

**PUBLIC HEARING  
BOARD OF HOUSING QUALITY APPEALS  
CITY HALL McCLOSKEY CONFERENCE ROOM  
November 28, 2018, 4:00 P.M.**

**ALL ITEMS ARE ON THE CONSENT AGENDA**

**I. ROLL CALL**

**II. REVIEW OF SUMMARY – October 17, 2018 (not included in packet)**

**III. PETITIONS**

- 1) 18-TV-60, **1900 S. Oakdale Drive**, Douglas Cook (ASHH, LLC). Previously heard June 20, 2018 and July 18, 2018. Request for an extension of time to complete repairs. p.2
- 2) 18-TV-70, **1224 S. College Mall Road**, Mark & Shawn Dilts. Previously heard August 15, 2018. Request for an extension of time to complete repairs. p.9
- 3) 18-RV-87, **1324 S. Woodlawn Avenue**, H.A.N.D. (Terri B. Greene). Request for rescission of a variance. p.16
- 4) [WITHDRAWN] 18-TV-89, **1730 N. Lincoln Street**, Kathy Smailis. Request for an extension of time to complete repairs.
- 5) 18-TV-90, **619 N. Monroe Street**, Robert Laughlin. Request for an extension of time to complete repairs. p.17
- 6) 18-TV-91, **100 E. Miller Drive**, Sassafras Hill (Hunter HS Properties). Request for an extension of time to complete repairs. p.23
- 7) 18-AA-92, **1503 W. 14<sup>th</sup> Street**, Shirley Abbitt. Request for relief from an administrative decision. p.50
- 8) 18-RV-93, **1633 S. Olive Street**, H.A.N.D. (Liberty Properties). Request for rescission of a variance. p.53
- 9) 18-TV-94, **1527 E. Clairmont Place**, Patrick & Jean Cannon. Request for an extension of time to complete repairs. p.54
- 10) 18-TV-95, **1890 S. Walnut Street**, A-1 Townhomes & Apartments, LLC. Request for an extension of time to complete repairs. p.68
- 11) 18-RV-96, **710 N. Lincoln Street**, H.A.N.D. (B. Venturas, LLC). Request for rescission of a variance. p.73

**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](mailto:human.rights@bloomington.in.gov).*



City of Bloomington  
H.A.N.D.

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

Meeting Date: November 28, 2018

Petition Type: An extension of time to complete repairs.

Petition Number: 18-TV-60

Address: 1900 S Oakdale Dr. W

Petitioner: Doug Cook

Inspector: Matt Swinney

Staff Report: May 3, 2018 Completed Complaint Inspection  
May 4, 2018 Complaint Inspection Report completed by John Hewett  
May 14, 2018 BHQA App received  
October 24, 2018 BHQA App received

Property manager has requested additional time to complete repairs due to difficulties securing a contractor to do the required work to the exterior decks. He has requested until 04/30/2019 for the decks only. HAND feels that these decks and their supporting structures are unsafe and the requested compliance date is too long.

Staff recommendation: Grant the request for an extension of time with a new compliance date.

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: February 28, 2019 to call and schedule a re-inspection for all the exterior decks. Maintain the previous deadline of 12/18/2018 for the foundation work.

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



**Application For Appeal  
To The  
Board of Housing Quality Appeals**

**P.O. Box 100**

**Bloomington, IN 47402**

**812-349-3420**

**hand@bloomington.in.gov BY: .....**

**RECEIVED**  
**OCT 24 2018**

**Property Address:** 1900 S. Oakdale Drive, Bloomington IN 47403

**Petitioner's Name:** Douglas W. Cook - Agent

**Address:** 2201 S. Oakdale Drive

**City:** Bloomington

**State:** Indiana

**Zip Code:** 47403

**Phone Number:** (812) 333-4280

**E-mail Address:** hiddenhillspm@evergreenres.com

**Owner's Name:** ASHH LLC

**Address:** 566 West Lake Street, Suite 400

**City:** Chicago

**State:** Illinois

**Zip Code:** 60661

**Phone Number:** 312-324-9400

**E-mail Address:**

**Occupants:** 162 residential 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: 18-TV-60

(OLD BUSINESS)

PREVIOUSLY HEARD  
JUNE 20, 2018  
JULY 18, 2018

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.

Complaint Inspection Report #5023 - Hidden Hills at Oakdale has been granted an extension of time to complete repairs relevant to the above named inspection. While we have secured the needed contractor to repair the foundation findings in the time frame granted (by 12/19/18), we are struggling to find a contractor to repair our decks/patios.

We would like to request an extension of time to secure the needed contractor to repair our decks/patios to the City's specifications listed in the report. In observance of the Holiday season and potential winter weather, we are asking for an extension to 4/30/2019 to find contractors, review their bids, and get the work completed.

Signature (Required):



Name (Print): Doug Cook

Date: 10/23/18

**Important information regarding this application format:**

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

**Print Form**



City Of Bloomington  
Housing and Neighborhood Development

MAY 07 2018

Ashh Llc  
566 West Lake Street, Suite 400  
Chicago, IL 60661

RE:NOTICE OF COMPLAINT INSPECTION

Dear Ashh Llc

On 05/03/2018 a complaint inspection was performed at 1900 S Oakdale DR. 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 **MAY 21, 2018**, to schedule the required re-inspection. Our mailing address and telephone number are listed below.

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

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

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

Sincerely,

Housing & Neighborhood Development

Encl:Inspection Report,

Xc:Douglas W. Cook/ Evergreen Real Estate Services: 2201 S Oakdale Dr, Bloomington, IN 47403



City Of Bloomington  
Housing and Neighborhood Development

COMPLAINT INSPECTION REPORT

5023

Owner

Ashh Llc  
566 West Lake Street, Suite 400  
Chicago, IL 60661

Agent

Douglas W. Cook/ Evergreen Real Estate Services  
2201 S Oakdale Dr  
Bloomington, IN 47403

Prop. Location: 1900 S Oakdale DR

Number of Units/Structures: 161/31

Units/Bedrooms/Max # of Occupants: Bld 1: Bld A: 2/4/5 2/3/5 4/2/5, Bld B: 2/4/5 2/3/5 4/2/5, Bld C: 6/3/5, Bld D: 4/2/5, Bld E: 4/3/5, Bld F: 4/3/5, Bld G: 4/2/5, Bld H: 4/2/5, Bld I: 4/2/5, Bld J: 6/3/5, Bld K: 6/3/5, Bld L: 4/3/5 4/2/5, Bld M: 4/3/5 1/4/5, Bld N: 3/3/5 2/4/5, Bld O: 4/3/5, Bld P: 6/3/5, Bld Q: 4/3/5 4/2/5, Bld R: 4/2/5, Bld S: 4/2/5, Bld T: 4/2/5, Bld U: 4/2/5, Bld V: 4/2/5, Bld W: 4/2/5, Bld X: 6/3/5, Bld Y: 5/3/5, Bld Z: 4/3/5 4/2/5, Bld AA: 4/3/5, Bld BB: 4/3/5 4/2/5, Bld CC: 4/3/5 4/2/5, Bld DD: 4/2/5

Date Inspected: 05/03/2018  
Primary Heat Source: Electric  
Property Zoning: RH  
Number of Stories: 2

Inspector: Matt Swinney  
Foundation Type: Crawl Space  
Attic Access: Yes  
Accessory Structure: None

The following items are the result of a complaint inspection conducted on 5/03/2018. It is your responsibility to repair these items and to schedule a re-inspection within **fourteen (14)** days of the mailing of this report. Failure to comply with this inspection report will result in this matter being referred to the City of Bloomington Legal Department. Failure to comply with this complaint inspection report may result in fines. If you have questions regarding this report, please contact this office at 349-3420.

EXTERIOR

Provide stamped and signed documentation from a licensed structural engineer stating proper repair for the cracked foundation walls for buildings # Y and Z. Complete required repairs to engineer's specifications. BMC 16.01.060(f)

Provide stamped and signed documentation from a licensed structural engineer stating proper support header options and fastening requirements for all wooden decks. Complete required repairs to meet the engineer's specifications. BMC 16.01.060(f)

Make adequate repairs to the fasteners on the newly replaced deck on Building Z. The joist hangers are

inadequately fastened and/or are missing nails/screws. BMC 16.04.050(a)

This is the end of this report.



# 1900 S Oakdale

May 3







City of Bloomington  
H.A.N.D.

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

Meeting Date: November 28, 2018

Petition Type: An extension of time to complete repairs.

Petition Number: 18-TV-70 (Old business)

Address: 1224 S. College Mall Rd.

Petitioner: Shawn Dilts

Inspector: Norman Mosier

Staff Report: December 28, 2017 – Conducted Cycle Inspection  
April 13, 2018 – Conducted Re-inspection  
April 16, 2018 – Updated Legal  
May 7, 2018 – Updated Legal  
May 9, 2018 – Owner Scheduled Re-inspection for 6/5/2018 @ 9:00  
June 5, 2018 – Conducted Re-inspection With Owner, Updated Legal  
July 11, 2018 – Received August BHQA Appeal  
August 17, 2018 – Sent Notice of Board Action  
October 15, 2018 – Received November BHQA Appeal (Old Business)

It was noted at the cycle inspection that the bedroom window has deteriorated sashes at the bottom of window, and the windows will not open fully due to the fire screen preventing the windows from opening. Petitioner is requesting an extension of time to complete the repairs to the windows.

Staff recommendation: Grant the request.

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

Compliance Deadline: December 31, 2018 to call and schedule the re-inspection.

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



**RECEIVED**  
OCT 15 2018

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

BY: .....

Property Address: 1224 S. College Mall Rd, Blgtn, IN 47401

Petitioner's Name: Shawn Diltz

Address: 2549 E. SUMMER CREEK DRIVE

City: Bloomington State: IN Zip Code: 47401

Phone Number: (812) 322-5735 Email Address: mdiltz5889@aol.com

Property Owner's Name: Mark and Shawn Diltz

Address: 2549 E. SUMMER CREEK DR

City: Bloomington State: IN Zip Code: 47401

Phone Number: (812) 322-5735 Email Address: same

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

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

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

Please circle the petition type that you are requesting:

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

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

OFFICE USE ONLY  
Petition Number 18-TV-70

(COLD BUSINESS)

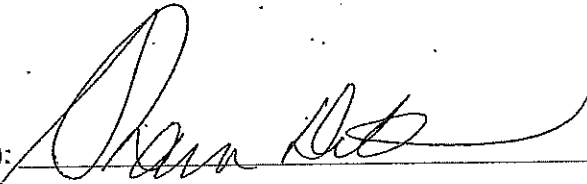
SEE REVERSE

Previously Heard  
August 15, 2018  
NM

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.

Tommy D's has no schedule for  
junction unit replacement end of  
October (weather permitting)

Signature (required):



Name (please print):

Shaun Dices

Date:

10/12/11

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



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

**REMAINING VIOLATION INSPECTION REPORT**

3103

**Owner(s)**

Mark & Shawn Dilts  
2549 E. Summer Creek Dr.  
Bloomington, IN 47401

Prop. Location: 1224 S College Mall RD  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: Bld 1: 1/1/5

Date Inspected: 12/28/2017  
Primary Heat Source: Gas  
Property Zoning: RM  
Number of Stories: 3

Inspector: Norman Mosier  
Foundation Type: Slab  
Attic Access: No  
Accessory Structure: None

**REINSPECTION REQUIRED**

This report is your final notice from the Housing and Neighborhood Development Department that your rental property continues to be in violation of the Bloomington Municipal Code, Title 16 - Residential Rental Unit and Lodging Establishment Inspection Program.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection. It is your responsibility to contact the Housing and Neighborhood Development Department to schedule the required re-inspection. Our mailing address and telephone number are listed below.

If you fail to make the repairs and/or schedule the required re-inspection then this matter will be referred to the City Legal Department for legal action under Bloomington Municipal Code § 16.10.04.

Your prompt attention to this matter is greatly appreciated.

**INTERIOR:**

**Bedroom 11 x 11:**

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

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



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

CYCLE INSPECTION REPORT

3103

Owner(s)

Mark & Shawn Dilts  
2549 E. Summer Creek Dr.  
Bloomington, IN 47401

Prop. Location: 1224 S College Mall RD  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: Bld 1: 1/1/5

Date Inspected: 12/28/2017  
Primary Heat Source: Gas  
Property Zoning: RM  
Number of Stories: 3

Inspector: Norman Mosier  
Foundation Type: Slab  
Attic Access: No  
Accessory Structure: None

The Monroe County Assessor's records indicate that this structure was built in 1987.  
Minimum egress requirements for a one and two family dwelling built at the time of construction.  
Openable area: 4.75 Sq. Ft  
Clear height: 24 inches  
Clear width: 18 inches  
Sill height: Not more than 48 inches above finished floor.

**INTERIOR:**

Kitchen 8-6 x 7-6:

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

Living Room 18 x 11-10, Patio:

No violations noted.

Bathroom:

Repair the west door to latch properly. BMC 16.04.060 (a)

Furnace Closet: See other requirements.

No violations noted.

Bedroom 11 x 11:

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

Existing Egress Window Measurements: Casement: Const. Yr. - 1987

Height: 49 inches

Width: 25 inches

Sill Height: 29 inches

Openable Area: 8.51 sq. ft.

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

**EXTERIOR:**

No violations noted.

**OTHER REQUIREMENTS:**

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)

**Required documentation:**

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

**Required documentation:**

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

**When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b):** All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.03.030(d)

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



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

**REMAINING VIOLATION INSPECTION REPORT**

3103

**Owner(s)**

Mark & Shawn Dilts  
2549 E. Summer Creek Dr.  
Bloomington, IN 47401

Prop. Location: 1224 S College Mall RD  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: Bld 1: 1/1/5

Date Inspected: 12/28/2017  
Primary Heat Source: Gas  
Property Zoning: RM  
Number of Stories: 3

Inspector: Norman Mosier  
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:**

**Bedroom 11 x 11:**

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

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





City of Bloomington  
H.A.N.D.

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

Meeting Date: November 28, 2018  
Petition Type: Rescind a variance  
Petition Number: 18-RV-87  
Address: 1324 S. Woodlawn Avenue  
Petitioner: HAND  
Inspector: Jo Stong  
Staff Report: September 24, 2018 – Conducted Cycle Inspection  
October 01, 2018 – Received BHQA Appeal (Rescind Variance)

This property was previously granted a variance to the pass-through requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a pass-through requirement and the Building Code in place at the time of construction (1950) did not address the pass-through condition; therefore we are asking the Board to rescind this variance. This structure was built in 1950.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

Handwritten initials or signature.



City of Bloomington  
H.A.N.D.

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

Meeting Date: November 28, 2018  
Petition Type: An extension of time to complete repairs.  
Petition Number: 18-TV-90  
Address: 619 N. Monroe St.  
Petitioner: Robert Laughlin  
Inspector: Matt Swinney  
Staff Report: April 2, 2018 Completed Cycle Inspection Report  
October 10, 2018 BHQA App received

Owner has requested an extension of time to complete the repairs. The property has changed ownership and the new owner needs more time to complete repairs.

Staff recommendation: Grant the request.

Conditions:

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

Compliance Deadline: November 30, 2018 to call and schedule the reinspection.

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



RECEIVED  
OCT 09 2018

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

BY: .....

Property Address: 619 N. Monroe St. Bloomington

Petitioner's Name: Robert Laughlin

Address: 5000 N. White River Dr. ~~Bloomington~~

City: Bloomington State: IN Zip Code: 47404

Phone Number: 317-903-0493 Email Address: r.laughlin@whiteriver.in.gov

Property Owner's Name: Same

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

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

Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

Occupants: Non - Occupied

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

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

Please circle the petition type that you are requesting:

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

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

OFFICE USE ONLY

Petition Number 18-TV-90

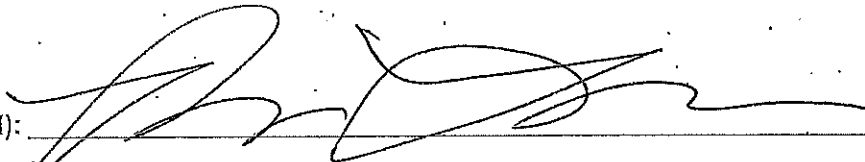
SEE REVERSE

MS

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.

Property placed in my name and  
care on Sept 01, 2018 - I have started  
repairs to inside of home - Drywall  
, painting, cleaning, reconditioned floors  
& cabinets and have remove junk cars  
from outside but I need additional  
time to complete my work - I have  
also painted the outside and will  
be replacing the gutters.

Signature (required):



Name (please print):

Robert Laughlin

Date:

10-09-18

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



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

**RENTAL INSPECTION INFORMATION**

**APR 16 2018**

Laughlin, John  
7065 Fairfax Rd.  
Bloomington, IN 47401

RE: 619 N Monroe ST

Please find the enclosed Rental Inspection Report which contains pertinent information about the Cycle Inspection that was recently conducted at the above referenced property. The inspector has listed all noted violations and recommendations on the enclosed Rental Inspection Report. **You have sixty (60) days from the date of this letter to correct the violations listed on the report.**

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **JUN 15 2018** to schedule a re-inspection. You have the right to appeal any violation of Bloomington Municipal Code Title 16 noted on the rental inspection report to the Board of Housing Quality Appeals.

This report is issued in accordance with BMC 16.10.020 and 16.10.040 of the Residential Rental Unit and Lodging Establishment Inspection Program. Residential Rental Occupancy Permits will not be issued until all interior and exterior violations have been corrected, and all fees have been paid. Bloomington Municipal Code requires that all violations of all Titles of the BMC must be in compliance before a permit will be issued. Please be advised that non-compliance by the deadlines listed in this letter may limit the permit period to a maximum of three (3) years.

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

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

Sincerely,

Housing & Neighborhood Development  
Encl: Inspection Report,



**City Of Bloomington  
Housing and Neighborhood Development**

**CYCLE INSPECTION REPORT**

1550

**Owner**

Laughlin, John  
7065 Fairfax Rd.  
Bloomington, IN 47401

Prop. Location: 619 N Monroe ST  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/3

Date Inspected: 04/02/2018  
Primary Heat Source: Gas  
Property Zoning: RC  
Number of Stories: 1

Inspector: Matt Swinney  
Foundation Type: Basement  
Attic Access: No  
Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1940. There were no requirements for emergency egress at the time of construction.

**INTERIOR**

**Entry**

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

**Living Room 11 x 10 ½, Kitchen 10 ½ x 5**

No violations noted.

**Laundry Porch**

Secure loose electrical receptacle for the washer. BMC 16.04.060(b)

Repair or replace deadbolt on entry door so that it functions as intended. BMC 16.04.060(a)

**Hallway**

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

**Bathroom**

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

**Back Bedroom 9-4 x 8-2**

Measure window at reinspection.

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

Front Bedroom 9 x 11

No violations noted.

Existing Egress Window Measurements (double-hung):

**Height: 19 inches**

**Width: 27 ½ inches**

**Sill Height: 27 ½ inches**

**Openable Area: 3.63 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. BMC-16.04.020

**BASEMENT**

No violations noted.

**EXTERIOR**

Secure the North side guttering to the structure and reconnect the downspout. BMC 16.04.050(a)

Properly tuck point all missing or defective mortar joints on the North side. BMC 16.04.050(a)

**OTHER REQUIREMENTS**

**Furnace Inspection Documentation**

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

Desired level: 0 parts per million (ppm)

Acceptable level in a living space: 9 ppm

Maximum concentration for flue products: 50 ppm

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

**Tenants and Owners Rights and Responsibilities Summary**

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

**Inventory Damage List**

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

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

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





City of Bloomington  
H.A.N.D.

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

Meeting Date: November 28, 2018

Petition Type: An extension of time to complete repairs

Petition Number: 18-TV-91

Address: 100 E Miller DR

Petitioner: Sassafras Hill (Megan Guyer)

Inspector: Dee Wills

Staff Report: June 18, 2018 Completed Cycle Inspection  
August 28, 2018 Agent scheduled re-inspection for October 16, 2018  
October 08, 2018 Agent called office to get clarification on exterior violations. Agent was advised to file for an extension of time for the exterior violations, and to keep the re-inspection appointment on October 16, 2018 for all other violations by the inspector.  
October 09, 2018 Received Application for Appeal. Agent canceled the re-inspection for October 16, 2018

Petitioner is requesting an extension of time for the exterior violations. Due to the extent of work that might be needed to complete these repairs, the petitioner may need to obtain a contractor for certain issues.

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: Exterior Violations: January 21, 2019  
All other remaining violations on the Cycle Report: November 30, 2018

Attachments: Application for Appeal, Cycle Report



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

hand@bloomington.in.gov

RECEIVED  
OCT 09 2018

Property Address: 100 E Miller Drive  
Petitioner's Name: Sassafras Hill (Megan Guyer)  
Address: 100 E Miller Drive  
City: Bloomington State: IN Zip Code: 47401  
Phone Number: (812) 345-1409 Email Address: megan.guyer@hunter  
Property Owner's Name: Hunter HS Properties  
Address: 1600 E Hillside Drive  
City: Bloomington State: IN Zip Code: 47401  
Phone Number: (812) 339-1371 Email Address: \_\_\_\_\_  
Occupants: \_\_\_\_\_

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

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

Please circle the petition type that you are requesting:

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

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

OFFICE USE ONLY

Petition Number 18-TV-91

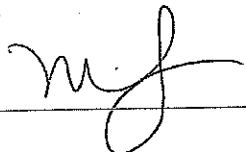
SEE REVERSE

DW

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

We are asking for an extension on completing the citations found by HAND. Almost all the apartment citations have been completed, but some of the other big items on last page have not been finished. ~~They are completed~~  
We just purchased the property this year and we were unaware of the conditions.

Signature (required):



Name (please print):

Megan Guyer

Date:

10/9/18

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



**City Of Bloomington**  
**Housing and Neighborhood Development**  
RENTAL INSPECTION INFORMATION

**JUN 29 2018**

Hunter Hoosier Court Property Llc  
2201 Main Street  
Evanston, IL 60202

RE: 100 E Miller DR

Please find the enclosed Rental Inspection Report which contains pertinent information about the Cycle Inspection that was recently conducted at the above referenced property. The inspector has listed all noted violations and recommendations on the enclosed Rental Inspection Report. **You have sixty (60) days from the date of this letter to correct the violations listed on the report.**

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **AUG 28 2018** to schedule a re-inspection. You have the right to appeal any violation of Bloomington Municipal Code Title 16 noted on the rental inspection report to the Board of Housing Quality Appeals.

This report is issued in accordance with BMC 16.10.020 and 16.10.040 of the Residential Rental Unit and Lodging Establishment Inspection Program. Residential Rental Occupancy Permits will not be issued until all interior and exterior violations have been corrected, and all fees have been paid. Bloomington Municipal Code requires that all violations of all Titles of the BMC must be in compliance before a permit will be issued. Please be advised that non-compliance by the deadlines listed in this letter may limit the permit period to a maximum of three (3) years.

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

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

Sincerely,

Housing & Neighborhood Development

Encl: Inspection Report,

Xc: Tracy B Walker: 1200 Rolling Ridge Way - Office, Bloomington, IN 47403

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

City Hall  
[bloomington.in.gov](http://bloomington.in.gov)

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



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

CYCLE INSPECTION REPORT

1429

Owner(s)

Hunter Hoosier Court Property Llc  
2201 Main Street  
Evanston, IL 60202

Agent

Tracy B Walker  
1200 Rolling Ridge Way - Office  
Bloomington, IN 47403

Prop. Location: 100 E Miller DR

Number of Units/Structures: 92/4

Units/Bedrooms/Max # of Occupants: Bld 1: Bld South Bldg 1: 23/2/5, Bld Bldg 2: 23/2/5, Bld Bldg 3:  
23/2/5, Bld North Bldg 4: 23/2/5

Date Inspected: 06/18/2018

Primary Heat Source: Gas

Property Zoning: RM

Number of Stories: 2

Inspector: Dee Wills

Foundation Type: Slab

Attic Access: Yes

Accessory Structure: Pool, Pet Recreation Area

Monroe County Assessor's records indicate this structure was built in 1964.  
There were no requirements for emergency egress at the time of construction.

Existing Egress Window Measurements in all sleeping rooms (double-pop out)

Height: 44.50 inches

Width: 29.75 inches

Sill Height: 35.50 inches

Openable Area: 9.19 sq. ft.

Room Dimensions:

Living Room: 15-5 x 12

Kitchen: 13-5 x 8

Bedroom: 12 x 13

Bedroom: 13-5 x 12

Bathroom

## INTERIOR

### BUILDING 1

#### Unit 1

##### Main Level

###### Kitchen

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

###### Hallway

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

###### Hall Bath

Secure the loose toilet to its mountings. BMC 16.04.060 (c)

#### 2<sup>nd</sup> Level

##### Stairway/Hallway:

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

###### Hall Bath

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

Remove the old caulk and caulk the top of the backsplash. BMC 16.04.060 (a)

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

Remove the old caulk and caulk the top of the tub. BMC 16.04.060 (a)

#### Unit 2

##### Main Level

###### Kitchen

Repair the left front burner to light as intended. BMC 16.04.060 (a)

###### Hall bath

Repair the toilet to eliminate unnecessary water use. BMC 16.04.060(a)

###### Furnace Closet

Repair the bi-fold doors to function as intended. BMC 16.04.060 (a)

#### 2<sup>nd</sup> Level

##### Hall Bath

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

##### N Bedroom

Repair/replace the torn carpet adjacent to the door. BMC 16.04.060 (a)

##### S Bedroom

Repair the door to latch properly. BMC 16.04.060 (a)

### Unit 3

#### Kitchen

Repair the receptacle on the south wall to have correct polarity, hot neutral reverse.  
BMC 16.04.060 (a)

#### Furnace Closet

Temperature/pressure relief (TPR) valve discharge tubes:

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

### Unit 4

#### Main Level

##### Kitchen

Repair/replace the storm door to fit the door jamb and to latch properly. BMC 16.04.060 (a)

Install a closing device on the storm door. BMC 16.04.060 (a)

##### Hallway

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

##### Laundry Closet

Secure the loose hinges on the door and repair the door to latch properly. BMC 16.04.060 (a)

##### Hall bath

Repair/replace the loose doorknob to function as intended. BMC 16.04.060 (a)

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

##### Furnace Closet

Repair/replace the bi-fold doors to function as intended. BMC 16.04.060 (a)

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)

### 2<sup>nd</sup> Level

#### Stairway/Hallway

Secure the loose lower handrail. BMC 16.04.060 (b)

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

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



Hall Bath

Secure the loose sink faucet handle. BMC 16.04.060(a)

N Bedroom

Repair the door to latch properly. BMC 16.04.060 (a)

S Bedroom

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

**Unit 5 – Gas service not on at time of inspection.**

**Main Level**

Hall Bath

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

Furnace Closet

Repair/replace the bi-fold doors to function as intended. BMC 16.04.060 (a)

**2<sup>nd</sup> Level**

Hall bath

Secure the loose receptacle. BMC 16.04.060 (b)

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

**Unit 6**

**Main Level**

Hall Bath

The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks (repair the cold water faucet in a manner so that there is adequate water pressure and volume) . BMC 16.04.060(c)

Furnace Closet

Temperature/pressure relief (TPR) valve discharge tubes:

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

**Unit 7**

**Main Level**

Kitchen

Replace the GFCI receptacle to the left of the sink, won't trip. BMC 16.04.060(b)

**2<sup>nd</sup> Level**

Hall Bath

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

S Bedroom

Repair/replace the torn carpet adjacent to the door. BMC 16.04.060 (a)

## Unit 8

### Main Level

#### Kitchen

It is strongly recommended that a minimum 1A 10BC classification fire extinguisher be mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.

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

#### Hallway

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

#### Hall Bath

Secure the loose sink faucet handle. BMC 16.04.060 (a)

#### Living Room

Repair the storm door to fit the jamb and to latch properly. BMC 16.04.060 (a)

## 2nd Level

### Stairway/Hallway

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

## Unit 9

### Main Level

#### Kitchen

Replace the defective GFCI receptacle to the left of the sink, won't trip. BMC 16.04.060 (b)

#### Living Room

Repair the door to latch without the use of the deadbolt. BMC 16.04.060 (a)

## Unit 11

### Main Level

#### Kitchen

Repair the left rear burner to light as intended. BMC 16.04.060 (c)

#### Furnace Closet

Replace the missing track at the bottom of the bi-fold doors, to function as intended.  
BMC 16.04.060 (a)

## 2nd Level

### Bathroom

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

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

Remove the old caulk and re-caulk the top of the tub perimeter. BMC 16.04.060 (a)

## Unit 12

### Main Level

#### Hallway

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

#### Living Room

Replace the missing doorknob on the storm door and repair the door to latch properly.

BMC 16.04.060 (a)

Paint the interior side of the door, peeling paint. BMC 16.04.060 (a)

### 2<sup>nd</sup> Level

#### Bathroom

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

#### N Bedroom

Replace the damaged door. BMC 16.04.060 (a)

#### S Bedroom

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

## Unit 13

### Main Level

#### Kitchen

Replace the failing window pins on the lower sash. BMC 16.04.060 (a)

Secure the loose sink faucet handle. BMC 16.04.060 (a)

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

### 2<sup>nd</sup> Level

#### N Bedroom

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

## Unit 14

### 2<sup>nd</sup> Level

#### Bathroom

Secure the loose tub faucet handle. BMC 16.04.060 (a)

## Unit 15

### Main Level

#### Kitchen

Replace the defective entry doorknob, backset won't retract, difficult to open.

BMC 16.04.060 (a)

#### Hallway

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

#### Bathroom

Repair/replace the floor covering to the left of the sink. BMC 16.04.060 (a)

## **2<sup>nd</sup> Level**

### **Stairway/Hallway**

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

### **Bathroom**

Secure the loose sink faucet handles. BMC 16.04.060 (a)

Secure the loose toilet to its mountings. BMC 16.04.060 (c)

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

### **N Bedroom**

Repair/replace the damaged door casing and repair the door to latch properly.

BMC 16.04.060(a)

Properly ground the electrical receptacle on the south wall. 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

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

## **Unit 16**

### **Main Level**

#### **Hallway**

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

## **2<sup>nd</sup> Level**

### **Stairway/Hallway**

Secure the loose lower handrail. BMC 16.04.060 (b)

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

### **Bathroom:**

Secure the loose toilet to its mountings. BMC 16.04.060 (c)

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

## **Unit 17**

### **Main Level**

#### **Hallway**

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

### **Furnace Closet**

Repair/replace the bi-fold doors to function as intended. BMC 16.04.060 (a)

## **2<sup>nd</sup> Level**

### **Stairway/Hallway**

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

## Unit 18

### Main Level

#### Furnace Closet

Repair/replace the bi-fold doors to function as intended. BMC 16.04.060 (a)

### 2<sup>nd</sup> Level

#### Stairway/Hallway

Secure the loose lower handrail. BMC 16.04.060 (b)

#### N Bedroom

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

## Unit 19

### Main Level

#### Kitchen

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

Repair the wiring splice for the garbage disposal to be inside an approved junction box with cover plate. BMC 16.04.060(b)

#### Furnace Closet

Repair (Switch) the water lines on the water heater, the lines are crossed, then switch the water lines on the washing machine to function as intended. BMC 16.04.060 (a)

#### Living Room

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

## Unit 20

### 2<sup>nd</sup> Level

#### Stairway/Hallway

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

#### Bathroom

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

## Unit 21

### Main Level

#### Laundry Closet

Secure the loose grate on the door at the bottom. BMC 16.04.060 (a)

#### Bathroom

Restore power to the bathroom. BMC 16.04.060(a)

#### Furnace Closet

Repair/replace the bi-fold doors to function as intended. BMC 16.04.060 (a)

## 2nd Level

### Stairway/Hallway

Secure the loose lower handrail. BMC 16.04.060 (b)

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

### Bathroom

Secure the loose tub faucet handle. BMC 16.04.060 (a)

## Unit 22

### Main Level

#### Bathroom

Repair/replace the curling linoleum adjacent to the furnace closet, closet doors catch on linoleum. BMC 16.04.060 (a)

## 2nd Level

### Stairway/Hallway

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

### Bathroom

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

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

## Unit 23

### Main Level

#### Kitchen

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

Repair the wiring splice for the garbage disposal to be inside an approved junction box with cover plate. BMC 16.04.060(b)

### Hallway

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

### Living Room

Repair the receptacle adjacent to the door to have correct polarity, hot/neutral reverse. BMC 16.04.060 (a)

Repair the storm door to fit the door jamb and to latch properly. BMC 16.04.060 (a)

## 2nd Level

### Stairway/Hallway

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

### Bathroom

Repair/replace the defective diverter spout in the tub, stuck in place. BMC 16.04.060 (a)

### N Bedroom

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

## **BUILDING 2**

### **Unit 24**

#### **Main Level**

##### **Hallway**

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

### **2nd Level**

#### **Hallway**

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

### **Unit 25**

No violations noted.

### **Unit 26**

#### **2<sup>nd</sup> Level**

##### **Bathroom**

Replace the ungrounded electrical receptacle with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. Label receptacle as no equipment ground. BMC 16.04.020(a)(5); IEC 406.3(D)

### **Unit 27**

#### **Main Level**

##### **Hallway**

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

### **Unit 28**

#### **Main Level**

##### **½ Bathroom**

Replace the ungrounded electrical receptacle with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. Label receptacle as no equipment ground. BMC 16.04.020(a)(5); IEC 406.3(D)

### **2<sup>nd</sup> Level**

#### **Bathroom**

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

### **Unit 29**

This unit was not inspected at the time of this inspection, as it was not accessible. **(dogs not crated)** This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

### **Unit 30**

This unit was not inspected at the time of this inspection, as it was not accessible. (wrong keys for unit) This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

### **Unit 31**

No violations noted.

### **Unit 32**

#### **Main Level**

##### **Hallway**

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



**2<sup>nd</sup> Level**

**Bathroom**

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

**Unit 33**

**Kitchen**

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

**Unit 34**

**Main Level**

**½ Bathroom**

Replace the missing carbon monoxide detector. BMC 16.04.060(b)

**2<sup>nd</sup> Level**

**Hallway**

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

**Unit 35**

**Main Level**

**Kitchen**

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

**2<sup>nd</sup> Level**

**Hallway**

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

**Unit 36**

**Main Level**

**Kitchen**

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

**Hallway**

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

Properly install the knob for the laundry closet door so that it functions as intended. BMC 16.04.060(a)

**2<sup>nd</sup> Level**

**Bathroom**

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

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

**Unit 37**

**2<sup>nd</sup> Level**

**Hallway**

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

**Unit 38**

**Main Level**

**Hallway**

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

### **Unit 39**

#### **Main Level**

##### **Kitchen**

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

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

##### **Hallway**

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

##### **Living Room**

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

### **2<sup>nd</sup> Level**

##### **Hallway**

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

##### **Bathroom**

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

### **Unit 40**

No violations noted.

### **Unit 41**

#### **Main Level**

##### **½ Bathroom**

Properly secure the loose vent cover so that it functions as intended. BMC 16.04.060(c)

##### **Hallway**

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

### **Unit 42**

This unit was not inspected at the time of this inspection, as it was not accessible. (wrong keys for unit) This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

### **Unit 43**

#### **Main Level**

##### **Living Room**

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

##### **Kitchen**

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

### **Unit 44**

No violations noted.

## **Unit 45**

### **Main Level**

#### **Kitchen**

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

#### **½ Bathroom**

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

### **2<sup>nd</sup> Level**

#### **Hallway**

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

Replace the broken towel rack. BMC 16.04.060(a)

#### **Left Bedroom**

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

#### **Right Bedroom**

The window in this room was not accessible at the time of this inspection due to furniture and clutter. This window must be brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

## **Unit 46**

### **Main Level**

#### **Hallway**

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

### **2<sup>nd</sup> Level**

#### **Hallway**

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

## **BUILDING 3**

## **Unit 47**

### **Main Level**

#### **Hallway**

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

### **2<sup>nd</sup> Level**

#### **Hallway**

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

## **Unit 48**

This unit was not inspected at the time of this inspection, as it was not accessible. (wrong keys for unit) This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

## **Unit 49**

### **Main Level**

#### **½ Bathroom**

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

**Unit 50**

This unit was not inspected at the time of this inspection, as it was not accessible. (wrong keys for unit) This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

**Unit 51**

**2<sup>nd</sup> Level**

**Bathroom**

Repair/ replace the broken tub soap dish. BMC 16.04.060(a)

**Unit 52**

This unit was not inspected at the time of this inspection, as it was not accessible. (dogs not crated) This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

**Unit 53**

**Entire Unit:**

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

**Main Level**

**Kitchen**

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

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

**½ Bathroom**

Repair the water pressure to the sink faucet (very low). The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks. BMC 16.04.060(c)

**2<sup>nd</sup> Level**

**Bathroom**

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

**Unit 54**

**2<sup>nd</sup> Level**

**Bathroom**

Properly repair floor behind the toilet. (floor is soft) This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. BMC 16.04.060(a)

**Unit 55**

**Main Level**

**Hallway**

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

**Unit 56**

**Main Level**

**Kitchen**

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Hallway

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

½ Bathroom

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

**Unit 57**

**Main Level**

Kitchen

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

Replace the missing screw for the sink faucet so that it functions as intended. BMC 16.04.060(c)

½ Bathroom

Furnace Closet

Secure the furnace panel and replace the missing furnace panel. BMC 16.04.060(c)

**2<sup>nd</sup> Level**

Bathroom

Replace the ungrounded electrical receptacle with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. Label receptacle as no equipment ground. BMC 16.04.020(a)(5); IEC 406.3(D)

**Unit 58**

**Main Level**

Kitchen

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

**2<sup>nd</sup> Level**

Bathroom

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

**Unit 59**

No violations noted.

**Unit 60**

**2<sup>nd</sup> Level**

Bathroom

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

**Unit 61**

**2<sup>nd</sup> Level**

Bathroom

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

**Unit 62**

No violations noted.

**Unit 63**

**Main Level**

Hallway

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

½ Bathroom

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

2<sup>nd</sup> Level

Hallway

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

Bathroom

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

Unit 64

Main Level

Kitchen

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Properly secure the cover to the microwave unit so that it functions as intended. BMC 16.04.00(c)

½ Bathroom

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

2<sup>nd</sup> Level

Hallway

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

Unit 65

Main Level

Kitchen

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Unit 66

Main Level

Hallway

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

2<sup>nd</sup> Level

Right Bedroom

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

Unit 67

This unit was not inspected at the time of this inspection, as it was not accessible. (bed bug infestation) This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property.. BMC 16.03.040

Properly exterminate the bed bugs and provide documentation from a professional company that the infestation has been properly eradicated. BMC 16.04.090(b), BMC 16.04.090(d)

## **Unit 68**

### **Main Level**

#### **Kitchen**

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

#### **Hallway**

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

#### **½ Bathroom**

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

## **2<sup>nd</sup> Level**

#### **Hallway**

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

#### **Bathroom**

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

## **Unit 69**

### **Main Level**

#### **Kitchen**

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

## **2<sup>nd</sup> Level**

#### **Right Bedroom**

Properly repair the window so that it completely closes with ease so that it functions as intended. BMC 16.04.060(b)

## **BUILDING 4**

## **Unit 70**

### **Entire Unit**

Properly complete the installation of carpeting, then replace all entry doors and baseboards. BMC 16.04.060(a)

## **Unit 71**

### **Main Level**

#### **Kitchen**

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

#### **½ Bathroom**

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

## **2<sup>nd</sup> Level**

#### **Bathroom**

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

**Unit 72**

**2<sup>nd</sup> Level**

**Left Bedroom**

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

**Unit 73**

**Main Level**

**Hallway**

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

**2<sup>nd</sup> Level**

**Bathroom**

Repair the water pressure to the sink faucet (very low). The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks. BMC 16.04.060(c)

**Hallway**

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

**Unit 74**

**Main Level**

**Hallway**

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

**2<sup>nd</sup> Level**

**Hallway**

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

**Unit 75**

**Main Level**

**Hallway**

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

**2<sup>nd</sup> Level**

**Bathroom**

Replace the ungrounded electrical receptacle with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. Label receptacle as no equipment ground. BMC 16.04.020(a)(5); IEC 406.3(D)

**Unit 76**

**Main Level**

**Hallway**

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

**2<sup>nd</sup> Level**

**Hallway**

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



#### Unit 77

This unit was not inspected at the time of this inspection, as it was not accessible. (wrong keys for unit) This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

#### Unit 78

##### Main Level

##### ½ Bathroom

Replace the missing smoke/carbon monoxide detector. IC 22-11-18-3.5

##### 2<sup>nd</sup> Level

##### Hallway

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

##### Bathroom

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

#### Unit 79

This unit was not inspected at the time of this inspection, as it was not accessible. (tenant has the flu) This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

#### Unit 80

No violations noted.

#### Unit 81

##### Main Level

##### Hallway

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

##### ½ Bathroom

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

#### Unit 82

##### Main Level

##### Kitchen/ Entry

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

##### 2<sup>nd</sup> Level

##### Back Bedroom

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

#### Unit 83

##### Main Level

Properly complete the extraction of water from the carpet. Then thoroughly dry out the carpeting. (from water leak) BMC 16.04.060(a)

##### 2<sup>nd</sup> Level

##### Hallway

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

Bathroom

Properly secure the exhaust vent cover so that it functions as intended. BMC 16.04.060(c)

Unit 84

Properly complete the extraction of water from the carpet. Then thoroughly dry out the carpeting. (from water leak) BMC 16.04.060(a)

The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks (repair faucet in a manner so that there is adequate water pressure and volume) . BMC 16.04.060(c)

Unit 85

Main Level

Hallway

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

2<sup>nd</sup> Level

Hallway

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

Bathroom

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

Unit 86

No violations noted.

Unit 87

Main Level

Kitchen

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

2<sup>nd</sup> Level

Bathroom

Replace the ungrounded electrical receptacle with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. Label receptacle as no equipment ground. BMC 16.04.020(a)(5); IEC 406.3(D)

Left Bedroom

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

Unit 88

This unit was not inspected at the time of this inspection, as it was not accessible. (wrong keys for unit) This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

Unit 89

½ Bathroom

Replace the ungrounded electrical receptacle with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. Label receptacle as no equipment ground. BMC 16.04.020(a)(5); IEC 406.3(D)

### Unit 90

This unit was not inspected at the time of this inspection, as it was not accessible. (wrong keys for unit) This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

### Unit 91

#### Main Level

##### Hallway

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

#### 2<sup>nd</sup> Level

##### Hallway

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

##### Bathroom

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

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

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

### Unit 92

#### Main Level

##### Hallway

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

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

##### Kitchen

Replace all missing knobs for the stove so that it functions as intended. BMC 16.04.060(c)

#### 2<sup>nd</sup> Level

##### Hallway

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

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

##### Bathroom

Replace the broken/ missing sink stoppers. 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)

##### Left Bedroom

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

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

## **EXTERIOR**

Replace damaged or torn door screens for Unit 42, Unit 44, Unit 71, and Unit 72. BMC 16.04.060(a)

### **FOR ALL BUILDINGS:**

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

Re-caulk (Seal) all of the entry doors that have deteriorated caulking around the frames.  
BMC 16.04.050(a)

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

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. Repair/ replace all broken and uneven sidewalks.  
BMC 16.04.040(c)

Repair/ replace all broken/ deteriorated water drains so that they function as intended. BMC 16.04.050(a)

Properly repair the erosion around all of the water drains to prevent accidents or trip hazards. BMC 16.04.050(b)

## **OTHER REQUIREMENTS**

### **Furnace Inspection Documentation for All Furnaces:**

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

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

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

### **Tenants and Owners Rights and Responsibilities Summary**

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

### **Inventory Damage List**

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

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

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



**City of Bloomington  
Housing & Neighborhood Development**

Meeting Date: November 28, 2018

Petition Type: Relief from an administrative decision

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

Petition Number: 18-AA-92

Address: 1503 W 14<sup>th</sup> Street

Petitioner: Shirley Abbitt

Inspector: John Hewett

Staff Report: This property has been a rental since it was annexed into the City in 2004. HAND has issued 3 permits, the last of which expired on May 30, 2018. At the expiration of the permit, we contacted the owner who stated that relatives were living in the unit and it would not be rented after they move out. The owner has asked that this be removed from the Residential Rental and Lodging Establishment Inspection Program.

Staff recommendation: Grant the relief from administrative decision.

Conditions: This property shall not be considered a rental for as long as the current ownership and tenants do not change. If additional tenants occupy this structure or other tenants occupy the structure while the current owners maintain ownership, the requirement to register and inspect shall be enforced. This property shall be monitored on a yearly basis to determine compliance.

Compliance Deadline: none

Attachments: Appeal form

A handwritten signature in black ink, appearing to be "JF", located in the bottom right corner of the page.



RECEIVED  
OCT 10 2016

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](mailto:hand@bloomington.in.gov)

Property Address: Shelby County 1503 W. 16th St

Petitioner's Name: \_\_\_\_\_

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

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

Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

Property Owner's Name: Shirley Abbott

Address: 9132 Lindbergh Dr

City: Bloomington State: Ind Zip Code: 47404

Phone Number: 339-5769 Email Address: \_\_\_\_\_

Occupants: Petitioner

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

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

Please circle the petition type that you are requesting:

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

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

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

D) Rescind a variance (Petition type RV)

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

OFFICE USE ONLY

Petition Number 18-AA-92

SEE REVERSE

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

I am letting my niece and nephew stay  
at this property I am not charging them  
any rent the property is not a rental  
property so I need to take that into  
the property

Signature (required): Shirley Abbott

Name (please print): SHIRLEY ABBOTT Date: 10-16-2018

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





City of Bloomington  
H.A.N.D.

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

Meeting Date: November 28, 2018  
Petition Type: Rescind a variance  
Petition Number: 18-RV-93  
Address: 1633 S. Olive Street  
Petitioner: HAND  
Inspector: Jo Stong  
Staff Report: October 15, 2018 – Conducted Cycle Inspection  
October 16, 2018 – Received BHQA Appeal (Rescind Variance)

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

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

*Handwritten initials/signature*



City of Bloomington  
H.A.N.D.

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

Meeting Date: November 28, 2018

Petition Type: An extension of time to complete repairs

Petition Number: 18-TV-94

Address: 1527 E. Clairmont PL

Petitioner: Patrick & Jean Cannon

Inspector: Dee Wills

Staff Report: October 10, 2018 Completed Complaint Inspection for dead trees  
October 16, 2018 Owner contacted HAND office to say he was in the process of obtaining a contractor to take down the trees, but would need more than two weeks. He also has been corresponding with his home owners insurance company about the issue.  
October 22, 2016 Owner contacted HAND office to request more information on the BHQA Appeal process. Owner also stated that they could not access the necessary application form. Inspector emailed BHQA form directly to owner.  
October 23, 2016 Owner contacted HAND office for more clarification about BHQA application form.  
October 23, 2018 Received Application for Appeal

A Rental Complaint was filed regarding the dead Ash trees on the property. The Petitioner is requesting an extension of time to complete what is necessary for obtaining a contractor and the petitioners insurance company. The petitioner has received 3 quotes and will be hiring Dreamscapers Outdoor Maintenance to remove the dead trees. The petitioner needs more time to coordinate all of the details to have the trees removed.

Staff recommendation: Grant the extension of time.

**Conditions:**

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

**Compliance Deadline:**

December 30, 2018

**Attachments:**

Application for Appeal, uReport, Complaint Report, Complaint Form, Estimate from Contractor



RECEIVED

DATE: AL

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

Property Address: 1527 E. Chippewa St. - 47401  
Petitioner's Name: Patrick & Jean Currier  
Address: 3212 S. Southern Oaks Ct.  
City: Bloomington State: IN Zip Code: 47401  
Phone Number: 812-325-7971 Email Address: jean.currier@gmail.com  
Property Owner's Name: Patrick & Jean Currier  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_  
Occupants: \_\_\_\_\_

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

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

Please circle the petition type that you are requesting:

- ☒ A) An extension of time to complete repairs (Petition type TV)  
☐ B) A modification or exception to the 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 18-TV-94

SEE REVERSE

To whom it may concern:

We are requesting more time to correct the violations, as 14 days wasn't enough time to schedule appointments and obtain bids.

We have received 3 quotes for the tree removal job at our rental at **1527 Clairmont Pl.**, and will be hiring Dreamscapers Outdoor Maintenance (please see attached estimate) to remove 3 large dead Ash trees. We are in the process of trying to schedule a time to meet the company out at the property to make sure we are all on the same page as to what trees are coming down. Once we have them out there, we will schedule the job. We are hoping to meet them out there sometime this week, and will hopefully have a timeline to have the job completed within 60 days.

If you require more information, please let us know.

Thank you,

  
Jean Cannon

#3

Dreamscapers Outdoor Maintenance  
5857 W. Delap Rd.  
Ellettsville, In 47429  
812-327-6908  
dreamscaperslawncare@gmail.com

Estimate

Number E170  
Date 10/19/2018

Bill To  
Tempo Properties  
1527 E. Clairmont Pl  
Bloomington, IN, 47401

Project

Description	Amount
Remove 3 large Ash trees in back yard. Clean up, haul off all debris. **NO GRINDING OF STUMPS**	\$6,500.00

Subtotal	\$6,500.00
Credit	\$0.00
Total Due	\$6,500.00

5

Chilodactylus

John Carson

10-23-2018

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



Dee Wills &lt;willsd@bloomington.in.gov&gt;

**Complaint Inspection**

5 messages

Jean Cannon <jean.cannon@homefinder.org>  
To: willsd@bloomington.in.gov

Mon, Oct 22, 2018 at 11:08 AM

*Hello Dee,*

*You've been dealing with my husband Patrick Cannon regarding trees at our rental at 1527 E Clairmont Pl. I am going to be filing an extension as soon as we get our insurance out there, and was trying to find it online as the form you sent us states, but when I go to the web address provided: [www.bloomington.in.gov/hand](http://www.bloomington.in.gov/hand), it says Page Not Found. I tried searching <https://bloomington.in.gov/hand>, and seem to have found the right page, but it's not clear to me where to find the form to fill out. Can you provide me with this info or direct me to the form?*



*Jean Cannon*

Office Manager

RE/MAX Acclaimed Properties

3695 S. Sare Road

Bloomington, IN 47401

812-332-3001

P

Please consider the environment before printing this email.





Virus-free. www.avast.com

Dee Wills <willsd@bloomington.in.gov>  
To: Jean Cannon@homefinder.org

Mon, Oct 22, 2018 at 11:46 AM

Hello Jean,

I'm sorry that you had trouble accessing the form for the extension of time. I have attached the form to this email to make things easier.

If you have any other questions or concerns, please let me know.

Have a great day!

Dee Wills  
Compliance Officer  
Housing and Neighborhood Development  
City of Bloomington  
(Quoted text hidden)

---

3 attachments**ACCLAIMED**  
PROPERTIESimage001.jpg  
5K**ACCLAIMED**  
PROPERTIESimage001.jpg  
5K

BHQA Application.pdf

43K

---

Jean Cannon <jean.cannon@homefinder.org>  
To: Dee Wills <willsd@bloomington.in.gov>

Mon, Oct 22, 2018 at 12:15 PM

*Super, thank you for your help. We'll be in touch soon!*

**ACCLAIMED**  
PROPERTIES*Jean Cannon*

Office Manager

RE/MAX Acclaimed Properties

3695 S. Sare Road

Bloomington, IN 47401

812-332-3001

**P** Please consider the environment before printing this email.

**From:** Dee Wills [mailto:willsd@bloomington.in.gov]  
**Sent:** Monday, October 22, 2018 11:47 AM  
**To:** jean.cannon@homefinder.org  
**Subject:** Re: Complaint Inspection

[Quoted text hidden]

---

**Jean Cannon** <jean.cannon@homefinder.org>  
To: Dee Wills <willsd@bloomington.in.gov>

Tue, Oct 23, 2018 at 9:56 AM

*Dee, I'm sorry to bother you again, but I have two questions:*

*-Can I just email you the paperwork, or should I send to hand@bloomington.in.gov?*

*-When providing the details on the second page, we have gotten 3 bids to do the tree job but Patrick wants to meet with the one we're going with to make sure we're talking about the same trees. We are dropping 3 dead Ash trees, just haven't met with them yet. Should I wait until I have the name of the company doing it, or just state what we are having done?*

*Sorry for so many questions...we are just wanting to make sure we handle this correctly.*



*Jean Cannon*  
Office Manager

RE/MAX Acclaimed Properties

3695 S. Sare Road

Bloomington, IN 47401

812-332-3001

**P** Please consider the environment before printing this email.

**From:** Dee Wills [mailto:willsd@bloomington.in.gov]

**Sent:** Monday, October 22, 2018 11:47 AM

**To:** jean.cannon@homefinder.org

**Subject:** Re: Complaint Inspection

Hello Jean,

[Quoted text hidden]

[Quoted text hidden]

---

**Dee Wills** <willsd@bloomington.in.gov>  
To: jean.cannon@homefinder.org

Tue, Oct 23, 2018 at 11:19 AM

Hello Jean,

It's not a bother at all. You can send the paperwork in to the "hand" email address. However, they will not process it until they receive the 20.00 fee. The front line staff can do this over the phone for you now, if you call 812-349-3401. For the details on the second page, I would just go ahead and state what you are in the process of doing in as much detail as you can for now. Since this was a "Rental Complaint", you will want to get your request in as soon as you can. This will keep it out of the city legal department. The "deadlines" for complaints are much shorter. Also, give an estimate of how much time you think you might need. Otherwise it normally will be for 60 days.

I hope this information helps? If you have any other questions at all, please don't hesitate to ask.

Sincerely,

Dee  
HAND

[Quoted text hidden]

---

2 attachments



ACCLAIMED  
PROPERTIES

image001.jpg  
5K



ACCLAIMED  
PROPERTIES

image001.jpg  
5K

1527 E Clairmont PL

Walk In:

Assigned to Dee Wills

20180928131037791.pdf 9/28/2018

## History

Met with Ruth to discuss tree issue. Complaint is valid. Sending a Complaint report to the owner and agent of property to address dead trees.

Sent notification to Dee Wills

Met with Ruth to discuss tree issue. Complaint is valid. Sending a Complaint report to the owner and agent of property to address dead trees.

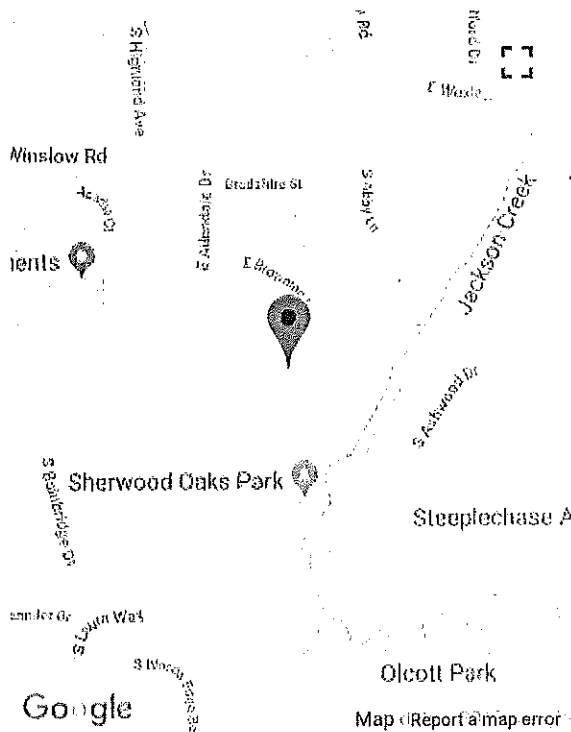
Sent notification to Dee Wills

9/28/2018 13:07:42 Eddie Wright assigned this case to Dee Wills

Tree from this property growing onto 1533 Clairmont. See attached complaint form for details. Property owner @ 1533 Clairmont gives her permission to enter her property to look at the tree and limbs that fallen onto her property.

Sent notification to Dee Wills

Sent notification to Dee Wills



## Owner

Jean &amp; Patrick Cannon



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

**OCT 05 2018**

Jean & Patrick Cannon  
3212 S. Southern Oaks Ct.  
Bloomington, IN 47401

RE:NOTICE OF COMPLAINT INSPECTION

Dear Jean & Patrick Cannon

On 10/03/2018 a complaint inspection was performed at 1527 E Clairmont PL. During the inspection violations of the Residential Rental Unit and Lodging Establishment Inspection Program were found.

Please correct the violations cited on the enclosed inspection report within fourteen days (14) and call this office no later than **OCT 20 2018**, to schedule the required re-inspection. Our mailing address and telephone number are listed below.

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

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

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

Sincerely,

Housing & Neighborhood Development  
Encl: Inspection Report,  
Xc: Tempo Properties, Inc C/O Dave Thornbury: P.O. Box 5727, Bloomington, IN 47402



**City Of Bloomington  
Housing and Neighborhood Development**

**COMPLAINT INSPECTION REPORT**

10521

**Owner(s)**

Jean & Patrick Cannon  
3212 S. Southern Oaks Ct.  
Bloomington, IN 47401

**Agent**

Tempo Properties, Inc C/O Dave Thornbury  
P.O. Box 5727  
Bloomington, IN 47402

Prop. Location: 1527 E Clairmont PL  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/3

Date Inspected: 10/03/2018  
Primary Heat Source: Gas  
Property Zoning: RC  
Number of Stories: 2

Inspector: Dee Wills  
Foundation Type: Basement  
Attic Access: Yes  
Accessory Structure: Attached Garage

The following items are the result of a complaint inspection conducted on 10/03/2018. It is your responsibility to repair these items and to schedule a re-inspection within **fourteen (14)** days of the mailing of this report. Failure to comply with this inspection report will result in this matter being referred to the City of Bloomington Legal Department. Failure to comply with this complaint inspection report may result in fines. If you have questions regarding this report, please contact this office at 349-3420.

**1527 E Clairmont:**

**Exterior:**

**All residential rental unit premises which contain trees shall maintain the trees in good health so that they pose no danger to persons or property. BMC 16.04.040(e)**

**Properly remove all of the the dead Ash trees from the back of the property (northeast side) to prevent any more danger to persons or damage to neighboring properties. (trees have been previously "marked" to be cut down) BMC 16.04.040(e)**

This is the end of this report.

# COMPLAINT

Please follow-up  
w/ me of findings

## COMPLAINANT'S

NAME Ruth E. Richardson ADDRESS 1533 Clairmont Pl PHONE# 812-336-0734 (H)  
812 322-7399

ADDRESS OR LOCATION OF PROBLEM 1527 Clairmont Pl

## NATURE OF

PROBLEM There are dead Ash trees on 1527 property hanging over the  
end of my house where my bedrooms are located. I'm more concerned  
about the bodily harm it may do to me or others visiting than the physical  
damage to house & property. Negotiations with owners started in Aug 2017.  
At that time they put for a limb(s) on my roof. But removal of the trees in  
Dec 2017 did not take place. <sup>dead limbs</sup> More dead limbs have fallen & damage to my fence  
and landscaping. I have waited for a time line from the owners and have  
recently contacted them again. Nothing seems to be done about this situation.

HOW LONG HAS THIS PROBLEM EXISTED? When owner lived at 1527 about 12 yrs ago

Owners: Patrick & Jean Cannon Dave Thornberry - Property Manager - Tempo Prop

HAS THE OWNER/AGENT BEEN NOTIFIED? yes DATE NOTIFIED Aug 2017

IN PERSON \_\_\_\_\_ IN WRITING by email BY PHONE w/ property manager and has continued

SIGNATURE: Ruth E. Richardson Since Aug 2017 and have documented the  
Thank you for your help! correspondence

COMPLAINT RECEIVED

BY \_\_\_\_\_ DATE \_\_\_\_\_ TIME \_\_\_\_\_

## Housing & Neighborhood Development

OWNER'S NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_

HOUSING CODE FILE EXISTS \_\_\_\_\_ YES \_\_\_\_\_ NO CITY LIMITS / 2 MILE FRINGE

NEIGHBORHOOD COMPLIANCE OFFICER \_\_\_\_\_

COMMENTS PROP OWNER / COMPLAINANT GIVES INSPECTOR PERMISSION  
TO ENTER HER PROP. TO LOOK OVER THE SITUATION.



City of Bloomington  
H.A.N.D.

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

Meeting Date: November 28, 2018

Petition Type: An extension of time to complete repairs.

Petition Number: 18-TV-95

Address: 1890 S Walnut St.

Petitioner: Robert Tamborrino

Inspector: Matt Swinney

Staff Report: September 24, 2018 Completed Complaint Inspection Report  
October 25, 2018 BHQA App received

Owner has requested an extension of time to repair the gutters and deteriorated wood around them. The owner has had health issues which will make arranging these repairs difficult.

Staff recommendation: Grant the request.

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

Compliance Deadline: December 31, 2018 to call and schedule the reinspection.

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





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

Property Address: 1890 S. WALNUT ST., #7  
Petitioner's Name: BOB TAMBORRINO, A1 TOWNHOMES & APARTMENTS, LLC  
Address: PO. BOX 145  
City: BLOOMINGTON State: IN Zip Code: 47402  
Phone Number: 812-345-5009 Email Address: rtamborr@gmail.com  
Property Owner's Name: BOB TAMBORRINO  
Address: PO. BOX 145  
City: BLOOMINGTON State: IN Zip Code: 47402  
Phone Number: 812-345-5009 Email Address: rtamborr@gmail.com  
Occupants: 1

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

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

Please circle the petition type that you are requesting:

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

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

OFFICE USE ONLY

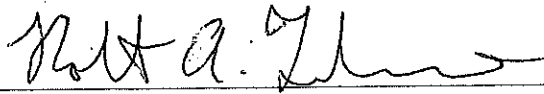
Petition Number 18-TV-95

SEE REVERSE

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

I HAVE BEEN HOSPITALIZED FOR BLADDER CANCER, AND HAVE ALSO  
HAD A SECOND SURGERY TO REPAIR A HOLE IN MY BLADDER. I AM  
CURRENTLY UNABLE TO DRIVE OR LIFT ANYTHING. ALL REPAIRS ON MR.  
MATT SWEENEY'S LIST HAVE BEEN DONE IN APT. #7. I AM REQUESTING  
AN EXTENSION OF TIME TO REPAIR/REPLACE GUTTERS & DOWNSPOUTS &  
ROTTED WOOD. I NEED TO BE ABLE TO MEET WITH CONTRACTORS, GET  
ESTIMATES, AND SCHEDULE THE WORK. I AM UNABLE TO DO ANY OF THIS  
DURING MY RECOVERY. THANK YOU FOR YOUR CONSIDERATION OF THIS REQUEST.

Signature (required):



Name (please print):

ROBERT A. TAMBORINO

Date:

10/25/18

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



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

**SEP 26 2018**

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

**RE:NOTICE OF COMPLAINT INSPECTION**

Dear Robert A. Tamborrino

On 09/24/2018 a complaint inspection was performed at 1890 S Walnut ST. During the inspection violations of the Residential Rental Unit and Lodging Establishment Inspection Program were found.

Please correct the violations cited on the enclosed inspection report within fourteen days (14) and call this office no later than **OCT 10 2018**, to schedule the required re-inspection. Our mailing address and telephone number are listed below.

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

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

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

Sincerely,

Housing & Neighborhood Development  
Encl:Inspection Report,



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

COMPLAINT INSPECTION REPORT

1048

Owner

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

Tenant

Reva Duke  
1890 S Walnut St Apt 7  
Bloomington, IN 47403

Prop. Location: 1890 S Walnut ST Apt 7  
Number of Units/Structures: 23/1  
Units/Bedrooms/Max # of Occupants: Bld 1: 20/1/5 2/1/5 1/2/5

Date Inspected: 09/24/2018  
Primary Heat Source: Gas  
Property Zoning: CA  
Number of Stories: 2

Inspector: Matt Swinney  
Foundation Type: Slab  
Attic Access: No  
Accessory Structure: None

The following items are the result of a complaint inspection conducted on 06/01/2017. It is your responsibility to repair these items and to schedule a re-inspection within **fourteen (14)** days of the mailing of this report. Failure to comply with this inspection report will result in this matter being referred to the City of Bloomington Legal Department. Failure to comply with this complaint inspection report may result in fines. If you have questions regarding this report, please contact this office at 349-3420.

**INTERIOR**

**UNIT 7**

Resolve the bed bug infestation. All residential rental units, their accessory structures and exterior premises shall be kept free from pests. All residential rental units or accessory structures thereof in which pests are found shall be promptly exterminated by approved process that will not be injurious to human health. After extermination proper precaution shall be taken to prevent re-infestation. Please provide documentation from a certified pest control contractor. BMC 16.04.060 (a)

**Bathroom**

Repair the toilet to flush properly. BMC 16.04.060(c)

**EXTERIOR**

Repair/replace all gutters, gutter boards(over the stairs to second level), and downspouts that are leaking, missing end caps, loose and otherwise not functioning as intended. BMC 16.04.050(a)

Secure all loose/missing siding ensuring all exposed wood is painted or covered with siding/coil stock. BMC 16.04.050(a)

Repair/replace the missing masonry on the front of the lower level of the building. BMC 16.04.050(a)

This is the end of this report.



City of Bloomington  
H.A.N.D.

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

Meeting Date: November 28, 2018

Petition Type: Rescind a variance

Petition Number: 18-RV-96

Address: 710 N. Lincoln Street

Petitioner: HAND

Inspector: Kenny Liford

Staff Report: December 06, 2017 – Conducted Cycle Inspection  
March 19, 2018 – Reinspection conducted; Interior compliance;  
Temporary permit issued  
October 25, 2018 – Exterior compliance; Received BHQA Appeal  
(Rescind Variance)

This property was previously (May 30, 1991) granted a variance to the minimum ceiling height requirements of the Property Maintenance Code for the Southeast bedroom of Apartment 2. The Residential Rental and Lodging Establishment Inspection Program does not include a minimum ceiling height requirement and the Building Code in place at the time of construction (1940) did not address minimum ceiling height for emergency egress. This structure was built in 1940.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None