:

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

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

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

OTHER REQUIREMENTS:

Inventory Damage List:

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

Occupancy Affidavit

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

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

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

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: March 19, 2024

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

Petition Number: 24-TV-19

Address: 708 W 11th St Bloomington, In 47404

Petitioner: Mark Kleinbauer, Agent for William D'Amico

Inspector: Rebecca Davis

Staff Report: December 7, 2023 Cycle Inspection conducted.
February 21, 2024 Received BHQA application for extension of time.

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

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

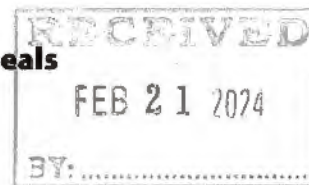
Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: Life safety violations shall be completed and scheduled by April 2, 2024
All other violations shall be completed and scheduled by April 30, 2024

Attachments: Cycle Report; BHQA Application



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



Property Address: 708 W 11th Street

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

Address: 885 S. College Mall Rd #385

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 8123603460

E-mail Address: mkleinba@homefinder.org

Owner's Name: William D'Amico

Address: 9235 Old County Rd

City: Ben Lomand

State: California



Zip Code: 95005

Phone Number: 8312068003

E-mail Address: wmdamico@gmail.com

Occupants: Tyson Roberts

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

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

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

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



Reminder:

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

(Will be assigned by BHQA)

Petition Number: 24-TV-19

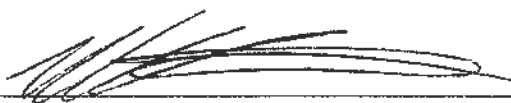
RD

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

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

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

Signature (Required):



Name (Print): Mark Kleinbauer

Date:

2/19/24

Important information regarding this application format:

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

Print Form



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

CYCLE INSPECTION REPORT

5073

Owner(s)

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

Agent

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

Prop. Location: 708 W 11th ST

Number of Units/Structures: 1/1

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

Date Inspected: 12/07/2023

Primary Heat Source: Gas

Property Zoning: R3

Number of Stories: 1

Inspector: Rebecca Davis

Foundation Type: Crawl Space

Attic Access: Yes

Accessory Structure: Garage

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

INTERIOR:

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

Enclosed Front Porch:

No violations noted.

Entrance:

Every door which connects a rental unit with any area exterior to the unit shall have a functioning locking device, door hinge, and door latch and shall be maintained in good condition. Door locks in rental units shall be capable of tightly securing the door and shall be openable from the inside without the use of a key, special knowledge or effort (missing door handle). BMC 16.04.060(a), BMC 16.04.060(b)

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

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

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

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

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

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

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

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

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

Kitchen (9-0 x 6-0):

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

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

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

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

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

Hallway:

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

Bathroom:

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

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

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

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

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

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

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

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

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

Every door which connects a rental unit with any area exterior to the unit shall have a functioning locking device, door hinge, and door latch and shall be maintained in good condition. Door locks in rental units shall be capable of tightly securing the door and shall be openable from the inside without the use of a key, special knowledge or effort. (Door jamb is damaged in a way such that the deadbolt barrel is completely exposed towards the inside of the room and therefor does not function as intended). BMC 16.04.060(a), BMC 16.04.060(b)

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

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

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

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

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

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

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

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

Existing Egress Window Measurements:

Height: 32 inches

Width: 27 inches

Sill Height: 24 inches

Openable Area: 6.00 sq. ft.

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

Mechanical Closet:

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

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

Crawl Space (furnace is located here):

The crawl space was not accessible at the time of this inspection due to flooding. This area must be brought into compliance with-in the same 60 day deadline as the remainder of this property. This applies even if the tenants do not have access to this area of the property. BMC 16.03.040

EXTERIOR:

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

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

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

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

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

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

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

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

OTHER REQUIREMENTS:

Inventory & Damages List

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

Duplicate copies of the inventory and damage list shall be retained by all parties. **A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC 16.03.050(e) and BMC 16.10.030(h)**

Registration Form

Complete the enclosed registration form. A street address is required for both owner and agent. This form must be signed by the owner. If this form is not provided to the HAND department by the compliance deadline and the matter is referred to the Legal Department a fine of \$25 will be assessed. BMC 16.03.020, BMC 16.10.030(b)

Furnace Inspection Documentation

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

Desired level: 0 parts per million (ppm)

Acceptable level in a living space: 9 ppm

Maximum concentration for flue products: 50ppm BMC 16.01.060(f), BMC 16.04.060(b), (c)

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

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

This is the end of this report.