

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=mJxCil15kPgJ0iLnZVKW3s6bUT5qk.1>

Meeting ID 840 9035 4059 Passcode 084395

OCTOBER 15, 2024 4:00 P.M.

ALL ITEMS ARE ON THE CONSENT AGENDA

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I. ROLL CALL

II. MINUTES - September 17, 2024

III. PETITIONS

- 1) **24-TV-53, 432 S. College Avenue**, Roric Fischer (Monroe County Convention Center Building, Corp.) Request for an extension of time to complete repairs. Tabled from previous meeting.
- 2) **24-TV-54, 3200 E. Longview Avenue**, Angie Butler (Kingston Manor United, LLC). Request for an extension of time to complete repairs.
- 3) **24-AA-55, 1124 W Kirkwood Avenue**, Kathleen & Sean Connelly. Request for relief from an administrative decision.

IV. GENERAL DISCUSSION

V. PUBLIC COMMENT

VI. ADJOURNMENT

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

BOARD of HOUSING QUALITY APPEALS
Meeting: TUESDAY, SEPTEMBER 17, 2024, 4:00 PM
ALLISON CONFERENCE RM. 225
SUMMARY

MEMBERS PRESENT: Present: Diana Opata Powel, Chris Ravenna, Dylan Schutte (Chair), George Snyder

STAFF PRESENT: Present: Michael Arnold, Daniel Bixler, Rebecca Davis, Chastina Hayes, John Hewett, Anna Killion-Hanson, Jo Stong (HAND), Read-Al, Enedina Kassamianian (Legal), Taylor Brown (OOTM)

GUESTS: Present: David Colman (114 N Grant Street),
Zoom: Shaughnessy Cudmore-Keating (404 W Kirkwood Avenue), Roric Fischer (432 S. College Avenue)

Meeting start time 4:05 PM.

Item 24-TV-51: 730 W. Howe Street, a request for an extension of time to complete repair, was withdrawn from the agenda prior to the meeting.

I. MINUTES

Snyder made motion to accept the July 16, 2024 & August 20, 2024 minutes. Ravenna seconded. Motion passed, 4-0.

II. CONSENT AGENDA

24-TV-49, 238 N. Smith Avenue, Springfield/Leesa Fleener (Matthew Ferguson). Request for an extension of time to complete repairs. Staff recommendation was to grant the request with an October 1, 2024 deadline.

Approved.

III. PETITIONS

24-TV-50, 114 S. Grant Street, David Colman. The petitioner, David Colman, was present to request an extension of time to complete repairs. Staff recommendation was to grant the request with a July 05, 2025 deadline. Ravenna made motion to deny the request with and set the compliance deadline for November 30, 2024. Opata seconded. Motion passed, 4-0. Request denied.

24-TV-52, 404 W. Kirkwood Avenue, Shaughnessy Cudmore-Keating (Bloomington Cooperative Living,) The petitioner, Shaughnessy Cudmore-Keating, was present (virtually) to request an extension of time to complete repairs. Staff recommendation was to grant the request with an October 8, 2024 deadline to complete and schedule a reinspection for all life safety items noted in the Remaining Violations Report and with a November 15, 2024 deadline to complete & schedule a reinspection for all remaining items noted in the Remaining Violations Report. Schutte made motion to grant the request per staff recommendation. Opata seconded. Motion passed, 4-0. Request granted.

Board of Housing Quality member George Snyder, recused himself from the business related to 432 S. College Avenue per recommendation from the City of Bloomington, Indiana Legal Department.

24-TV-53, 432 S. College Avenue, Roric Fischer (Monroe County Convention Center Building, Corp.) The petitioner, Roric Fischer, was present (virtually) to request an extension of time to complete repair. Due to the recusal of George Snyder, quorum was no longer available for this issue. Therefore, the agenda item will automatically be tabled until the next meeting of the Board in October (15th).

GENERAL DISCUSSION

Further information on the preference for meeting dates, times and locations being gathered by the Hanson (Director). Once she has concluded her survey, the results will be presented.

IV. PUBLIC COMMENT

None.

V. ADJOURNMENT

Schutte made motion for adjournment. Ravenna seconded. Motion passed unanimously. Meeting adjourned 4:44 PM.

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

Meeting Date: October 15, 2024

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

Petition Number: 24-TV-53

Address: 432 S. College Ave.

Petitioner: Roric Fischer / PMI Meridian Management

Inspector: Rob Council

Staff Report: March 28, 2024 – Conducted cycle inspection.
April 5, 2024 – Report mailed.
June 11, 2024 – Reinspection completed. Violations remaining.
June 18, 2024 – Remaining violations report mailed.
August 5, 2024 – Reinspection completed. Violations remaining.
August 19, 2024 – Remaining violations report mailed.
August 23, 2024 – Agent delivered BHQA application.
September 17, 2024 – Board tables decision on extension. To be heard at October 15th BHQA meeting.

During a cycle inspection of the above property, violations of the Residential Rental Unit and Lodging Establishment Program were found, including the stairway to the second level in unsafe condition.

Petitioner is requesting an extension of time to allow the County (Monroe County Convention Center Bld. Corp.) to decide if the building will be demolished before extensive repairs to the stairway are completed.

Staff recommendation: Grant the request for 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: November 17, 2024

Attachments: Cycle Report; 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: 432 S College Avenue, Bloomington, IN

Petitioner's Name: Roric Fischer

Address: 101 W Kirkwood Avenue, Suite 307

City: Bloomington

State: Indiana



Zip Code: 47404

Phone Number: 553-1664

E-mail Address: Roric@pmimeridian.com

Owner's Name: Monroe County Convention Center Building Corp.

Address: 302 S College Avenue

City: Bloomington

State: Indiana



Zip Code: 47403

Phone Number: 360-3681

E-mail Address: tcoppock@bloomingtonconvention.com

Occupants: Edwin Kinser, Tiernan Randall, Amy Ort, Pussy Odom, Matthew Van Dyke, Sherri Norris, Jonathan Madrid, Santos Martinez.

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-53

RC

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

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

Hello,
Basically, we are awaiting notice from the county in Septemeber with respect to whether or not this building will soon be razed. We would very much like to know this before replacing the stariway in it's entirety. We are certinally willing to complete the repair work if the building is to be destroyed. As such, we hereby request an extension of time until October 31, 2024 to either repair the stariway there, or have it replaced.
Respectfully,
Roric Fischer

Signature (Required): 

Name (Print): Roric Fischer Date: 8/23/2024

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.



CYCLE INSPECTION REPORT

204

Owner(s)

Monroe County Convention Center Building Corp.
302 S. College Avenue
Bloomington, IN 47403

Agent

PMI Meridian Management
101 W. Kirkwood Ave.
Bloomington, IN 47404

Prop. Location: 432 S College AVE

Number of Units/Structures: 8/1

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

Date Inspected: 03/28/2024

Primary Heat Source: Other

Property Zoning: MD-DE

Number of Stories: 2

Inspector: Rob Council

Foundation Type: Basement

Attic Access: No

Accessory Structure: none

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

INTERIOR:

BASEMENT:

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

Install appropriate cover on electrical junction box. BMC 16.014.060(b) (**Above fluorescent light**)

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

UNIT 1:

Living Room (14-0 x 13-0):

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

Kitchen:

No violations noted.

Bathroom:

Replace missing access panel cover. BMC 16.04.060(a)

Label GFCI receptacle(s) ungrounded, per Indiana Electric Code requirements. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

Repair or replace diverter in shower faucet assembly. BMC 16.04.060(a)

Properly secure junction box to wall. BMC 16.04.060(b) (**Adjacent to toilet**)

Bedroom (14-0 x 10-0)

At the time this structure was built there were no requirements for emergency egress for a sleeping room.

No violations noted.

UNIT 6:

Living Area (10-3 x 8-8):

No violations noted.

Sleeping Area (8-1 x 7-0):

At the time this structure was built there were no requirements for emergency egress for a sleeping room.

No violations noted.

Bathroom:

Replace the non-functioning GFCI-protected receptacle with a new GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020(a)(5); IEC 406.3(D) (**Over sink**)

Kitchen Area:

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 by stove)

UNIT 2:

Living Room (17-0 x 14-0):

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

Kitchen:

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

Bathroom:

No violations noted.

West Bedroom (10-0 x 8-0):

At the time this structure was built there were no requirements for emergency egress for a sleeping room.

No violations noted.

East Bedroom (10-0 x 8-0):

At the time this structure was built there were no requirements for emergency egress for a sleeping room.

No violations noted.

UNIT 5:

Living Room (West Room) ((12-0 x 8-0)+(6-0 x 5-0)):

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

Properly repair radiators to function as intended. BMC 16.04.060(c)

Inspector recommends flushing system to remove sediment buildup.

Kitchen:

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

Replace missing burners on stove. BMC 16.04.060(c)

East Bedroom (17-0 x 14-0):

At the time this structure was built there were no requirements for emergency egress for a sleeping room.

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

Properly repair radiators to function as intended. BMC 16.04.060(c)

Inspector recommends flushing system to remove sediment buildup.

Bathroom:

Repair or replace diverter in shower faucet assembly. BMC 16.04.060(a)

South Bedroom (11-0 x 9-0):

This room has a door to the exterior

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

UNIT 4:

West Bedroom (17-0 x 12-0):

This room has a door to the exterior

Repair door to latch securely. BMC 16.04.060(b) **(Missing knob internal components)**

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

Living Room (10-0 x 8-6):

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

Kitchen:

Replace water damaged cabinet floor under sink. BMC 16.04.060(a)

Dining area:

No violations noted.

Bathroom:

No violations noted.

Hallway:

No violations noted.

SE Bedroom (11 x 14-8):

No violations noted.

East Bedroom (14-0 x 12-0)

This room has a door to the exterior

No violations noted.

UNIT 3:

Stairway:

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

Sitting room:

Provide electrical power to the receptacles so that they function as intended. BMC 16.04.060(c)

Replace broken electrical receptacle. BMC 16.04.060(b) **(Under smoke detector)**

Living Room [(15-0 x 7-0)+(7-0 x 6-0):

Replace broken electrical receptacle. BMC 16.04.060(b) (North wall)

Kitchen:

No violations noted.

Bathroom:

No violations noted.

SW Bedroom (12-0 x 7-6):

At the time this structure was built there were no requirements for emergency egress for a sleeping room.

No violations noted.

SE Bedroom (9-0 x 8-0):

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

Existing Egress:

Height: 46 inches

Width: 34 inches

Sill Height: 32 inches

Openable Area: 10.86 sq. ft.

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

UNIT 7:

Living Room (15-0 x 7-0):

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

Kitchen:

Bathroom:

Bedroom (16-0 x 10-0):

At the time this structure was built there were no requirements for emergency egress for a sleeping room.

UNIT 8:

Living Room (15-0 x 8-0):

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

Replace broken electrical receptacle. BMC 16.04.060(b) (**West wall**)

Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

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

Kitchen:

No violations noted

Bedroom (14-0 x 11-0):

At the time this structure was built there were no requirements for emergency egress for a sleeping room.

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

EXTERIOR:

Properly repair rotten window frame on Unit 1. BMC 16.04.050(a)

Replace broken or missing spindles in handrail/guardrail. BMC 16.04.020, BMC 16.04.050(b) and BMC 16.04.060(b) (**Rear staircase**)

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

OTHER REQUIREMENTS:

Inventory Damage List:

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

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

Boiler inspection:

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)

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

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

This is the end of this report.

Sep 12, 2024 at 9:39:24 AM
432 S College Ave
Bloomington IN 47403
United States



Sep 12, 2024 at 9:39:29 AM
432 S College Ave
Bloomington IN 47403
United States



Sep 12, 2024 at 9:39:45 AM
432 S College Ave
Bloomington IN 47403
United States



Sep 12, 2024 at 9:39:56 AM
432 S College Ave
Bloomington IN 47403
United States



Sep 12, 2024 at 9:40:01 AM
432 S College Ave
Bloomington IN 47403
United States



Sep 12, 2024 at 9:40:26 AM
432 S College Ave
Bloomington IN 47403
United States



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

Meeting Date: October 15, 2024

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

Petition Number: 24-TV 54

Address: 3200 E Longview, Apartment 66

Petitioner: Angela Butler

Inspector: Jo Stong and Chastina Hayes

Staff Report:

May 5, 2023	Tenant scheduled a complaint inspection.
May 9, 2023	Complaint inspection is valid.
May 11, 2023	Report sent
June 2, 2023	Agent scheduled re-inspection of complaints in Unit 66
June 15, 2023	Re-inspection of units 66: not complied
June 21, 2023	Mailed Remaining Violations Reports for unit 66
Complaint inspection process interrupted due to internal errors in the process.	
June 6, 2024	Re-inspect unit 66, not complied.
July 18, 2024	Start Legal
July 19, 2024	Agent scheduled re-inspection for outstanding complaints
July 30, 2024	Re-inspection, not complied
August 9, 2024	Mailed RV report
August 30, 2024	Received another complaint about Unit 66
September 4, 2024	Complaint inspection is valid
September 19, 2024	Representatives of agent had online meeting with John Hewett to discuss this issue. They decided to Appeal to BHQA
September 20, 2024	received appeal.

The Agent has stated that the tenant is causing the issues and undoing the repairs prior to the re-inspections. They request 60 days to evict the tenant.

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: December 154, 2024

Attachments: Complaint and RV reports; 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: 3200 E Longview Avenue Bloomington, IN 47408

Petitioner's Name: Angela Butler

Address: 701 E. Summitview Place

City: Bloomington

State: Indiana

Zip Code: 47401

Phone Number: (812) 822-3034

E-mail Address: abutler@hometpg.com

Owner's Name: Kingston Manor United LLC

Address: 701 E. Summitview Place

City: bloomington

State: Indiana

Zip Code: 42420

Phone Number: 812-736-2566

E-mail Address: dmajors@hometpg.com

Occupants: Ladiana Harris

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)

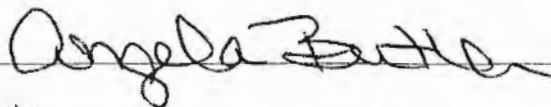
Petition Number: 24-TV-54

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

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

I am requesting a 60 day extension for the repairs to be completed at 3200 E Longview Ave. apt 66, Bloomington, IN 47408. There is a history of the same issues continuously being reported. The items have been continuously repaired by management. Management has invested a lot of time, man power, and funds to make the same repairs over and over. Management believes the resident is responsible for the continuous damage to the apartment. On Monday, September 23, 2024, management is filing an eviction for non-payment of rent. A 60 day extension will allow us more time to get the court ordered eviction, and then be able to repair the issues and safe guard our asset from additional future damages. . Our regional manager Deborah Majors and our COO Rene Khan had a meeting with John Hewitt on Thursday, September 19, 2024 concerning these issues.

Signature (Required):



Name (Print): Angela Butler

Date: 9/20/24

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

ADDRESS OR LOCATION OF THE COMPLAINT: 3200 Longview Ave Apt 66 Bloomington in 47408

COMPLAINANT INFORMATION

NAME: LaDiana Harris

STREET ADDRESS: 3200 Longview Ave Apt 66

CITY: Bloomington STATE: Indiana ZIP: 47408

PHONE: 317 201 1100

NATURE OF THE PROBLEM: LR - Windows to fail Kitchen - Repair window to fail Central air - fail (fall open)

outlets in bedroom doorknobs on bedroom door and front door mold in bathroom and living room window screens
 central air not working furnace filter need to be changed broken kitchen window bathroom sink cabinet water leak in bathroom and kitchen mold

Broken outlets NW 1 Secure Door Knob

Mold in closet in Bathroom - under cabinet - toilet

Bath - cabinet door repair - repair ceiling above

Shower Repair all window screens thru out apt.

HOW LONG HAS THE PROBLEM EXISTED: 4 to 5 months

WHEN DID YOU NOTIFY THE OWNER/AGENT: 4 to 5 months ago

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

COMPLAINANT SIGNATURE: _____

OFFICE USE ONLY

OWNER'S NAME: _____

ADDRESS: _____

NEIGHBORHOOD COMPLIANCE OFFICER: _____

HOUSING CODE FILE: YES NO

CITY LIMITS: YES NO 2 MILE FRINGE: YES NO

COMPLAINT RECEIVED BY: LaDiana Harris DATE: _____ TIME: _____

COMMENTS: _____

#183721

open

3200 E Longview AVE

Rental Complaint: Complaint

Web Form: For details see attached document. Scheduled complaint inspection Apt. 66 for 05/09/2023 (TUE) @ 10 w/CH. Mgmt. notified.

Reported By
LaDiana Harris

Assigned to
Chastina Hayes

Attachments

645944b6cf6d6 5/8/2023

Most tickets of this type should be closed within 3 days, although some cases may be longer. 0 days have already passed.

History

- 5/8/2023 14:51:34 Daniel Bixler uploaded an attachment.
- 5/8/2023 14:50:09 Daniel Bixler assigned this case to Chastina Hayes
 - ▶ Sent notification to Chastina Hayes
- 5/8/2023 14:50:09 Opened by Daniel Bixler
 - ▶ Sent notification to Chastina Hayes



City Bloomington
State IN
Zip 47408
Latitude 39.167247772217
Longitude -86.493179321289
Township Bloomington

People

A list of people who've listed this as their address. Note: it might not be their current address.

- Hoa Le
- Charles Rondot
- Bryan Skertich
- Charles Wallace
- Nakia Wells
- Densie Woodington Mgmt

Owner

Kingston Manor United Llc

COMPLAINT INSPECTION REPORT

647

Owner(s)

Kingston Manor United LLC
2526 South Breaking A Way Suite 200
Bloomington, IN 47403

Tenant(s)

LaDiana Harris
3200 E. Longview AVE # 66
Bloomington, IN 47408

Agent

Hayes Gibson Property Services
2565 S. Breaking A Way Suite 200
Bloomington, IN 47403

Prop. Location: 3200 E Longview AVE

Number of Units/Structures: 64/4

Units/Bedrooms/Max # of Occupants: Bld 1: Bld 1: 1/Eff/5 7/1/5 16/2/5, Bld 2: 1/Eff/5 3/1/5
8/2/5, Bld 3: 4/1/5 8/2/5, Bld 4: 1/Eff/5 1/1/5 6/2/5 8/3/5

Date Inspected: 05/09/2023

Primary Heat Source: Gas

Property Zoning: RH

Number of Stories: 2

Landlord Has Affidavit: N/A

Inspector: Chastina Hayes

Foundation Type: Basement

Attic Access: Yes

Accessory Structure: none

The following items are the result of a complaint inspection conducted on **05/09/2023**. 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.

Unit 66:

Entire Unit:

Repair/replace all window screens so that they function as intended. BMC 16.04.060 (a)

Repair/replace the central air unit so that it functions as intended. BMC 16.04.060 (c)

Living Room:

Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Repair the entry door to function as intended. (Hard to open and close) BMC 16.04.060 (a)

Furnace Closet:

Replace the furnace filter. BMC 16.04.060 (a)

Kitchen:

Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Right Bedroom:

Replace all broken electrical outlets so that they function as intended. BMC 16.04.060 (b)

Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Secure the loose door knob. BMC 16.04.060 (a)

Bathroom:

Repair the broken cabinet door. BMC 16.04.060 (a)

Remove all mold from the walls and ceiling. (Including in closet) BMC 16.04.060 (a)

Repair the water damaged ceiling above the shower. BMC 16.04.060 (a)

This is the end of the report.

COMPLAINT INSPECTION REPORT

MAY 11 2023

647

Owner(s)

Kingston Manor United LLC
2526 South Breaking A Way Suite 200
Bloomington, IN 47403

Tenant(s)

LaDiana Harris
3200 E. Longview AVE # 66
Bloomington, IN 47408

Agent

Hayes Gibson Property Services
2565 S. Breaking A Way Suite 200
Bloomington, IN 47403

Prop. Location: 3200 E Longview AVE

Number of Units/Structures: 64/4

Units/Bedrooms/Max # of Occupants: Bld 1: Bld 1: 1/Eff/5 7/1/5 16/2/5, Bld 2: 1/Eff/5 3/1/5
8/2/5, Bld 3: 4/1/5 8/2/5, Bld 4: 1/Eff/5 1/1/5 6/2/5 8/3/5

Date Inspected: 05/09/2023

Primary Heat Source: Gas

Property Zoning: RH

Number of Stories: 2

Landlord Has Affidavit: N/A

Inspector: Chastina Hayes

Foundation Type: Basement

Attic Access: Yes

Accessory Structure: none

The following items are the result of a complaint inspection conducted on **05/09/2023**. 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.

Unit 66:

Entire Unit:

C Repair/replace all window screens so that they function as intended. BMC 16.04.060 (a)

C Repair/replace the central air unit so that it functions as intended. BMC 16.04.060 (c)

Living Room:

C Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

C Repair the entry door to function as intended. (Hard to open and close) BMC 16.04.060 (a)

Furnace Closet:

C Replace the furnace filter. BMC 16.04.060 (a)

Kitchen:

C Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Right Bedroom:

C Replace all broken electrical outlets so that they function as intended. BMC 16.04.060 (b)

C Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

C Secure the loose door knob. BMC 16.04.060 (a)

Bathroom:

C Repair the broken cabinet door. BMC 16.04.060 (a)

NC Remove all mold from the walls and ceiling. (Including in closet) BMC 16.04.060 (a)

C Repair the water damaged ceiling above the shower. BMC 16.04.060 (a)

This is the end of the report.



**CITY OF
BLOOMINGTON**

HOUSING AND NEIGHBORHOOD DEVELOPMENT

REMAINING VIOLATIONS REPORT

JUN 21 2023

647

Owner(s)

Kingston Manor United LLC
2526 South Breaking A Way Suite 200
Bloomington, IN 47403

Tenant(s)

LaDiana Harris
3200 E. Longview AVE # 66
Bloomington, IN 47408

Agent

Hayes Gibson Property Services
2565 S. Breaking A Way Suite 200
Bloomington, IN 47403

Prop. Location: 3200 E Longview AVE

Number of Units/Structures: 64/4

Units/Bedrooms/Max # of Occupants: Bld 1: Bld 1: 1/Eff/5 7/1/5 16/2/5, Bld 2: 1/Eff/5 3/1/5
8/2/5, Bld 3: 4/1/5 8/2/5, Bld 4: 1/Eff/5 1/1/5 6/2/5 8/3/5

Date Inspected: 05/09/2023

Primary Heat Source: Gas

Property Zoning: RH

Number of Stories: 2

Landlord Has Affidavit: N/A

Inspector: Chastina Hayes

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.

KL

Unit 66:

Bathroom:

Remove all mold from the walls and ceiling. (Including in closet) BMC 16.04.060 (a)

This is the end of the report.

FILE # 647

TRIP SHEET/SCHEDULING

EW DW **(DB)**

PROPERTY ADDRESS: 3200 E. LONGVIEW AVE UNIT 66

CYCLE INSP RE-INSPECTION COMPLAINT HOME FIRE

DATE(S) SCHEDULED: 7.30.24 Tue TIME SCHEDULED: 1:30

INSPECTOR(S) ASSIGNED JS

OF BLDGS 1 # OF UNITS 1

NAME/COMPANY OF PERSON SCHEDULING ANGIE

OWNER AGENT TENANT OTHER (EXPLAIN

DATE OF CALL 7.19.24 F PHONE # OF CALLER 822-3018

HOW OLD IS REG FORM? 2024 DO WE NEED A NEW REG FORM? YES OR **(NO)**

WHO WILL BE MEETING US? SAME

PHONE # OF WHO WILL BE MEETING US SAME

WHERE WILL THEY MEET US? UNIT 30

NOTES FOR INSPECTOR:

ADDED TO SCHEDULE ADDED IN EPL ADDED TO PULL LIST ADDED TO FILE

IS THERE A PHYSICAL FILE YES OR NO DOES INSPECTOR NEED A REG FORM FOR APPT YES OR **(NO)**



REMAINING COMPLAINT VIOLATIONS

Property was reinspected on June 6, 2024

647

Owners

Kingston Manor United LLC
3200 E. Longview Ave
Bloomington, IN 47401

Agent

Hometown Property Group LLC
169 Ramapo Valley Rd.
Oakland, NJ 07436

Tenant

LaDiana Harris
3200 E. Longview #66
Bloomington, IN 47401

Prop. Location: 3200 E Longview AVE

Number of Units/Structures: 64/4

Units/Bedrooms/Max # of Occupants: Bld 1: Bld 1: 1/Eff/5 7/1/5 16/2/5, Bld 2: 1/Eff/5 3/1/5 8/2/5, Bld 3: 4/1/5 8/2/5, Bld 4: 1/Eff/5 1/1/5 6/2/5 8/3/5

Date Inspected: 05/09/2023

Primary Heat Source: Gas

Property Zoning: RH

Number of Stories: 2

Landlord Has Affidavit: N/A

Inspector: Chastina Hayes, Jo Stong

Foundation Type: Basement

Attic Access: Yes

Accessory Structure: none

REINSPECTION REQUIRED

The following items are the result of a complaint inspection conducted on **May 5, 2023**. 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 Section 16.10.030 of the Bloomington Municipal Code.

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:

Unit 66:

Entire Unit:

Repair/replace all window screens so that they function as intended. BMC 16.04.060 (a)

Right Bedroom:

Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Bathroom:

Remove all mold from the walls and ceiling. (Including in closet) BMC 16.04.060 (a)

Repair the water damaged ceiling above the shower. BMC 16.04.060 (a)

This is the end of the report.



Re-ins
7.30.24
NC *JS*
647

REMAINING COMPLAINT VIOLATIONS

Property was reinspected on June 6, 2024

Owners

Kingston Manor United LLC
3200 E. Longview Ave
Bloomington, IN 47401

Agent

Hometown Property Group LLC
169 Ramapo Valley Rd.
Oakland, NJ 07436

Tenant

LaDiana Harris
3200 E. Longview #66
Bloomington, IN 47401

Prop. Location: 3200 E Longview AVE

Number of Units/Structures: 64/4

Units/Bedrooms/Max # of Occupants: Bld 1: Bld 1: 1/Eff/5 7/1/5 16/2/5, Bld 2: 1/Eff/5 3/1/5 8/2/5, Bld 3: 4/1/5 8/2/5, Bld 4: 1/Eff/5 1/1/5 6/2/5 8/3/5

Date Inspected: 05/09/2023

Primary Heat Source: Gas

Property Zoning: RH

Number of Stories: 2

Landlord Has Affidavit: N/A

Inspector: Chastina Hayes, Jo Stong

Foundation Type: Basement

Attic Access: Yes

Accessory Structure: none

REINSPECTION REQUIRED

The following items are the result of a complaint inspection conducted on **May 5, 2023**. 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.

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INTERIOR:

Unit 66:

Entire Unit:

Repair/replace all window screens so that they function as intended. BMC 16.04.060 (a)

Right Bedroom:

Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Bathroom:

Remove all mold from the walls and ceiling. (Including in closet) BMC 16.04.060 (a)

Repair the water damaged ceiling above the shower. BMC 16.04.060 (a)

Both BRs
w/ walls

This is the end of the report.

carpet soaked L BR closet
in front of bath

K Swin to open
fan

Bath
attic have base

Unit #66



CITY OF
BLOOMINGTON
HOUSING AND NEIGHBORHOOD DEVELOPMENT

JUN 24 2024

REMAINING COMPLAINT VIOLATIONS

Property was reinspected on June 6, 2024

Reins
7.30.24

647

Owners

Kingston Manor United LLC
3200 E. Longview Ave
Bloomington, IN 47401

Agent

Hometown Property Group LLC
169 Ramapo Valley Rd.
Oakland, NJ 07436

Tenant

LaDiana Harris
3200 E. Longview #66
Bloomington, IN 47401

Prop. Location: 3200 E Longview AVE

Number of Units/Structures: 64/4

Units/Bedrooms/Max # of Occupants: Bld 1: Bld 1: 1/Eff/5 7/1/5 16/2/5, Bld 2: 1/Eff/5 3/1/5 8/2/5, Bld 3: 4/1/5 8/2/5, Bld 4: 1/Eff/5 1/1/5 6/2/5 8/3/5

Date Inspected: 05/09/2023

Primary Heat Source: Gas

Property Zoning: RH

Number of Stories: 2

Landlord Has Affidavit: N/A

Inspector: Chastina Hayes, Jo Stong

Foundation Type: Basement

Attic Access: Yes

Accessory Structure: none

REINSPECTION REQUIRED

The following items are the result of a complaint inspection conducted on **May 5, 2023**. 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.

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tu

INTERIOR:

Unit 66:

Entire Unit:

Repair/replace all window screens so that they function as intended. BMC 16.04.060 (a)

Right Bedroom:

Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Bathroom:

Remove all mold from the walls and ceiling. (Including in closet) BMC 16.04.060 (a)

Repair the water damaged ceiling above the shower. BMC 16.04.060 (a)

This is the end of the report.

W windows
Bath DRs
not openable
carpet sasket



REMAINING COMPLAINT VIOLATIONS

Property was reinspected on June 6 and July 30, 2024

647

Owners

Kingston Manor United LLC
3200 E. Longview Ave
Bloomington, IN 47401

Agent

Hometown Property Group LLC
169 Ramapo Valley Rd.
Oakland, NJ 07436

Tenant

LaDiana Harris
3200 E. Longview #66
Bloomington, IN 47401

Prop. Location: 3200 E Longview AVE

Number of Units/Structures: 64/4

Units/Bedrooms/Max # of Occupants: Bld 1: 1/Eff/5 7/1/5 16/2/5, Bld 2: 1/Eff/5 3/1/5 8/2/5, Bld 3: 4/1/5 8/2/5, Bld 4: 1/Eff/5 1/1/5 6/2/5 8/3/5

Date Inspected: 05/09/2023

Primary Heat Source: Gas

Property Zoning: RH

Number of Stories: 2

Landlord Has Affidavit: N/A

Inspector: Chastina Hayes, Jo Stong

Foundation Type: Basement

Attic Access: Yes

Accessory Structure: none

REINSPECTION REQUIRED

The following items are the result of a complaint inspection conducted on **May 5, 2023**. 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.

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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:

Unit 66:

Right Bedroom:

Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Bathroom:

Remove all mold from the walls and ceiling. (Including in closet) BMC 16.04.060 (a)

NOTE: At the reinspection on July 30, 2024 it was noted that the west casement windows in both bedrooms would not open or function as intended. These windows must both be repaired to function as intended. Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

Additionally, the carpet was very wet in the left bedroom closet and in front of the bathroom. The bathroom had loose cove base, a missing kickplate on the front of the vanity, and missing floor covering. There was what appeared to be mold and/or water damage behind the cove base. The south window in the kitchen would also not function as intended. **It is strongly recommended that these issues be addressed.**

This is the end of this report.



REMAINING COMPLAINT VIOLATIONS

AUG 09 2024

Property was reinspected on June 6 and July 30, 2024

647

Owners

Kingston Manor United LLC
3200 E. Longview Ave
Bloomington, IN 47401

Agent

Hometown Property Group LLC
169 Ramapo Valley Rd.
Oakland, NJ 07436

Tenant

LaDiana Harris
3200 E. Longview #66
Bloomington, IN 47401

Prop. Location: 3200 E Longview AVE

Number of Units/Structures: 64/4

Units/Bedrooms/Max # of Occupants: Bld 1: Bld 1: 1/Eff/5 7/1/5 16/2/5, Bld 2: 1/Eff/5 3/1/5 8/2/5, Bld 3: 4/1/5 8/2/5, Bld 4: 1/Eff/5 1/1/5 6/2/5 8/3/5

Date Inspected: 05/09/2023

Primary Heat Source: Gas

Property Zoning: RH

Number of Stories: 2

Landlord Has Affidavit: N/A

Inspector: Chastina Hayes, Jo Stong

Foundation Type: Basement

Attic Access: Yes

Accessory Structure: none

REINSPECTION REQUIRED

The following items are the result of a complaint inspection conducted on **May 5, 2023**. 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 Section 16.10.030 of the Bloomington Municipal Code.

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:

Unit 66:

Right Bedroom:

Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Bathroom:

Remove all mold from the walls and ceiling. (Including in closet) BMC 16.04.060 (a)

NOTE: At the reinspection on July 30, 2024 it was noted that the west casement windows in both bedrooms would not open or function as intended. These windows must both be repaired to function as intended. Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

Additionally, the carpet was very wet in the left bedroom closet and in front of the bathroom. The bathroom had loose cove base, a missing kickplate on the front of the vanity, and missing floor covering. There was what appeared to be mold and/or water damage behind the cove base. The south window in the kitchen would also not function as intended. **It is strongly recommended that these issues be addressed.**

This is the end of this report.



**CITY OF BLOOMINGTON
RENTAL COMPLAINT FORM**

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

AUG 30 2024

TR

ADDRESS OR LOCATION OF THE COMPLAINT: 3200 Longview Ave Apt 66 Bloomington Indiana 47408

COMPLAINANT INFORMATION

NAME: <u>LaDiana Harris</u>		
STREET ADDRESS: <u>3200 Longview Ave Apt 66</u>		
CITY: <u>Bloomington</u>	STATE: <u>Indiana</u>	ZIP: <u>47408</u>
PHONE: <u>8126797892</u>		

NATURE OF THE PROBLEM - see attachment -

mold in bathroom around baseboards, walls in bathroom breaking apart from bottom up beyond the mold and mildew, bedroom window does not lock or open
kitchen window still doesn't work, mold and standing water in bedroom room closing, missing carpet and bedroom floor is coming apart. you guys have been to my apartment three or four times for the same matter
and now the landlord has started to retaliate against me I've been here for 5 years never late on my rent and never any complaints since you guys came out and met me a while and her a letter she's been putting duplicate publications on my door that is unfounded
I've had to prove that I have a job 7 days a week 12 to 14 hours a day and that my grandpa cannot come and spend the night with me they can't get off the bus here that's a violation of my lease she said I can only have company for 4 hours so that's why I had to prove that I have an job

HOW LONG HAS THE PROBLEM EXISTED: since been existing since the time I was a 17 year old because the stuff is so horrendous in my home and it really makes me sick every day to the doctor take a look

WHEN DID YOU NOTIFY THE OWNER/AGENT: Problem existed for 7 months - Property notified a year ago

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

COMPLAINANT SIGNATURE: LaDiana Harris

OFFICE USE ONLY

OWNER'S NAME: <u>Hometown Properties / Kingston Manor</u>
ADDRESS: <u>3200 E Longview Ave, Bloomington IN 47408</u>
NEIGHBORHOOD COMPLIANCE OFFICER: <u>Christina Hayes</u>

HOUSING CODE FILE: YES NO
CITY LIMITS: YES NO 2 MILE FRINGE: YES NO

Report # 193310

COMPLAINT RECEIVED BY: Tunde Kadion DATE: 8/30/2024 TIME: 8:45 am

COMMENTS: Insp sched for 9/4/2024 @ 10:30am w/ w/CH.
Property mgr informed 9/3/24 @ 10:30am of Complaint Insp date to time

Bathroom Seal tub / ~~toilet~~ toilet leaking
mold on walls Covebase secure behind
toilet

sink stopper
missing

water under vinyl

floor missing in front of cabinet
replace moldy flooring

1st Bed

Window to open

2nd Bedroom - carpet deteriorating at
door
Carpeting in closet missing

Window to close - crank not working

locate water leak

Carpet / pad wet in 2nd Bed
mold

Aug 30 2024

TR

mold in bathroom around baseboards, walls in bathroom breaking apart from bottom up beyond the mold and mildew, bedroom window does not lock or open

kitchen window still doesn't work, mold and standing water in bedroom room closing, missing carpet and bedroom floor is coming apart. you guys have been to my apartment three or four times for the same matter

and now the landlord has started to retaliate against me I've been here for 3 years never late on my rent and never any complaints since you guys came out and melt me a letter and her a letter she's been putting duplicate notifications on my door that is unfounded

I've had to prove that I have a aid 7 days a week 12 to 14 hours a day she told me that my grandkids cannot come and spend the night with me they can't get off the bus here that's a violation of my lease she said I can only have company for 4 hours so that's why I had to prove that I have an aide she's been and today she came up while I was sitting outside because the smell is so horrendous in my home and it literally makes me sick till I've been to the doctor twice and today emergency room once which I have notified her about that and she came up taking pictures and then told me she got two more notices to put on my door and then she can file for eviction which she has no reason for only because they're not putting my apartment up to code

~~Ladiana Harris 2~~

Harris Ladiana 2 @gmail

Tonda
Notes:

phone call from tenant 9/3/2024
to confirm receipt & to
request info / resources. - Tonda

✓ gave contact info for
Eviction Prevention Project

✓ gave contact info for
Human Rights Commission - she
said has meeting w/ Michael Shermis (HRC Director)
Sept 12th

FILE # 647

TRIP SHEET/SCHEDULING

EW DW DR TR

PROPERTY ADDRESS: 3200 E Longview Apt 66 Kingston Manor

CYCLE INSP RE-INSPECTION COMPLAINT HOME FIRE

DATE(S) SCHEDULED: 9/4/2024 TIME SCHEDULED: 10:30 am

INSPECTOR(S) ASSIGNED: Chastina Hayes

OF BLDGS # OF UNITS

NAME/COMPANY OF PERSON SCHEDULING: La Diana Harris

OWNER AGENT TENANT OTHER (EXPLAIN

DATE OF CALL: 8/30/24 Form / 9/3/24 PHONE # OF CALLER: 812-679-7892
urmedc / phone call

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

WHO WILL BE MEETING US? La Diana (is her health aide)

PHONE # OF WHO WILL BE MEETING US: 812-679-7892

WHERE WILL THEY MEET US? @ the rental

NOTES FOR INSPECTOR: Left msg for Angie Butler (812) 822-3034 Local Property Mgr
✓ 9/3/2024 @ 10:30am with date/time of insp.
✓ U Report # 193310 - low tenant EPP into s.
Stamen Right Commission contact #

ADDED TO SCHEDULE ADDED IN EPL ADDED TO PULL LIST ADDED TO FILE on John Hewitt's desk

IS THERE A PHYSICAL FILE YES OR NO DOES INSPECTOR NEED A REG FORM FOR APPT YES OR NO AS OF 9/3/24



**CITY OF
BLOOMINGTON**
HOUSING AND NEIGHBORHOOD DEVELOPMENT

Rental Complaint Inspection Information

9/4/2024

Owner, Applicant
Kingston Manor United LLC
3200 E Longview AVE
Bloomington IN 47408

Representative, Agent
Home Town Property Group LLC
169 Ramapo Valley Road
Oakland NJ 07436

RE: NOTICE OF COMPLAINT INSPECTION

On **9/4/2024** a complaint inspection was performed at 3200 E Longview AVE. During the inspection violations of the Residential Rental Unit and Lodging Establishment Inspection Program were found.

Please correct the violations cited on the enclosed inspection report and call this office no later than **9/18/2024**, 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 time to correct the violations beyond **9/18/2024** or if you want to appeal any violation, an appeal form can be found at 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 8:00a.m. and 5:00p.m., at (812) 349-3420.

Sincerely,

Housing & Neighborhood Development
Encl: Complaint Inspection Report



COMPLAINT INSPECTION REPORT

647

Owner(s)

Kingston Manor United LLC
3200 E Longview Ave
Bloomington, IN 47408

Tenant(s)

LaDiana Harris
3200 E. Longview AVE #66
Bloomington, IN 47408

Agent

Hometown Properties
169 Ramapo Valley Rd
Oakland, NJ 07436

Prop. Location: 3200 E Longview AVE

Number of Units/Structures: 64/4

Units/Bedrooms/Max # of Occupants: Bld 1: Bld 1: 1/Eff/5 7/1/5 16/2/5, Bld 2: 1/Eff/5 3/1/5 8/2/5, Bld 3: 4/1/5 8/2/5, Bld 4: 1/Eff/5 1/1/5 6/2/5 8/3/5

Date Inspected: 09/04/2024

Primary Heat Source: Gas

Property Zoning: RH

Number of Stories: 2

Landlord Has Affidavit: N/A

Inspector: Chastina Hayes

Foundation Type: Basement

Attic Access: Yes

Accessory Structure: none

The following items are the result of a complaint inspection conducted on 09/04/2024. 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.

INTERIOR:

Bathroom:

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

Remove and replace water damaged/moldy vinyl flooring. BMC 16.04.060 (a)

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

Repair the water leak at the toilet. BMC 16.04.060 (a)

Secure all loose cove base. BMC 16.04.060 (a)

Properly remove all mold from the floor and walls. BMC 16.04.060 (a)

1st Bedroom:

Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b) (Window does not open all the way)

2nd Bedroom:

Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b) (Crank not functioning properly and window falls out)

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

Remove and replace all water damaged/moldy carpet and padding. BMC 16.04.060 (a)

Properly remove all mold from the floor and walls. BMC 16.04.060 (a)

This is the end of the report.

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

Meeting Date: October 15, 2024

Petition Type: Relief from an administrative decision

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

Petition Number: 24-AA-55

Address: 1124 W Kirkwood

Petitioner: Katherine and Sean Connelly

Staff Report: January 8, 2021 Rental inspection process discontinued.
September 10, 2024 Routine check shows this house is occupied. Owners live elsewhere.
September 12, 2024 Mailed notice to register and schedule an inspection.
September 30, 2024 Received an appeal for exemption from requirements of Title 16.

This property is owned by the parents of a disabled adult. His government support from the State of Indiana does not allow for him to own property. His parents maintain this home for him.

Staff recommendation: Grant the relief from administrative decision.

Conditions: This unit will be granted relief from the requirements of Title 16 for as long as the current owners and tenant are unchanged from the current status. The owner will be required to provide a yearly Occupancy Affidavit to verify no changes have been made. If this status changes, the requirements of Title 16 may be reinstated.

Compliance Deadline: none

Attachments: Application for Appeal



RECEIVED

SEP 5 0 2024

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: 1124 W Kirkwood Ave, Bloomington, IN 47404

Petitioner's Name: Katherine and Sean Connelly

Address: 222 W Genesee St

City: Lansing State: MI Zip Code: 48933

Phone Number: 812-391-7159 Email Address: kaydoll@gmail.com

Property Owner's Name: Katherine and Sean Connelly

Address: 222 W Genesee St

City: Lansing State: MI Zip Code: 48933

Phone Number: 812-391-7159 Email Address: kaydoll@gmail.com

Occupants: Fionn Connelly

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 24-AA-55

SEE REVERSE

JLH

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.

Our son, Fionn Connelly, has lived in Bloomington all of his life with us. He is now an adult, but is disabled.

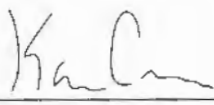
We had to move away for our jobs, but all of Fionn's support network and medical practitioners are in Bloomington,

so he wants to remain there. For his long term stability, we purchased a one-story, one-bedroom home for him

to live in. Because he is disabled and receives government support for his healthcare, he cannot own assets.

Thus, he is not on the deed. We are currently providing housing and other non-healthcare expenses for him, as

he is unable to earn a living due to his disabilities.

Signature (required): 

Name (please print): Kay Connelly

Date: 9-23-2024

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.