

**PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
CITY HALL LEMON CONFERENCE ROOM
Zoom Virtual Meeting
APRIL 21, 2021 4:00 P.M.**

ALL ITEMS ARE ON THE CONSENT AGENDA

- I. **ROLL CALL**
- II. **REVIEW OF SUMMARY** – December 16, 2020, March 17, 2021
- III. **PETITIONS**
 - 1) 21-TV-29, **1315 N. Lincoln Street**, Varsity Properties. Request for an extension of time to complete repairs.
 - 2) 21-TV-30, **2315 S. Rockport Road**, Shannon Ramey. Request for an extension of time to complete repairs.
 - 3) 21-TV-32, **1201 W. Allen Street**, Tyler Rife/CRM Properties (1201 W. Allen LLC). Request for an extension of time to complete repairs.
 - 4) 21-TV-33, **315 W. 17th Street**, David Burns. Request for an extension of time to complete repairs.
 - 5) 21-TV-34, **339 S. Grant Street**, Larry Laczkowski. Request for an extension of time to complete repairs.
 - 6) 21-TV-35, **120 S. Kingston Drive**, Jenny Bowles (David Bilfeld). Request for an extension of time to complete repairs.
 - 7) 21-AA-31, **915 S. Basswood Drive**, Hunter Bloomington Properties (Sam Okner). Request for relief from an administrative decision.
- IV. **GENERAL DISCUSSION**
- V. **PUBLIC COMMENT**
- VI. **ADJOURNMENT**

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

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HAND is inviting you to a scheduled Zoom meeting.

Topic: Board of Housing Quality Appeals Meeting

Time: Apr 21, 2021 04:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://bloomington.zoom.us/j/93193636060?pwd=S0NyRC9zajFkNFhzSU1aNzVsbUpQUt09>

Meeting ID: 931 9363 6060

Passcode: 088348

One tap mobile

+19292056099,,93193636060#,,,,*088348# US (New York)

+13017158592,,93193636060#,,,,*088348# US (Washington DC)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 931 9363 6060

Passcode: 088348

Find your local number: <https://bloomington.zoom.us/u/aJ6J7jOQf>



City of Bloomington
H.A.N.D.

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

Meeting Date: April 21, 2021
Petition Type: An extension of time to complete repairs.
Petition Number: 21-TV-29
Address: 1315 – 1345 N. Lincoln St.
Petitioner: Varsity Properties
Inspector: Norman Mosier

The petitioner is requesting an extension of time to complete the repairs on the property due to inclement weather and the steep grade of property to make the repairs. A lift will have to be used to make the repairs.

Staff Report:

September 22, 2020 – Conducted Cycle Inspection
December 22, 2020 – Conducted Re-inspection
January 5, 2021 – Petitioner Scheduled Re-inspection for 03/02/2021 @ 9:00
February 24, 2021 – Received BHQA Appeal for April BHQA Meeting

Staff recommendation: Grant 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, but not limited to, the possibility of fines.

Compliance Deadline: June 17, 2021 For All Repairs

Attachments: Cycle Report, Remaining Violations Report, 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
FEB 24 2021
BY:

Property Address: 1315 N Lincoln ST

Petitioner's Name: Varsity Properties

Address: 2015 N Dunn st

City: Bloomington State: Indiana Zip Code: 47408

Phone Number: (812) 334-0333 E-mail Address: Varsityproperties@gmail.com

Owner's Name: Varsity Properties

Address: 2015 N Dunn ST

City: Bloomington State: Indiana Zip Code: 47408

Phone Number: 812-334-0333 E-mail Address: Varsityproperties@gmail.com

Occupants: 1315 N Lincoln. 5
1325 N Lincoln. 5
1335 N Lincoln. 5

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!

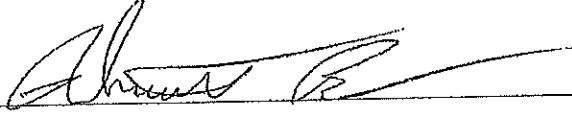
(Will be assigned by BHQA)
Petition Number: 21-TV-29

NM

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.

1315 N Lincoln. Could not replace light due to weather. Not able to get a lift to the light due to the ground being soft and then frozen. 1325 N Lincoln. Could not order window slides as they have been discontinued. So i had to order new windows for both bedrooms unit. 1335 N Lincoln. Could not replace could not get a lift back there safely or a ladder put up safely for it to be fix. Due to weather.

Signature (Required): 

Name (Print): Robert Baro Date: 2/24/21

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.





City Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

5139

Owner(s)

Varsity Properties
2015 N. Dunn St.
Bloomington, IN 47408

Prop. Location: 1315 N Lincoln ST
Number of Units/Structures: 4/1
Units/Bedrooms/Max # of Occupants: Bld 1: 4/5/5

Date Inspected: 09/22/2020
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Inspector: Mosier/Chipman
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

Monroe County records show this structure was built in 1998. The minimum emergency egress requirements at the time of construction were as follows:

Height: 24 inches
Width: 18 inches
Sill Height: 44 inches
Openable Area: 4.75 sq. ft.

Existing Egress:

Height: 48 inches
Width: 30 inches
Sill Height: 28 inches
Openable Area: 10.00 sq. ft.

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

INTERIOR:

Unit 1315:

MAIN LEVEL:

Living Room 23 x 13:

Repair/replace the broken chains on the ceiling fan. BMC 16.04.060 (a)

Kitchen 8-11 x 4-4:

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

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

N/C

C

Bathroom, NW Bedroom 10 x 8, SW Bedroom 10 x 8, Hallway:

No violations noted.

2ND LEVEL:

Stairway:

No violations noted.

Hallway:

C 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

N/C Repair the nail pops in ceiling. BMC 16.04.060 (a)

Laundry/Furnace Closet (Electric)

C Reconnect the dryer vent hose. BMC 16.04.060 (a)

Attic:

No violations noted.

W Hall Bath:

No violations noted.

N/C NW Bedroom 10 x 9:
Repair the nail pops in ceiling. BMC 16.04.060 (a)

C Center Bedroom 11 x 10:
Repair the door to latch properly, backset sticking out. BMC 16.04.060 (a)

N/C Repair the nail pops in ceiling. BMC 16.04.060 (a)

N/C NE Bedroom 11 x 10:
Repair the nail pops in ceiling. BMC 16.04.060 (a)

C SE Bedroom 10 x 9:
Repair all smoke detectors in this room to be interconnected. IC 22-11-18-3.5
S/D OLD

N/C E Bathroom:
Repair the nail pops in ceiling. BMC 16.04.060 (a)

West Bathroom:

No violations noted.

BASEMENT/GARAGE:

Stairway:

No violations noted.

N/C Garage:
Repair the west garage door to open as intended. BMC 16.04.060 (a)

C Install the missing cover plate on the gfci receptacle. BMC 16.04.060 (b)

Unit 1325:

MAIN LEVEL:

Living Room:

N/C Every window shall be capable of being easily opened and held in position by its own hardware, west wall, north and south windows. Also window on south wall. BMC 16.04.060(b)

Kitchen, Bathroom:

No violations noted.

SE Bedroom:

C All doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort. Remove the hasp lock on the door BMC 16.04.060(b)

NE Bedroom:

C 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

SECOND LEVEL:

Stairway:

No violations noted.

Hallway:

N/C Repair the nail pops in ceiling. BMC 16.04.060 (a)

Laundry/Furnace Closet, Attic:

No violations noted.

E Bathroom:

N/C Repair or replace the peeling/torn linoleum. BMC 16.04.060(a)

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

C All doors shall be readily Openable from the side from which egress is to be made without the need for keys, special knowledge or effort. Remove the hasp lock from the door. BMC 16.04.060(b)

NE Bedroom:

C Repair the smoke detector to function as intended. IC22-11-18-3.5

North Bedroom:

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

C Remove the ground plug that is stuck in the receptacle on the west wall, top half of receptacle. BMC 16.04.060 (a)

NW Bedroom:

No violations noted.

SE Bedroom:

No violations noted.

BASEMENT/GARAGE:

Stairway:

No violations noted. *HANDRAIL BROKEN LOOSE (LIFE SAFETY VIOLATION ADDED TO REPORT)*

Garage: WEST DOOR

N/C Repair the both garage doors to open as intended. BMC 16.04.060 (a)

C Replace the defective gfcı receptacle to function as intended, won't trip. BMC 16.04.060 (b)

C Secure the breaker box panel to the box. BMC 16.04.060 (a)

Unit 1335:

MAIN LEVEL

Living Room:

C Fix ceiling adjacent to the bathroom, cracks. BMC 16.04.060 (a)

Bathroom:

No violations noted.

Kitchen 8-11 x 4-4:

N/C Replace the broken tile in the floor. BMC 16.04.060(a)

N/C Install a hardwired/interconnected smoke detector to replace the single station smoke detector on the north wall. IC22-11-18-3.5

Hallway:

N/C Repair/replace the broken separation door, broken at knob. BMC 16.04.060 (a)

SE Bedroom:

N/C Replace the broken tile at the doorway. BMC 16.04.060(a)

NE Bedroom:

No violations noted.

2ND LEVEL:

Stairway:

No violations noted.

Hallway:

N/C Repair the nail pops in ceiling and repair the loose ceiling tape. BMC 16.04.060 (a)

Furnace Closet (Electric), Laundry Closet:

No violations noted.

E Bathroom:

C Repair the door not to scrape on the floor. BMC 16.04.060 (a)

N/C Repair the top vanity cabinet drawer to function as intended, face is separating from drawer. BMC 16.04.060 (a)

SE Bedroom:

No violations noted.

South Center Bedroom:

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

SW Bedroom:

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

NW Bedroom:

No violations noted.

NW Bathroom:

N/C Repair the nail pops in ceiling and repair the loose ceiling tape. BMC 16.04.060 (a)

Attic:

No violations noted.

BASEMENT/GARAGE:

Stairway:

C Replace the broken door knob on the door at the base of the stairway.
BMC 16.04.060 (a)

Garage:

C Install a hardwired/interconnected smoke detector to replace the missing smoke detector. IC22-11-18-3.5

N/C Repair the east garage door to function as intended, have to hold button to close. BMC 16.04.060(a)

UNIT 1345:

MAIN LEVEL:

Living Room:

N/C Finish the drywall repair on the ceiling adjacent to the bathroom. BMC 16.04.060(a)

Kitchen 8-11 x 4-4, Bathroom, NW Bedroom:

No violations noted.

SW Bedroom:

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

2ND LEVEL:

Stairway, Hallway, Laundry Closet, Furnace Closet (Electric), Attic:

No violations noted.

W Bathroom:

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

SW Bedroom, S Center Bedroom:

No violations noted.

SE Bedroom:

N/C Repair all smoke detectors in this room to be interconnected. IC 22-11-18-3.5

NE Bedroom:

No violations noted.

E Bathroom:

- C Properly repair the soft floor. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. BMC 16.04.060(a)
- C Secure toilet to its mountings. BMC 16.04.060(c)
- C Repair the tub drain to function as intended. BMC 16.04.060(c)

BASEMENT/GARAGE:

Stairway:

No violations noted.

Garage:

No violations noted.

EXTERIOR:

Building 1315 & 1325

- C Globe at front porch. BMC 16.04.050(a)
- N/C Broken security light on the SE corner of structure. BMC 16.04.050(a)
- C Properly label electrical service meters, A/C quick disconnects with corresponding unit numbers. BMC 16.04.020 NEC 225.37
- N/C 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 the tree adjacent to the foundation on the south side of structure at A/C unit. BMC 16.04.040(e)
- N/C Trim the protruding 6x6 stub on the rear porch, trip hazard. BMC 16.04.050(b)
- C Remove the mold on the structure. BMC 16.04.050(f)
- C Enclose the live wires between the 3rd and 4th garage doors on the north side of structure. BMC 16.04.050(b)

BLDG 1335 & 1345

Unit 1335

- C Missing weather cover for gfci receptacle. BMC 16.04.050(a)

Unit 1345

- N/C Secure the loose siding on the northeast corner of structure. BMC 16.04.050(a)
- N/C Remove the mold on the structure. BMC 16.04.050(f)

- C Properly label electrical service meters, A/C quick disconnects with corresponding unit numbers. BMC 16.04.020 NEC 225.37

- N/C Repair the hole on the soffit on the north side of structure. BMC 16.04.050(a)

OTHER REQUIREMENTS

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

This is the end of this report.



**City Of Bloomington
Housing and Neighborhood Development**

REMAINING VIOLATION INSPECTION REPORT

5139

Owner(s)

Varsity Properties
2015 N. Dunn St.
Bloomington, IN 47408

Prop. Location: 1315 N Lincoln ST
Number of Units/Structures: 4/2
Units/Bedrooms/Max # of Occupants: Bld 1: 2/5/5 2/5/5

Date Inspected: 09/22/2020
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Inspector: Norman Mosier
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

Monroe County records show this structure was built in 1998. The minimum emergency egress requirements at the time of construction were as follows:

Height: 24 inches
Width: 18 inches
Sill Height: 44 inches
Openable Area: 4.75 sq. ft.

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

INTERIOR:

Unit 1315:

MAIN LEVEL:

Living Room 23 x 13:

- C Repair/replace the broken chains on the ceiling fan. BMC 16.04.060 (a)

2ND LEVEL:

Hallway:

- C Repair the nail pops in ceiling. BMC 16.04.060 (a)

NW Bedroom 10 x 9:

- C Repair the nail pops in ceiling. BMC 16.04.060 (a)

Center Bedroom 11 x 10:

- C Repair the nail pops in ceiling. BMC 16.04.060 (a)

NE Bedroom 11 x 10:

- C Repair the nail pops in ceiling. BMC 16.04.060 (a)

SE Bedroom 10 x 9:

- C 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

E Bathroom:

- C Repair the nail pops in ceiling. BMC 16.04.060 (a)

BASEMENT/GARAGE:

Garage:

- C Repair the west garage door to open as intended. BMC 16.04.060 (a)

Unit 1325:

MAIN LEVEL:

Living Room:

- N/C Every window shall be capable of being easily opened and held in position by its own hardware, window on south wall. BMC 16.04.060(b)

2ND LEVEL:

Hallway:

- C Repair the nail pops in ceiling. BMC 16.04.060 (a)

E Bathroom:

- C Repair or replace the peeling/torn linoleum. BMC 16.04.060(a)

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

BASEMENT/GARAGE:

Stairway:

- C Secure the failing handrail to the wall, broken away from wall. BMC 16.04.060 (b)

Garage:

- C Repair the west garage door and to open and close as intended. BMC 16.04.060 (a)

Unit 1335:

MAIN LEVEL

Kitchen 8-11 x 4-4:

- C Replace the broken tile in the floor. BMC 16.04.060(a)
- C Install a hardwired/interconnected smoke detector to replace the single station smoke detector on the north wall. IC22-11-18-3.5

Hallway:

- C Repair/replace the broken separation door, broken at knob. BMC 16.04.060 (a)

SE Bedroom:

- C Replace the broken tile at the doorway. BMC 16.04.060(a)

2ND LEVEL:

Hallway:

- C Repair the nail pops in ceiling and repair the loose ceiling tape. BMC 16.04.060 (a)

E Bathroom:

- C Repair the vanity cabinet drawers to function as intended, face is separating from drawer. BMC 16.04.060 (a)

NW Bathroom:

- C Repair the nail pops in ceiling and repair the loose ceiling tape. BMC 16.04.060 (a)

BASEMENT/GARAGE:

Garage:

- C Repair the east garage door to function as intended, have to hold button to close. BMC 16.04.060(a)

UNIT 1345:

MAIN LEVEL:

Living Room:

- C Finish the drywall repair on the ceiling adjacent to the bathroom, sand, texture and paint. BMC 16.04.060(a)

2ND LEVEL:

SE Bedroom:

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

EXTERIOR:

Building 1315& 1325

- N/C Broken security light on the SE corner of structure. BMC 16.04.050(a)

- C 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 the tree adjacent to the foundation on the south side of structure at A/C unit. BMC 16.04.040(e)

- C Trim the protruding 6x6 stub on the rear porch, trip hazard. BMC 16.04.050(b)

BLDG 1335 & 1345

Unit 1345

- N/C Secure the loose siding on the northeast corner of structure. BMC 16.04.050(a)

- N/C Remove the mold on the structure. BMC 16.04.050(f)

- N/C Repair the hole on the soffit on the north side of structure. BMC 16.04.050(a)

OTHER REQUIREMENTS

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

This is the end of this report.



**City Of Bloomington
Housing and Neighborhood Development**

REMAINING VIOLATION INSPECTION REPORT

5139

Owner(s)

Varsity Properties
2015 N. Dunn St.
Bloomington, IN 47408

Prop. Location: 1315 N Lincoln ST
Number of Units/Structures: 4/2
Units/Bedrooms/Max # of Occupants: Bld 1: 2/5/5 2/5/5

Date Inspected: 09/22/2020
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Inspector: Norman Mosier
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

Monroe County records show this structure was built in 1998. The minimum emergency egress requirements at the time of construction were as follows:

Height: 24 inches
Width: 18 inches
Sill Height: 44 inches
Openable Area: 4.75 sq. ft.

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

INTERIOR:

UNIT 1325:

MAIN LEVEL:

Living Room:

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

EXTERIOR:

Building 1315 & 1325

Broken security light on the SE corner of structure. BMC 16.04.050(a)

BLDG 1335 & 1345

UNIT 1345

Secure the loose siding on the northeast corner of structure. BMC 16.04.050(a)

Remove the mold on the structure. BMC 16.04.050(f)

Repair the hole on the soffit on the north side of structure. BMC 16.04.050(a)

OTHER REQUIREMENTS

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(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: April 21, 2021

Petition Type: An extension of time to complete repairs

Petition Number: 21-TV-30

Address: 2315 S Rockport Rd.

Petitioner: Shannon Ramey

Inspector: Chastina Chipman/John Hewett

Staff Report: September 29, 2020 Conducted cycle inspection
October 5, 2020 Sent inspection report
December 11, 2020 Sent Remaining Violations Report
December 28, 2020 Shannon called and said he sent in BHQA appeal
January 21, 2021 Sent to start legal
March 5, 2021 Daniel sent Notice of Violation

During a cycle inspection of this property violations of Title 16 were found including smoke detectors outdated and missing, broken doors, broken electrical outlets, holes in the walls, and other repairs throughout the units. Shannon is requesting an extension of time due to covid-19 issues not allowing entry of apartments.

Staff recommendation: Grant an extension of time

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

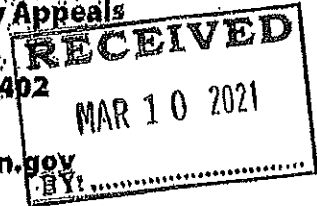
Compliance Deadline: May 12, 2021 for all life safety violations
June 21, 2021 for all other violations

Attachments: Cycle Report, Remaining Violations Report, Notice of Violation, 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: 2315 S Rockport Road

Petitioner's Name: Shannon Ramey

Address: 2226 S Rogers Street

City: Bloomington

State: Indiana

Zip Code: 47403

Phone Number: 8123457135

E-mail Address: sramey227@gmail.com

Owner's Name: Shannon Ramey

Address: 2226 S Rogers Street

City: Bloomington

State: Indiana

Zip Code: 47403

Phone Number: 8123457135

E-mail Address: sramey227@gmail.com

Occupants: Tenants

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: 21-TV-30

CC

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.

Dear Sir/Ms.,

We are requesting extra time for the HAND inspection for apartments 2315 A-H, due partially to the COVID-19. We decided that for the safety of our maintenance staff and tenants that only necessary repairs would be completed. Not that Monroe County is in level blue, we have started all entering apartments and preparing for our HAND inspections.

Thank you,
Shannon Ramey

Signature (Required): Shannon Ramey

Name (Print): Shannon Ramey Date: 3-9-2021

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.



CORPORATION COUNSEL
Philippa M. Guthrie



City of Bloomington
Legal Department

CITY ATTORNEY
Michael M. Rouker

ASSISTANT CITY ATTORNEYS
Larry Allen
Daniel A. Dixon
Jennifer L. Lloyd
Barbara E. McKinney
Jacquelyn F. Moore
Christopher J. Wheeler

March 5, 2021

Dorothy Apartment Rentals, Inc.
Shannon Ramey, Agent
2226 South Rogers Street
Bloomington, IN 47403

NOTICE OF VIOLATION
RE: 2315 South Rockport Road, Bloomington, Indiana

Dear Shannon:


You are in violation of Bloomington Municipal Code Title 16 ("BMC") for permitting the above-referenced rental property ("Property") to be occupied without a valid Title 16 Occupancy Permit. See *BMC 16.03.030(a)*. City of Bloomington Housing and Neighborhood Development ("HAND") sent a letter and Inspection Report to you on December 11, 2020, listing violations and requiring you to correct the violations and schedule a re-inspection. You have failed to do so. The occupancy permit for the Property cannot be renewed until you complete the inspection process. You must immediately, and no later than March 19, 2021, correct all violations listed in the Inspection Report and contact HAND to schedule a re-inspection for the Property.

Failure to do so will result in the City issuing fines up to \$2,500.00 per violation, per day, for each day that this rental property has been and continues to be in violation of BMC Title 16 as permitted by *BMC § 16.10.030*. Furthermore, the City may initiate legal proceedings against you to, without limitation, enforce the BMC, collect fines, and seek an Order to vacate the property until such time as you prove to the Court that this Property is in full compliance with BMC Title 16.

Any decision by HAND may be appealed to the Board of Housing Quality Appeals. To do so, please contact HAND at 812-349-3401, or visit HAND at City Hall, 401 N. Morton Street, Suite 130, Bloomington, IN 47404.

Your prompt attention to this matter is greatly appreciated. If you have any questions or concerns, you may contact me at 812-349-3426.

With Best Regards,


Daniel A. Dixon
Assistant City Attorney

cc: Department of Housing and Neighborhood Development



City Of Bloomington
Housing and Neighborhood Development

REMAINING VIOLATION INSPECTION REPORT

DEC 11 2020

7278

Owner(s):

Dorothy Apartment Rentals Inc.
2226 S. Rogers St
Bloomington, IN 47403

Agent:

Shannon Ramey
2226 S. Rogers Street
Bloomington, IN 47403

Prop. Location: 2315 S Rockport RD
Number of Units/Structures: 8/1
Units/Bedrooms/Max # of Occupants: Bld 1: 8/3/5

Date Inspected: 09/29/2020
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Inspector: Chastina Chipman
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: none

REINSPECTION REQUIRED

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

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

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

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

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

AK

INTERIOR:
GENERAL VIOLATION FOR ALL UNITS:

The smoke detectors in this building appear 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 (Entire building where needed including the missing ones in units D and H)

Unit A:

Living Room:

Replace the burnt receptacle on the west wall. BMC 16.04.060 (b)

2nd Floor:

NE Bedroom:

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

NW Bedroom:

Repair ceiling fan to be balanced. BMC 16.04.060 (a)

Laundry Closet:

Repair the doors to function as intended (hard to open). BMC 16.04.060(a)

Repair/replace closet door knobs. BMC 16.04.060 (a)

Unit B:

Hall Bathroom:

Repair the toilet paper holder and the hole in the wall. BMC 16.04.060 (a)

2nd Floor:

Hall Bathroom:

Repair the sink to function as intended (doesn't drain). BMC 16.04.060 (a)

Laundry Closet:

Clothes dryer exhaust shall be exhausted to the exterior of the structure and not recirculated to any space. Properly repair the existing system, or install a ventilation system that exhausts to the exterior of the structure. BMC 16.04.060(c)

NW Bedroom:

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

Unit C:

2nd Floor:

Master Bathroom:

Repair/replace the broken bathtub so that no water leaks through to the ceiling below. BMC 16.04.060 (a)

Unit D:

Bathroom:

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

Furnace Closet:

Repair/replace closet door knobs. BMC 16.04.060 (a)

NE 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

Unit E:

Furnace Closet:

Repair/replace closet door knobs. BMC 16.04.060 (a)

Unit F:

Hall Bathroom:

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

Furnace Closet:

Repair closet doors to function as intended. BMC 16.04.060 (a)

Living Room:

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

2nd Floor:

NW Bedroom:

Repair the window screen to function as intended. BMC 16.04.060 (a)

NE Bedroom:

Repair the window screen to function as intended. BMC 16.04.060 (a)

Laundry Closet:

Repair the drywall tape on the ceiling. BMC 16.04.060 (a)

Hallway Closet:

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

Unit G:

Bathroom:

Properly repair all switched electrical receptacles so that they function as intended (light flickers when turning the switch on/off). BMC 16.04.060(a)

2nd Floor:

Stairs:

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

Hall Bathroom:

Repair the toilet to function as intended. (Doesn't flush) BMC 16.04.060(c)

Master Bathroom:

Repair/replace bathtub so that no water leaks through to the downstairs. (Holes/cracks in base) BMC 16.04.060 (a)

Unit H:

Kitchen:

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

2nd Floor:

Stairs:

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

NE Bedroom:

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

NW Bedroom:

Repair all holes in the walls. BMC 16.04.060 (a)

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

Repair closet doors to function as intended. BMC 16.04.060 (a)

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

Hall Bathroom:

Repair the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Laundry Closet:

Repair the closet doors so that they function as intended. BMC 16.04.060 (a)

Master Bedroom:

Repair the broken window. BMC 16.04.060(a)

Master Bathroom:

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

Replace toilet seat the size that fits the toilet. BMC 16.04.060 (a)

EXTERIOR:

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

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

Unit D:

Back Porch:

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

OTHER REQUIREMENTS:

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

- **Tenants and Owners Rights and Responsibilities Summary**
A completed copy of the Tenants and Owners Rights and Responsibilities Summary
BMC 16.03.060(c) and BMC 16.10.030(b)
- **Inventory & Damages List**

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

BMC 16.03.050(e) and BMC 16.10.030(b)

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

This is the end of this report



City Of Bloomington
Housing and Neighborhood Development

OCT 05 2020

RENTAL INSPECTION INFORMATION

Dorothy Apartment Rentals Inc.
2226 S. Rogers St
Bloomington, IN 47403

RE: 2315 S Rockport RD

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 04 2020** 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: Shannon Ramey; 2226 S. Rogers Street, Bloomington, IN 47403

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

JS



City Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

7278

Owner(s):

Dorothy Apartment Rentals Inc.
2226 S. Rogers St
Bloomington, IN 47403

Agent:

Shannon Ramey
2226 S. Rogers Street
Bloomington, IN 47403

Prop. Location: 2315 S Rockport RD
Number of Units/Structures: 8/1
Units/Bedrooms/Max # of Occupants: Bld 1: 8/3/5

Date Inspected: 09/29/2020
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Inspector: J. Hewett/C. Chipman
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: none

Monroe County records show this structure was built in 2003. The minimum emergency egress requirements at the time of construction were as follows:

Height: 24 inches
Width: 20 inches
Sill Height: 44 inches
Openable Area: 5.7 sq. ft.

Existing Egress:

Height: 34 inches
Width: 25 inches
Sill Height: 23 inches
Openable Area: 5.90 sq. ft.

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

Note: Only rooms with violations are listed on this report
Typical Unit:

Main Level:

Living Room (22-3 x 15-3)
Kitchen (13-0 x 12-9)
½ Bathroom

Upper Level:

Master Bedroom (12-0 x 11-9)
Left Front Bedroom (9-9 x 9-3)
Right Front Bedroom (10-0 x 9-3)

INTERIOR:

GENERAL VIOLATION FOR ALL UNITS:

The smoke detectors in this building appear 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 (Entire building where needed including the missing ones in units D and H)

Unit A:

Living Room:

Replace the burnt receptacle on the west wall. BMC 16.04.060 (b)

2nd Floor:

NE Bedroom:

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

NW Bedroom:

Repair ceiling fan to be balanced. BMC 16.04.060 (a)

Laundry Closet:

Repair the doors to function as intended (hard to open). BMC 16.04.060(a)

Repair/replace closet door knobs. BMC 16.04.060 (a)

Unit B:

Hall Bathroom:

Repair the toilet paper holder and the hole in the wall. BMC 16.04.060 (a)

2nd Floor:

Hall Bathroom:

Repair the sink to function as intended (doesn't drain). BMC 16.04.060 (a)

Laundry Closet:

Clothes dryer exhaust shall be exhausted to the exterior of the structure and not recirculated to any space. Properly repair the existing system, or install a ventilation system that exhausts to the exterior of the structure. BMC 16.04.060(c)

NW Bedroom:

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

Unit C:

2nd Floor:

Master Bathroom:

Repair/replace the broken bathtub so that no water leaks through to the ceiling below. BMC 16.04.060 (a)

Unit D:

Bathroom:

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

Furnace Closet:

Repair/replace closet door knobs. BMC 16.04.060 (a)

NE 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

Unit E:

Furnace Closet:

Repair/replace closet door knobs. BMC 16.04.060 (a)

Unit F:

Hall Bathroom:

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

Furnace Closet:

Repair closet doors to function as intended. BMC 16.04.060 (a)

Living Room:

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

2nd Floor:

NW Bedroom:

Repair the window screen to function as intended. BMC 16.04.060 (a)

NE Bedroom:

Repair the window screen to function as intended. BMC 16.04.060 (a)

Laundry Closet:

Repair the drywall tape on the ceiling. BMC 16.04.060 (a)

Hallway Closet:

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

Unit G:

Bathroom:

Properly repair all switched electrical receptacles so that they function as intended (light flickers when turning the switch on/off). BMC 16.04.060(a)

2nd Floor:

Stairs:

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

Hall Bathroom:

Repair the toilet to function as intended. (Doesn't flush) BMC 16.04.060(c)

Master Bathroom:

Repair/replace bathtub so that no water leaks through to the downstairs. (Holes/cracks in base) BMC 16.04.060 (a)

Unit H:

Kitchen:

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

2nd Floor:

Stairs:

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

NE Bedroom:

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

NW Bedroom:

Repair all holes in the walls. BMC 16.04.060 (a)

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

Repair closet doors to function as intended. BMC 16.04.060 (a)

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

Hall Bathroom:

Repair the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Laundry Closet:

Repair the closet doors so that they function as intended. BMC 16.04.060 (a)

Master Bedroom:

Repair the broken window. BMC 16.04.060(a)

Master Bathroom:

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

Replace toilet seat the size that fits the toilet. BMC 16.04.060 (a)

Exterior:

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

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

Unit D:

Back Porch:

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

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:

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 or his agent and the expiration date of the permit. 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 an Administrative Decision**

Meeting Date: April 21, 2021
Petition Type: Relief from an administrative decision
Variance Request: Relief from the requirement to pay fines for failure to timely provide required documents.
Petition Number: 21-AA-31
Address: 915 S Basswood
Petitioner: Hunter Bloomington Properties
Inspector: John Hewett

Staff Report: The petitioner has asked for relief from the requirement to pay fines for failure to provide copies of the Tenant's and Owner's Rights and Responsibilities Summary and Inventory and Damage Lists. HAND conducted the Cycle inspection on October 27th and 28th. The paperwork was not provided or reviewed by an inspector within 60 days of the Cycle inspection. When a re-inspection was conducted and remaining violations were identified on March 8, 2021, the Remaining Violations Report was sent to the agent the report stated that HAND had not received or reviewed copies of this paperwork and that fines would be levied. The petitioner filed this appeal at that time. The petitioner has asked for additional time to complete the 124 outstanding violations. (including 17 smoke detectors and 24 various life safety)

Staff recommendation: Deny the relief from the administrative decision on the fines, and grant 60 additional days for outstanding violations.

Conditions: Fines will be paid at the same time as the billing for the inspection/permit.
All violations shall be repaired and the final re-inspection scheduled by June 21, 2021.

Compliance Deadline: Within 30 days of the billing statement being mailed.
Attachments: Appeal form, RV report



RECEIVED
MAR 12 2021 Page 1 of 2

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: 915 S Basswood Dr. Bloomington, IN 47403

Petitioner's Name: Hunter Bloomington Properties

Address: 1200 S Rolling Ridge Way

City: Bloomington

State: Indiana



Zip Code: 47403

Phone Number: 8125580800

E-mail Address: clay.burnette@hunterbloomington.com

Connie.Cohenour@hunterbloomington.co

Owner's Name: Sam Okner

Address: 1200 S Rolling Ridge Way

City: Bloomington

State: Indiana



Zip Code: 47403

Phone Number: 8125580800

E-mail Address: leasing@hunterbloomington.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 months agenda!

(Will be assigned by BHQA)

Petition Number: 21-AA-31

JH

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.

BMC 16.03.060 & BMC 16.03.030 & BMC 16.03.050

We would like to eliminate the cost associated with these forms not being turned in within 60 days. We have always had the inspector come to our office and inspect our forms/files themselves.

Perhaps COVID has changed this policy, but we were shocked to find out that the inspector would not be coming to our office and we had to send them in to the office. It took nearly 6 months for us to get a reinspection. I would assume we could also have an extension on sending in these forms. When the inspectors arrived for our second inspection, we turned in the move in documents same day as the second inspection in full.

We would like the charges for these forms not being turned in within 60 days of first inspection, to be removed.

We would like to request an extension for repairs needed that was in the HAND Report.

Signature (Required): *CBI*

Name (Print): Clay Burnette Date: 3-11-21

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.





**City Of Bloomington
Housing and Neighborhood Development**

REMAINING VIOLATION INSPECTION REPORT

MAR 24 2021

7686

Owner(s)

Hunter Quarry Properties Llc
2201 Main St
Evanston, IL 60202

Agent

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

Prop. Location: 915 S Basswood DR.

Number of Units/Structures: 107/12

Units/Bedrooms/Max # of Occupants: Bld 1: Bld 986: 7/1/5 8/2/5, Bld 966: 10/4/5, Bld 2900: 8/3/5, Bld 2916: 8/3/5, Bld 912: 6/1/5 6/2/5, Bld 924: 6/1/5 6/2/5, Bld 935: 8/4/5, Bld 951: 8/4/5, Bld 2800: 6/3/5, Bld 2801: 8/3/5, Bld 2812: 6/3/5, Bld 2817: 6/3/5

Date Inspected: 10/28/2020
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Inspector: Liford/Chipman/McCormick
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

REINSPECTION REQUIRED

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

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

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

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

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

Building 986

Unit J

Bedroom A

Secure toilet to its mountings. BMC 16.04.060(c)

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

Unit K

Living Room

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

Unit E

Kitchen

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

Unit F

Bedroom

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

Unit G

Kitchen

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

Unit O: No Access

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

Unit P

Bedroom B

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

BUILDING 966

Unit A

Half Bath

Properly repair the toilet to function as intended (Tenant said it doesn't flush the way it should). BMC 16.04.060(a)

Back Deck:

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

Bedroom A/Bathroom:

Locate and repair the leak around the base of the toilet. BMC 16.04.060(a)

Bedroom B:

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

Unit B

Kitchen

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

Unit D: No Access: Kicked out by maintenance.

Bedroom D

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

Bedroom A/Bathroom:

Locate and repair the roof leak. BMC 16.04.060(a)

Properly remove the mold from the ceiling. BMC 16.04.060(a)

Unit E

Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

Unit G

Bedroom D

Secure the hanging smoke detector to the ceiling. IC 22-11-18-3.5

Unit H

Bedroom A

Locate and repair the roof leak. BMC 16.04.060(a)

Properly remove the mold from the ceiling. BMC 16.04.060(a)

Bedroom B/Bathroom

Locate and repair the roof leak. BMC 16.04.060(a)

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

BUILDING 951

Unit H

Bedroom B

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

Unit F

Living Room

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

Bedroom D/Bathroom

Replace the missing outlet cover plate. BMC 16.04.060(a)

Bedroom C

Properly repair the toilet to function as intended. BMC 16.04.060(a)

Properly repair the tub drain so that it functions as intended. BMC 16.04.060(a)

Bedroom B

Finish all repairs in the apartment to bring the apartment up to code. BMC 16.04.060(a)

Unit E

Finish all repairs in the apartment to bring the apartment up to code. BMC 16.04.060(a)

Unit D

Kitchen

Locate and repair the water leak on the ceiling. BMC 16.04.060(a)

Properly remove the mold on the ceiling. BMC 16.04.060(a)

Unit B

Kitchen

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

Unit A

Entry

Repair/replace the damaged floor covering. BMC 16.04.060(a)

Building 2900

Unit G

Bedroom C

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

Bedroom B/Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

Unit F

Upstairs hall

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

Bedroom A

Secure toilet to its mountings. BMC 16.04.060(c)

Unit E

Living Room

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

Bedroom D/Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

Unit D

Kitchen

Repair/replace the garbage disposal so that it functions as intended. BMC 16.04.060(a)

Bedroom D

Secure toilet to its mountings. BMC 16.04.060(c)

Bedroom B/Bathroom

Repair/replace the toilet seat so that it functions as intended. BMC 16.04.060(a)

Unit C

Bedroom C

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

Bedroom A

Secure toilet to its mountings. BMC 16.04.060(c)

Bedroom B

Secure toilet to its mountings. BMC 16.04.060(c)

Unit B

Downstairs 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

Bedroom A/Bathroom

Repair the peeling ceiling. BMC 16.04.060(a)

Unit A

Kitchen

Secure the loose faucet to the sink. BMC 16.04.60(a)

Properly repair the balcony door to function as intended. BMC 16.04.060(a)

Bedroom D

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

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

Bedroom C

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

Bedroom A

Properly repair the hole in the closet ceiling. BMC 16.04.060(a)

Bedroom B

Properly repair the peeling paint in the closet. BMC 16.04.060(a)

BUILDING 2916

Unit H

Living Room

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

Properly repair the 8th picket on stairs. BMC 16.04.060(a)

Unit G

Back Deck

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

Downstairs (Unit G cont.)

Laundry closet

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

Bedroom A

Secure toilet to its mountings. BMC 16.04.060(c)

Unit F

Kitchen

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

Upstairs

Bedroom A/Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

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

Unit E

Kitchen

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

Unit D

Front Deck

Repair the hole in the vinyl corner between the 2 units. BMC 16.04.050(a)

Living Room

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

Kitchen

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

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

Bedroom B

Replace the missing electrical outlet cover on the S wall. BMC 16.04.060(a)

Unit B

Living Room

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

Downstairs

Bedroom C

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

BUILDING 935

Unit A

Downstairs

Bedroom C/Bath

Properly secure the tub spout on the bathtub. BMC 16.04.060(a)

Upstairs

Bedroom A/Bath

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

Unit B

Main Level

Whole unit

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

Unit D

Upstairs

Bedroom A/Bath

Repair the water stained ceiling and walls in the bathroom. BMC 16.04.060(a)

Unit E

Kitchen

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

Downstairs

Back Bedroom

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

Upstairs

Bedroom A

Properly repair/replace the broken door. BMC 16.04.060(a)

Unit F

Downstairs

Front Bedroom

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

Unit G

Whole unit

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

Kitchen

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

Upstairs

Bedroom B/Bath

Secure toilet to its mountings. BMC 16.04.060(c)

Unit H

Entry

Repair the water stained ceiling and walls in the bathroom. BMC 16.04.060(a)

Half Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

Downstairs

Bedroom D/Bath

Repair/replace the damaged floor covering in the bathroom. BMC 16.04.060(a)

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

Upstairs

Bedroom A/Bath

Secure toilet to its mountings. BMC 16.04.060(c)

BUILDING 2801

Unit G

Upstairs

Bedroom B/Bath

Secure toilet to its mountings. BMC 16.04.060(c)

Unit F

Main Level

Downstairs

Living Room

Properly repair the hole in the wall. BMC 16.04.060(a)

Unit E

Main Level

Half Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

Kitchen

Enclose the splice in an approved securely mounted junction box, with a cover installed, using appropriate strain relief connectors. BMC 16.04.060(b)

Unit A

Downstairs

Bedroom C/Bath

Secure toilet to its mountings. BMC 16.04.060(c)

BUILDING 2812

Unit B

Main Level

Entry

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

Unit A

Main Level

½ Bath

Secure toilet to its mountings. BMC 16.04.060(c)

Upstairs (Unit A cont.)

Bedroom A/Bath

Secure toilet to its mountings. BMC 16.04.060(c)

BUILDING 2800

Unit F

Living Room

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

Unit E

Upstairs

Bedroom B/Bath

Secure toilet to its mountings. BMC 16.04.060(c)

BUILDING 924

Unit L

Kitchen

Enclose the splice in an approved securely mounted junction box, with a cover installed, using appropriate strain relief connectors. BMC 16.04.060(b)

Half Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

Upstairs

Bedroom A/Bath

Properly repair the loose faucet so that it functions as intended. BMC 16.04.060(a)

Unit E

Kitchen

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

Enclose the splice in an approved securely mounted junction box, with a cover installed, using appropriate strain relief connectors. BMC 16.04.060(b)

Unit I: No Access (Tenant wouldn't allow inspector in)

Upstairs

Bedroom B/Bath

Properly repair the loose faucet so that it functions as intended. BMC 16.04.060(a)

Unit B

Bedroom

Install a cable clamp where the power supply enters the water heater. BMC 16.04.060(c)

Unit H

Living Room

Properly secure all loose outlets in the room. BMC 16.04.060(a)

Kitchen

Properly repair the loose faucet so that it functions as intended. BMC 16.04.060(a)

Unit A

Kitchen

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

BUILDING 912

Unit L

Back deck

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

Bedroom B/Bath

Secure toilet to its mountings. BMC 16.04.060(c)

Unit K

Front Deck

Replace the missing cover for the electrical outlet. BMC 16.04.060(a)

Back Deck

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

Unit E

Front Deck

Replace the missing cover for the electrical outlet. BMC 16.04.060(a)

Unit I: No Access (Stop stick)

Living Room

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

Back Deck

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

Bedroom B

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

Unit C

Living Room

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

Unit H

Back Deck

Replace the missing cover for the electrical outlet. BMC 16.04.060(a)

Upstairs

Bedroom B/Bath

Properly repair the loose faucet so that it functions as intended. BMC 16.04.060(a)

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

Unit G

Whole unit

Repair or replace existing smoke detectors in a manner so that it functions as intended (Must be interconnected). IC 22-11-18-3.5

Unit A

Front Deck

Replace the missing cover for the electrical outlet. BMC 16.04.060(a)

EXTERIOR

All Buildings

Power-wash or otherwise remove all mold and mildew on the siding of the structure and decks. Exterior surfaces on residential rental units and their accessory structures shall be maintained free of mold. BMC 16.04.050(f)

Replace all damaged and broken dryer vent covers. BMC 16.04.050(a)

Scrape and paint exterior surfaces of trim, door casings and porches including handrails where paint is peeling or wood is exposed. BMC 16.04.050(e)(This item only has a compliance deadline of October 29, 2021.)

Building 986

Properly repair or replace damaged or deteriorated siding on the west side of the building in a manner that leaves the structure weather tight. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating siding and structural members. BMC 16.04.050(a)

Building 966

Properly secure loose shingles, and/or replace damaged or missing shingles on the south side of structure. BMC 16.04.050(a)

Building 2916

Replace the missing handrails at the front stairs of units A & B. BMC 16.04.050(a)

Building 2900

Replace the missing handrails at the front stairs of units A & B. BMC 16.04.050(a)

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

- Tenants and Owners Rights and Responsibilities Summary
A completed copy of the Tenants and Owners Rights and Responsibilities Summary
BMC 16.03.060(c) and BMC 16.10.030(b)

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

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)



City of Bloomington
H.A.N.D.

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

Meeting Date: April 21, 2021
Petition Type: An extension of time to complete repairs
Petition Number: 21-TV-32
Address: 1201 W. Allen St. Unit 3
Petitioner: Tyler Rife/CRM Properties, Inc.
Inspector: Norman Mosier
Staff Report: February 2, 2021 - Conducted Complaint Inspection
February 24, 2021 – Sent Complaint Remaining Violations Report
March 17, 2021 – Received BHQA Appeal

Petitioner is requesting an extension of time to vacate the unit and to complete the repairs by May 31, 2021.

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: May 31, 2021

Attachments: Complaint Inspection Report, Complaint Remaining Violations Report, 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
MAR 17 2021

BY:

Property Address: 1201 W Allen St. Unit 3 Bloomington, IN 47403

Petitioner's Name: Tyler Rife/CRM Properties, Inc. (Property Manager)

Address: 2626 S Webster St.

City: Kokomo State: Indiana Zip Code: 46902

Phone Number: 7654598034 E-mail Address: bethany@crmproperties.net

Owner's Name: 1201 W Allen LLC

Address: 335 E Waltman Ln

City: Phoenix State: Arizona Zip Code: 85022

Phone Number: 6512787497 E-mail Address: tyler.rife@2525capital.com

Occupants: 1

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

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

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: 21-TV-32

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

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

We are requesting an extension to complete the repairs noted during the complaint inspection on 2/2/21 for 1201 W Allen Unit #3.

Living room: Replace the burnt receptacle adjacent to the door and restore power to the receptacle.
 Repair the south wall under the A/C unit water damage from A/C unit.
 Repair A/C unit to drain water properly.

Kitchen: Replace the missing knob on the stove, right side.
 Repair/replace the detached glass front of the oven door
 Replace the missing dishwasher soap dispenser.

Bedroom: Install missing storm windows on both windows, south and east windows.

Bathroom: Repair/Replace the water heater, black sediments coming out of tub faucet, hot water side.
 Repair the tub faucet to not leak
 Replace the missing hot water faucet handle.

The tenant that is currently living at this property has been given a 30-day notice to vacate. He is to vacate the property by March 31, 2021. The owner of the property has chosen to not renew his lease agreement due to poor payment history. Once the property is vacant we will be upgrading the unit, and completing a lot of repairs. We are asking for an extension so we can complete these items during the turning process, once the property is vacant. We ask that we have until May 31, 2021, to complete the work and have the unit reinspected.

Thank you for your time!
 Bethany Shoffner
 Portfolio Manager
 CRM Properties, Inc.

Signature (Required): Bethany Shoffner

Name (Print): Bethany Shoffner Date: 3/9/21

- 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.





**City Of Bloomington
Housing and Neighborhood Development**

COMPLAINT INSPECTION REPORT

27

Owner(s)

Prop. Location: 1201 W Allen ST

Number of Units/Structures: 39/9

Units/Bedrooms/Max # of Occupants: Bld 1: Bld NW: 4/1/5, Bld 2: 4/1/5, Bld 3: 4/1/5, Bld 4: 4/1/5, Bld 5 W/ Laundry: 3/1/5, Bld 6: 8/1/5, Bld 7: 4/1/5, Bld 8: 4/1/5, Bld 9: 4/1/5

Date Inspected: 02/02/2021

Primary Heat Source: Electric

Property Zoning: RH

Number of Stories: 1

Inspector: Norman Mosier

Foundation Type: Slab

Attic Access: No

Accessory Structure: None

The following items are the result of a complaint inspection conducted on 02/02/2021. It is your responsibility to repair these items and to schedule a re-inspection within **fourteen (14)** days of the mailing of this report. Failure to comply with this inspection report will result in this matter being referred to the City of Bloomington Legal Department. Failure to comply with this complaint inspection report may result in fines. If you have questions regarding this report, please contact this office at 349-3420.

TENANT:

ERIC FOLTZ

1201 W. Allen St. Unit 3

Bloomington, In. 47403

Living Room:

Replace the burnt receptacle adjacent to the door and restore power to receptacle.
BMC 16.04.060 (b)

Repair the south wall under the a/c unit, water damaged from A/C unit.
BMC 16.04.060 (a)

Repair the a/c unit to drain water properly. BMC 16.04.060(a)

Kitchen:

Replace the missing knob on the stove, right side. BMC 16.04.060 (c)

Repair/replace the detached glass front of oven door. BMC 16.04.060(a)

Replace the missing dishwasher soap dispenser. BMC 16.04.060 (c)

Bedroom:

Install the missing storm windows on both windows, south and east windows. BMC 16.04.060 (a)

Bathroom:

Repair/replace the water heater, black sediment coming out of tub faucet, hot water side.
BMC 16.04.060 (c)

Repair the tub faucet not to leak. BMC 16.04.060 (c)

Replace the missing hot water faucet handle. BMC 16.04.060 (c)

This is the end of this report.



**City Of Bloomington
Housing and Neighborhood Development**

REMAINING VIOLATION INSPECTION REPORT

27

Owner(s)

1201 W Allen Llc
335 E Waltman Ln
Phoenix, AZ 85022

Agent

Tyler Rife
2626 S Webster St
Kokomo, IN 46902

Prop. Location: 1201 W Allen ST

Number of Units/Structures: 39/9

Units/Bedrooms/Max # of Occupants: Bld 1: Bld NW: 4/1/5, Bld 2: 4/1/5, Bld 3: 4/1/5, Bld 4: 4/1/5,
Bld 5 W/ Laundry: 3/1/5, Bld 6: 8/1/5, Bld 7: 4/1/5, Bld 8: 4/1/5, Bld 9: 4/1/5

Date Inspected: 02/02/2021
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 1

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

REINSPECTION REQUIRED

The following items are the result of a complaint inspection conducted on **02/02/2021**. This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington.

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

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.10.030 of the Bloomington Municipal Code.

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

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

ERIC FOLTZ

1201 W. Allen St. Unit 3

Bloomington, In. 47403

Living Room:

Replace the burnt receptacle adjacent to the door and restore power to receptacle.
BMC 16.04.060 (b)

Repair the south wall under the a/c unit, water damaged from A/C unit.
BMC 16.04.060 (a)

Repair the a/c unit to drain water properly. BMC 16.04.060(a)

Kitchen:

Replace the missing knob on the stove, right side. BMC 16.04.060 (c)

Repair/replace the detached glass front of oven door. BMC 16.04.060(a)

Replace the missing dishwasher soap dispenser. BMC 16.04.060 (c)

Bedroom:

Install the missing storm windows on both windows, south and east windows. BMC 16.04.060 (a)

Bathroom:

Repair/replace the water heater, black sediment coming out of tub faucet, hot water side.
BMC 16.04.060 (c)

Repair the tub faucet not to leak. BMC 16.04.060 (c)

Replace the missing hot water faucet handle. BMC 16.04.060 (c)

This is the end of this report.

A large, stylized handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.



City of Bloomington
H.A.N.D.

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

Meeting Date: April 21, 2021

Petition Type: An extension of time to complete repairs

Petition Number: 21-TV-33

Address: 315 W 17th St.

Petitioner: David Burns

Inspector: Chastina Chipman

Staff Report: December 8, 2020 Conducted cycle inspection
December 10, 2020 Sent cycle report
March 5, 2021 Sent Remaining Violations Report
March 17, 2021 Received BHQA Application

During a cycle inspection of this property violations of Title 16 were found including broken doors and windows, missing smoke detectors, missing light fixtures and missing electrical cover plates. The petitioner is requesting an extension of time due covid shutdowns and tenants vacating the apartments.

Staff recommendation: Grant an extension of time

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

Compliance Deadline: May 7, 2021 for all remaining violations.

Attachments: Cycle Report, Remaining Violations Report, 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

RECEIVED
MAR 17 2021

BY:

Property Address: 315 W 17th Street

Petitioner's Name: David Burns

Address: 4757 N Mosswood Dr

City: Bloomington State: Indiana Zip Code: 47404

Phone Number: 8123220535 E-mail Address: dbburns@medlink.net

Owner's Name: David Burns

Address: 4757 N Mosswood Dr

City: Bloomington State: Indiana Zip Code: 47404

Phone Number: 8123220535 E-mail Address: dbburns@medlink.net

Occupants: 3 Units under renovation. Sam Burns is performing some work and is occupying Unit A while the work is being performed. Unit B and C are not occupied.

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

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

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: 21-TV-33

ce

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 Covid shutdowns the tenants who were restaurant owners became unable to continue renting so they vacated the apartments. Upon inspection we found significant damage and decided it was a good time to renovate and upgrade the interiors of the apartments.

We are about 90% done but some of the window parts we ordered are not scheduled to arrive until April 23rd 2021.

Once they arrive and are installed we will be ready for reinspection.

I would request we have until May 7th to complete the repairs.

Signature (Required): David Burns

Name (Print): David B Burns Date: 3/12/2021

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

MAR 05 2021

6960

Owner(s):

Burlab, Inc
315 W. 17th Street
Bloomington, IN 47404

Agent:

Burns, David B.
4757 N. Mosswood
Bloomington, IN 47404

Prop. Location: 315 W 17th ST
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/5 1/3/5

Date Inspected: 12/08/2020
Primary Heat Source: Gas
Property Zoning: MM
Number of Stories: 2

Inspector: Chastina Chipman
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

REINSPECTION REQUIRED

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

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

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

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

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

INTERIOR:

UNIT C:

Living Room 19-2 x 10-2:

LS Replace the broken electrical cover plate on the N wall. BMC 16.04.060(a)

Bathroom:

Properly repair the sink to function as intended. BMC 16.04.060(a)

2ND LEVEL:

Hall Bath:

Properly repair the sink drain to function as intended. BMC 16.04.060(a)

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

S Bedroom (15-1 x 14-8): Exit door for egress requirements.

Properly repair the balcony door so that it functions as intended. BMC 16.04.060(a)

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

N Bedroom (17-6 x 10-5): Exit door for egress requirements.

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

LS Properly repair the balcony door so that it functions as intended. BMC 16.04.060(a)

BASEMENT

Stairway:

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

LS Replace the missing electrical plate cover adjacent to the furnace. BMC 16.04.060(a)

UNIT B:

Living Room/Kitchen (17 x 12-2):

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

UNIT A:

GENERAL VIOLATIONS:

LS Replace the missing smoke detectors in the entire unit. The missing smoke detectors were hard wired and must be replaced with a hard wired model. IC 22-11-18-3.5

Install all missing light fixtures throughout the entire unit. BMC 16.04.060(a)

LS Replace all broken/missing outlet cover plates throughout the entire unit. BMC 16.04.060(b)

Living Room (23-8 x 13-11):

Properly replace the missing trim around the entry door. BMC 16.04.060(a)

N Bedroom (13-0 x 12-6):

Properly install the missing floor vent under the window. BMC 16.04.060(a)

S Bedroom (12-9 x 13-1): Electric Furnace in closet.

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

Kitchen/Dining Room (11-4 x 18-5):

See general statement.

Laundry Room:

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

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

Upstairs:

Bedroom (23-11 x 12-8):

See general violations.

EXTERIOR:

Replace the missing deck board on the porch in front of Unit B. BMC 16.04.050(a)

Properly seal the exterior door frame on the east side of the building. (Unit A) 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)

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

• Tenants and Owners Rights and Responsibilities Summary

A completed copy of the Tenants and Owners Rights and Responsibilities Summary
BMC 16.03.060(c) and BMC 16.10.030(b)

• Inventory & Damages List

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

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 the report.



City Of Bloomington
Housing and Neighborhood Development

DEC 17 2020

RENTAL INSPECTION INFORMATION

Burlab, Inc
315 W. 17th Street
Bloomington, IN 47404

RE: 315 W 17th 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 **FEB 15 2021** 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: Burns, David B.: 4757 N. Mosswood, Bloomington, IN 47404

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



City Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

6960

Owner(s):

Burlab, Inc
315 W. 17th Street
Bloomington, IN 47404

Agent:

Burns, David B.
4757 N. Mosswood
Bloomington, IN 47404

Prop. Location: 315 W 17th ST
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/5 1/3/5

Date Inspected: 12/08/2020
Primary Heat Source: Gas
Property Zoning: MM
Number of Stories: 2

Inspector: Chastina Chipman
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

The Monroe County Assessor's records indicate that this structure was built in 1994, Minimum egress requirements for a one and two family dwelling built at the time of construction.

Openable area: 4.75 Sq. Ft.
Clear height: 24 inches
Clear width: 18 inches
Sill height: Not more than 44 inches above finished floor.

INTERIOR:

UNIT C:

Main Level: Gas Furnace

Entryway, Kitchen/Dining Room (11-9 x 11-3):

No violations noted.

Living Room 19-2 x 10-2:

Replace the broken electrical cover plate on the N wall. BMC 16.04.060(a)

Bathroom:

Properly repair the sink to function as intended. BMC 16.04.060(a)

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

2ND LEVEL:

Stairway/Hallway:

No violations noted.

Hall Bath:

Properly repair the sink drain to function as intended. BMC 16.04.060(a)

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

S Bedroom (15-1 x 14-8): Exit door for egress requirements.

Properly repair the balcony door so that it functions as intended. BMC 16.04.060(a)

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

N Bedroom (17-6 x 10-5): Exit door for egress requirements.

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

Properly repair the balcony door so that it functions as intended. BMC 16.04.060(a)

BASEMENT

Stairway:

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

Replace the missing electrical plate cover adjacent to the furnace. BMC 16.04.060(a)

Main Room:

No violations noted.

UNIT B:

Living Room/Kitchen (17 x 12-2):

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

Furnace Closet, Bathroom:

No violations noted.

W Bedroom (10-8 x 10-1):

No violations noted.

Existing Egress Window Measurements: Single hung: Const. Yr. - 1994
Height: 25.25 inches
Width: 43 inches
Sill Height: 22.5 inches
Openable Area: 7.54 sq. ft.

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

Center Bedroom (13-2 x 7-4):

No violations noted.

Existing Egress Window Measurements: Casement: Const. Yr. - 1994
Height: 55 inches
Width: 20 inches
Sill Height: 24 inches
Openable Area: 7.64 sq. ft.

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

East Bedroom (13-3 x 9-2): Same window as west bedroom.

No violations noted.

UNIT A:

GENERAL VIOLATIONS:

Replace the missing smoke detectors in the entire unit. The missing smoke detectors were hard wired and must be replaced with a hard wired model. IC 22-11-18-3.5

Install all missing light fixtures throughout the entire unit. BMC 16.04.060(a)

Replace all broken/missing outlet cover plates throughout the entire unit. BMC 16.04.060(b)

Living Room (23-8 x 13-11):

Properly replace the missing trim around the entry door. BMC 16.04.060(a)

N Bedroom (13-0 x 12-6):

Properly install the missing floor vent under the window. BMC 16.04.060(a)

Existing Egress Window Measurements: Casement: Const. Yr. - 1994
Height: 55 inches
Width: 20 inches
Sill Height: 24 inches
Openable Area: 7.64 sq. ft.

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

S Bedroom (12-9 x 13-1): Electric Furnace in closet.

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

Existing Egress Window Measurements: Casement: Const. Yr. - 1994
Height: 55 inches
Width: 20 inches
Sill Height: 24 inches
Openable Area: 7.64 sq. ft.

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

Kitchen/Dining Room (11-4 x 18-5):

See general statement.

Laundry Room:

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

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

Bathroom:

No violations noted.

Upstairs:

Bedroom (23-11 x 12-8):

See general violations.

Existing Egress Window Measurements: Single hung: Const. Yr. - 1994

Height: 25.25 inches

Width: 43 inches

Sill Height: 22.5 inches

Openable Area: 7.54 sq. ft.

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

EXTERIOR:

Replace the missing deck board on the porch in front of Unit B. BMC 16.04.050(a)

Properly seal the exterior door frame on the east side of the building. (Unit A) BMC 16.04.050(a)

OTHER REQUIREMENTS:

Furnace Inspection Documentation

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

Desired level: 0 parts per million (ppm)

Acceptable level in a living space: 9 ppm

Maximum concentration for flue products: 50 ppm

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

Tenants and Owners Rights and Responsibilities Summary

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

Inventory Damage List

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: 21 April 2021

Petition Type: An extension of time to complete repairs

Petition Number: 21-TV-034

Address: 339 S Grant St #5

Petitioner: Larry Laczkowski

Inspector: Michael Arnold, John Hewett

Staff Report: 26 February 2021 Complaint Inspection
15 March 2021 Received BHQA Application
29 March 2021 BHQA Report Written

Tenant complaint regarding issues with the unit. Some of the issues may be structural in nature. Tenant is scheduled to be out of unit 15 April 2021. Petitioner is requesting an additional month for 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: 15 May 2021 if unit is occupied
Re-inspection required before occupancy if the unit has been vacated as noted

Attachments: Complaint Inspection, Application

1/1



RECEIVED
MAR 15 2021

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: 339 S. GRANT APT #5 BLOOMINGTON, IN

Petitioner's Name: LARRY LACZKOWSKI

Address: 5127 FAIRWAY RD

City: BLOOMINGTON State: IN Zip Code: 47401

Phone Number: 812-872-4566 Email Address: _____

Property Owner's Name: LARRY LACZKOWSKI

Address: _____

City: _____ State: _____ Zip Code: _____

Phone Number: _____ Email Address: _____

Occupants: BILL EWING

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 21-TV-34

SEE REVERSE

MA

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

TENANT ~~EVICTED~~ ^{EVUCTION} 15 APRIL 15, 2021
RENOVATION BEGINS AFTER EVUCTION
TIME NEEDED ONE MONTH

Signature (required): Larry Lockrowers

Name (please print): LARRY LOCKROWERS Date: 3/15/21

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

COMPLAINT INSPECTION
REMAINING VIOLATION INSPECTION REPORT

MAR 22 2021

652

Owner(s)

Laczkowski, Larry & Sharol
 5127 S. Fairfax Rd.
 Bloomington, IN 47401

Prop. Location: 339 S Grant ST
 Number of Units/Structures: 5/1
 Units/Bedrooms/Max # of Occupants: Bld 1: 5/1/1

Date Inspected: 02/26/2021
 Primary Heat Source: Gas
 Property Zoning: RH
 Number of Stories: 1

Inspector: Mike Arnold
 Foundation Type: Crawl Space
 Attic Access: N/A
 Accessory Structure: none

REINSPECTION REQUIRED

The following items are the result of a complaint inspection conducted on 02/26/2021. This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington.

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

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.10.030 of the Bloomington Municipal Code.

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

Interior:**Living Room:**

Secure the fuse box to the wall. BMC 16.04.060(b) (Small box on the west wall)

Secure interior conductors within 12 inches of every junction box, service panel, fixture, or connection to a raceway or enclosure and at intervals not exceeding 54 inches. BMC 16.04.060(b)

Repair the window and heater installations to be weathertight. BMC 16.04.060(a)

SW Room:

Repair the flooring in this room to be stable. BMC 16.04.060(a) (Along north wall secure the sub-floor and make necessary repairs to prevent bowing)

Bathroom:

Properly repair the holes and cracks in the walls and ceiling. BMC 16.04.060(a)

Verify the shutoff valves for the sink and stool function as intended. BMC 16.04.060(c)

Secure the linoleum to the floor. BMC 16.04.060(a)

Kitchen:

Repair the floor joists/supports to eliminate bouncing of the floor and shaking of the entire room. BMC 16.04.060a)

Repair the sub-floor to eliminate holes and weak spots. BMC 16.04.060(a)

Verify the oven and the left front burner function as intended. BMC 16.04.060(c)

Verify the shut off valves at the sink are functioning as intended to allow adequate water pressure. BMC 16.04.060(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: 21 April 2021

Petition Type: An extension of time to complete repairs

Petition Number: 21-TV-035

Address: 120 S Kingston Dr

Petitioner: 21-TV-035

Inspector: Michael Arnold/Norman Mosier

Staff Report: 27 October 2020 Cycle Inspection
30 October 2020 Sent Report
29 December 2020 Scheduled Reinspection
12 March 2021 Reinspection
15 March 2021 Received BHQA Application

Units 28 & 29 were not inspected during the cycle inspection. Tenant in 28 was not available to allow entry and tenant in 29 indicated covid issues. There are also some outstanding items in other units that need to be reinspected as well. Petitioner is requesting additional time to complete 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: 30 April 2021 for life safety items
21 May for all other items

Attachments: Remaining Violations Report, Application



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

RECEIVED
MAR 15 2021

BY:

Property Address: 120 S. Kingston Dr. Bloomington, IN 47408

Petitioner's Name: Jenny Bowles

Address: 120 S Kingston Dr. #B13

City: Bloomington

State: Indiana



Zip Code: 47408

Phone Number: 812-339-09

E-mail Address: leasing@distinctmanagement.com

Owner's Name: David Bilfeld

Address: 120 S Kingston Dr. #B13

City: Bloomington

State: Indiana



Zip Code: 47408

Phone Number: 8123390951

E-mail Address: leasing@distinctmanagement.com

Occupants: apt. 28, 29

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: 21-TV-35

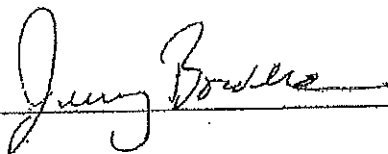
NM, MA

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.

Apartments #28 and 29 were not able to be inspected during the first round of the inspection due to COVID(#28) and tenant in the shower(#29).
Upon reinspect, the inspector noted needed repairs, which will be completed by 3/16/2021.

Signature (Required):



Name (Print): Jenny Bowles

Date: 3/12/21

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

MAR 19 2021

480

Owner(s)

Distinct Management
 120 S. Kingston Dr. #13
 Bloomington, IN 47408

Agent

David Bilfeld
 120 S. Kingston Dr #13
 Bloomington, IN 47408

Prop. Location: 120 S Kingston DR

Number of Units/Structures: 75/6

Units/Bedrooms/Max # of Occupants: Bld 1: Bld A: 2/Eff/5 4/1/5 6/2/5, Bld B: 2/Eff/5 4/1/5 6/2/5, Bld C:
 6/1/5 6/2/5, Bld D: 6/1/5 6/2/5, Bld E: 9/1/5 3/3/5, Bld F: 12/1/5 3/3/5

Date Inspected: 10/27/2020
 Primary Heat Source: Other
 Property Zoning: RH
 Number of Stories: 2

Inspector: Mike Arnold
 Foundation Type: Basement
 Attic Access: Yes
 Accessory Structure: none

REINSPECTION REQUIRED

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

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

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

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

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

Building C:

Unit 28:

Tenant Violation issued for this unit

Living Room:

Repair window to latch securely. BMC 16.04.060(b) (East wall)

Kitchen:

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

Repair/replace the latch/lock on the sliding door. BMC 16.04.060(c)

Replace the torn transition strip. BMC 16.04.060(a)

Hallway:

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

Bathroom:

Repair/replace the broken towel rack. BMC 16.04.060(a)

Properly repair and surface coat the ceiling and walls. BMC 16.04.06(a)

South Bedroom:

Secure the loose door hinges. BMC 16.04.060(a)

Repair the door to latch as intended. BMC 16.04.060(a)

Unit 29:

Living Room:

Re-install the closet door. BMC 16.04.060(a)

Repair/replace the gfci outlet to function as intended. BMC 16.04.060(b) (South wall)

Replace the missing latch on the sliding door. BMC 16.04.060(c)

Bathroom:

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

Properly repair and surface coat the ceiling. BMC 16.04.060(a)

Bedroom:

Re-install the closet doors. BMC 16.04.060(a)

Building D:

Unit 40:

Hallway:

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

Unit 41:

Deck:

Complete the finish work around the sliding door. BMC 16.04.050(q)

Building E:

Unit 49:

Kitchen:

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

Unit 50:

Re-install the smoke detector. BMC 16.04.060(b)

N Center Bedroom:

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

Unit 58:

Kitchen:

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

Unit 60:

Bathroom:

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

Building F:

Unit 62:

Furnace Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

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

Bathroom:

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

Unit 66:

Bathroom:

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

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

Unit 69:

Bathroom:

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

Exterior:

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(including but not limited to the eaves) **(This item has a deadline of 27 October 2021)**

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

This is the end of this report.

**CITY OF BLOOMINGTON CONFLICT OF INTEREST QUESTIONNAIRE
FOR BOARD AND COMMISSION MEMBERS**

Under Indiana Code 35-44.1-1-4, a public servant who knowingly or intentionally has a pecuniary interest in or derives a profit from a contract or purchase connected with an action by the governmental entity served by the public servant commits conflict of interest, a Level 6 Felony. A public servant has a pecuniary interest in a contract or purchase if the contract or purchase will result or is intended to result in an ascertainable increase in the income or net worth of the public servant or a dependent of the public servant who is under the direct or indirect administrative control of the public servant; or receives a contract or purchase order that is reviewed, approved, or directly or indirectly administered by the public servant. "Dependent" means any of the following: a spouse; a child, stepchild, or adoptee who is unemancipated and less than eighteen (18) years of age; and any individual more than one-half (1/2) of whose support is provided during a year by the public servant.

The City's personnel policy states that "The City strives to avoid situations that have the potential for impropriety or the appearance of impropriety even where not expressly prohibited by state law."

The City of Bloomington requests commissioners, board members and committee members to disclose certain interests as follows to ensure compliance with applicable state law and relevant local policy.

Name: _____ **Date:** _____

City board(s) and commission(s) on which you serve: _____

1. Business Affiliations

Please list, and briefly explain all affiliations which you, any member of your immediate family or any dependent (as defined above) has as a director, officer, partner, member, employee, consultant, agent or advisor of any entity or organization which transacts business with the City of Bloomington.

2. Outside Interests

Please identify all material financial interests or investments which you, any member of your immediate family or any dependent has in any entity which transacts business with the City of Bloomington. Exclude any equity or stock ownership by way of mutual fund,

index fund, retirement account, pension account or similar brokerage-based financial account.

3. Outside or Community Activities

Please list all affiliations you, any member of your immediate family or any dependent has as a volunteer in any capacity with any entity or organization which transacts business with the City of Bloomington. Please describe the individual's role by title or duties.

4. Other

Please list any other activities in which you, any member of your immediate family or any dependent (as defined above) are engaged that might be regarded as constituting a potential conflict of interest or an appearance of impropriety.

I agree to promptly report any material situation or transaction that may arise during the forthcoming calendar year that to my belief or knowledge constitutes a potential conflict of interest consistent with the above questions.

Signature

Date

Print Name

E-mail address

Please complete and return to Barbara E. McKinney, Assistant City Attorney, within two weeks. Email mckinneb@bloomington.in.gov, fax 812-349-3441, or mail to P.O. Box 100, Bloomington, IN 47402-0100. Thank you.