

**PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
CITY HALL McCLOSKEY CONFERENCE ROOM
March 20, 2019, 4:00 P.M.**

ALL ITEMS ARE ON THE CONSENT AGENDA

- I. **ROLL CALL**
- II. **REVIEW OF SUMMARY** – February 20, 2019 (not included)
- III. **PETITIONS**
 - 1) 18-TV-106, **2780 S. Walnut Street Pike**, Echo Park, LLC (Sila Capital). Previously heard December 19, 2018. Request for an extension of time to complete repairs. p. 3
 - 2) 18-TV-109, **3125 E. Braeside Drive**, The Legacy Group (Scott May). Previously heard December 19, 2018. Request for an extension of time to complete repairs. p. 7
 - 3) 19-TV-09, **1521 W. Isaac Drive**, Tailwind Bloomington, LLC. Previously heard February 20, 2019. Item tabled. Request for an extension of time to complete repairs. p. 34
 - 4) 19-AA-10, **2508 S. Rogers Street**, Rob & Janas Westcott. Request for relief from an administrative decision. p. 40
 - 5) 19-AA-11, **1540 S. Arbor Ridge Court**, Tracy Jones. Request for relief from an administrative decision. p. 43
 - 6) 19-TV-12, **622 W. 6th Street**, Brian Bender. Request for an extension of time to complete repairs. p. 46
 - 7) 19-RV-13, **310 N. Jefferson Street**, H.A.N.D. (Stasny & Horn, IGP). Request for rescission of a variance. p.53
 - 8) 19-TV-14, **100 S. Waldron Street**, Jennifer Milner (Norman Ladd). Request for an extension of time to complete repairs. p. 54
 - 9) 19-TV-15, **701 N. Maple Street**, Michael Kee (Richard Wells). Request for an extension of time to complete repairs. p. 60
 - 10) 19-TV-16, **211 E. 2nd Street**, GMS-Pavilion Properties, LLC. Request for an extension of time to complete repairs. p. 71
 - 11) 19-RV-17, **218 E. 19th Street**, H.A.N.D. (Varsity Properties). Request for rescission of a variance. p. 78
 - 12) 19-TV-18, **1530 W. Arlington Road**, Mike Beyers. Request for an extension of time to complete repairs. p. 79
 - 13) 19-AA-19, **3400 S. Sare Road**, Amanda Eads (Regency Multifamily Consolidated Residential). Request for relief from an administrative decision. p. 86

- 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.



City of Bloomington
H.A.N.D.

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

Meeting Date: March 20, 2019

Petition Type: An extension of time to complete repairs

Petition Number: 18-TV-106 (Old Business)

Address: 2780 S Walnut St Pike

Petitioner: Echo Park, LLC (Laura Eckhart)

Inspector: Dee Wills

Staff Report: October 26, 2018 Complaint entered in uReport system for dead trees on property.
October 26, 2018 Inspector conducted a drive-by and noted what appeared to be several dead trees.
November 07, 2018 Complaint Report was sent out to the Owner.
November 13, 2018 New manager for property called office to ask questions about the Complaint Report. Referred her to City Planning Department for more clarification.
November 19, 2018 Received Application for Appeal
February 08, 2019 Received 2nd Application for Appeal

The petitioner is requesting another extension of time for an additional 90 days to complete any and all repairs. Currently the tree's on the property are in a dormant state. In order to perform a proper inspection and obtain a Scope of Work for repairs, The Cities Senior Environmental Planner would like for the tree's to have leaves on them.

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: June 20, 2019

Attachments:

Application for Appeal, Staff 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
FEB 08 2019

BY:

Property Address: 2780 S. Walnut Street Pike, Bloomington, In 47401

Petitioner's Name: Echo Park, LLC

Address: 2780 S. Walnut Street Pike

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 8123323246

E-mail Address: laura.eckart@homeisjchart.com

Owner's Name: Sila Capital

Address: 706 Pro-Med Lane # 260

City: Carmel

State: Indiana



Zip Code: 46032

Phone Number: 8123323246

E-mail Address: laura.eckart@homeisjchart.com

Occupants:

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

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

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

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



Reminder:

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

(Will be assigned by BHQA)

Petition Number: 18-TV-106

(OLD BUSINESS)

PREVIOUSLY HEARD 12/19/18

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

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

I am requesting an Extension of time to complete repairs- I would like an additional 90 days to complete any and all repairs. The Tree's on the property are currently in a dormant state. In order to perform an inspection and obtain a Scope of Work for repairs, The City Forester would like for the tree's to be leafed out.

Signature (Required): _____

Name (Print): Laura Eckart

Date: _____

Important information regarding this application format:

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

Print Form



City of Bloomington
H.A.N.D.

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

Meeting Date: March 20th, 2019

Petition Type: An extension of time to complete repairs.

Petition Number: 18-TV-109 (Old Buisness)

Address: 3125 S. Braeside Drive.

Petitioner: The Legacy group.

Inspector: Kenny Liford

Staff Report: June 27th, 2018 Completed Cycle Inspection Report
August 30th, 2018 BHQA application received
February 1st, 2019 Re-inspection (All complied except #3125. Bed bugs)
February 11th, 2019 BHQA application received.

Owner has requested an extension of time to complete repairs to unit #3125 (Bed bugs). Management had the unit treated but current tenants will not comply with the instructions from pest control. Management has started eviction process.

Staff recommendation: Grant the request.

Conditions: Have all repairs to unit #3125 including furnace documentation completed and a re-inspection scheduled by the deadline listed below.

Compliance Deadline: May 10th, 2019 To call and schedule re-inspection for repairs to unit #3125.

Attachments: Cycle report, BHQA Appeal

DTK



RECEIVED
FEB 11 2019
BY:

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

Property Address: 3125 E. Braeside Drive

Petitioner's Name: The Legacy Group

Address: 3112 E. Braeside Drive

City: Bloomington State: IN Zip Code: 47408

Phone Number: 812-339-1400 Email Address: legacygroup@woodingtonproperties.com

Property Owner's Name: Scott May

Address: 701 Summitview Place

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812-339-1400 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-109

(OLD BUSINESS)

SEE REVERSE

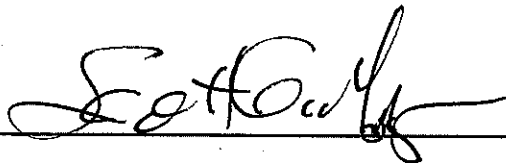
Previously Heard
DEC. 19, 2018

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 90 more days at the least 60 to be able to repair the items in this unit. The unit still has bed bugs, so my maintenance men are unable to go into this apartment. We did have this apartment treated however the tenants will not comply to the demands in which need to be done enable to get rid of the bed bugs. Our company even paid the pest control company money to prep the unit because tenant says they can't physical do, and still they will not leave things the way pest control stats they have to be. At this point we are going to file for an eviction, which will take a little time. The court will probably give me a court date 30 days out then they usually give them 7-14 days to get out of the apartment so then I would just need time then to get in and treat the apartment correctly and so that we can get the work complete.

I have attached the notes from the pest control company.

Signature (required): _____



Name (please print): _____

Scott May

Date: 2-4-19

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.

Leesa Fleener

From: AFFORDABLE Termite and Pest Control <affordable@hotmail.com>
Sent: Thursday, January 31, 2019 2:37 PM
To: Leesa Fleener
Subject: RE: 3125

I reached out to the technicians who have been on this case and they agreed that it's been a lot of spinning our wheels because of the lack of effort on the tenants. I've got a lot of info here some I'm going to keep it as brief and relevant as possible

Initial Inspection- bedbugs confirmed. The tenants (the son refused to leave his room to listen to protocol/instructions by PMP) were told protocol and instructed that at the very least they will have to do some vacuuming, trash/debris pickup, and removal of the dilapidated/broken furniture.

12/10/18 Treatment #1- we took over performing all of their treatment prep. however the few things that the tenants did have to do, were not completed. -vacuum carpets, throw away trash & debris, remove old dilapidated furniture. Treatment was altered to work around with those conditions but needs to be completed so all aspects of following treatment can be completed properly.

12/19/18 Treatment #2- Treatment was completed, however slightly altered to accommodate lack of prep. by tenants. Basic daily/weekly upkeep and cleanliness is not happening. Carpets still are severely littered and need vacuumed also trash/debris needs thrown away. Vapor sealed bedrooms have been unsealed and are bedbug free, unpacking needs to happen before next treatment if they go back to sleeping in bedrooms.

12/26/18 Treatment #3- tenants were required to unpack the vapor seal area to give us access to the hot spots in bedrooms(beds) if they were going to go back to sleeping in the freshly unsealed vapor area, however (see 3rd and 4th attached photo) they literally pushed a couple things out of the way and continued living amongst the pack personal items filling the room. Now all the bedbug free items in the vapor rooms can potentially get recontaminated because of our lack of ability to do proper treating in bedrooms, since protocol was not followed or completed in these areas.

Vacuuming & trash removal/debris along with upkeep or pickup of daily routine items was still not completed.

01/10/19 Treatment #4- All treatment procedures were unable to be completed due to continued cleanliness/tidiness issues (trash/debris, vacuuming, picking up misc. daily use/personal items). Bedding not removed. Old furniture still not removed. Recommended follow-up inspection in 2 weeks.

The tenants were communicated with and our team went above and beyond to walk these residents by the hand, We made several extra trips to check on their progress, treatment day reschedules, reached out to them via email and phone, etc.

Same theme with each treatment step: we never received cooperation beyond leaving for our treatment window and pulling the bedding.

We have the additional treatment and deep inspection scheduled for this Friday, and our staff will go in and assess what can be done/needs to be done from here. Unfortunately without a conducive environment for remediation, we can't assure the effectiveness that our treatments should be having.

When tenants follow protocol, we have a 99% success rate on our bed-bug remediation program.

Andrew 'Zeke' Zagorski

Office Manager

AFFORDABLE Termite & Pest Control

(812)339-3960 // (812)361-2782

www.BloomingtonPestControl.com

Affordable Termite & Pest Control

5060 Limberlost Ln. Bloomington 47408

812-339-3960

Cell 812-361-2632

24727

CUSTOMER'S ORDER NO.				DATE <i>2/1/19</i>			
NAME <i>the Crossing</i>							
ADDRESS							
CITY, STATE, ZIP							
SOLD BY	CASH	C.O.D.	CHARGE	ON ACCT.	MDSE. RETD.	PAID OUT	
QUAN.	DESCRIPTION				PRICE	AMOUNT	
1	# 3125 BB follow up						
2	Reschedule for Monday 2/4						
3							
4	Customer did not provide						
5	for treatment.						
6							
7							
8							
9							
10	Thank you!!						
11							
12							
RECEIVED BY: <i>[Signature]</i> <i>2/1/19</i>							

KEEP THIS SLIP FOR REFERENCE



City Of Bloomington
Housing and Neighborhood Development

RENTAL INSPECTION INFORMATION

JUL 13 2018

May, Scott G.
701 E. Summitview Place
Bloomington, IN 47401

RE: 3100 E Braeside 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 **SEP 11 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. 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: Legacy Group; 3112 E. Braeside Drive, Bloomington, IN 47408

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

City Hall

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

47

Owner

May, Scott G.
701 E. Summitview Place
Bloomington, IN 47401

Agent

Legacy Group
3112 E. Braeside Drive
Bloomington, IN 47408

Prop. Location: 3100 E Braeside DR

Number of Units/Structures: 140/15

Units/Bedrooms/Max # of Occupants: Bld 1: Bld 1: 6/2/5, Bld 2: 8/2/5 4/1/5, Bld 3: 8/2/5 4/1/5, Bld 4: 8/1/5, Bld 5: 8/2/5 4/1/5, Bld 6: 8/1/5, Bld 7: 6/2/5, Bld 8: 16/1/5, Bld 9: 8/2/5 4/1/5, Bld 10: 6/2/5, Bld 11: 8/2/5, Bld 12: 8/3/5, Bld 13: 6/2/5, Bld 14: 8/1/5, Bld 15: 8/1/5 4/2/5

Date Inspected: 06/25/2018
Primary Heat Source: Gas
Property Zoning: RH
Number of Stories: 2

Inspector: Swinney/Liford/Wills
Foundation Type: Slab
Attic Access: Yes
Accessory Structure: None

The Monroe County Assessor's records indicate that this structure was built in 1983.
Minimum egress requirements for a multi-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.

Egress window measurements for complex are as follows:

Townhouses

Existing Egress Window Measurements: Slider: Const. Yr. - 1983

Height: 44 inches
Width: 33.5inches
Sill Height: 36 inches
Openable Area: 10.24 sq. ft.

Existing Egress Window Measurements: Slider: Const. Yr. - 1983

Height: 45 inches
Width: 33 inches
Sill Height: 36 inches
Openable Area: 10.31 sq. ft.

Flats

Existing Egress Window Measurements: Slider: Const. Yr. - 1983

Height: 57 inches
Width: 22 inches
Sill Height: 24 inches
Openable Area: 8.71 sq. ft.

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

INTERIOR

Building 1

3100

½ Bath

Properly secure the loose faucet so that it functions as intended. BMC 16.04.0620(c)

Dining Room

Repair/replace the broken handle for the sliding glass door. BMC 16.04.060(a)

Upstairs

Master 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.

3102

½ Bath

Secure loose electrical receptacle. BMC 16.04.060(b)

Upstairs

Bathroom

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

3104

No violations noted.

3106

No violations noted.

3108

½ Bath

Properly repair/replace the outlet so that it functions as intended. (sunken into wall) BMC 16.04.060(b)

Living Room

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

3110

No violations noted.

Building 2

3114

Living Room

Properly repair the threshold for the entry door. BMC 16.04.060(a)

Kitchen

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

Hallway

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

Left Bedroom

Properly repair/ replace the broken window frame so that it functions as intended. BMC 16.04.060(b)

3116

Entry

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

Left Bedroom

Repair the broken window. BMC 16.04.060(a)

Back Bedrooms

Properly repair the damaged window sill. (chewed by dog) BMC 16.04.060(a)

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

3118

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)

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)

Repair the range burners to function as intended. BMC 16.04.060(c)

Hall Closet

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

Back Bedroom

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

3120

Deck

Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet of combustible construction.

Exceptions:

1. One & Two family dwellings
2. Where the buildings & decks are protected by an automatic sprinkler system

LP gas burners shall not be located on combustible balconies or within 10 feet of combustible construction.

Exception:

1. One and two family dwellings.

2. Where buildings, balconies, and decks are protected by an automatic sprinkler system.

Charcoal grills may be stored in these locations. Gas grills may be stored in these locations without the propane tank attached. (Propane tanks shall not be stored in the living space, garage or storage shed).

BMC 16.04.020(a)(3), Indiana Fire Code Sec. 308.3.1 & Sec. 308.3.1.1

Kitchen

Properly replace broken outlet. BMC 16.04.060(b)

Bathroom

Properly replace broken outlet. BMC 16.04.060(b)

3122

Kitchen

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

3124

Bathroom

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

Bedroom

Properly repair/ replace the broken /deteriorated window frame. BMC 16.04.060(a)

Repair/ replace the deteriorate window sill. (water damage) BMC 16.04.060(a)

3126

Kitchen

Properly replace broken outlet. BMC 16.04.060(b)

3128

Kitchen

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

Repair the range burners to function as intended. BMC 16.04.060(c)

Replace the missing knob for the stove. BMC 16.04.060(c)

Hallway

Repair the electrical panel box so that it functions as intended. There is currently a short leading to the electricity in the kitchen area. BMC 16.04.060(b)

Back Bedroom

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

Utility Closet

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

3130

Back Bedroom

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

3132

Back 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

3134

Balcony

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

Left Bathroom

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

Building 3

3136

Finish the installation of all carpet. BMC 16.04.060(a)

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)

Bathroom

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

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)

Left Bedroom

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

3138

Properly repair, then clean and surface coat damaged or stained ceiling area. (above the sliding glass door) BMC 16.04.060(a)

Left Bedroom

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

3140

Balcony

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

3142

Left Bedroom

Repair the damaged entry door frame. BMC 16.04.060(a)

Replace the missing striker plate. BMC 16.04.060(a)

3144

No violations noted.

3146

Bathroom

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

3148

Kitchen

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

3150

No violations noted.

3152

Living Room

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

Hallway

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

Right Bedroom

Properly repair the broken window frame so that it functions as intended. BMC 16.04.060(a)

Bathroom

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

Left Bedroom

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

3154

Kitchen

Repair the range burners to function as intended. BMC 16.04.060(c)

3156

No violations noted.

3158

Living Room

Properly repair/replace the broken handle for the sliding glass door so that it functions as intended. BMC 16.04.060(b)

Properly secure the threshold at the exterior of the sliding glass door. BMC 16.04.060(b)

Building 4

3160

Living Room

Properly repair/replace the locking mechanism for the sliding glass door. BMC 16.04.060(b)

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

3162

Kitchen

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

Living Room

Replace the missing handle for the sliding glass door so that it functions as intended. BMC 16.04.060(b)

3164

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©

Upstairs

Left Bedroom

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

3166

Repair the storm door so that it functions as intended. (arm broken) BMC 16.04.060(a)

Upstairs

Back Bedroom

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

Replace damaged or torn window screen. BMC 16.04.060(a)

Hallway

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

3168

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.

3170

Kitchen

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

Dining Room

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

3172

Kitchen

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

3174

Living Room

Replace damaged or torn sliding door screen(s). BMC 16.04.060(a)

Building 5

3176, 3178

No violations noted.

3180

Living Room

Properly repair/replace the locking mechanism for the front entry door so that it functions as intended. BMC 16.04.060(b)

3182

Bathroom

Replace all damaged or missing floor tiles. BMC 16.04.060(a)

Kitchen

Properly repair/replace the loose faucet so that it functions as intended. BMC 16.04.060(c)
Clean and service the stove exhaust fan so that it functions as intended. BMC 16.04.060(c)

Replace broken/missing light switch cover plate.(adjacent to the stove) BMC 16.04.060(b)

Building 5

3192

Hallway

Repair the light fixture to function as intended. BMC 16.04.060(c)

3194

Right Bedroom

Determine the source of the water leak and replace water damaged sill. BMC 16.04.060(a)

3196

No violations noted.

3198

Kitchen

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

3184

No violations noted.

3186

Hallway

Repair the light fixture to function as intended. BMC 16.04.060(c)

3188

Mechanical 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)

Entry

Repair the light fixture to function as intended. BMC 16.04.060(c)

3190

No violations noted.

Building 6

3224, 3226

No violations noted.

3228

Deck

Repair/replace deteriorated deck boards. BMC 16.04.050(a)

3230, 3216

No violations noted.

3218

Hallway

Repair the light fixture to function as intended. BMC 16.04.060(c)

3220, 3222

No violations noted.

Building 7

3232

Dining Room

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

3234

Kitchen

Repair the range burners on the right side to function as intended. BMC 16.04.060(c)

3236

No violations noted.

3238

Kitchen

Repair the range burners on the right side to function as intended. BMC 16.04.060(c)

Living Room

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

Upstairs

Bathroom

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

3240

Upstairs

Bathroom

Repair/replace the damaged sink it is cracked at drain. BMC 16.04.060(a)

3242

Kitchen

Repair the range hood light fixture to function as intended. BMC 16.04.060(c)

Building 8

3268

Kitchen

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

3270

No violations noted.

Kitchen

Repair the light fixture to function as intended. BMC 16.04.060(c)

3272, 3274, 3260

No violations noted.

Common Hall

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

3262

Kitchen

Repair the range burners to function as intended. BMC 16.04.060(c)

3264, 3266

No violations noted.

3252

Kitchen

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

Living Room

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

Bathroom

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

3254

No violations noted.

3256

Mechanical Closet

Repair/replace the damaged door. BMC 16.04.060(a)

Loft

Sleeping in this area is not permitted. Please remove the bed. BMC 16.04.060(b)

3258

Loft

Sleeping in this area is not permitted. Please remove the bed. BMC 16.04.060(b)

3244

Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

3246

Bedroom

Replaced the missing door for the breaker box. BMC 16.04.060(b)

3248

Kitchen

Repair the range hood light fixture to function as intended. BMC 16.04.060(c)

Bathroom

Repair the faucet to be secure. BMC 16.04.060(c)

Replace the rusted pitted sink. BMC 16.04.060(a)

3250

Kitchen

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

Repair the sink light fixture to function as intended. BMC 16.04.060(c)

Building 9

3292

Kitchen

Repair the sink light fixture to function as intended. BMC 16.04.060(c)

2nd Bathroom

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

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

3294

No violations noted.

3296

Kitchen

Repair the sink light fixture to function as intended. BMC 16.04.060(c)

Bedroom 1

Determine the source of the water leak and replace water damaged sill. BMC 16.04.060(a)

3298

Mechanical 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)

3284

Kitchen

Repair the light fixture to function as intended. BMC 16.04.060(b)

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

3286

No violations noted.

3288

Loft

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

3290

Kitchen

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

Repair the range hood light fixture to function as intended. BMC 16.04.060(c)

3276

No violations noted.

3278

Kitchen

Repair the light fixture to function as intended. BMC 16.04.060(c)

Bedroom 1

Determine the source of the water leak and replace water damaged sill. BMC 16.04.060(a)

3280

Kitchen

Repair the range burner on the back right side to function as intended. BMC 16.04.060(c)

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

Bathroom 1

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

3282

Kitchen

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

Bathroom 1

Replace/repair water damaged vanity. BMC 16.04.060(a)

Restore water to the fixtures in this room. BMC 16.04.060(c)

Bathroom 2

Replace/repair water damaged vanity. BMC 16.04.060(a)

Restore water to the fixtures in this room. BMC 16.04.060(c)

Hallway

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

Building 10

3251

Kitchen

Repair the range hood light fixture to function as intended. BMC 16.04.060(c)

Dining Room

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

3253

No violations noted.

3255

1/2 Bath

Reattach cove base. BMC 16.04.060(a)

Dining Room

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

Upstairs

Hallway

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

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

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

3257

Kitchen

Repair the faucet to be secure. BMC 16.04.060(c)

3259

Upstairs

Bathroom

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

3261

No violations noted.

BUILDING 11

3217

Bathroom

Secure loose electrical receptacle. BMC 16.04.060(b)

3219

Bathroom

Secure loose electrical receptacle. BMC 16.04.060(b)

3221

No violations noted.

3223

Left Bedroom

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

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

Bathroom

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

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

3227

Hallway

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

Living Room

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

3229

Bathroom

Secure loose electrical receptacle. BMC 16.04.060(b)

3231, 3225

No violations noted.

BUILDING 12

3201

No violations noted.

3203

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

3205

Living Room

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

Dining Room

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

Upstairs

Bathroom

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

3207

Dining Room

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

Upstairs

Front Left Bedroom

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

Back Bedroom

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

Bathroom

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

3209

Kitchen

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

Repair the range burners to function as intended. BMC 16.04.060(c)

Bathroom

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

Upstairs

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

Front Left Bedroom

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

Bathroom

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

Back Bedroom

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

3211

Entry

Replace the damaged and missing door casing. BMC 16.04.060(a)

Living Room

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

Upstairs

Bathroom

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

Secure toilet to its mountings. BMC 16.04.060(c)

Hallway

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

3213

No violations noted.

3215

Kitchen

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

Seal the top of the backsplash to prevent water infiltration. BMC 16.04.060(a)

Upstairs

Stairway

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

Hallway

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

Bathroom

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

Back Bedroom

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

BUILDING 13

3165

No violations noted.

3167

Entry

Repair the storm door to open and close as intended. BMC 16.04.060(a)

Kitchen

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

Dining area

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

Upstairs

Back Bedroom

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

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

Front Bedroom

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

3169

Furnace Closet

Replace the missing access panel to the Hot water heater. BMC 16.04.060(c)

Upstairs

Front Bedroom

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

3171

Upstairs

Front Bedroom

Repair/replace the damaged door. BMC 16.04.060(a)

3173

Entry

Replace the missing protective cover for the exterior light fixture. BMC 16.04.050(a)

Bathroom

Fix the loose or missing base cove. BMC 16.04.060(a)

3175

Dining Room

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

Upstairs

Hallway

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

Front Bedroom

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

Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

BUILDING 14

3135, 3137

No violations noted.

3139

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

3141, 3143

No violations noted.

3145

Bathroom

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

3147

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)

Bathroom

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

Secure toilet to its mountings. BMC 16.04.060(c)

Bedroom

Repair the damaged wood around the window sill. BMC 16.04.060(a)

3149

No violations noted.

BUILDING 15

3111, 3133

No violations noted.

3113

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

3115

Kitchen

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)

Living Room

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

Bathroom

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

3117

Furnace Closet

Install a temperature/pressure relief (TPR) valve discharge tube on the water heater.

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)

3119

Dining Room

Provide electrical power from the light switch to the light/ceiling fan so that it functions as intended. BMC 16.04.060(c)

Bathroom

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

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

Left Bedroom

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

Right Bedroom

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

3121

Living Room

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

Bathroom

Secure loose electrical receptacle. BMC 16.04.060(b)

Right Bedroom

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

3123

Entry

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

Kitchen

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

Right Bedroom

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

3125

Kitchen

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

Replace the damaged/missing shelving under the kitchen sink. BMC 16.04.060(a)

Left Bedroom

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

Repair the damaged and rotten wood for the interior window sill. BMC 16.04.060(a)

3127

Bathroom

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

3129

Furnace closet

Replace the missing access panel to the Hot water heater. BMC 16.04.060(c)

Living Room

Repair the sliding door to lock and function as intended. BMC 16.04.060(b)

3131

Kitchen

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

EXTERIOR

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

Label the main electrical shutoff to the unit. BMC 16.04.020 IEC 230.70(b)

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

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)	

Fireplace Inspection Documentation

Show documentation that the fireplaces has been inspected within the last twelve months, and that they are safe for use, or permanently and visibly seal the fireplaces to prevent use. Service and inspection shall include the firebox, damper, chimney and/or flue. Cleaning by a professional service is highly recommended. BMC 16.01.060(f)

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: 20 March 2019

Petition Type: An extension of time to complete repairs

Petition Number: 19-TV-09 (Old Business)

Address: 323-455 S Westplex Ave

Petitioner: Tailwind Bloomington LLC

Inspector: Michael Arnold, Jo Stong, Dee Wills

Staff Report:

10 April 2018	New Cycle Scheduled
29 June 2018	Cycle Recheduled
28 July 2018	Cycle Inspection (partial)
06 August 2018	Sent Report
10 September 2018	Schedule Reinspection
13 September 2018	Cycle Inspection (partial)
21 September 2018	Rescheduled Reinspection
01 October 2018	Mailed Report
29 October 2018	Reinspection
08 November 2018	Scheduled Cycle final 48 units
11 December 2018	Cycle Inspection final 48 units/Reinspection for initial cycle inspections
12 December 2018	Remaining Violations Report for first two cycle inspections
16 January 2019	Received Extension of Time Application
24 January 2019	Agent scheduled reinspection
15 February 2019	Reinspection
20 February 2019	BHQA meeting; item tabled

The initial inspection was conducted on 28 July 2018 for 72 units. On 13 September 2018 a cycle inspection was conducted for 19 units. On 30 October 2018 a reinspection was completed. On 11 December 2018 the remaining units had a cycle inspection and outstanding issues from the earlier inspections were reinspected. No reinspection has been completed for the Cycle from 11 December 2018. No documentation has been received indicating the elevators are approved for use. The petitioner is experiencing problems with the elevator company

providing labor for the installation. At the time of the meeting one elevator should be operational, a second one being installed and the third elevator to be installed next.

Staff Recommendation: Grant the extension of time

Conditions: Provide documentation the elevators have been approved for use.

Compliance Deadline: June 10, 2019

Attachments: Application, Remaining Violations Report



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

RECEIVED
JAN 1 2019

BY: [Signature]

Property Address: 1521 Isaac Dr

Petitioner's Name: Tailwind Bloomington, LLC

Address: 1521 Isaac Dr

City: Bloomington

State: Indiana

Zip Code: 47404

Phone Number: 8122709820

E-mail Address: info@ethosbloomington.com

Owner's Name: Tailwind Bloomington, LLC

Address: 530 S Front St, Ste #100

City: Mankato

State: Minnesota

Zip Code: 56001

Phone Number: 5073221200

E-mail Address: info@thetailwindgroup.com

Occupants:

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

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

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

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

Reminder:

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

(Will be assigned by BHQA)

Petition Number: 19-TV-09

DW, JS, MA

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

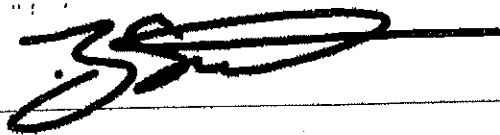
- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: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

A. We are requesting additional time to finish three elevators (two in Building 1, one in Building 3) at the Ethos Apartments complex. The reason the extension is needed is we still have not been able to make contact with the elevator contractor (Schindler) regarding the completion date or timeline. Tailwind Bloomington closed on this property on December 21st, 2018. Since then, we have been working to get updated on what items still need to be completed. The previous ownership group and construction company (Gilllatte) have been struggling to get in contact with Schindler regarding completion.

It is our goal to make contact with Schindler, sign a contract, and get the elevators finished as soon as possible. It is hard to guess on a timeline of how long the extension is needed, as right now, it's dependent on Schindler actually responding. Up to this point, they have ignored multiple phone calls and emails.

At a minimum, we would need the extension until 5/1.

Signature (Required):



Name (Print): Brandon Smith

Date: 1-9-2019

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**

REMAINING VIOLATION INSPECTION REPORT

DEC 12 2018

10784

Owner(s)

Patterson Pointe Ventures, Llc
Po Box 669
Bloomington, IN 47402

Agent

Tim Tichenor
7701 S. Zikes Rd
Bloomington, IN 47401

Prop. Location: 323 S Westplex AVE

Number of Units/Structures: 178/5

Units/Bedrooms/Max # of Occupants: Bld 1: Bld Bldg 1: 6/Eff/5 28/1/5 15/2/5 18/3/5 39/4/5, Bld Bldg 2:
10/2/5 8/3/5 9/4/5, Bld Bldg 3: 4/1/5 9/2/5 7/3/5, Bld Bldg 4: 8/2/5 4/3/5 6/4/5, Bld Bldg 5: 7/4/5

Date Inspected: 07/28/2018
Primary Heat Source: Electric
Property Zoning: PUD
Number of Stories: 1

Inspector: Stong/ Arnold/ Wills
Foundation Type: Other
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.

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

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

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

PHASE 1 & PHASE 3

BUILDING 3

General Violation:

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

OTHER REQUIREMENTS:

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

Required documentation

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

Required documentation

Provide documentation that the elevator has been tested and approved for use. BMC 16.01.060(f)

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: March 20, 2019

Petition Type: Relief from an administrative decision

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

Petition Number: 19-AA-10

Address: 2508 S. Rogers Street

Petitioner: Rob and Janas Westcott

Inspector: John Hewett

Staff Report: December 14, 2018 Drive-by, check occupancy. Not owner-occupied.
January 22, 2019 HAND received Appeal form and fee.

The property is owned by Rob and Janas Westcott. The property is intended for the exclusive use of their son, Justice Hoyt Westcott. They are requesting exemption from the rental process as long he occupies the property.

Staff recommendation: Grant the relief from administrative decision.

Conditions: This property shall not be considered a rental for as long as Rob and Janas Westcott retain ownership and Justice Hoyt Westcott remains the tenant. If additional, or other, tenants occupy this 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



**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
JAN 22 2019

BY:

Property Address: 2508 South Rogers, Bloomington, IN 47403

Petitioner's Name: Rob and Janas Westcott

Address: 1520 West Edinburgh Bend

City: Bloomington

State: Indiana



Zip Code: 47403

Phone Number: 8123255700

E-mail Address: robwestcott@comcast.net

Owner's Name: Rob and Janas Westcott

Address: 1520 West Edinburgh Bend

City: Bloomington

State: Indiana



Zip Code: 47403

Phone Number: 8123255700

E-mail Address: robwestcott@comcast.net

Occupants: Justice Hoyt Westcott is the sole occupant. There is no intention of renting to other parties.

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:

AA

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



Reminder:

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

(Will be assigned by BHQA)

Petition Number: **19-AA-10**

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.

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

** code reference number being appealed: 16.02.020 Residential Rental Unit

The property at 2508 South Rogers is owned by myself and my wife - Rob and Janas Westcott. We purchased the home in June 2017 not as a rental property, but instead for the express purpose of providing our son - Justice Hoyt Westcott - with a small home to live in near his place of employment (Lucky's Market) at a low cost as opposed to the string of sub-standard apartments that he had been living in over the previous few years.

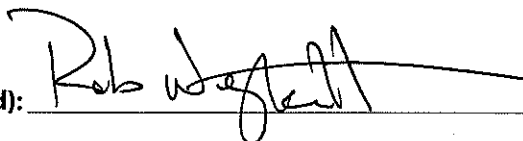
Given that our son was 22 at the time and without a record of credit, we financed the home ourselves at IU Credit Union at a very low rate of interest that will remain low for a period of 7 years. After the 7 year period, it is our intention to simply transfer ownership to our son - to be his own investment - and he will then refinance the property via a more permanent mortgage arrangement.

While Justice is indeed contributing a monthly sum to us while he occupies the home, and we have an occupancy agreement that is certainly similar in nature to a lease, we do not consider him a renter and we have no intention of renting to other parties. In fact, our written agreement with our son prohibits other occupants in the home. The monthly sum that Justice contributes per month is equal to the monthly mortgage and a small pro-rated portion of the down-payment that was required at time of purchase.

At no time will we be renting the property, and at no time will a party other than our son be living at the property.

Thank you for your consideration in this matter.

Signature (Required):



Name (Print): Rob Westcott

Date:

1-17-2019

Important information regarding this application format:

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

Print Form



City of Bloomington
H.A.N.D.

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

Meeting Date: March 20, 2019

Petition Type: Relief from an administrative decision

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

Petition Number: 19-AA-11

Address: 1540 S. Arbor Ridge Court

Petitioner: Tracy Jones

Inspector: John Hewett

Staff Report: January 23, 2019 HAND received Appeal form and fee.

The property is owned by Tracy Jones. The property is intended for the exclusive use Tracy Jones' blood sister, Jennifer Henderson. They are requesting exemption from the rental process as long she occupies the property.

Staff recommendation: Grant the relief from administrative decision.

Conditions: This property shall not be considered a rental for as long as Tracy Jones retains ownership and Jennifer Henderson remains the tenant. If additional, or other, tenants occupy this 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



**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
JAN 21 2019

BY: [Signature]

Property Address: 1540 Arbor Ridge Ct, Bloomington, IN 47403

Petitioner's Name: Tracy Jones

Address: 551 Live Oak Ct.

City: Greer

State: South Carolina

Zip Code: 29651

Phone Number: 3178003359

E-mail Address: tracyjones9613@gmail.com

Owner's Name: Tracy Jones

Address: 551 Live Oak Ct.

City: Greer

State: South Carolina

Zip Code: 29651

Phone Number: 3178003359

E-mail Address: tracyjones9613@gmail.com

Occupants: Jennifer Henderson

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

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

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

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

Reminder:

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

(Will be assigned by BHQA)

Petition Number: 19-AA-11

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

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

Hello,

On October 26, 2018 I (Tracy Jones) acquired the property at 1540 Arbor Ridge Ct, Bloomington, IN. I would like to appeal the Title 16 Occupancy Permit requirement for this property. This property was acquire solely for the purpose of helping my blood sister (Jennifer Henderson). She is and will always be the sole occupant of this property. In the event that Jennifer would no long need to reside at this property, it will be sold as soon as possible.

Signature (Required):

Tracy Jones

Name (Print): Tracy Jones

Date:

1/14/19
~~2/28/07~~

Important information regarding this application format:

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

Print Form



City of Bloomington
H.A.N.D.

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

Meeting Date: March 20, 2019

Petition Type: An extension of time to complete exterior paint.

Petition Number: 19-TV-12

Address: 622 W 6th St.

Petitioner: Brian Bender

Inspector: Matt Swinney

Staff Report: December 28, 2017 Completed Cycle Inspection Report
January 23, 2019 BHQA App received

Owner has requested an extension of time to complete exterior paint. The owner has requested the extension until weather is suitable for painting.

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: April 30, 2019 to call and schedule the reinspection.

Attachments: Cycle 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**

RECEIVED
JAN 23 2015

BY:

Property Address: 622 west 6th st Bloomington, IN 47404

Petitioner's Name: Brian Bender

Address: 4302 Edenhurst Avenue

City: Los Angeles

State: California

Zip Code: 90039

Phone Number: (347) 439-1684

E-mail Address: bdbender@mac.com

Owner's Name: Brian Bender

Address: 4302 Edenhurst Avenue

City: Los Angeles

State: California

Zip Code: 90039

Phone Number: 347-439-1684

E-mail Address: bdbender@mac.com

Occupants: Sam Stephenson and Courtney Fitzpatrick

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: 119-TV-12

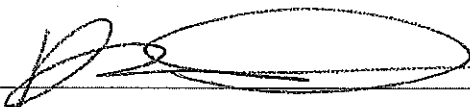
MS

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.

I am writing today to request an extension of time for the completion of exterior paint work at my house at 622 west 6th st. Though the extant window was very fair, I was unable to perform the repairs during the given window. The citation was primarily centered around peeling trim but my intention is to fully scrape and repaint the exterior. The unfortunate truth is that I am a small business owner and simply did not have the liquidity during the time frame to make the work happen and now that I do have the funding in place, the weather has precluded my ability to do so. Painting the exterior is one of the last bits of work that needs to happen on the property after some very negligent tenants left the house in uninhabitable shape. The previous tenants I had in this property broke the lease during the winter without informing me and so no one was in the house during a deep freeze. As a consequence, the heat was turned off without my knowledge and the pipes burst in the basement, incurring a five thousand dollar usage charge for the water that ran into the basement. (I am not current on CBU's utility rate but my understanding is that this was a massive amount of water and the damage to the property was commensurate.) In the previous two years, I have performed about \$40,000 of repairs and upgrades to this property as a consequence of my former tenants negligence including (but not limited to): fully repainting the interior, sanding and refinishing the floors throughout, bathroom repairs (new fixtures and flooring as well as re-tiling), new light fixtures, new carpet, new windows, new rear doors, a full course of asbestos, mold and lead abatement, necessary work with an arborist to remove a massive, dead maple tree, new cabinetry from local artisan Nancy Hiller, all-new kitchen appliances (fridge, stove, and dishwasher) as well as a new roof and new gutters for the whole house as well. This larger course of work is also intended to bring the property up to condition to be put on the market for sale after the current tenants vacate. So, all this is to say, if I could secure an extension from you perform the paint work after the weather in Bloomington warms back up a bit in the spring time, I will happily paint the entire exterior and finish any additional small details to put this property onto the market in the summer. Thank you very much for you.

Signature (Required):



Name (Print): Brian Bender

Date: 1/21/19

Important information regarding this application format:

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

Print Form



City Of Bloomington
Housing and Neighborhood Development

JAN 12 2018

RENTAL INSPECTION INFORMATION

Bender, Brian
5 Parkside Court, Apt 2
Brooklyn, NY 11226

RE: 622 W 6th 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 **MAR 13 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. 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: Patterson, Eric C.: 605 W. 4th Street, Bloomington, IN 47404

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

City Hall
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

7675

Owner

Bender, Brian
5 Parkside Court, Apt 2
Brooklyn, NY 11226

Agent

Patterson, Eric C.
605 W. 4th Street
Bloomington, IN 47404

Prop. Location: 622 W 6th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 12/28/2017
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 1

Inspector: Matt Swinney
Foundation Type: Basement
Attic Access: No
Accessory Structure: Shed

Monroe County records show this structure was built in 1900. There were no minimum emergency egress requirements at the time of construction.

INTERIOR

SW Room 15-4 x 13-4, SE Room 12-0 x 9-0, Family Room 12-10 x 12-3, Bathroom/Laundry Room
No violations noted

Living Room 15-3 x 11-0
Replace missing light switch cover plate. BMC 16.04.060(b)

NW Bedroom 14-0 x 12-0
Replace missing outlet cover plates. BMC 16.04.060(b)

Existing Egress Window Measurements:
Height: 26.5 inches
Width: 30.5 inches
Sill Height: 35.5 inches
Openable Area: 5.61 sq. ft.

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

North Bedroom 11-8 x 10-0

No violations noted.

Existing Egress Window Measurements:

Height: 22 inches

Width: 32 inches

Sill Height: 55 inches

Openable Area: 3.97 sq. ft.

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

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

BMC-16.04.400 (b)

East Bedroom 12-0 x 9-0

No violations noted.

Existing Egress Window Measurements:

Height: 27 inches

Width: 32 inches

Sill Height: 27 inches

Openable Area: 6.00 sq. ft.

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

Basement

No violations noted

Shed

No violations noted

EXTERIOR

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

OTHER REQUIREMENTS

Furnace Inspection Documentation

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

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)

Registration Form

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

Inventory Damage List

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement. **A completed copy of the Inventory & Damage List must be provided to the office 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 to Rescind Variance**

Meeting Date: March 20, 2019
Petition Type: Rescind a variance.
Petition Number: 19-RV-13
Address: 310 N. Jefferson Street
Petitioner: HAND
Inspector: Michael Arnold
Staff Report: January 11, 2019 Completed Cycle Report
February 06, 2019 Application for Appeal

This property was previously granted a variance to the basement access requirements of the Property Maintenance Code on 01/20/1982. The Residential Rental and Lodging Establishment Inspection Program does not include a basement access requirement and the Building Code in place at the time of construction did not address basement access; therefore the variance must be rescinded by the Board of Housing Quality Appeals. The structure was built in 1945.

Staff Recommendation: Rescind the variance.
Conditions: None
Attachments: None



City of Bloomington
H.A.N.D.

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

Meeting Date: March 20, 2019

Petition Type: An extension of time to complete repairs.

Petition Number: 19-TV-14

Address: 100 S Waldron St.

Petitioner: Jennifer Milner

Inspector: Matt Swinney

Staff Report: October 19, 2018 Completed Cycle Inspection Report
February 6, 2019 BHQA App received

Owner has requested an extension of time to complete the mold remediation. This unit has mold in the basement. They have decided that the extent of the mold requires remove and replacement of affected areas not just cleaning. The owner has requested an additional 2 weeks to complete the 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 the possibility of fines.

Compliance Deadline: March 27, 2019 to call and schedule the reinspection.

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



RECEIVED
FEB 06 2019

BY:

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

Property Address: 100 S. Waldron

Petitioner's Name: Jennifer Milner

Address: 306 1/2 S. Fairview St

City: Bloomington State: IN Zip Code: 47403

Phone Number: 812-323-1851 Email Address: laddrentals@att.net

Property Owner's Name: Norman Ladd

Address: 306 1/2 S. Fairview St

City: Bloomington State: IN Zip Code: 47403

Phone Number: 812-323-1851 Email Address: laddrentals@att.net

Occupants: Mary Spohn

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 19-TV-14

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.

The mold issue in basement requires a tear out not just a cleaning as we had thought at first.

We are requesting 2 weeks for an extension.

Signature (required):

Jennifer Milner

Name (please print):

Jennifer Milner

Date:

2-6-19

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

NOV 01 2018

Norman A. Ladd
306 1/2 S Fairview St
Bloomington, IN 47403

RE: 100 S Waldron 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 **DEC 31 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. 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: Simon N. Ladd: 306 1/2 S. Fairview Street, Bloomington, IN 47403

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

City Hall

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

7492

Owner

Norman A. Ladd
306 1/2 S Fairview St
Bloomington, IN 47403

Agent

Simon N. Ladd
306 1/2 S. Fairview Street
Bloomington, IN 47403

Prop. Location: 100 S Waldron ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/1/3

Date Inspected: 10/19/2018
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 2

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

Monroe County Assessor's records indicate this structure was built in 1900. There were no requirements for emergency egress at the time of construction.

INTERIOR

Living Room 13.6 x15.8, Dining Room 13.6 x11.3, Study/ Bedroom 7.6 x9.1, Bathroom
No violations noted.

Kitchen 10.7 x9.2
Replace the missing protective cover for the light fixture. BMC 16.04.060(c)

Upstairs
Fix wall and ceiling by bedroom door and above stairs. BMC 16.04.060(a)

Walk-in Closet 11.11 x10.4
No violations noted.

Bedroom 13 x13.1 (Room to the right)
Repair the surface of the ceiling and walls by the door to be free of holes, cracks, peeling paint and sagging materials. BMC 16.04.060(a)

Existing Egress Window Measurements:

Height: 20.50 inches

Width: 24.50 inches

Sill Height: 14 inches

Openable Area: 3.48 inches

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

Basement

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

Terminate electrical wiring in an approved manner such as an electrical junction box. BMC 16.04.060(b)

Fuel fired furnace and water heater vent connectors/flue piping shall be installed without dips or sags and shall slope upward toward the vent or chimney at least ¼ inch per foot. Replace or reconfigure the existing vent connectors/flue piping in a manner that meets the above mentioned criteria. BMC 16.04.060(c)

Eliminate the mold/mildew growth in the small rooms along the east side of the house. BMC 16.04.060(a)

EXTERIOR

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

Secure window for back enclosed porch. 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)

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: March 20, 2019

Petition Type: An extension of time to complete repairs

Petition Number: 19-TV-15

Address: 701 N. Maple/800-812 W. 11th Street

Petitioner: Michael Kee

Inspector: Jo Stong

Staff Report: December 6, 2018: Conducted cycle inspection
December 13, 2018: Mailed cycle report
February 8, 2019: Received appeal

During a cycle inspection on the above property violations of the Residential Rental Unit and Lodging Establishment Inspection Program were noted. The petitioner is requesting an extension of time of 30 days to complete repairs, citing injury and weather as cause for delay in repairs.

Staff recommendation: Grant the extension of time.

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

Compliance Deadline: April 3, 2019 for all life-safety violations
April 30, 2019 for all other violations

Attachments: Cycle report with life-safety violations highlighted, appeal

Handwritten signature/initials



Application for Appeal
To The **RECEIVED**
Board of Housing Quality Appeals FEB 08 2019
P.O. Box 100
Bloomington, IN 47402
812-349-3420 BY:
hand@bloomington.in.gov

Property Address: 701 N. Maple St. Bloomington, IN
Petitioner's Name: Michael Kee 47404

Address: 808 W. 11th St.

City: Bloomington State: IN Zip Code: 47404

Phone Number: 812-679-9131 Email Address: _____

Property Owner's Name: Richard Wells

Address: 703 S. Park Ave

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812-320-2987 Email Address: Best Rents RDW@yahoo.com

Occupants: _____

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

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

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 19-TV-15

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.

Building has 7 units that all fell under the 60 days during which time I had an accident and broke 2 ribs and threw my back out which inabled me to work for a few weeks. Exterior has been very difficult due to sub zero weather or rain also. ~~I~~ would like additional 30 days to complete repairs for re-inspection. We've had several large emergencies due to weather also that have kept me from being able to work on HAND list.

Thank you,

Michael Kee

Signature (required):

Michael Kee

Name (please print):

Michael Kee

Date:

2/8/2019

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

Richard D. Wells
703 S Park Ave
Bloomington, IN 47401

RE: 812 W 11th 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 February 11, 2019 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. 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,
Cc: Michael W. Kee, 808 W. 11th St., Bloomington, IN 47404



City Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

672

Owner

Richard D. Wells
703 S Park Ave
Bloomington, IN 47401

Agent

Michael W. Kee
808 W. 11th Street
Bloomington, IN 47404

Prop. Location: 812 W 11th ST

Number of Units/Structures: 7/1

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

Date Inspected: 12/06/2018

Primary Heat Source: Gas

Property Zoning: RC

Number of Stories: 2

Inspector: Jo Stong

Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

Monroe County Assessor's records indicate that this structure was built in 1980. The Indiana Department of Homeland Security Fire Prevention and Building Safety Commission has stated that per Indiana General Assembly, under SECTION 130(b) of Public Law 8-1984, the Indiana Administrative Building Council rules could no longer be enforced after July 1, 1986. The applicability of this Code is under review. Upon completion of review this issue may be re-visited on subsequent Cycle Inspection Reports. For this reason, there are no egress requirements for this structure at this time.

INTERIOR:

Room dimensions are in the file and are not included in this report.

701 N. Maple

Entry:

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

Properly repair the light in the entryway to function as intended. BMC 16.04.060(b)

Sink Room:

No violations noted.

North Toilet/Shower Room:

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

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

City Hall

Email: hand@bloomington.in.gov
Neighborhood Division (812) 349-3421

401 N Morton St

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

Bloomington, IN 47404

Rental Inspection (812) 349-3420
Fax (812) 349-3582

South Toilet/Shower Room:

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

Northwest Bedroom:

Replace the broken window pane (north window, lower sash). BMC 16.04.060(a)

Existing Egress Window Measurements (double-hung):

Height: 16 inches

Width: 32 inches

Sill Height: 41 inches

Openable Area: 3.56 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. **Replacement window in old portion of building.**

Loft Area:

This area is not approved for sleeping. A ladder from the floor of the bedroom leads to the area which has no windows. Remove the bedding from the loft. BMC 16.04.060(b)

Living Room:

No violations noted.

Kitchen:

Repair the ceiling light to function as intended. BMC 16.04.060(c)

Replace the missing cabinet front under the sink. BMC 16.04.060(a)

Replace the missing protective cover for the exhaust fan over the west counter. BMC 16.04.060(c)

Hall:

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

Northeast Bedroom:

Repair the south window to stay up. 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 (double-hung):

Height: 25 inches

Width: 29.5 inches

Sill Height: 25 inches

Openable Area: 5.12 sq. ft.

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

Southeast Bedroom (music room):

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

Replace the deteriorated glazing compound on the windows. BMC 16.04.050(a)

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

Existing Egress Window Measurements (double-hung):

Height: 22 inches

Width: 25 inches

Sill Height: 23 inches

Openable Area: 3.82 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements. **Replacement window in old part of building.**

Southwest Bedroom:

There is an air conditioner in the egress window. Window not measured at inspection. **Window will be measured at the reinspection.**

Closet:

No violations noted.

800 W. 11th

Entry:

Replace the broken entry door frame. BMC 16.04.060(b)

Living Room:

No violations noted.

Dining Room/Kitchen:

Install a grease screen over the fan in the range hood vent. BMC 16.04.060(c)

Northwest Bedroom:

Repair the window to function as intended, or replace the window (lower sash missing). BMC 16.04.060(b)

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

Old Fruit Cellar:

No violations noted.

Hall:

No violations noted.

Bath:

Provide power to the GFCI outlet in the closet, or properly terminate and cover it. BMC 16.04.060(b)

Repair the leak in the hot water side of the sink faucet. BMC 16.04.060(c)

Properly secure the loose switches and outlets. BMC 16.04.060(b)

Southwest Bedroom:

No violations noted.

Existing Egress Window Measurements (double-hung):

Height: 23 inches

Width: 33 inches

Sill Height: 27 inches

Openable Area: 5.27 sq. ft.

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

Southeast Bedroom:

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

Note: Egress window measurements are the same as in the southwest bedroom.

808 W. 11th

Entry:

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

Living Room, Dining Room, Kitchen, Bath:

No violations noted.

Southwest Bedroom:

No violations noted.

Existing Egress Window Measurements (sliding):

Height: 41 inches

Width: 28.5 inches

Sill Height: 37 inches

Openable Area: 8.11 sq. ft.

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

SECOND FLOOR

Southeast Bedroom:

No violations noted.

Note: Egress window measurements are the same as in the southwest bedroom.

East Bath:

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

Deck:

No violations noted.

Northeast Bedroom, Northwest Bedroom:

No violations noted.

Note: These sleeping rooms each have a door leading directly to the exterior for emergency egress.

West Bath, Southwest Bedroom:

No violations noted.

Note: Egress window measurements are the same as in the southwest bedroom.

810 #1

Entry Hall:

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

Southeast Bedroom:

No violations noted.

Existing Egress Window Measurements (sliding):

Height: 41 inches

Width: 28.5 inches

Sill Height: 37 inches

Openable Area: 8.11 sq. ft.

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

Living Room:

No violations noted.

Kitchen:

Replace the missing protective cover for the light fixture on the range hood vent. BMC 16.04.060(c)

Toilet/Shower Room:

Properly seal the entire perimeter of the shower including the floor. BMC 16.04.060(a)

Replace the deteriorated baseboard on the north wall to the right of the door. BMC 16.04.060(a)

Southwest Bedroom:

No violations noted.

Note: Egress window measurements are the same as in the southeast bedroom.

GARAGE (storage for owner)

No violations noted.

810 #2

North Bedroom:

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

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

Bath:

Properly seal the base of the shower where it meets the floor. BMC 16.04.060(a)

Hall:

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

Kitchen/Dining/Living Room:

No violations noted.

810 #3

Living/Bedroom:

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

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

Kitchen, Bath:

No violations noted.

812 #2

Northeast Bedroom:

No violations noted.

Existing Egress Window Measurements (sliding):

Height: 41 inches

Width: 28.5 inches

Sill Height: 37 inches

Openable Area: 8.11 sq. ft.

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

Hall:

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

Northwest Bedroom:

Install cover plates on the old phone wires on the north and south walls. BMC 16.04.060(a)

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

Note: Egress window measurements are the same as in the northeast bedroom.

Bath:

Secure toilet to its mountings. BMC 16.04.060(c)

Properly seal the entire perimeter of the shower including the floor. BMC 16.04.060(a)

Living Room/Kitchen:

No violations noted.

EXTERIOR:

Replace the missing downspout on the northwest corner. BMC 16.04.050(a)

Replace the deck board with the large hole between 812 #2 and 810 #2. BMC 16.04.050(a)

Properly repair the loose bottom stair near 812 #2. BMC 16.04.050(b)

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

Repair or replace all loose, deteriorated and missing fascia board. BMC 16.04.050(a)

Repair the holes in the soffit on the south side. BMC 16.04.050(a)

Repair or properly seal the hole on the wall of the south side near the west end in a workmanlike manner. BMC 16.04.050(a)

OTHER REQUIREMENTS:

Registration Form

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

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: March 20th, 2019

Petition Type: An extension of time to for exterior paint.

Petition Number: 19-TV-16

Address: 211 East 2nd Street.

Petitioner: GMS-pavillion Properties.

Inspector: Kenny Liford

Staff Report: February 13th, 2018 Completed Cycle Inspection Report
December 10th, 2018 Exterior reminder sent.
February 11th, 2019 BHQA application received

Owner has requested an extension of time to complete exterior painting.

Staff recommendation: Grant the request.

Conditions: Have all exterior painting completed and a re-inspection scheduled by the deadline listed below.

Compliance Deadline: May 10th, 2019 To call and schedule re-inspection/drive by for the exterior paint.

Attachments: Cycle report, BHQA Appeal



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

Property Address: 211 E 2nd Street

Petitioner's Name: GMS-Pavilion Properties, LLC

Address: 112 E 3rd Street

City: Bloomington

State: Indiana

Zip Code: 47401

Phone Number: (812) 333-2332

E-mail Address: info@pavprop.com

Owner's Name: GMS-Pavilion Properties

Address: 112 E 3rd Street

City: Bloomington

State: Indiana

Zip Code: 47401

Phone Number: 812-333-2332

E-mail Address: info@pavprop.com

Occupants: Currently Vacant

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: 19-TV-16

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

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

A. Requesting an extension of time to complete the remaining exterior scraping and painting. Due the cold temperatures and wet weather we have not had enough days in a row with temperatures high enough and dry enough to allow for paint to adhere properly. We are working diligently to be in full compliance. We are working with a paint contractor to perform the work to ensure proper application.

Signature (Required):

Alex Lege - Property Manager

Name (Print):

Alex Lege

Date:

2/6/19

Important information regarding this application format:

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

Print Form



City Of Bloomington
Housing and Neighborhood Development

RENTAL INSPECTION INFORMATION

FEB 23 2018

Gms Enterprises
 112 E. 3rd St.
 Bloomington, IN 47401

RE: 211 E 2nd 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 **APR 24 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. 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: Mark A. Hoffman: 112 E. 3rd St., Bloomington, IN 47401



**City Of Bloomington
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

1157

Owner(s)

Gms Enterprises
112 E. 3rd St.
Bloomington, IN 47401

Agent

Mark A. Hoffman
112 E. 3rd St.
Bloomington, IN 47401

Prop. Location: 211 E 2nd ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/5/5

Date Inspected: 02/08/2018
Primary Heat Source: Electric
Property Zoning: RM
Number of Stories: 2

Inspector: Kenny Liford
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: None

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

INTERIOR

Main Level

Enclosed Front porch, Living Room (14-7x13-1), Dining Room (11-8x11-7), Kitchen, South Bathroom, SW Bedroom (13-4x11-8), North Bedroom/Bath (14-3x11-1)
No violations noted.

Existing Egress:

Height: 26.5 inches
Width: 33 inches
Sill Height: 23 inches
Openable Area: 6.07 sq. ft.

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

Main Level (Continued)**SE Bedroom (13-4x12-8)**

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

Existing Egress:**Height: 66.5 inches****Width: 33 inches****Sill Height: 23 inches****Openable Area: 15.23 sq. ft.**

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

Upstairs**Loft Area**

Secure all loose electrical receptacles. BMC 16.04.060(b)

Repair the wall or replace the trim around the closet door. BMC 16.04.060(a)

NW Bedroom (17x9-4)

Repair the loose/broken electrical receptacle. BMC 16.04.060(b)

Existing Egress:**Height: 26.5 inches****Width: 33 inches****Sill Height: 23 inches****Openable Area: 6.07 sq. ft.**

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

NE Bedroom/Bath (16-9x9-6): Same window as above.

No violations noted.

EXTERIOR

Straighten the front steps to remove gap and eliminate the trip hazard. BMC 16.04.050(b)

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

OTHER REQUIREMENTS**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

C 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 to Rescind Variance**

Meeting Date: March 20, 2019
Petition Type: Rescind a variance.
Petition Number: 19-RV-17
Address: 218 E. 19th Street
Petitioner: HAND
Inspector: Matthew Swinney
Staff Report: October 10, 2018 Completed Cycle Report
January 9, 2019 Remaining Violation Report
February 12, 2019 Application for Appeal

This property was granted, on June 11, 1998, a variance to the minimum ceiling height requirement in the second floor east and west bedrooms with the condition that no ceiling mounted fixtures shall be installed which are less than 6'4" from the floor. 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 did not address minimum ceiling height; therefore the variance must be rescinded by the Board of Housing Quality Appeals. Monroe County Assessor's records indicate this structure was built in 1940.

Staff Recommendation: Rescind the variance.
Conditions: None
Attachments: None



City of Bloomington
H.A.N.D.

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

Meeting Date: March 20, 2019

Petition Type: An extension of time to complete repairs.

Petition Number: 19-TV-18

Address: 1530 W. Arlington Rd.

Petitioner: Mike Byers

Inspector: Norman Mosier

Staff Report: November 29, 2018 – Conducted Cycle Inspection
February 13, 2019 – Sent Remaining Violations Report and
Received March BHQA Appeal

The petitioner is requesting an extension of time to complete the repairs due to illness.

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: March 30, 2019 – For all life-safety violations.
May 20, 2019 – For all other violations

Attachments: Cycle Report, Remaining Violations Report, BHQA Appeal, Petitioner's Letter



RECEIVED
FEB 13 2019

BY:

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

Property Address: 1530 W. Arlington Road
Petitioner's Name: Mike Beyers
Address: 1516 West Arlington Road
City: Bloomington State: IN Zip Code: 47404
Phone Number: 812-369-8371 Email Address: M.P. Beyers@yahoo.com
Property Owner's Name: Mike Beyers
Address: 1516 West Arlington Road
City: Bloomington State: IN Zip Code: 47404
Phone Number: 812-369-8371 Email Address: M.P. Beyers@yahoo.com
Occupants: 2

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 19-TV-18

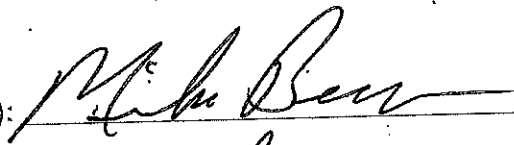
SEE REVERSE

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.

Health problems Lupus Flair up

Signature (required):



Name (please print):

Mike Beyers

Date:

2/13/2018

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
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

7489

Owner(s)

Michael P. Beyers
1516 Arlington Road
Bloomington, IN 47404

Prop. Location: 1530 W Arlington RD
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/1/3

Date Inspected: 11/29/2018
Primary Heat Source: Gas
Property Zoning: RS
Number of Stories: 1

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

Monroe County Assessor's records indicate this structure was built in 1930.
There are no minimum requirements for emergency egress at the time of construction.

INTERIOR

MAIN LEVEL

Living Room 19-0 x 11-0:

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

Kitchen 13-6 x 10-2:

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)

Bathroom:

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

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

City Hall

Email: hand@bloomington.in.gov
Neighborhood Division (812) 349-3421

401 N Morton St

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

Bloomington, IN 47404

Rental Inspection (812) 349-3420
Fax (812) 349-3582

Bedroom 11-8 x 11-4:

No violations noted.

Existing Egress Window Measurements: Dbl hung pop out: Const. Yr. - 1930

Height: 41.5 inches

Width: 21.5 inches

Sill Height: 28 inches

Openable Area: 6.20 sq. ft.

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

Enclosed Back Porch 15-5 x 5-5:

No violations noted.

BASEMENT – Documentation presented 0 supply.

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

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. Remove tree adjacent to the foundation at SW corner. BMC 16.04.040(e)

Properly tuck point all missing or defective mortar joints on the NE corner of structure.
BMC 16.04.050(a)

Repair/replace deteriorated basement window south side of structure, east end.
BMC 16.04.050(a)

Remove dead limb adjacent to driveway. BMC 16.04.050(a)

OTHER REQUIREMENTS:

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 16.12.080 (b)

This is the end of this report.



City Of Bloomington
Housing and Neighborhood Development

REMAINING VIOLATION INSPECTION REPORT

7489

Owner(s)

Michael P. Beyers
1516 Arlington Road
Bloomington, IN 47404

Prop. Location: 1530 W Arlington RD
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/1/3

Date Inspected: 11/29/2018
Primary Heat Source: Gas
Property Zoning: RS
Number of Stories: 1

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

Monroe County Assessor's records indicate this structure was built in 1930.
There are no minimum requirements for emergency egress at the time of construction.

REINSPECTION REQUIRED

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

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

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

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

INTERIOR

MAIN LEVEL

Living Room 19-0 x 11-0:
Repair the storm door to latch properly. BMC 16.04.060 (a)

Kitchen 13-6 x 10-2:

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)

Bathroom:

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

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

Bedroom 11-8 x 11-4:

No violations noted.

Existing Egress Window Measurements: Dbl hung pop out: Const. Yr. - 1930

Height: 41.5 inches

Width: 21.5 inches

Sill Height: 28 inches

Openable Area: 6.20 sq. ft.

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

Enclosed Back Porch 15-5 x 5-5:

No violations noted.

BASEMENT – Documentation presented, 0 supply.

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

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. Remove tree adjacent to the foundation at SW corner. BMC 16.04.040(e)

Properly tuck point all missing or defective mortar joints on the NE corner of structure.
BMC 16.04.050(a)

Repair/replace deteriorated basement window south side of structure, east end.
BMC 16.04.050(a)

Remove dead limb adjacent to driveway. BMC 16.04.050(a)

OTHER REQUIREMENTS:

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 16.12.080 (b)

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: March 20, 2019

Petition Type: Relief from an administrative decision

Variance Request: Reinstatement of 5 year permit

Petition Number: 19-AA-19

Address: 3400 S. Sare Road

Petitioner: Amanda Eads

Inspector: Norm Mosier, Kenny Liford, John Hewett

Staff Report:

August 7-8, 2018	Cycle Inspection conducted.
August 20, 2018	Report sent, start 60 day deadline.
October 10, 2018	Amanda scheduled re-inspection for 11/26/2018
November 26, 2018	Reinspection with maintenance, not all complied.
December 3, 2018	Mailed Remaining Violations report.
December 27, 2018	Reinspection with maintenance, all complied.
January 17, 2019	Sent billing statement.
February 1, 2019	Issued 3 year permit.
February 7, 2019	Agent called to question the 3 year permit length.
February 15, 2019	Received Appeal form and fee for BHQA.

The remaining items on the Remaining Violations Report mailed out on December 3, 2018 show that the property was not in compliance with the requirements stated in the Cycle report. The first re-inspection was scheduled before the deadline, but the property was not in compliance until the second re-inspection, which was scheduled after the original 60 day deadline had expired. Title 16 of the Bloomington Municipal Code requires compliance with all deadlines for the issuance of a 5 year permit.

Staff recommendation: Deny the relief from administrative decision.

Conditions: The 3 year permit length shall be maintained.

RECEIVED
FEB 16 2019



BY:

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

Property Address: 3400 S Sare Road

Petitioner's Name: Amanda Eads

Address: 3400 S Sare Road

City: Bloomington

State: Indiana

Zip Code: 47401

Phone Number: (812) 330-9070

E-mail Address: a.eads@regency-multifamily.com

Owner's Name: Regency Multifamily

Address: 2417 Fields S Drive

City: Champaign

State: Illinois

Zip Code: 61822

Phone Number: 217-359-7031

E-mail Address: k.lepore@regency-multifamily.com

Occupants:

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

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

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

Variance Type: Relief from an administrative decision. (Petition Type: AA)

Reminder:

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

(Will be assigned by BHQA)

Petition Number: 19-AA-19

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.

During the inspections and visits, we were told many times by the inspectors that Steeplechase is in a great condition and all the apartments look great. The only things that we were wrote up for were smoke detectors (they were still working but close to expiration date), GFI's, and loose toilet bases. We fixed these but since a few had moved out before the re-inspect, they needed attention again. We were concerned about a second re-inspect and voiced this concern to the inspectors since there were only a couple apartments and they were done by noon. They said, "you'll be fine, we won't reduce you to a 3 year, we'll just come back". I will mention, there were 2 apartments with pets - one had a cat and the other a dog. The cat was the only one that wasn't put up, so I told the inspectors and our staff to watch while entering, but to go ahead and not skip it. The inspector said "no, we'll just wait on this one".

We've always been on a 5 year and pride ourselves by how well we take care of our property. It's extremely frustrating because we were under the impression this wasn't happening. If this was the case, we would have had a second Maintenance Tech go in the few apartments behind the inspectors, quickly fix, and they could have inspected after lunch.

Signature (Required): Amanda Eads

Name (Print): Amanda Eads

Date: 2/14/19

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

REMAINING VIOLATION INSPECTION REPORT

6114

DEC 03 2018

Owner(s)

Regency Consolidated Residential Llc
2417 Fields South Dr
Champaign, IL 61822

Agent

Steeplechase Apartments
3400 S. Sare Rd
Bloomington, IN 47401

Prop. Location: 3400 S Sare RD

Number of Units/Structures: 238/14

Units/Bedrooms/Max # of Occupants: Bld 1: Bld 1: 22/1/3, Bld 2: 16/2/3, Bld 3: 10/3/3, Bld 4: 24/1/3,
Bld 5: 16/2/3, Bld 6: 10/2/3, Bld 7: 6/2/3 12/1/3, Bld 8: 12/2/3, Bld 9: 16/2/3, Bld 10: 14/1/3 8/2/3,
Bld 11: 6/1/3 12/2/3, Bld 12: 22/1/3, Bld 13: 10/2/3, Bld 14: 22/1/3

Date Inspected: 08/07/2018
Primary Heat Source: Electric
Property Zoning: PUD
Number of Stories: 2

Inspector: Norman Mosier
Foundation Type: Slab
Attic Access: Yes
Accessory Structure: Det. Garages

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.

City Hall Email: hand@bloomington.in.gov Neighborhood Division (812) 349-3421	401 N Morton St https://bloomington.in.gov/hand Housing Division (812) 349-3401	Bloomington, IN 47404 Rental Inspection (812) 349-3420 Fax (812) 349-3582
-----------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------

Monroe County Assessor's records indicate this structure was built in 1997.

Minimum emergency egress requirements for the time of construction:

Openable area required: 5.7sq. ft.

Clear width required: 20"

Clear height required: 24"

Maximum Allowable Sill Height: 44" above finished floor

INTERIOR:

BUILDING 1

115

Repair all smoke detectors in this unit to be interconnected. IC 22-11-18-3.5

BUILDING 2

210

Hall Bath:

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

BUILDING 3

301

2nd level

Hall Bath

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

327

Master Bath

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

BUILDING 4

407

Dining Room

Repair the smoke detector in this room to be interconnected. IC 22-11-18-3.5

419

Kitchen

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

BUILDING 5

504

Study

Repair the smoke detector in this room to be interconnected. IC 22-11-18-3.5

517

Master Bath

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

BUILDING 7

723

Kitchen

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

724

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

This applies even if the tenants do not have access to this area of the property. BMC 16.03.040

725 - Dog

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

BUILDING 10

1016

Bathroom

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

BUILDING 13

1310

Front left bedroom/bath

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

BUILDING 14

1418

Kitchen

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

EXTERIOR:

Repair/replace the failing/broken emergency lights adjacent to units 208, 303, 408, 503, 515.
BMC 16.04.050 (b)

This is the end of this report.