

**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

JULY 16, 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** – June 18, 2024

III. **PETITIONS**

- 1) 24-TV-36, 1135 W. Pine Meadows Drive, Jules Tam. Request for an extension of time to complete repairs. Tabled from previous meeting.
- 2) 24-TV-42, 3114 S. Eden Drive, Michael Hensinger (Jiarong Yang). Request for an extension of time to complete repairs.
- 3) 24-TV-43, 1334 S. College Mall Road, Granite Student Living (David Varner). Request for an extension of time to complete repairs.
- 4) 24-TV-44, 505-509 N Walnut Street, Omega Properties. Request for an Extension of time to complete repairs.
- 5) 24-TV-45, 322 E. 12th Street, Scott Gilbert (Strawberry Fields, LLC). Request for an extension of time to complete repairs.
- 6) 24-TV-46, 511 N. Fess Avenue, Long Real Estate Investments, Dennis Long, General Partner. Request for an extension of time to complete repairs.
- 7) 24-TV-47, 2501 S. Rogers Street, Rex Rhea. 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.

BOARD of HOUSING QUALITY APPEALS
Meeting: TUESDAY, JUNE 18, 2024, 4:00 PM
ALLISON CONFERENCE RM. 225
SUMMARY

MEMBERS PRESENT: Present: Jacob Cole, Christopher Ravenna, Dylan Schutte, George Snyder, Ryan Still

STAFF PRESENT: Present: Michael Arnold, Daniel Bixler, Rob Council, Rebecca Davis, John Hewett, Anna Killion-Hanson, Jo Stong (HAND), Enedina Kassamanian, Christopher Wheeler (Legal)

GUESTS: Zoom: Lyndsi Brown (Chickering Rentals), Alisha Russell (Pierce Education Properties), Jules Tam (1135 W. Pine Meadows Drive), Michael Baker (All Natural Products),

Meeting start time 4:02 PM.

I. MINUTES

Cole made motion to accept the minutes for the May 21, 2024 meetings. Snyder seconded. Motion passed, 5-0.

II. CONSENT AGENDA

24-TV-31, 1005 W. 11th Street, Rick Davis (RVD & MLD, LLC). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a July 2, 2024 deadline for all life safety violations and an August 18, 2024 for all other violations.

24-TV-33, 303 S. Washington Street, Eric Slotegraaf – Crimson Rentals, Inc. (Liberty Eclectic, LLC), Request for an extension of time to complete repairs. Staff recommendation to grant the request for an extension of time to complete window repairs with a July 22, 2024 deadline.

24-TV-34, 321 N. Indiana Avenue, College Rentals – Property Stars (Morton Rubin). Request for an extension of time to complete repairs. Staff recommendation to grant the request with an August 18, 2024 deadline.

24-TV-36, 1135 W. Pine Meadows Drive, Jules Tam. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a July 2, 2024 deadline for all life-safety violations and an August 18, 2024 deadline for all other violations.

24-TV-37, 207 N. Rogers Street, Old Towne Apartments (Elizabeth Ferguson). Request for an extension of time to complete repairs. Staff recommendation to grant the request for replacement windows, electrical service upgrade, and structural repairs to Unit B with (1) a July 12, 2024 deadline for all life safety violation repairs with the exception of those detailed in the request and (2) an August 18, 2024 deadline to complete the repair of replacement windows, electrical service upgrade, and structural repairs to Unit B, and whichever Unit B violations remain.

24-RV-39, 600 W. 12th Street, H.A.N.D. (TJ & Mike Fink). Request for rescission of a variance. Staff recommendation to grant the rescission.

Approved.

III. PETITIONS

24-TV-38, 455 N. College Avenue, Alisha Russell (Pierce Education Properties). Petitioner, Alisha Russell, was present (via Zoom) to request an extension of time to complete repairs. Staff recommendation was to deny the request and have the flooring repaired and a reinspection scheduled by July 18, 2024. Cole made motion to deny the request per staff recommendation. Schutte second. Motion passed, 5-0. Request denied.

Snyder recused himself for the following item due to a conflict of interest.

24-TV-40, 1403 W. 6th Street, All Natural Properties. Petitioner, Michael Baker, was present (via Zoom) to request an extension of time to complete repairs. Staff recommendation to grant the request with an August 18, 2024 deadline. Cole made motion to grant the request per staff recommendation with a Sept.18, 2024 deadline. Ravenna seconded. Motion passed, 4-0 (Snyder recused). Request granted.

24-TV-41, 620 N. College Avenue, Chickering Rentals – Lyndsi Thompson (John Simpson). Petitioner, Lyndsi Thompson, was present (via Zoom) to request an extension of time to complete repairs for both the bedroom ceiling and the exterior carpentry. Staff recommendation to grant the request with an August 10, 2024 deadline for ceiling repairs and schedule reinspection, and an October 31, 2024 deadline for all exterior carpentry and painting. Cole made motion to grant the request per staff recommendation but with an August 19, 2024 deadline for the ceiling repair and scheduled reinspection. Ravenna seconded. Motion passed, 5-0. Request granted.

24-TV-36, 1135 W. Pine Meadows Drive, Jules Tam. Item was included in the Consent Agenda. Petitioner had difficulty accessing Zoom. Motion made by Cole to return item to full agenda for discussion. Still seconded. Motion passed, 5-0.
The petitioner, Jules Tam, was present, via Zoom, to request an extension of time to complete repairs. Staff recommendation was to grant the request with a July 2, 2024 deadline for all life safety issues and an August 18, 2024 deadline for all other violations. More information requested by the Board. Cole made motion to table item until the July 16, 2024 BHQA meeting. Ravenna seconded. Motion passed, 5-0. Item tabled.

24-TV-32, 1310 N. Maple Street, Rick Davis (RVD & MLD, LLC). The petitioner was not present to request an extension of time to complete repairs. Staff recommendation to grant the request with a July 2, 2024 deadline for all life safety violations and an August 18, 2024 deadline for all other violations. Cole made motion to grant the request per staff recommendation. Snyder seconded. Motion passed, 5-0. Request granted.

IV. GENERAL DISCUSSION

The time and location for future BHQA meetings was discussed. No consensus reached. More information will be gathered for the next scheduled meeting.

V. PUBLIC COMMENT

None.

VI. ADJOURNMENT

Cole made motion for adjournment. Ravenna seconded. Motion passed unanimously. Meeting adjourned 5:01 PM.

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

Meeting Date: July 16, 2024

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

Petition Number: 24-TV-36

Address: 1135 W. Pine Meadows Drive

Petitioner: Jules Tam

Inspector: Jo Stong

Staff Report: February 12, 2024: Sent 1st Notice to Register/Notice to Schedule
February 12, 2024: Petitioner scheduled new cycle inspection
March 1, 2024: Conducted cycle inspection w/tenants and an interpreter
March 7, 2024: Sent inspection report
April 15, 2024: Conducted tenant interview with interpreter. All tenants related.
May 8, 2024: Received appeal
June 18, 2024: BHQA tabled this appeal until the July 16 meeting

During a cycle inspection of the above property violations of the Housing Code were found, including a wrap-around deck that had been damaged and partially removed. The petitioner is seeking an extension of time to complete repairs on the deck. There has been no reinspection of the property to date.

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 25, 2024 for all life-safety violations
August 18, 2024 for all other violations

Attachments: Cycle Report with life-safety violations highlighted; BHQA Application



NOTICE OF BOARD ACTION

June 21, 2024

Jules Tam
6326 Deer Ridge Trail
Springfield, VA 22150

RE: Petition Number: 24-TV-36
Meeting Date: June 18, 2024
Property Address: 1135 W. Pine Meadows Drive

Dear Jules Tam,

This letter provides notice of the action taken by the City of Bloomington Board of Housing Quality Appeals on your request for an extension of time to complete repairs. Details of the Board's action are provided below.

Board Action: Approved Not Approved Continued Tabled

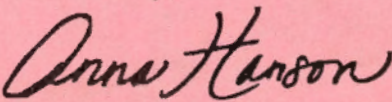
Conditions: All repairs must be completed and scheduled for re-inspection no later than the deadline stated below or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Deadline: This petition has been **tabled** until the next meeting, to be held on **July 16, 2024**.

If you disagree with the Board's decision, you may appeal the Board's decision in the Monroe County Circuit Court not later than thirty (30) days after the date of this Notice.

If you have further questions or concerns, City business hours are weekdays between 8:00 AM and 5:00 PM, and I can be reached at (812) 349-3420.

Sincerely,



Anna Killion-Hanson
Director, HAND

24

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

Meeting Date: June 18, 2024

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

Petition Number: 24-TV-36

Address: 1135 W. Pine Meadows Drive

Petitioner: Jules Tam

Inspector: Jo Stong

Staff Report: February 12, 2024: Sent 1st Notice to Register/Notice to Schedule
February 12, 2024: Petitioner scheduled new cycle inspection
March 1, 2024: Conducted cycle inspection w/tenants and an interpreter
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During a cycle inspection of the above property violations of the Housing Code were found, including a wrap-around deck that had been damaged and partially removed. The petitioner is seeking an extension of time to complete repairs on the deck. There has been no reinspection of the property to date.

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 2, 2024 for all life-safety violations
August 18, 2024 for all other violations

Attachments: Cycle Report with life-safety violations highlighted; BHQA Application

RECEIVED
MAY 08 2024
BY:

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

Property Address: 1135 W Pine Meadows Dr

Petitioner's Name: Jules Tam

Address: 6326 Deer Ridge Tr

City: Springfield

State: Virginia



Zip Code: 22150

Phone Number: 2408389761

E-mail Address: jftam@allstarimagination.org

Owner's Name: Jules TAM

Address: 1135 W Pine Meadows dr

City: Bloomington

State: ~~Virginia~~ INDIANA



Zip Code: 47403

Phone Number: 240-838-9761

E-mail Address: jftam@allstarimagination.org

Occupants:

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

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

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

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



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

(Will be assigned by BHQA)

Petition Number: 24-TV-36

JS

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

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

Due to unforeseen delay in the construction of the deck project. Despite meticulous planning and coordination, we have encountered unavoidable setbacks primarily due to adverse weather conditions and scheduling constraints with our contractors.

Firstly, inclement weather has been a significant factor affecting our construction timeline. Unpredictable Bloomington weather patterns, such as heavy rain, storms impede outdoor construction projects. These conditions not only compromise the safety of our workers but also hinder the progress of crucial tasks such as pouring concrete, securing materials, and ensuring structural integrity. Despite our best efforts to mitigate these challenges, the severity and frequency of weather disruptions have regrettably prolonged the construction process.

Furthermore, scheduling conflicts with our contractors have presented additional challenges. While we made every effort to secure a reliable and efficient team for this project, unforeseen circumstances, such as resource allocation issues and overlapping commitments, have arisen. Despite our proactive approach in coordinating schedules and ensuring timely completion, these factors have led to unavoidable delays in the execution of essential construction phases.

I would like to express our commitment to ensuring full compliance with all relevant regulations and standards governing property maintenance and safety. We take such matters seriously and strive to rectify any discrepancies promptly and effectively.

Text

Signature (Required): _____

MAY 2, 2024

Name (Print): Jules Tam

Date: 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

CYCLE INSPECTION REPORT

7106

Owner

Jules Tam
1135 W. Pine Meadows Dr.
Bloomington, IN 47403

Prop. Location: 1135 W. Pine Meadows Dr.
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/5/5

Date Inspected: 03/01/2024
Primary Heat Source: Electric
Property Zoning: R2
Number of Stories: 1
Landlord Has Affidavit: No

Inspector: Jo Stong
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 2006.
Minimum requirements for emergency egress windows at the time of construction.

Openable area required: 5.0 sq. ft. for grade floors, 5.7 sq. ft. for all other floors
Clear width required: 20"
Clear height required: 22"
Maximum Allowable Sill Height: 44" above finished floor

BASEMENT BEDROOM WINDOW WILL BE MEASURED AT THE REINSPECTION

Existing Egress Window Measurements in 2nd floor bedrooms (double-hung; both sashes removable):
Height: 56 inches
Width: 32 inches
Sill Height: 24 inches
Openable Area: 12.44 sq. ft.

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

INTERIOR:
Property was occupied at the inspection

NOTE: Conditions were noted during the cycle inspection that may indicate this property is over-occupied and in violation of the Bloomington Municipal Code (BMC) Title 20. This property shall be brought into compliance with Title 20 requirements within 60 days of the date of this inspection to avoid possible legal action by the City of Bloomington Legal Department.

MAIN LEVEL

Living Room (15-4 x 14-5), Kitchen (10-11 10-6), Garage (electric furnace), Half Bath:

No violations noted.

2ND FLOOR

Hall, Southwest Bedroom (10-11 x 9-10), Hall Bath, Northwest Bedroom (12-2 x 9-10), Laundry, Northeast Bedroom (13-0 x 11-11):

No violations noted.

Southeast (Master) Bedroom (13-0 x 11-11):

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

Master Bath:

Properly secure the tub and shower faucets and controls. BMC 16.04.060(c)

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

BASEMENT

¼ Bath:

Properly secure the shower drain cover. BMC 16.04.060 (c)

Family Room (being used as a bedroom) (14-7 x 14-0):

No violations noted.

Bedroom (12-9 x 11-0):

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

Ensure that the window functions as intended. Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

EXTERIOR:

The wrap-around deck is damaged in several places and missing in others. Stairs to the basement family room door have been removed and not replaced. Properly repair /replace the deck. This work may require a building permit from the Monroe County Building Department. No rental permit shall be issued until all Monroe County building inspections have been completed and Certificate of Occupancy permits are issued. Please provide this office with copies of Certificate of Occupancy permit.

Remove the tree leaning against the west rail of the deck. All residential rental unit premises which contain trees shall maintain the trees in good health so that they pose no danger to persons or property. BMC 16.04.040(e)

Remove and properly dispose of all accumulated or scattered trash on property. BMC 16.04.040(d)

Replace the missing intermediates on the south deck. BMC 16.04.050(b)

Properly secure or terminate the faucet on the south side near the AC unit. BMC 16.04.050(a)

OTHER REQUIREMENTS:

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

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(b)**

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)

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.

REMAINING VIOLATIONS INSPECTION REPORT

7106

Owner

Jules Tam
1135 W. Pine Meadows Dr.
Bloomington, IN 47403

Prop. Location: 1135 W. Pine Meadows Dr.
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/5/5

Date Inspected: 03/01/2024
Primary Heat Source: Electric
Property Zoning: R2
Number of Stories: 1
Landlord Has Affidavit: No

Inspector: Jo Stong
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

REINSPECTION REQUIRED

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

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

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

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

INTERIOR:
Property was occupied at the inspection

NOTE: Conditions were noted during the cycle inspection that may indicate this property is over-occupied and in violation of the Bloomington Municipal Code (BMC) Title 20. This property shall be brought into compliance with Title 20 requirements within 60 days of the date of this inspection to avoid possible legal action by the City of Bloomington Legal Department.

2ND FLOOR

Southeast (Master) Bedroom (13-0 x 11-11):

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

Master Bath:

Properly secure the tub and shower faucets and controls. BMC 16.04.060(c)

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

BASEMENT

¾ Bath:

Properly secure the shower drain cover. BMC 16.04.060 (c)

Bedroom (12-9 x 11-0):

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

Ensure that the window functions as intended. Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

BASEMENT BEDROOM WINDOW WILL BE MEASURED AT THE REINSPECTION

EXTERIOR:

The wrap-around deck is damaged in several places and missing in others. Stairs to the basement family room door have been removed and not replaced. Properly repair /replace the deck. This work may require a building permit from the Monroe County Building Department. No rental permit shall be issued until all Monroe County building inspections have been completed and Certificate of Occupancy permits are issued. Please provide this office with copies of Certificate of Occupancy permit.

Remove the tree leaning against the west rail of the deck. All residential rental unit premises which contain trees shall maintain the trees in good health so that they pose no danger to persons or property. BMC 16.04.040(e)

Remove and properly dispose of all accumulated or scattered trash on property. BMC 16.04.040(d)

Replace the missing intermediates on the south deck. BMC 16.04.050(b)

Properly secure or terminate the faucet on the south side near the AC unit. BMC 16.04.050(a)

OTHER REQUIREMENTS:

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)

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 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.









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

Meeting Date: July 16, 2024

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

Petition Number: 24-TV-042

Address: 3114 S Eden Dr

Petitioner: Michael Hensinger for Jiarong Yang

Inspector: Michael Arnold

Staff Report: March 13, 2024 Cycle Inspection Report
 March 21, 2024 Sent Cycle Inspection Report
 May 10, 2024 Reinspection Scheduled
 June 07, 2024 Received BHQA Application
 June 22, 2024 Reinspection Completed
 June 19, 2024 Sent Remaining Violations Report

During the Cycle Inspection it was noted that there were difficulties in opening the Dining Room windows. The owner is replacing the window however there have been delays in approval by the HOA. The petitioner is requesting additional time for replacement.

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: September 16, 2024

Attachments: Remaining Violations Report; BHQA Application



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

Property Address: 3114 S. Eden Drive Bloomington

Petitioner's Name: Michael Hensinger for Jiarong Yang

Address: 907 S. Rolling Rock Drive

City: Bloomington State: IN Zip Code: 47403

Phone Number: 812-606-6811 E-mail Address: mhensinger@homefinder.org

Owner's Name: Jiarong Yang

Address: Xavier Court

City: Bloomington State: IN Zip Code: 47401

Phone Number: _____ E-mail Address: Jiarong.Yang@yahoo.com

Occupants: Devon Wzolsworth & Jaelyn Lewis

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: TU - An 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: 24-W-42

MS

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

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

We are requesting a 60 day extension to complete our HAND process. Everything is complete with the exception of two windows being replaced. The windows (can't find exact replacements) must be approved by HOA. We have applied with HOA again with a new window selection we hope will be approved. After approval, we have a 2-3 week order ready at Lowe's. Windows won't stay open. Otherwise all repairs complete.

Thank you very much for your consideration,
Mike ☺

ReInspection Scheduled 6-12-2024 11am

Signature (Required): Michael S. Hensinger

Name (Print): Michael S. Hensinger

Date: 05-06-2024

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

JUN 19 2024

REMAINING VIOLATIONS INSPECTION REPORT

6617

Owner(s)

Jiarong Yang
3006 S Xavier Ct
Bloomington IN 47401

Agent

Michael S Hensinger
3695 S Sare Rd
Bloomington IN 47401

Prop. Location: 3114 S Eden DR
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/5

Date Inspected: 03/13/2024
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 2

Inspector: Mike Arnold
Foundation Type: Slab
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

MAIN LEVEL

Dining Area (9-1 x 8-3):

Every window shall be capable of being easily opened and held in position by its own hardware. 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.

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

Meeting Date: July 16, 2024

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

Petition Number: TV-24-43

Address: 1334 S College Mall Rd.

Petitioner: Granite Student Living

Inspector: Rob Council

Staff Report: November 15, 2023: Cycle inspection conducted.
December 6, 2023: Cycle report mailed.
February 19, 2024: 60 Day deadline missed. RV Report mailed.
March 6, 2024: Re-inspection scheduled for April 4, 2024
April 4, 2024: Re-inspection with agent, not complied.
June 20, 2024: BHQA application received.

The window(s) in the SE room was cited on the initial inspection. The Rental Property Agent tried for months to get the Home Owner's Association to repair the window. Now that there is no current HOA, the agent has permission to replace the window. They are asking for additional time to make repairs. The window is the only outstanding item.

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 the possibility of fines.

Compliance Deadline: October 16, 2024

Attachments: RV 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: 1334 College Mall Road Bloomington Indiana 47401

Petitioner's Name: Granite Student Living

Address: 401 E 4th Street

City: Bloomington State: Indiana Zip Code: 47408

Phone Number: 8123275967 Email Address: lkellar@granitesl.com

Property Owner's Name: David Varner

Address: PO Box 5727

City: Bloomington State: Indiana Zip Code: 47407

Phone Number: 5743606650 Email Address: drdav007@aol.com

Occupants: Dominic Cody, Jalen Cody

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

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

Please circle the petition type that you are requesting:

- A) An extension of time to complete repairs (Petition type TV)
- B) A modification or exception to the Housing Property Maintenance Code (Petition type V)
- C) Relief from an administrative decision (Petition type AA)
- D) Rescind a variance (Petition type RV)

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

OFFICE USE ONLY
Petition Number 12-TV-43

SEE REVERSE

RC

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.

Exterior window repair issue. Originally passed to the HOA manager PMI through Sarah Ransom who said it was an HOA responsibility and requesting pictures of which window. We have followed up with them repeatedly with no response. On a physical visit to the PMI bloomington office they informed us that they no longer manage the HOA and do not have contact information for the new manager.

They provided contact information for the HOA accountant and we have received permission to repair the window.

Window is on order with city glass estimated delivery 4-6 weeks.

Signature (required):  A54A7FD87E884DE...

Name (please print): Lance Kellar Date: June 20, 2024 | 11:26

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

APR 19 2024

REMAINING VIOLATIONS INSPECTION REPORT

10988

Owner(s)

David Varner
1306 Clayton Dr.
South Bend, IN 46614

Agent

Granite Student Living
401 E. 4th St.
Bloomington, IN 47408

Prop. Location: 1334 S College Mall RD
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/5

Date Inspected: 11/15/2023
Primary Heat Source: Electric
Property Zoning: RM
Number of Stories: 3

Inspector: Rob Council
Foundation Type: Slab
Attic Access: No
Accessory Structure: None

REINSPECTION REQUIRED

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

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

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

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

INTERIOR:

SE Bedroom (11-11 x 11-5):

Repair the broken window. BMC 16.04.060(a)

*N/C
HOA not making
waves to repair*

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:

• **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.

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

Meeting Date: July 16, 2024

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

Petition Number: TV-24-44

Address: 505 & 509 N Walnut St

Petitioner: Omega Properties

Inspector: Rebecca Davis

Staff Report: October 31, 2023: Cycle inspection conducted.
November 16, 2023: Cycle report mailed.
April 24, 2024: Re-inspection conducted. Remaining violations.
May 21, 2024: RV Report mailed.
June 18, 2024: BHQA application received.

Staff recommendation: This main building (noted as 505) on this property is becoming a rental property for the first time. When the initial inspection occurred, the structure known as 505 N Walnut was still under an extensive renovation, which contributed to the length of time between cycle and reinspection. The property (formally known as 505 ½) was already an active rental. This unit has now been named 509 N Walnut per the Planning Department. The staff recommends the BHQA grants the extension of time for window replacement/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: July 30, 2024: Provide documentation of either gas furnace servicing or installation, as requested in the cycle report and remaining violations report.
December 18, 2024: Complete repairs and schedule inspection for window repairs.

Attachments: Cycle Report; RV 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

RECEIVED
JUN 18 2024
BY:

Property Address: 505/ 505.5 N Walnut Bloomington, IN 47408

Petitioner's Name: Omega Properties

Address: 115 E Sixth Street Suite 1

City: Bloomington

State: Indiana



Zip Code: 47408

Phone Number: 8123330995

E-mail Address: omegaproperties@gmail.com

Owner's Name: Omega Properties/ Mary Friedman

Address: 115 E Sixth Street Suite 1

City: Bloomington

State: Indiana



Zip Code: 47408

Phone Number: 8123330995

E-mail Address: omegaproperties@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: 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-214

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.

505/505.5 N Walnut is an older home that is needing windows fixed. With it being an older home we have several quotes as we were looking into third party contractors to fix the windows that are needing repairs and/or to replace those that need a full replacement. We are doing our best to keep the integrity of the older home as best as we possibly can by finding windows and hardware that is conducive to the year of the structures. We are meeting with Tommy D's on Wednesday to be shown samples to do the needed repairs and would like an extension on the time frame needed to complete the repairs. We are hoping to get an extension of six months to make time for the samples to be looked at, orders to be placed, supplies to come in, and time for installation. We greatly appreciate any extension that can be given as we navigate through the best options for the integrity of the structure. Thank you!

Signature (Required):



Name (Print): Britt O'Bold

Date: 6/15/2024

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

Rental Inspection Information

Owner, Applicant

Omega Properties
115 E. 6th Street, Suite 1
Bloomington IN 47408

Re: 505 N Walnut ST

We have recently completed an inspection at **505 N Walnut 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 1/15/2024**.

Once violations have been corrected it is your responsibility to call the Housing and Neighborhood Development (HAND) office **no later than 1/15/2024** 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 **1/15/2024** 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,





CYCLE INSPECTION REPORT

2023-08-0120

Owner(s)

Omega Properties
115 E 6TH ST Suite 1
Bloomington, IN 47408

Prop. Location: 505 N Walnut St / 505 1/2 N Walnut St *505 Y2 is now 509 N. WALNUT*

Number of Units/Structures: 2/2

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

Date Inspected: 10/31/2023

Primary Heat Source: Gas

Property Zoning: MD-DC

Number of Stories: 2

Inspector: Rebecca Davis

Foundation Type: Basement

Attic Access: No

Accessory Structure: None

UNIT 505 INTERIOR:

Property was vacant at the time of this cycle inspection.

General Violations:

No rental permit shall be issued and no occupancy of units shall be permitted until all Monroe County Building Inspections have been completed and Certificate of Occupancy has been issued. Please provide this office with copies of Certificate of Occupancy.

The property was inspected while undergoing an extensive remodel. As such the inspector noted several general violations expected to be complied by the date of re-inspection.

☞ Replace all missing outlet cover plates. BMC 16.04.060(b)

☞ Replace all missing light switch cover plates. BMC 16.04.060(b)

☞ Finish installing all trim work. BMC 16.04.060(a)

☞ Finish installation of all plumbing fixtures. BMC 16.04.060(a)

☞ Install all smoke detectors in this unit to be interconnected in accordance with the building code in place at the time of this remodel. IC 22-11-18-3.5 BMC 16.04.060(b) (c)

☞ Every window shall have a functioning locking device, window latch and shall be maintained in good condition. Window locks in rental units shall be capable of tightly securing the window and shall be openable without special knowledge or effort. BMC 16.04.060(b)

Every window shall be capable of being easily opened and held in position by its own hardware (remove devices attached to the jambs preventing windows from fully opening). BMC 16.04.060(b)

Properly repair or replace damaged or deteriorated wallboard/plaster/wallpaper. This is to be done in a workmanlike manner. BMC 16.04.060(a)

Install all finished floors (upstairs still just subfloor). BMC 16.04.060(a)

MAIN LEVEL

Entry:

See general note.

Living room (21'6" x 17'): *SEALED*

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)

Kitchen (14' x 15'):

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

Install missing finished wall surface (east wall near exterior door). BMC 16.04.060(a)

Dining room (14' x 18'3"):

See general note.

Bedroom (11' x 12'6"):

See general note.

Window Lock?

Existing Egress Window Measurements: Double Hung

Height: 29 inches

Width: 40 inches

Sill Height: 39 inches

Openable Area: 8.05 sq. ft.

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

Bathroom:

Replace/Repair 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)

Mud Room/Laundry:

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

Bathroom:

See general note.

BASEMENT

Basement Stairway:

Install a light fixture that fully covers the round junction box. BMC 16.04.060(b)

Properly repair or replace loose, damaged, or missing floor covering (holes in corner of the first landing). BMC 16.04.060(a)

Study/Den (16'3" x 22'6"):

See general note.

Unfinished Basement Room:

Replace the all the missing/broken electrical junction box cover plates. 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. BMC 16.04.060(a), BMC 16.04.060(b)

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

Provide a complete directory of all service panels and circuits (both main and sub panels). BMC 16.04.020(a)
IEC 408.4

TPR valve discharge tube needs to be installed on water heater. BMC 16.04.060(c)

Temperature/pressure relief (TPR) valve discharge tubes:

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

Sump pumps shall discharge to the exterior of a structure, unless used as a lift station for grey water from a washing machine or laundry basin. BMC 16.04.060(c)

Attach or eliminate unused duct runs. BMC 16.04.060(a)

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

East Room (dirt floor):

Inspector noted multiple support beams running under the floor joists with filed or missing post support members. Replace all missing or failed supports. Make the necessary repairs to meet the current Indiana Residential Building code in a professional manner that provides the continuity of structural support necessary to carry the structural load, or provide documentation in the form of a signed and stamped letter from a structural engineer that supports that the current state of the support beam is structurally sound. BMC 16.04.060(a) BMC 16.04.060(b)

Replace the missing cover plate on the electrical box mounted on the stone wall. BMC 16.04.060(b)

UPSTAIRS

Stairwell:

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

Northeast Bedroom (9' x 12'):

See general note. ^{EAST} LOCK ON WINDOW

Existing Egress Window Measurements:

Height: 32 inches

Width: 52 inches

Sill Height: 20 inches

Openable Area: 11.56 sq. ft.

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

Northwest Bedroom (14' x 11'):

See general note.

Existing Egress Window Measurements:

Height: 32 inches

Width: 43 inches

Sill Height: 20 inches

Openable Area: 9.56 sq. ft.

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

Bathroom:

See general note.

Southwest Bedroom (10'8" x 10'8"):

No violations noted.

Existing Egress Window Measurements:

Height: 23 inches

Width: 38 1/2 inches

Sill Height: 32 inches

Openable Area: 6.14 sq. ft.

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

Hall Bathroom:

See general note.

Furnace Closet:

The furnace is located here. See other requirements at end of this report for gas furnaces.

Southeast Bedroom (13' x 13'6"):

See general note.

Existing Egress Window Measurements:

Height: 32 inches

Width: 55 inches

Sill Height: 20 inches

Openable Area: 12.22 sq. ft.

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

Bathroom:

See general note.

EXTERIOR

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

Repair loose bricks on the carport wall. BMC 16.04.050(a)

Note: Inspector noted the wall of the carport structure is failing and convex on both sides. Inspector **suggests** brick wall be repaired before deteriorating further.

This violation has a one-year deadline from the date of the Cycle Inspection:

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

OTHER REQUIREMENTS:

BLOCKED OFF

Fireplace Inspection Documentation

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)

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)

UNIT 505 ½ INTERIOR

This unit was occupied at the time of this inspection.

Kitchen/Bedroom:

NO Repair the broken window (in kitchen area). BMC 16.04.060(a)

NO Every window shall be capable of being easily opened and held in position by its own hardware (same window as above). BMC 16.04.060(b)

Bathroom:

No violations noted.

EXTERIOR

No violations noted.

OTHER REQUIREMENTS:

Fireplace Inspection Documentation

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)

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.

REMAINING VIOLATIONS INSPECTION REPORT

MAY 21 2024

2023-08-0120

Owner(s)

Omega Properties
115 E 6TH ST Suite 1
Bloomington, IN 47408

Prop. Location: 505 N Walnut St / 505 ½ N Walnut St
Number of Units/Structures: 2/2
Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/5 Bld 2: 1/1/5

Date Inspected: 10/31/2023
Primary Heat Source: Gas
Property Zoning: MD-DC
Number of Stories: 2
Landlord Has Affidavit: N/A

Inspector: Rebecca Davis
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

REINSPECTION REQUIRED

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

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

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

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

UNIT 505 INTERIOR:

General Note:

No rental permit shall be issued and no occupancy of units shall be permitted until all Monroe County Building Inspections have been completed and Certificate of Occupancy has been issued. **Please provide this office with copies of Certificate of Occupancy.**

MAIN LEVEL

Bedroom (11' x 12'6"):

Every window shall have a functioning locking device, window latch and shall be maintained in good condition. Window locks in rental units shall be capable of tightly securing the window and shall be openable without special knowledge or effort. BMC 16.04.060(b)

UPSTAIRS

Northeast Bedroom:

Every window shall have a functioning locking device, window latch and shall be maintained in good condition. Window locks in rental units shall be capable of tightly securing the window and shall be openable without special knowledge or effort. BMC 16.04.060(b)

UNIT 505 ½ INTERIOR

Note: This unit was not accessible at the time of the re-inspection.

Kitchen/Bedroom:

Repair the broken window (in kitchen area). BMC 16.04.060(a)

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

OTHER REQUIREMENTS:

Note: If the furnace has been replaced within the last year a receipt of sale/installation will suffice for the furnace documentation.

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.

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

Meeting Date: July 16, 2024

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

Petition Number: 24-TV-45

Address: 322 E. 12th Street

Petitioner: Scott Gilbert

Inspector: Jo Stong

Staff Report: May 22, 2024: Received email from Street Dept. re: sidewalk at this address
May 28, 2024: Conducted drive-by inspection of sidewalk, wrote complaint report
June 7, 2024: Mailed complaint report
June 18, 2024: Owner called, had just received report.
June 20, 2024: Owner sent email: Working on getting a contractor
June 26, 2024: Received appeal

After receiving an email from the City of Bloomington Street Department about the condition of the sidewalk at this property, a drive-by inspection was conducted. The sidewalk was noted to be in disrepair and also a trip hazard, and a complaint report was sent. The owner is requesting an extension of time of 60 days to complete the installation of a new sidewalk.

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: September 30, 2024

Attachments: Complaint Report; BHQA Application, photos, emails



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

Rec'd.
6.26-24
JS

Property Address: 322 E. 12th St. Bloomington, IN 47408

Petitioner's Name: Scott Gilbert

Address: 219 Beech St.

City: Highland Park

State: Illinois

Zip Code: 60035

Phone Number: (847) 274-7911

E-mail Address: sbgilber@yahoo.com

Owner's Name: Strawberry Fields LLC

Address: 219 Beech St.

City: Highland Park

State: Illinois

Zip Code: 60035

Phone Number: 847-274-7911

E-mail Address: sbgilber@yahoo.com

Occupants: Tenants on current lease: Carter Sifferlen, Joey Karris, Aidan Murphy, Tyler Kueppers, David Woolever

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-45

JS

1150

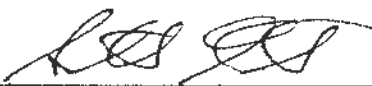
In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.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

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

I am respectfully requesting a 60 day extension please. I intend to complete all sidewalk repairs as requested by HAND. Notice is dated 6/7/2024 and was received 6/19/2024 because it was sent to a prior address and forwarded to new address for me. I spoke with inspector Jo Stong to confirm receipt and my intentions. An extension is requested because of timing of receipt of notice, the repair requires a right of way permit, repair costs range from \$4,000-7,000 with no assist from the City, and I am having trouble getting a contractor that can apply for a permit on their own. This has been a challenge other times I have pursued this repair. (if you have a referral, I would be interested) I will accelerate the process as much as possible, however, the repair request is to remove and pour a new sidewalk, which requires a bit more time than allotted.

Kendall, from the Engineering Dept. has advised me on how to proceed with the permit application process. So, I am offering to assist contractors with that process, as I have an account on the civic access portal now. I am guiding that process instead of the contractor doing it, which would be preferred, but seems to be a challenging hurdle here.

Signature (Required): 

Name (Print): Scott Gilbert Date: 6/25/24

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



Jo Stong <stongj@bloomington.in.gov>

322 E 12th Street - Sidewalk Repair

1 message

Danna Workman <workmand@bloomington.in.gov>

Wed, May 22, 2024 at 9:00 AM

To: Jo Stong <stongj@bloomington.in.gov>

Jo,

We have received a couple Ureport requests (# below) for sidewalk repairs at the above address. We sent a sidewalk letter requesting repairs on 7/26/2023 with no response.

Ureport # 181057 & 188502

Thanks.

Danna

--

Danna Workman-Stephens
City of Bloomington Street Division
Acct Clerk/Emergency Grant
Office: (812) 349-3818
Fax: (812) 349-3450



Daniel Bixler <bixlerd@bloomington.in.gov>

Fwd: Request to send registration form

1 message

Jo Stong <stongj@bloomington.in.gov>

Thu, Jun 27, 2024 at 4:03 PM

To: Daniel Bixler <bixlerd@bloomington.in.gov>

Jo Stong
Housing & Neighborhood Development
City of Bloomington, Indiana
(812) 349-3420

On Wed, Jun 26, 2024 at 1:48 PM Scott Gilbert <sbgilber@yahoo.com> wrote:

Jo,

I have sent an appeal form and \$20 in the mail today requesting a time extension. (attached for your file)

I am working with K&J Concrete to get the 322 E. 12th sidewalk project completed.

See website:

<https://kj-concrete.ultimatecontractorwebsite.com/>

I'm awaiting his insurance and bond so I can submit it.

This seems to be a hurdle for him to do himself for whatever reason, so, I'm moving it along with him to support the effort.

Nice website, maybe not good at permitting?.....we will find out. It's been the case in Bloomington lately with a lot of contractors.

On another note, I'm cutting back the tree at 322 E. 12th sidewalk that is encroaching on the sidewalk area. I certainly don't want anyone getting clothes lined by it walking on the sidewalk at night with their head down. Case #189087 recently reported; see screenshot below.

If you want to pass that information along to Michael Stewart, feel free. I do not have his contact information.

#189087

closed: Resolved

322 E 12th ST

Blocked Sidewalk:

Other: Yew bush/tree has grown out so far that it halfway blocks the sidewalk. This makes for a dangerous situation at night because the sidewalk is in really bad shape at the same location. Those two things together pose a major trip hazard if people have to navigate around the yew in the dark and also have to watch their step on the crumbling sidewalk.

Assigned to
Michael Stewart

History

6/24/2024 14:54:00 Closed by Michael Stewart

Violations have been sent to adjacent properties

▶ Sent notification to Michael Stewart, Anonymous

6/24/2024 12:33:09 Anonymous assigned this case to Michael Stewart

▶ Sent notification to Michael Stewart, Anonymous

6/24/2024 12:33:09 Opened by Anonymous



On Thursday, June 20, 2024 at 04:53:37 PM CDT, Jo Stong <stongj@bloomington.in.gov> wrote:

Hello Scott,

The best way to submit a complaint is through our UReport system. You can report many things anonymously. If it is a rental complaint, it may have to be a signed complaint. Here is a link. Once you submit it, you should be able to track it with the case number:

<https://bloomington.in.gov/ureport/>

Hope this is helpful.

Have a good night!

Jo

Jo Stong

Housing & Neighborhood Development
City of Bloomington, Indiana
(812) 349-3420

On Thu, Jun 20, 2024 at 5:35 PM Scott Gilbert <sbgilber@yahoo.com> wrote:

Jo,

I have spoken with two contractors regarding 322 E. 12th since receiving the notice. One is at \$6,800 and the other at \$4,300.

The one who is best priced has some questions for Street Dept or Engineering regarding the curb cut coming from the street.

I am calling them tomorrow morning for some guidance and then will move this forward and keep you updated.

On another note, when you have a chance, can you please advise on how one would submit complaints to HAND?

Specific website link would be of help.

Thank you.

Scott Gilbert

On Thursday, June 20, 2024 at 01:21:32 PM CDT, Jo Stong <stongj@bloomington.in.gov> wrote:

Thank you, Scott. We will get these processed.

-Jo

Jo Stong
Housing & Neighborhood Development
City of Bloomington, Indiana
(812) 349-3420

On Thu, Jun 20, 2024 at 12:21 PM Scott Gilbert <sbgilber@yahoo.com> wrote:

Jo,

I have attached 5 separate updated registration forms, one for each house.

Please file as needed and if you have a chance send a note back confirming receipt.

Thanks Jo!

Scott Gilbert

On Thursday, June 20, 2024 at 09:56:20 AM CDT, Jo Stong <stongj@bloomington.in.gov> wrote:

Scott,

Here you go!

https://bloomington.in.gov/sites/default/files/2018-01/RENTAL%20REGISTRATION%20FORM%202018%20-%20FILLABLE_0.pdf

Jo Stong
Housing & Neighborhood Development
City of Bloomington, Indiana
(812) 349-3420

On Thu, Jun 20, 2024 at 10:55 AM Scott Gilbert <sbgilber@yahoo.com> wrote:

Jo,

Please send form so I can update mailing address for all 5 houses.

Thanks!

Scott Gilbert

 **20240625145027477.pdf**
249K



**CITY OF
BLOOMINGTON**
HOUSING AND NEIGHBORHOOD DEVELOPMENT

June 7, 2024

Rental Complaint Inspection Information

Owner

Scott Gilbert
1212 Cavell Ave
Highland Park IL 60035

Representative

Don Sill
2607 S Bryan ST
Bloomington IN 47403

RE: NOTICE OF COMPLAINT INSPECTION

On 05/09/2024 a complaint inspection was performed at 322 E 12th ST. During the inspection violations of the Residential Rental Unit and Lodging Establishment Inspection Program were found.

Please correct the violations cited on the enclosed inspection report within fourteen days (14) and call this office no later than 6/21/2024, to schedule the required re-inspection. Our mailing address and telephone number are listed below.

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

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

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

Sincerely,

Jo Stong
Housing & Neighborhood Development
Encl: Complaint Inspection Report



CITY OF
BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

COMPLAINT INSPECTION REPORT

3488

Owner

Scott Gilbert
1212 Cavell Ave
Highland Park, IL 60035

Agent

Don Sill
2607 S Bryan St.
Bloomington, IN 47403

Prop. Location: 322 E 12th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/5/5

Date Inspected: 05/29/2024
Primary Heat Source: Gas
Property Zoning: R3
Number of Stories: 1
Landlord Has Affidavit: N/A

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

The following items are the result of a complaint inspection conducted on **05/27/2024**. **It is your responsibility to repair these items and to schedule a re-inspection within fourteen (14) days** of the mailing of this report. Failure to comply with this inspection report will result in this matter being referred to the City of Bloomington Legal Department. Failure to comply with this complaint inspection report may result in fines. If you have questions regarding this report, please contact this office at 349-3420.

EXTERIOR:

Properly repair the sidewalk. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. BMC 16.04.040(c)

For sidewalks in the public right of way, contact the City of Bloomington Engineering Department at (812) 349-3913 to apply for the **required permit**.

This is the end of this report.





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

Meeting Date: July 16, 2024

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

Petition Number: TV-24-46

Address: 511 N Fess Ave

Petitioner: Long Real Estate Investments: Dennis Long General Partner

Inspector: Chastina Hayes/Jo Stong

Staff Report: July 21, 2022 Dennis scheduled cycle inspection
August 17, 2022 Arrived for cycle inspection and owner forgot about the inspection (No show)
August 17, 2022 Dennis rescheduled cycle inspection
September 1, 2022 Completed cycle inspection with owner
September 14, 2022 Mailed cycle report
November 14, 2022 Dennis scheduled reinspection
December 2, 2022 Completed reinspection not all complied
December 15, 2022 Mailed remaining violations report
August 07, 2023 Dennis scheduled reinspection
August 21, 2023 Dennis rescheduled reinspection
September 19, 2023 Dennis rescheduled reinspection
October 27, 2023 Completed reinspection with owner not all complied
November 8, 2023 Mailed remaining violations report
December 13, 2023 Dennis scheduled reinspection
January 16, 2024 Completed reinspection not all complied
January 17, 2024 Dennis scheduled cycle inspection due to length of time
February 5, 2024 Completed cycle inspection
February 27, 2024 Mailed cycle report
April 19, 2024 Dennis scheduled reinspection
May 29, 2024 Dennis rescheduled reinspection
June 10, 2024 Received BHQA application

During the inspection there were multiple code violations noted including life safety items. The petitioner is requesting an extension of time to complete the repairs due an illness. However, this property has not held a valid permit since June 26, 2022.

Staff recommendation: Deny the request.

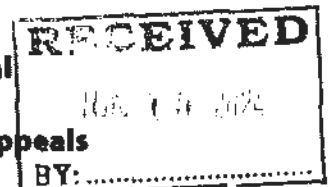
Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: Immediately call and schedule

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: 511 N Fess

Petitioner's Name: Long Real Estate Investments Dennis Long General Partner

Address: 4409 N Scenic Drive

City: Bloomington

State: Indiana



Zip Code: 47408

Phone Number: 8123224058

E-mail Address: dennislong51@gmail.com

Owner's Name: Long Real Estate Investments LP

Address: As above

City:

State:



Zip Code:

Phone Number:

E-mail Address:

Occupants: 7 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.

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-46

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.

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

Do to illness of the partner who will accompany the inspector. (parainfluenza virus infection active)

This historic building was built in 1925. we have strived to maintain the building in keeping with its historic status. We do not have any maintenance or management staff and the owners are 73 and 76 years old. We do not bounce back from illness as well as we did 30 years ago.

We therefor request an extention of time to finish repairs and we then can reinspect.

Thank you

Dennis Long General Partner
Stephen Long Partner

Signature (Required): Dennis A. Long General Partner

Name (Print): Dennis A. Long Date: 6-10-24

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

Rental Inspection Information

Owner, Applicant

Long Real Estate Lp/Dennis Long
4409 Scenic Drive
Bloomington IN 47408

Re: 511 N Fess AVE

We have recently completed an inspection at **511 N Fess AVE**. 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 **4/26/2024**.

Once violations have been corrected it is your responsibility to call the Housing and Neighborhood Development (HAND) office **no later than 4/26/2024** 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 **4/26/2024** 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,



CYCLE INSPECTION REPORT

387

Owners

Long Real Estate LP/Dennis Long
4409 Scenic Drive
Bloomington, IN 47408

Prop. Location: 511 N Fess AVE

Number of Units/Structures: 8/1

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

Date Inspected: 02/05/2024

Primary Heat Source: Other

Property Zoning: MS

Number of Stories: 2

Landlord Has Affidavit: N/A

Inspector: Chastina Hayes

Foundation Type: Basement

Attic Access: N/A

Accessory Structure: None

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

Existing Egress Window Measurements (casement; swing-out):

Height: 49 inches

OR

Height: 37

Width: 14.25 inches

Width: 19.5

Sill Height: 19 inches

Sill Height: 51

Openable Area: 4.85 sq. ft.

Openable Area: 5.01 sq. ft.

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.

INTERIOR:

Unit #1

Living Room/Sitting Area (27-8 x 12-2):

No violations noted.

Dining Room (10-8 x 7-3):

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

Kitchen (11-1 x 6-9):

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

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

Secure the loose handle on the cabinet under the sink. BMC 16.04.060 (a)

Hall:

No violations noted.

Bedroom (12-11 x 10-6):

Secure the loose electrical outlet on the north wall. BMC 16.04.060 (b)

Bath:

Secure the loose light fixture above the sink. BMC 16.04.060 (b)

Unit #2:

Bathroom:

Replace the broken electrical outlet cover plate. BMC 16.04.060 (b)

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

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

Main Stairs:

Secure the loose floor covering. BMC 16.04.060 (b)

Unit #3 (room dimensions are the same as in Unit #1):

Living Room/Sitting Area, Dining Room:

No violations noted.

Kitchen:

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

Main Hallway by Boiler Room:

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

BASEMENT (boiler heat):

Boiler(s) are to be inspected every twelve months as per Indiana Code. A completed copy of the State of Indiana final Boiler Inspection report stating that the system is functioning as intended must be reviewed by this office before a Rental Occupancy Permit will be issued. BMC 16.04.060(c)

Unit #7:

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

Living Room (19-5 x 11-2), Kitchen (10-6 x 8-0), Bedroom (10-6 x 10-3):

No violations noted.

Bath:

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

Replace the toilet tank lid so that it fits properly. BMC 16.04.060 (a)

Unit #8: This unit was not inspected as it is being used as storage.

Electrical Closet:

Provide a complete directory of all service panels and circuits. BMC 16.04.020(a) IEC 408.4

Replace the missing clamp on the electrical outlet box adjacent to the service panels or install and cap. BMC 16.04.060 (b)

Main Hallway (adjacent to 8):

Replace the missing wall covering. BMC 16.04.060 (a)

EXTERIOR:

Replace the missing exhaust vent cover on the north side. BMC 16.04.060 (a)

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

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

Bath:

No violations noted.

Hallway:

Secure the loose smoke detector. BMC 16.04.060 (b)

Bedroom:

No violations noted.

Unit #4 (efficiency)

Living Room/Bedroom (27-7 x 12-8):

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 (South wall)

Repair the deteriorating wall. (West) BMC 16.04.060 (a)

Repair the broken window. (West wall) BMC 16.04.060(a)

Bath:

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

Replace the missing escutcheon ring on the shower faucet. BMC 16.04.060 (a)

Kitchen (9-4 x 7-2):

Secure the loose electrical outlet above the sink. BMC 16.04.060 (b)

Unit 5:

Bedroom

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

Hallway (adjacent to 5):

Complete the installation of the ceiling light. BMC 16.04.060 (b)

Main Hall North Side:

Repair the exterior door to function as intended. (Hits frame) BMC 16.04.060 (b)

Unit 6:

Bedroom:

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

OTHER REQUIREMENTS:

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)**

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 within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC 16.03.050(e) and BMC 16.10.030(b)**

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

This is the end of this report.

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

Meeting Date: July 16, 2024

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

Petition Number: 24-TV-047

Address: 2501 S Rogers St

Petitioner: Rex R Rhea

Inspector: Michael Arnold

Staff Report: December 05, 2024 Cycle Inspection
 December 14, 2024 Sent Cycle Inspection Report
 February 14, 2024 Remaining Violations Report Written
 March 01, 2024 Sent Remaining Violations Report
 June 07, 2024 Reinspection Scheduled
 June 10, 2024 Received BHQA Application

Petitioner is requesting additional time to upgrade the furnace and complete the installation of new ductwork. Reinspection is scheduled for July 10, 2024.

Staff recommendation: Grant the Extension of Time

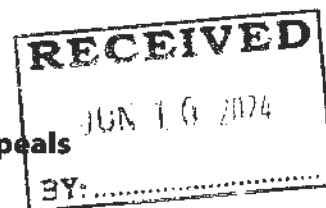
Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: October 01, 2024

Attachments: Remaining Violations Report; BHQA Application



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



Property Address: 2501 S Rogers St

Petitioner's Name: Rex R Rhea

Address: 281 N. East St.

City: Plainfield

State: Indiana



Zip Code: 46168

Phone Number: 3177193525

E-mail Address: rrhea7432@yahoo.com

Owner's Name: Rex R Rhea

Address: 281 N. East St.

City: Plainfield

State: Indiana



Zip Code: 46168

Phone Number: 3177193525

E-mail Address: rrhea7432@yahoo.com

Occupants: one

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-47

MR

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.

Up grade on furnace. New duct work to be installed. Working on getting it installed before winter. 6 to 8 months.

Signature (Required): Rex R. Rhea

Name (Print): Rex R Rhea

Date: 06/09/2024

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



REMAINING VIOLATIONS INSPECTION REPORT

MAR 01 2024

8868

OWNERS

Rex and Martha Rhea
281 N East St
Plainfield IN 46168

Prop. Location: 2501 S Rogers ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/2/3

Date Inspected: 12/05/2023
Primary Heat Source: Gas
Property Zoning: R2
Number of Stories: 1

Inspectors: Mike Arnold
Foundation Type: Crawl Space
Attic Access: No
Accessory Structure: Shed

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:

Crawl Space

Complete the installation of the furnace. BMC 16.04.060(c)

Main Level

Kitchen 11 x 10:

Complete the installation of the counter top. BMC 16.04.060(a)

Provide a complete directory of all service panels and circuits. BMC 16.04.020(a) IEC 408.4

Bathroom:

Replace the missing outlet cover plate. BMC 16.04.060(b) (south wall).

SE Bedroom 12 x 11:

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

Repair the outlet to function as intended. BMC 16.04.06(b) (tests as no power)(south wall)

SW Bedroom 10 x 9:

Install a proper light fixture on the ceiling. BMC 16.04.060(b)

Complete the wall and ceiling repair and properly surface coat. BMC 16.04.060(A) (north side -- behind the entry door)

EXTERIOR:

Enclose the exposed wiring in an approved securely mounted junction box, with a cover installed, using appropriate strain relief connectors. BMC 16.04.060(b) (right of entry door -- at the top and at the bottom)

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.