

**PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
CITY HALL LEMON CONFERENCE ROOM
Zoom Virtual Meeting
MAY 19, 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-12, **1302 E. Hunter Avenue**, Tempo Properties, Inc. (Baseline Properties, LLC). Previously heard on March 17, 2021. Request for an extension of time to complete repairs.
- 2) 21-TV-27, **312 E. 12th Street**, Brian Marren. Previously heard on March 17, 2021. Request for an extension of time to complete repairs.
- 3) 21-TV-29, **1315 N. Lincoln Street**, Varsity Properties. Request for an extension of time to complete repairs.
- 4) 21-TV-30, **2315 S. Rockport Road**, Shannon Ramey. Request for an extension of time to complete repairs.
- 5) 21-AA-31, **915 S. Basswood Drive**, Hunter Bloomington Properties (Sam Okner). Request for relief from an administrative decision.
- 6) 21-TV-32, **1201 W. Allen Street**, Tyler Rife/CRM Properties (1201 W. Allen LLC). Request for an extension of time to complete repairs.
- 7) 21-TV-33, **315 W. 17th Street**, David Burns. Request for an extension of time to complete repairs.
- 8) 21-TV-34, **339 S. Grant Street**, Larry Laczkowski. Request for an extension of time to complete repairs.
- 9) 21-TV-35, **120 S. Kingston Drive**, Jenny Bowles (David Bilfeld). Request for an extension of time to complete repairs.
- 10) 21-TV-36, **1218 N. College Avenue**, Tempo Properties, Inc. (CJ Satellite, LLC). Request for an extension of time to complete repairs.
- 11) 21-TV-37, **501-512 S. Muller Parkway**, SSC Muller Apartments, LLC – The Village at Muller Park. Request for an extension of time to complete repairs.
- 12) 21-TV-38, **2418 S. Milton Drive**, Choice Realty & Management (Spicer Rentals). Request for an extension of time to complete repairs.
- 13) 21-AA-39, **721 E. Wellington Court**, Dale & Sharon Andrews. Request for relief from an administrative decision.

- 14) 21-TV-40, **4112 E. Deckard Drive**, Jason Boling. Request for an extension of time to complete repairs.
- 15) 21-TV-41, **725 E. 2nd Street**, Mackie Properties (CJ Satellite, LLC). Request for an extension of time to complete repairs.
- 16) 21-TV-42, **903 N. Blair Avenue**, Andrea & Ross Martinie Eiler. Request for an extension of time to complete repairs.
- 17) 21-TV-43, **504 E. Southern Drive**, Dennis K. McGuire – Yukon Properties, LLC. Request for an extension of time to complete repairs.
- 18) 21-TV-44, **3200 E. Longview Avenue**, Dakota Kent & Anna Crawley. Request for an extension of time to complete repairs.

IV. **GENERAL DISCUSSION**

V. **PUBLIC COMMENT**

VI. **ADJOURNMENT**

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

Zoom Invitation May 19 2021 BHQA Meeting _____	2
BHQA Summary 12-16-20 FINAL _____	3
1302 E. Hunter Avenue _____	5
312 E. 12th Street _____	9
1315-1345 N. Lincoln Street _____	15
2315 S. Rockport Road _____	31
915 S. Basswood Drive _____	48
1201 W. Allen Street _____	62
315 W. 17th Street _____	69
339 S. Grant Street _____	83
120 S. Kingston Drive _____	88
1218 N. College Avenue _____	95
501-512 S. Muller Parkway _____	103
2418 S. Milton Drive _____	145
721 E. Wellington Court _____	149
4112 E. Deckard Drive _____	153
725 E. 2nd Street _____	163
903 N. Blair Avenue _____	170
504 E. Southern Drive _____	177
3200 E. Longview Avenue _____	180

HAND is inviting you to a scheduled Zoom meeting.

Topic: Board of Housing Quality Appeals Meeting

Time: May 19, 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>

B.H.Q.A. MEETING OF DECEMBER 16, 2020 SUMMARY

MEMBERS PRESENT: Nicholas Carder, Elizabeth Gallman, Susie Hamilton, Diana Opata-Powell, Dominic Thompson

STAFF PRESENT: Michael Arnold, Daniel Bixler, Chastina Chipman, John Hewett, Kenneth Liford, Maria McCormick, Norman Mosier, Brent Pierce, Doris Sims, (HAND), Dan Dixon (Legal)

GUESTS PRESENT: Mark Hoffman (Pavilion Properties), Ibrahim Khairy (219-219 ½ E. 8th Street), Kris Kuntz (2307 E. Winding Brook Court), Bruce Ricklin (728 W. Dixie Street).

Meeting start time 4:03 PM.

I. REVIEW OF SUMMARY

Hamilton made a motion to approve the minutes for September 16, 2020. Opata-Powell seconded. Motion passed, 5-0.

Hamilton made a motion to approve the minutes for October 21, 2020. Opata-Powell seconded. Motion passed, 5-0.

II. CONSENT AGENDA

20-TV-76, **2803 N. Browncliff Lane**, Choice Realty & Management (Jennifer Laherty Simms). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a December 31, 2020 deadline for life safety violations and a February 16, 2021 deadline for all other violations.

20-TV-77, **2416 S. Milton Drive**, Choice Realty & Management (Spicer Rentals). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a January 31, 2021 deadline to complete all repairs.

Approved.

III. PETITIONS

20-TV-18, **514 W. Kirkwood Avenue**, William Shouse (Arturo Rodriguez III). Previously heard April 15, 2020 and November 18, 2020. The petitioner was not present to request an extension of time to complete repairs. Item was dismissed from Board consideration because issue is under purview of Planning Department and not under Title 16.

20-TV-69, **321 N. Indiana Avenue**, Pavilion Properties. Previously heard November 18, 2020. Petitioner, Mark Hoffman, was present to request an extension of time to complete repairs. Petitioner provided an update on repairs. Staff recommendation to grant the request with a May 31, 2021 deadline. Hamilton made motion to grant request per staff recommendation. Gallman seconded. Motion passed, 5-0.

20-AA-71, **728 W. Dixie Street**, Bruce Ricklin. Previously heard November 18, 2020. Petitioner, Bruce Ricklin, was present to request relief from an administrative decision limiting the current permit to three years. Staff recommendation was to deny the request and keep permit at three years for this cycle. Hamilton made motion to grant the request for reinstatement of the five year permit. Thompson seconded. Motion failed, 2-3 (Carder, Gallman, Opata-Powell nay). Carder made motion to deny the request per staff recommendation. Gallman seconded. Motion failed, 3-2 (Hamilton, Thompson nay). Carder made motion to postpone item until end of business to reapproach matter. Hamilton seconded. Motion passed, 5-0. Item moved to end of agenda.

20-TV-73, **1320 N. Washington Street**, Angela Brown. Petitioner was not present to request an extension of time to complete repairs. Staff recommendation was to grant the request for extension of time to complete repairs with a January 02, 2021 deadline. Gallman made motion to grant the request per staff recommendation. Motion passed, 5-0.

20-AA-74, **2307 E. Winding Brook Court**, Kris Kuntz. Petitioner, Kris Kuntz, was present to request

relief from an administrative decision considering the property subject to Title 16. Staff recommendation was to deny the request with the property either being vacated or scheduled for a rental inspection by January 15, 2021, otherwise turned over to the Legal department. Gallman made motion to deny the request per staff recommendation. Carder seconded. Motion passed, 5-0.

Opata-Powell left meeting at 5:16 PM.

20-AA-75, **219-219 ½ E. 8th Street**, Arch Properties - Ibrahim & Lucy Khairy. The petitioner, Ibrahim Khairy, was present to request relief from an administrative decision requiring payment of fines for failure to provide documentation. Staff recommendation was to deny the request. Carder made motion to deny the request per staff recommendation. Gallman seconded. Motion passed, 4-0. Request denied.

20-AA-71, **728 W. Dixie Street**, Bruce Ricklin. Petition item postponed earlier brought back. Staff recommendation was to deny the request and keep permit at three years for this cycle. Thompson made a motion to reconsider the motion granting the petitioner's request. Hamilton seconded. Motion passed. 4-0. Request granted.

IV. GENERAL DISCUSSION

Dixon clarified the distinctions between use of postponement and table in Board proceedings. Board agreed a retreat would be useful for members to discuss difficult issues. The Board reiterated its appreciation for the service of Sims as Director.

V. PUBLIC COMMENT

None.

VI. ADJOURNMENT

Gallman made motion for adjournment. Hamilton seconded. Motion passed unanimously. Meeting adjourned 5:57 PM.



City of Bloomington
H.A.N.D.

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

Meeting Date: May 19, 2021

Petition Type: An extension of time to complete repairs

Petition Number: 21-TV-12 (old)

Address: 1302 E. Hunter Avenue

Petitioner: Tempo Properties

Inspector: Maria McCormick

Staff Report: August 11, 2020 Completed Cycle Inspection
November 16, 2020 Completed Re-inspection
January 13, 2021 Received Application for BHQA
March 17, 2021 BHQA Granted an extension of time
March 31, 2021 BHQA Compliance deadline
April 9, 2021 Received a 2nd request for extension of time

The petitioner is requesting a 2nd Extension of time. The replacement window has been ordered but due to COVID-19 the window has not been received by Tommy D's. During the cycle inspection the doors to the Southeast and Northeast basement bedrooms were locked. At the re-inspection the doors were unlocked and we were able to inspect the rooms. It was noted in the inspection that the window in the Northeast bedroom was missing the necessary hardware to open and close the window. The petitioner states that they have ordered a new window. They are asking for additional time to receive the window and get it installed. This room was vacant at the time of the re-inspection.

Staff recommendation: Grant the extension of time.

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

Compliance Deadline: June 18, 2021

Attachments: Application for appeal; Remaining Violations report

✓



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

RECEIVED
APR 09 2021

BY:

Property Address: 1302 E Hunter Ave Bloomington, IN 47408

Petitioner's Name: Tempo Properties, Inc.

Address: 213 S Rogers St Suite 8

City: Bloomington State: Indiana Zip Code: 47404

Phone Number: (812) 336-2026 E-mail Address: alyssa@tempopropertiesinc.com

Owner's Name: Baseline Properties, LLC

Address: PO Box 303

City: Clear Creek State: Indiana Zip Code: 47426

Phone Number: 812-336-2026 E-mail Address: info@tempopropertiesinc.com

Occupants: 5 - Samuel Kilneman, Mitchell Pardi, Samuel Blaisdell, James House & James Kulik

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-12

OLD BUSINESS

MM

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

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

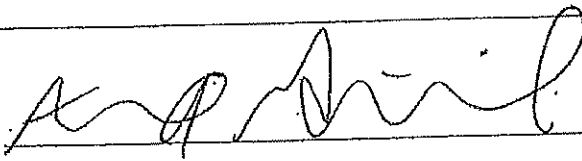
Hello!

This window needs replaced, I spoke with Tommy D's and they are still 1 month out for this install. As I am sure you all know, COVID-19 has caused serious building material shortages and shipping delays. I wish this would have been taken into consideration when I filed my 1st extension for time regarding this window replacement.

I'd like to request another extension of time for just a little over a month to accommodate.

Thank you!

Signature (Required):



Name (Print): Alyssa Gilliland

Date:

4/9/21

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**

REMAINING VIOLATION INSPECTION REPORT

NOV 17 2020

894

Owner(s)

C.J. Satellite, Llc
P.O. Box 337
Clear Creek, IN 47426

Agent

Tempo Properties, Inc
P.O. Box 5727
Bloomington, IN 47404

Prop. Location: 1302 E Hunter AVE
Number of Units/Structures: 7/1
Units/Bedrooms/Max # of Occupants: Bld 1: 7/1/1

Date Inspected: 08/11/2020
Primary Heat Source: Gas
Property Zoning: R3
Number of Stories: 2

Inspector: Maria McCormick
Foundation Type: Basement
Attic Access: No
Accessory Structure: None

REINSPECTION REQUIRED

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

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection. Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under BMC 16.10.040. It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

**Basement –
NE Bedroom:**

Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. Repair or replace the window to open and close using the windows hardware and for the lock to function as intended. BMC 16.04.060(b)

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



City of Bloomington
H.A.N.D.

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

Meeting Date: 19 May 2021

Petition Type: An extension of time to complete repairs

Petition Number: 21-TV-027

Address: 312 E 12th St

Petitioner: Brian Marren

Inspector: Michael Arnold

Staff Report: 09 September 2020 Cycle Inspection
25 September 2020 Sent Inspection Report
24 November 2020 Reinspection Scheduled
01 February 2021 Received BHQA Application
17 February 2021 BHQA Cancelled
19 March 2021 BHQA Meeting

The property was being remodeled at the time of the cycle inspection. At the 19 March 2021 meeting the Board granted an extension of time to complete repairs. The deadline was to schedule an inspection immediately for life safety issues and 17 April 2021 for all other items. The petitioner is requesting an extension until 01 October 2021 to complete repairs. See application for reasons for the request. To date there has not been an inspection for the life safety issues.

Staff recommendation: Deny the request for extension of time

Conditions: Complete all repairs and schedule for re-inspection immediately

Compliance Deadline: Schedule inspection immediately

Attachments: Remaining Violations Report, Application

17/21



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

APR 15 2021

Property Address: 312 E 12th St. A#

Petitioner's Name: Brian Marren

Address: 312 E. 12th St.

City: Bloomington State: IN. Zip Code: 47408

Phone Number: (812) 558-1479 E-mail Address: marrenbls@msn.com

Owner's Name: Brian Marren

Address: 312 E. 12th St.

City: Bloomington State: IN. Zip Code: 47408

Phone Number: (812) 558-1479 E-mail Address: marrenbls@msn.com

Occupants: 3

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: Extension

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)

OLD
 Petition Number: 21-TV-27

MA

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

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

A. Not vaccinated from Covid-19
1. Unable to complete necessary items on report
2. Labor help + I not vaccinated
3. 10-1-21

Signature (Required): Brian Marren

Name (Print): Brian Marren Date: 4-11-21

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

APR 08 2021

1490

Owner(s)

Marren Builders Inc.
 312 E 12th St
 Bloomington, IN 47408

Agent

Brian Marren
 416 N Roosevelt St.
 Bloomington, IN 47408

Prop. Location: 312 E 12th ST
 Number of Units/Structures: 2/1
 Units/Bedrooms/Max # of Occupants: Bld 1: 1/Eff/3 1/2/3

Date Inspected: 09/09/2020
 Primary Heat Source: Gas
 Property Zoning: R3
 Number of Stories: 1

Inspector: Mike Arnold
 Foundation Type: Basement
 Attic Access: No
 Accessory Structure: detached garage

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 Neighborhood Division (812) 349-3421	https://bloomington.in.gov/hand Housing Division (812) 349-3401	Rental Inspection (812) 349-3420 Fax (812) 349-3582

Note:

In accordance with the Board of Housing Quality Appeals Notice of Board Action:

- *Call to immediately to schedule the reinspection for life-safety issues (italics indicates life-safety item)*
- Call no later than 17 April 2021 to schedule the reinspection for all other violations

Interior:**Main Structure:****General Condition:**

Complete the remodel work for the structure. BMC 16.04.060(a)

Basement:

Provide operating power to the smoke detector. IC 22-11-18-3.5 (Life Safety)

Replace the missing outlet and switch cover plates. BMC 16.04.060(b) (Life Safety)

Re-attach the electric panel cover. BMC 16.04.060(b) (Life Safety)

Main Level:**NW Bedroom (16-0 x 10-0):**

Complete the installation of the trim around the window. BMC 16.04.060(a) (West wall – south window)

Eliminate the gap at the top of the walls (at the ceiling) or install trim work. BMC 16.04.060(a)

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

Provide operating power to the smoke detector. IC 22-11-18-3.5 (Life Safety)

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

NE Bedroom (10-0 x 9-0):

Provide operating power to the smoke detector. IC 22-11-18-3.5 (Life Safety)

Complete the trim work on the window and verify window installation is weathertight. BMC 16.04.060(a) (eliminate the duct tape around the window)

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

East Center Bedroom [(13-0 x 9-0)+(4-0 x 2-0)+(4-0 x 2-0)]:

Complete the trim work on the window. BMC 16.04.060(a)

Eliminate the gap at the top of the walls (at the ceiling) or install trim work. BMC 16.04.060(a)

West Center Bedroom (16-0 x 10-0):

Move the smoke detector to an approved location. If wall mounted, it shall be located between 4 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5 (Life Safety)

Provide operating power to the smoke detector. IC 22-11-18-3.5 (Life Safety)

Family Room (17-0 x 13-0):

Move the smoke detector to an approved location. If wall mounted, it shall be located between 4 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5 (Life Safety)

Complete the trim work installation. BMC 16.04.060(a)

Install a cover plate on the open electric box. BMC 16.04.060(b) (North wall) (Life Safety)

East Bathroom:

Install the vanity door. BMC 16.04.060(a)

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

Install the door handle on the entry door. BMC 16.04.060(a)

Detached Structure:

This structure was not accessible at the time of this inspection. This structure 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 (This structure must also be in compliance with Title 20 of the Bloomington Municipal Code).

Exterior:

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e) (This item has a deadline of 09 September 2021).

Other Requirements:**Furnace Inspection Documentation:**

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

Desired level:	0 parts per million (ppm)
Acceptable level in a living space:	9 ppm
Maximum concentration for flue products:	50 ppm
BMC 16.01.060(f), BMC 16.04.060(c), BMC 16.04.060(b)	

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: May 19, 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

AK



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!

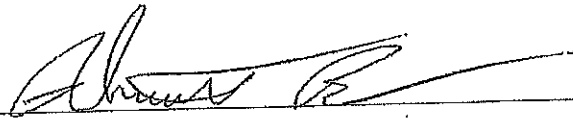
(Will be assigned by BHQA)
Petition Number: 21-TV-29

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 Boro 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

Bathroom, NW Bedroom 10 x 8, W 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)

C Laundry/Furnace Closet (Electric)
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 gfi 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(e)

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 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.

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

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

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: May 19, 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
 April 21, 2021 Meeting cancelled due to lack of quorum

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: June 2, 2021 for all life safety violations
June 21, 2021 for all other violations

JA

Attachments:

Cycle Report, Remaining Violations Report, Notice of Violation,
Appeal



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
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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.

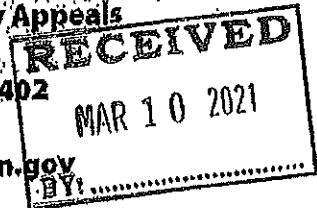
Compliance Deadline: May 12, 2021 for all life safety violations
June 21, 2021 for all other violations

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

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

CITY ATTORNEY
Michael M. Rouker

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** 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: May 19, 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 month's 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): *CB*

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.

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

Handwritten mark

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: May 19, 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.

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

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: May 19, 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
April 21, 2021 Meeting cancelled due to lack of quorum

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 to 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: June 2, 2021 For all remaining violations.

Attachments: Cycle Report, Remaining Violations Report, Appeal

JW



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

7/21



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: ddburns@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: ddburns@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 month's agenda!

(Will be assigned by BHQA)

Petition Number: 21-TV-33

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

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

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

INTERIOR:

UNIT C:

Living Room 19-2 x 10-2:

4S 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)

4S 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)

4S 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

4S Replace the missing electrical plate cover adjacent to the furnace. BMC 16.04.060(a)

UNIT B:

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

4S Provide a complete directory of all service panels and circuits. BMC 16.04.020(a) IEC 408.4

UNIT A:

GENERAL VIOLATIONS:

4S 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)

4S 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: 19 May 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
21 April 2021 BHQA Postponed

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 June 2021 if unit is occupied. Re-inspection required before occupancy if the unit has been vacated as noted

Attachments: Complaint Inspection, Application

Handwritten mark



RECEIVED

Application for Appeal MAR 15 2021
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 #3 BLOOMINGTON, IN

Petitioner's Name: LARRY LAZKOWSKI

Address: 5127 FAIRFAX RD

City: BLOOMINGTON State: IN Zip Code: 47401

Phone Number: 812-879-4566 Email Address: _____

Property Owner's Name: LARRY LAZKOWSKI

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 ~~EVUCTION~~ ^{EVUCTION} 15 APRIL 15, 2021

RENOVATION BEGINS AFTER EVUCTION

TIME NEEDED ONE MONTH

Signature (required): Larry Lockrowski

Name (please print): LARRY LOCKROWSKI 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.

<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>
---	--	--

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: 19 May 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
21 April 2021	BHQA Postponed

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: Call immediately to schedule life safety reinspection.
June 19, 2021 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): Jenny Bowles

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.





City Of Bloomington
Housing and Neighborhood Development
REMAINING VIOLATION INSPECTION REPORT

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
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**Life Safety Items*

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
H.A.N.D.

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

Meeting Date: May 19th, 2021
Petition Type: An extension of time to complete repairs.
Petition Number: 21-TV-36
Address: 1218 N College Ave. Apt A
Petitioner: Tempo Properties, Inc
Inspector: Kenny Liford
Staff Report: January 6th, 2021 Completed Cycle Inspection Report
March 24th, 2021 BHQA application received

The agent has requested an extension of time to complete repairs to the floor covering.

Staff recommendation: Approve the request.

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

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

Compliance Deadline: June 18th, 2021

Attachments: Cycle report, BHQA Appeal



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

RECEIVED
MAR 23 2021
BY:

Property Address: 1218 N College Ave Apt ^A Bloomington, IN 47404

Petitioner's Name: Tempo Properties, Inc.

Address: 213 S Rogers St Suite 8

City: Bloomington State: Indiana Zip Code: 47404

Phone Number: (812) 336-2026 E-mail Address: alyssa@tempopropertiesinc.com

Owner's Name: C.J. Satellite, LLC.

Address: PO Box 337

City: Clear Creek State: Indiana Zip Code: 47426

Phone Number: 812-606-7771 E-mail Address: johnrl@bluemarble.net

Occupants: 3 occupants: Jacob Kluemper, Alejandro Moreno, & Christopher Weathers

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-316

KEL

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

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

Hello BHQA Board - we will need just a few more days to complete the flooring replacement in apartment ^A at 1218 N College Ave. We are replacing the old tile flooring with wood laminate and the tile is proving more difficult to remove than we had anticipated. The 2 other units have been fully brought into compliance after the initial inspections. Thank you for your consideration!

Signature (Required): _____

Name (Print): Alyssa Gilliland

Date: 3/23/21

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

RENTAL INSPECTION INFORMATION

JAN 15 2021

Cj Satellite, Llc
P.O. Box 337
Clear Creek, IN 47426

RE: 1218 N College AVE

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **MAR 16 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: Tempo Properties, Inc: P.O. Box 5727, 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

195

Owner(s)

Cj Satellite, Llc
P.O. Box 337
Clear Creek, IN 47426

Agent

Tempo Properties, Inc
P.O. Box 5727
Bloomington, IN 47404

Prop. Location: 1218 N College AVE

Number of Units/Structures: 3/2

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

Date Inspected: 01/04/2021
Primary Heat Source: Electric
Property Zoning: MM
Number of Stories: 2

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

Monroe County Assessor's records indicate this structure was built in 1957.
There were no requirements for emergency egress at the time of construction.

INTERIOR

Apt. A

Main Level

Living Room (15-6 x 27-0)

No violations noted.

SW Bedroom (8-9 x 12-6)

Secure the loose electrical receptacle under the west window. BMC 16.04.060(b)

Existing Egress Window Measurements:

Height: 28 inches

Width: 35 inches

Sill Height: 25 inches

Openable Area: 6.80 sq. ft.

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

SE Bedroom (12-0 x 16) / Bathroom

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

Existing Egress Window Measurements:

Height: 47 inches

Width: 21 inches

Sill Height: 36 inches

Openable Area: 6.86 sq. ft.

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

Kitchen (15-0 x 13-6), Laundry Room

No violations noted.

Bathroom

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

Upper Level A

Stairway / Hallway

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

West Bedroom (12-6 x 13-11) / Bathroom

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)

Properly secure the faucet on the sink. BMC 16.04.060(c)

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

Existing Egress Window Measurements:

Height: 32 inches

Width: 42 inches

Sill Height: 22 ½ inches

Openable Area: 9.35 sq. ft.

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

BAV - MC
South Bedroom (11-0 x 12-0) / Bathroom

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

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)

Existing Egress Window Measurements:

Height: 25 ½ inches

Width: 31 inches

Sill Height: 36 inches

Openable Area: 5.50 sq. ft.

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

East Bedroom (16-6 x 8-6) / Bathroom

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

Existing Egress Window Measurements:

Height: 47 inches

Width: 21 inches

Sill Height: 28 ½ inches

Openable Area: 6.86 sq. ft.

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

Kitchenette (connects east & north bedrooms)

No violations noted.

North Bedroom (14-3 x 8-3)

No violations noted.

Existing Egress Window Measurements:

Height: 32 inches

Width: 42 inches

Sill Height: 22 ½ inches

Openable Area: 9.35 sq. ft.

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

Basement

Unit B

Electric Service Room, Main Room, Bathroom

No violations noted.

Kitchen

Enclose electrical wiring where the power supply enters the garbage disposal with protective insulation removed inside the garbage disposal and secure with a cable clamp. BMC 16.04.060(c)

Mechanical Room

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

NE Bedroom (7-3 x 14-9)

No violations noted.

Existing Egress Window Measurements:

Height: inches

Width: inches

Sill Height: inches

Openable Area: sq. ft.

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

South Room (8-0 x 14-0), Laundry Room

No violations noted.

West Room (8-0 x 27-0)

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

Apt. C

Bedroom (9-6 x 10-3)

No violations noted.

Existing Egress Window Measurements:

Height: 20 inches

Width: 30 inches

Sill Height: 35 inches

Openable Area: 4.16 sq. ft.

Note: These measurements are for reference only. A variance has been granted.

Entry, Kitchen, Living Room (9-4 x 13-6)

No violations noted.

Bathroom

Secure the loose GFCI receptacle. BMC 16.04.060(b)

Replace non-functioning or incorrectly wired GFCI receptacle(s) (No power), per Indiana Electric Code requirements. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

EXTERIOR

No violations noted.

OTHER REQUIREMENTS

Tenants and Owners Rights and Responsibilities Summary x3

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 x3

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: May 19, 2021

Petition Type: An extension of time to complete repairs

Petition Number: 21-TV-37

Address: 501-512 S Muller Pkwy.

Petitioner: Tasha Hoover Patterson

Inspector: Chastina Chipman, Maria McCormick & Mike Arnold

Staff Report: October 13, 2020 Completed cycle inspection.
October 22, 2020 Cycle report sent.
December 14, 2020 Agent scheduled reinspection
December 15, 2020 Received BHQA application.
January 20, 2021 BHQA approved extension until March 31, 2021.
February 11, 2021 Completed reinspection.
March 8, 2021 Called and left message to schedule reinspection.
March 23, 2021 Tasha scheduled reinspection.
March 30, 2021 Received BHQA application.
April 30, 2021 Reinspection completed

During a cycle inspection of this property violations of Title 16 were found including multiple trip hazards on the exterior stairs and also securing hand rails and decking. The petitioner is requesting an extension of time due to a site survey and then contracting a professional to properly fix the issues.

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.

JK

Compliance Deadline: September 1, 2021 for all remaining violations (except exterior painting)
October 21, 2021 for exterior painting

Attachments: Cycle Report, Remaining Violations Report, Appeal, Silver Creek Proposal

RECEIVED
MAR 30 2021



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

Property Address: 500 South Muller Parkway, Bloomington, IN 47403

Petitioner's Name: SSC Muller Apartments LLC- The Village at Muller Park

Address: 500 South Muller Parkway

City: Bloomington **State:** Indiana **Zip Code:** 47403

Phone Number: 8123336800 **E-mail Address:** live@villagemp.com

Owner's Name: SSC Muller Apartments LLC- The Village at Muller Park

Address: 500 South Muller Parkway

City: Bloomington **State:** Indiana **Zip Code:** 47403

Phone Number: 8125586800 **E-mail Address:** live@villagemp.com

Occupants: 248 Apartments/ 668 Bedrooms-Occupants
Student Housing- Lease by the Bedroom

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-37

MM, MA, 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.

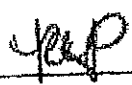
A. An Extension of Time to Complete the Repairs (Petition Type: TV)

1) Request an extension to complete the projects with professional vendors

A) We are working with a structural engineer Silver Creek Engineering based out of Indianapolis, Indiana and they have completed a site survey regarding all apartment stairs, entry stairs/balconies, and rear patios/balconies in relation to violations listed on HAND inspection report dated October 22, 2020 on pages 29-30 regarding the stairs/trip hazards. The engineer has completed the site survey and we are currently awaiting the inspection report with specific details regarding the issue and how to address the issue(s) in order to find a permanent solution and to remain within applicable building/safety codes.

B) Once we receive the engineer inspection report, we will hire a professional contractor to address the issues as outlined by the engineer report.

C) We are requesting that we have an extension to complete the work by September 1, 2021.

Signature (Required): 

Name (Print): Tasha Haver Patterson Date: 03/30/2021

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



Proposal for Engineering Services

Date: January 20, 2021 SCE Job #: 20624 Project Manager: Jason Williams
 To: The Scion Group - Village at Muller Park Balcony and Stair Tower Design - Bloomington, IN
 Property Address: SSC Muller Apartments, LLC - 500 S. Muller Parkway, Bloomington, IN 47403
 Billing Name (if different): Ranju Ahuja - The Scion Group
 Billing Address (if different): 444 N. Michigan Ave., Suite 2600, Chicago, IL 60611
 Purpose of Consultation: Perform a site visit to evaluate existing conditions at exterior wood balconies and steel stair entryways of building. We will prepare a written report summarizing findings and provide design for new balcony and new stair framing for the existing apartment buildings.

Scope of Services

Site Visits (Number and Purpose):
 Two site visits are included in this proposal. One visit was already performed. The second visit will be to perform a visual evaluation of all exterior wood balconies and stair entries and nine steel stair entries at the 500 S. Muller Parkway facility.

Perform Structural Analysis and Evaluation:
 As we understand it, the exterior wood balcony and stair framing and steel stair framing has deteriorated due to weathering. We will evaluate and analyze the existing exterior balconies and stair entry structures to determine if it will adequately support the code required loads.

Develop Recommendations:
 We will make recommendations for possible framing options on wood balcony and stair entries and nine steel stair entry replacement. Based on my conversations with the field manager, this will include an option for wood construction and an option for steel construction.

Prepare Design Documents (List):
 We will provide a typical wood balcony and stair entry framing plan and steel stair entry framing plan for each method of construction and details for framing and foundations. We expect that two 24x36 drawings will be required.

Prepare Written Report:
 We will prepare a report describing our findings. The report will include photographs of existing conditions and recommendations for repair for review by local authorities.

Other:
 Possible additional services could include making additional site visits, preparing drawings for rear balconies, preparing as-built drawings, re-evaluating designs due to owner requested changes or unforeseen field conditions, or calculating the structural capacity of the framing.

Fee Agreement

The total fees for the above scope of services will be billed in two phases each for a lump sum of:

- Phase I - Site Evaluation and Written Report \$5,000.00
- Phase II - Wood Balcony and Stair Entry Framing and Nine Steel Stair Entry Framing Replacement Construction Drawings \$5,000.00
- Additional Service for Rear Wood Balcony Replacement Drawings \$2,700.00

Reimbursable expenses are in addition to the above fees. We expect reimbursable expenses of \$70.00 for mileage on this project. Billings will be made monthly, 30 days net, for the services completed in accordance with the attached Fee Schedule. Payments may be made by check, cash (please do not mail cash), or credit card. Please note that credit card payments will be assessed a processing fee of 2.6% of the invoiced amount. All late payments are subject to a finance charge of 1.5% per month. Any attorney fees, collection fees or other costs incurred in collecting any delinquent account shall be paid by the client. Please review the attached Fee Schedule and Terms and Conditions (TC-1), which are part of this proposal. Any additional services are also subject to these same Terms and Conditions and payment terms. Together they constitute the proposed Agreement between you and Silver Creek Engineering, Inc. If this Agreement is acceptable to you, please sign below and return a copy to our office.


Signature

Tasha Hoover Patterson
Printed Name

2/19/2021
Date

Silver Creek Engineering, Inc.

2021 FEE SCHEDULE

HOURLY RATES

Professional hourly rates, which include in-town travel expenses, in-house reproductions, computer charges, overhead and profit, are based on the following classifications:

Senior Professional Engineer.....	\$160.00/Hour
Professional Engineer.....	\$150.00/Hour
Senior Designer.....	\$115.00/Hour
Project Engineer.....	\$115.00/Hour
Staff Engineer.....	\$105.00/Hour
Designer.....	\$105.00/Hour
CAD Technician.....	\$100.00/Hour
Clerical.....	\$75.00/Hour
CAD Drafter.....	\$75.00/Hour

REIMBURSABLE EXPENSES

The following are in addition to the contract amount, and are to be reimbursed as follows:

Out-of-town automobile travel.....	\$0.58/Mile
Equipment Rental.....	At Cost
Airfare, meals, lodging, and car rental.....	At Cost
Reproductions by outside service.....	At Cost
Special deliveries.....	At Cost
Filing fees.....	At Cost

The above list of reimbursable expenses is not comprehensive, but should serve as an example of how such charges would typically be handled.

Charges made by outside consultants (previously approved by client) are billed at actual invoices plus 10%.

To: The Seion Group
Project: Village at Muller Park Holcony Evaluation
SCE Job #: SCE Job #10624
Date: December 22, 2020

Silver Creek Engineering, Inc.

Terms and Conditions

1.01 Controlling Law

This Agreement is to be governed by the law of the State of Indiana.

2.01 Successors, Assigns, and Beneficiaries

A. Client and Silver Creek Engineering, Inc. (SCE) each is hereby bound and the partners, successors, executors, administrators, and legal representatives of Client and SCE (and to the extent permitted by paragraph 2.01.B the assigns of Client and SCE) are hereby bound to the other party to this Agreement and to the partners, successors, executors, administrators, and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements, and obligations of this Agreement.

B. Neither Client nor SCE may assign, sublet, or transfer any rights under or interest (including, but without limitation, monies that are due or may become due) in this Agreement without the written consent of the other, except to the extent that any assignment, subletting, or transfer is mandated or restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement.

3.01 General Considerations

A. The standard of care for all professional engineering and related services performed or furnished by SCE under this Agreement will be the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. SCE makes no warranties, express or implied, under this Agreement or otherwise, in connection with SCE's services. SCE and its consultants may use or rely upon the design services of others, including, but not limited to, contractors, manufacturers, and suppliers.

B. SCE shall not at any time supervise, direct, or have control over any contractor's work, nor shall SCE have authority over or responsibility for the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor, for safety precautions and programs incident to a contractor's work progress, nor for any failure of any contractor to comply with laws and regulations applicable to contractor's work.

C. SCE neither guarantees the performance of any contractor nor assumes responsibility for any contractor's failure to furnish and perform its work in accordance with the contract between Client and such contractor.

D. SCE shall not be responsible for the acts or omissions of any contractor, subcontractor, or supplier, or of any contractor's agents or employees or any other persons (except SCE's own employees) at the Project site or otherwise furnishing or performing any construction work; or for any decision made on interpretations or clarifications of the construction contract given by Client without consultation and advice of SCE.

E. All design documents prepared or furnished by SCE are instruments of service, and SCE retains an ownership and property interest (including the copyright and the right of reuse) in such documents, whether or not the Project is completed. Client shall not rely in any way on any document unless it is in printed form, signed or sealed by SCE or one of its Consultants.

F. Client may make and retain copies of documents for information and reference in connection with use on the Project by Client. SCE grants Client a license to use the Documents on the Project, extensions of the Project, and other projects of Client, subject to the following limitations: (1) any such use or reuse, or any modification of the Documents, without written verification, completion, or adaptation by SCE, as appropriate for the specific

purpose intended, will be at Client's sole risk and without liability or legal exposure to SCE or to SCE's Consultants; (2) such limited license to Client shall not create any rights in third parties.

G. SCE shall not be required to sign any documents, no matter by whom requested, that would result in SCE having to certify, guarantee, or warrant the existence of conditions whose existence SCE cannot ascertain. Client agrees not to make resolution of any dispute with SCE or payment of any amount due to SCE in any way contingent upon SCE signing any such documents.

H. To the fullest extent permitted by law, Client and SCE (1) waive against each other, and the other's employees, officers, directors, agents, insurers, partners, and consultants, any and all claims for or entitlement to special, incidental, indirect, or consequential damages arising out of, resulting from, or in any way related to the Project, and (2) agree that SCE's total liability to Client under this Agreement shall be limited to \$50,000 or the total amount of compensation received by SCE, whichever is greater.

4.01 Termination

A. The obligation to provide further services under this Agreement may be terminated for cause:

1. by either party upon 30 days written notice in the event of substantial failure by the other party to perform in accordance with the Agreement's terms through no fault of the terminating party.

2. by Silver Creek Engineering, Inc. (SCE) upon seven days written notice if SCE believes that SCE is being requested by Client to furnish or perform services contrary to SCE's responsibilities as a licensed professional or if SCE's services for the Project are delayed or suspended by more than 90 days for reasons beyond SCE's control. SCE shall have no liability to Client on account of such termination.

B. The obligation to provide further services under this Agreement may be terminated for convenience by Client effective upon SCE's receipt of notice from Client.

C. Effective Date of Termination

The terminating party under Paragraphs 4.01.A and 4.01.B may set the effective date of termination at a time up to 30 days later than otherwise provided to allow SCE to demobilize personnel and equipment from the Project site, to complete tasks whose value would otherwise be lost, to prepare notes as to the status of completed and uncompleted tasks, and to assemble Project materials in orderly files.

D. Payments Upon Termination

In the event of any termination under Section 4.01, SCE will be entitled to invoice Client and to receive full payment for all services performed or furnished and all Reimbursable Expenses incurred through the effective date of termination. SCE shall be entitled, in addition to invoicing for those items identified in Paragraph 4.01.C, to invoice Client and to payment of a reasonable amount for services and expenses directly attributable to termination, both before and after the effective date of termination, such as reassignment of personnel, costs of terminating contracts with SCE's Consultants, and other related close-out costs.

5.01 Total Agreement

This Attachment, together with the Proposal, constitutes the entire agreement between Client and SCE and supersedes all prior written or oral understandings. This Agreement may only be amended, supplemented, modified, or canceled by a duly executed written instrument.

ADDENDUM TO PROPOSAL FOR ENGINEERING SERVICES

This Addendum to Proposal for Engineering Services (this "Addendum") is made as of February 9, 2021, by and between SSC Muller Apartments LLC ("Owner"), and Silver Creek Engineering, Inc. ("Engineer") and amends that certain Proposal for Engineering Services between the parties and dated on or about January 20, 2021 (the "Agreement").

In consideration of entry into the Agreement and their mutual promises below, and notwithstanding any provision in the Agreement disclaiming other terms, the parties agree as follows:

1. **Limitation of Liability: Exception.** Section 3.01.H(2) of the Agreement shall not apply to limit the liability of Engineer under Section 3 of this Addendum. Engineer's liability shall be limited to its liability coverage through Insurance.

2. **Insurance.** Engineer agrees to maintain in force during the term of the Agreement (covering all claims arising or accruing during that term, even if made later) insurance of the types and with the minimum coverages specified below and to provide insurance certificates to Owner upon request evidencing the policy and Owner's and its affiliates' status as additional insured, both of which may not be cancelled except on at least 30 days' notice to Owner:

- (a) Workers' Compensation and Occupational Disease Insurance, in accordance with the laws of the State of Indiana;
- (b) Commercial General Liability Insurance with a limit of liability of not less than \$1,000,000 each occurrence and \$2,000,000 aggregate. The policy will include Broad Form Blanket Contractual Liability Coverage, Personal Injury Coverage and Independent Contractors Coverage.

Engineer will name the below entities as additional insureds. The Additional insured coverage shall only apply to the extent any damages covered by the policy are determined to be caused by Engineer's acts, actions, omissions or neglects and not to the extent caused by the additional insured's own acts, actions, omissions, or neglects or for bare allegations.

The Sclon Group LLC
SSC Muller Apartments LLC

All insurers must have an A.M. Best's Insurance Rating of at least A-IX. Certificates of Insurance, acceptable to the Owner will be delivered to the Owner prior to commencement of the Agreement. These certificates as well as required insurance policies will contain a provision that coverage will not be non-renewed, changed, canceled or allowed to expire until at least 30 days' prior written notice has been given to Owner. Engineer shall furnish its standard certificate of insurance to Owner. Engineer's Certificate of Insurance only contains standard ACORD cancellation language.

3. **Indemnification and Damages.** To the fullest extent permitted by law, Engineer will indemnify, defend and save harmless Owner and all of its members, officers, directors, employees, agents, affiliates, successors and assigns from and against any and all claims, demands, suits and proceedings brought against the indemnified parties for loss, property damage, personal injury or death resulting from the negligence or willful misconduct of Engineer or any of its agents, employees, officers or contractors, excepting claims, demands, suits and proceedings for loss, property damage, personal injury or death resulting from the actions of an indemnified party. The duty to defend under this article does not extend to Engineer's Professional Liability coverage.

IN WITNESS WHEREOF, authorized representatives of the parties have executed this Addendum, intending to modify the Agreement as stated above.

Owner:

SSC Muller Apartments LLC

By: [Signature]

Print Name: Tasha Hoover Peterson

Title: General Manager

Engineer:

Silver Creek Engineering, Inc.

By: [Signature]

Print name: Steven Kessinger

Title: President



City Of Bloomington
Housing and Neighborhood Development

REMAINING VIOLATION INSPECTION REPORT

8787

Owner(s)

Ssc Muller Apartments Llc
 444 N Michigan Ave, Ste 2600
 Chicago, IL 60611

Agent

Angela Stewart
 500 S. Muller Parkway
 Bloomington, IN 47403

Prop. Location: 512 S Muller PKWY

Number of Units/Structures: 248/9

Units/Bedrooms/Max # of Occupants: Bld 1: Bld 501: 8/1/5 8/2/5 8/4/5, Bld 502: 6/2/5 18/3/5 12/4/5, Bld 503: 8/1/5 8/2/5 8/4/5, Bld 504: 6/2/5 17/3/5 11/3/5, Bld 505: 8/1/5 8/2/5 8/4/5, Bld 506: 5/2/5 18/3/5 12/4/5, Bld 507: 8/1/5 8/2/5 8/4/5, Bld 510: 8/1/5 8/2/5 8/4/5, Bld 512: 7/1/5 8/2/5 8/4/5

Date Inspected: 10/12/2020
 Primary Heat Source: Electric
 Property Zoning: RM
 Number of Stories: 3

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

REINSPECTION REQUIRED

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

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

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

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

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

INTERIOR:**General Violation A –**

Provide documentation that the following has been done. Properly clean all duct work, vents and returns to eliminate the excessive dust, mold and mildew. Cleanings should also include changing all furnace filters as well as cleaning the furnaces. As well as elimination any dirt, dust, mold or mildew in the furnace closets BMC 16.01.060(f), BMC 16.04.060(c), BMC 16.04.060(b) BMC 16.04.070

EXTERIOR:**All Buildings:**

All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Properly repair all metal stairway, handrails and guardrails. BMC 16.04.050(a)

Repair or replace all damaged and deteriorated wooden members of the porches and stairs including deck boards, handrails and guardrails. BMC 16.04.050(a)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. Including all door trim. BMC 16.04.050(e) (This item only has a compliance deadline of October 13, 2021)

Scrape and paint all exterior surfaces of the door casings where paint is peeling or wood is exposed. BMC 16.04.050(e) (This item only has a compliance deadline of October 13, 2021)

Building 503:**Unit 321:****Back Deck:**

Properly secure the back porch light. BMC 16.04.060(a)

Unit 317:**Back Deck:**

Properly replace the missing piece of siding. BMC 16.04.050(a)

Building 507:

Secure the stairway railing leading to unit 704. BMC 16.04.050(a)

Secure the stairway railing leading to unit 707. BMC 16.04.050(a) (right of the door)

Secure the stairway railing leading to unit 710. BMC 16.04.050(a) (right of the door)

Secure the loose board on the landing leading to unit 723. BMC 16.04.050(a)

Building 505:

Secure the stairway railing leading to unit 501. BMC 16.04.050(a) (by entry door)

Eliminate the trip hazard leading to unit 501. BMC 16.04.050(a) (landing at the top step)

Eliminate the trip hazard leading to unit 507. BMC 16.04.050(a) (landing at the top step)

Eliminate the trip hazard leading to unit 509. BMC 16.04.050(a) (landing at the top step)

Secure the loose board on the landing leading to unit 516. BMC 16.04.050(a) (landing)

Building 503:

Eliminate the trip hazard leading to unit 307. BMC 16.04.050(a) (landing at the top step)

Building 512:

Unit 1205:

Main Level:

Deck:

Properly repair the deteriorated portion of the door trim and paint the door trim. BMC 16.04.050(a)(e)

Unit 1209:

Deck:

Properly repair the deteriorated portion of the door trim and paint the door trim. BMC 16.04.050(a)(e)

Unit 1211:

Deck:

Properly repair the deteriorated portion of the door trim and paint the door trim. BMC 16.04.050(a)(e)

Unit 1216:

Upper Level:

Bedroom A:

Secure the smoke detector to the wall. BMC 16.04.060(c)

Unit 1217:

Deck:

Properly paint the door trim. BMC 16.04.050(e)

Building 512:

Secure the loose board on the landing leading to unit 1201. BMC 16.04.050(a) (landing)

Eliminate the trip hazard leading to unit 1208. BMC 16.04.050(a) (landing at the top step and at top of steps)

Eliminate the trip hazard leading to unit 1213. BMC 16.04.050(a) (landing at the top step)

Secure the loose board on the landing leading to unit 1221. BMC 16.04.050(a) (2nd and 3rd steps from the top)

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(e)

This is the end of the report.



**City Of Bloomington
Housing and Neighborhood Development**

RENTAL INSPECTION INFORMATION

OCT 22 2020

Ssc Muller Apartments Llc
444 N Michigan Ave, Ste 2600
Chicago, IL 60611

RE: 512 S Muller PKWY

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 21 2020** 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: Angela Stewart: 500 S. Muller Parkway, Bloomington, IN 47403

<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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174



**City Of Bloomington
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

8787

Owner(s)

Ssc Muller Apartments Llc
444 N Michigan Ave, Ste 2600
Chicago, IL 60611

Agent

Angela Stewart
500 S. Muller Parkway
Bloomington, IN 47403

Prop. Location: 512 S Muller PKWY

Number of Units/Structures: 248/9

Units/Bedrooms/Max # of Occupants: Bld 1: Bld 501: 8/1/5 8/2/5 8/4/5, Bld 502: 6/2/5 18/3/5 12/4/5, Bld 503: 8/1/5 8/2/5 8/4/5, Bld 504: 6/2/5 17/3/5 11/3/5, Bld 505: 8/1/5 8/2/5 8/4/5, Bld 506: 5/2/5 18/3/5 12/4/5, Bld 507: 8/1/5 8/2/5 8/4/5, Bld 510: 8/1/5 8/2/5 8/4/5, Bld 512: 7/1/5 8/2/5 8/4/5

Date Inspected: 10/12/2020
Primary Heat Source: Electric
Property Zoning: RM
Number of Stories: 3

Inspector: McCormick; Arnold; Chipman
Foundation Type: Slab
Attic Access: Yes
Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 2009.
Minimum requirements for emergency egress windows at the time of construction.
Openable area required: 5.0 sq. ft. grade floor windows; 5.7 all other floors
Clear width required: 20"
Clear height required: 24"
Maximum Allowable Sill Height: 44" above finished floor

This report contains **General Violations** these violations apply to all units. Only rooms with additional violations will be listed in this report. Room dimensions and window measurements are on file in previous reports. This property is fully sprinklered.

INTERIOR:

General Violation A –

Provide documentation that the following has been done. Properly clean all duct work, vents and returns to eliminate the excessive dust, mold and mildew. Cleanings should also include changing all furnace filters as well as cleaning the furnaces. As well as elimination any dirt, dust, mold or mildew in the furnace closets BMC 16.01.060(f), BMC 16.04.060(c), BMC 16.04.060(b) BMC 16.04.070

General Violation B –

Properly fire caulk all wall and ceiling penetrations in the mechanical closets and in all of the end closets of each building. BMC 16.04.020

Building 501

Unit 124 –

Bedroom B/Bathroom:

Repair the bathroom faucet handle to function as intended. BMC 16.04.060(a)

Unit 123 –

Kitchen:

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

Unit 122 –

No additional violations.

Unit 121 –

No additional violations.

Unit 120 –

Kitchen:

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

Bedroom B/Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 119 –

Front Deck:

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)

Unit 118 –

Front Deck:

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

Back Deck:

Properly repair the exhaust vent to be secure against the wall. BMC 16.04.060(a)

Properly replace the missing piece of siding. BMC 16.04.050(a)

Living Room:

Determine the source and eliminate the water leak on the ceiling and N wall. BMC 16.04.060(a)

Properly repair the water damaged ceiling and N wall.

Laundry Closet:

Properly repair the door so that it functions as intended (**Hinge pin missing**). BMC 16.04.060(a)

Unit 117 –

Front Deck:

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)

Kitchen:

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

Unit 116 –

Bedroom D:

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

Unit 115 –

Kitchen:

Repair the refrigerator light to function as intended (Tenant said changing the bulb doesn't work)
BMC 16.04.060(c)

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

Unit 114 –

Laundry Closet:

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

Unit 113 –

No additional violations.

Unit 112 –

No additional violations.

Unit 111 –

Living Room:

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

Half Bath:

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 110 –

No additional violations.

Unit 109 –

No additional violations.

Unit 108 –

Front Deck:

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)

Bedroom C –

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

Unit 107 –

Half Bath:

Properly repair the toilet so that it functions as intended. (Water runs constantly)
BMC 16.04.060 (c)

Unit 106 –

Kitchen:

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

Half Bath:

Properly repair the toilet paper holder so that it functions as intended. BMC 16.04.060(a)

Unit 105 –

Front Deck:

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)

Upstairs Hallway:

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

Unit 104 –

Bedroom C/Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 103 –

No additional violations.

Unit 102 –

Kitchen:

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

Bedroom B:

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

Repair the broken window (left window glass is broke). BMC 16.04.060(a)

Unit 101 –

Properly secure the GFCI on the front deck by the entry door. BMC 16.04.060 (b)

Kitchen:

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

Bedroom 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

Building 502

Unit 201 –

Bedroom D:

Repair the skin drain to function as intended to eliminate the standing water. BMC 16.04.060(a)

Laundry Room:

Provide an approved cover for the dryer receptacle. BMC 16.04.060(b)

Unit 202 –

No additional violations.

Unit 203 –

Bedroom B:

Properly secure the loose towel hook. BMC 16.04.060(a)

Unit 204 –

No additional violations.

Unit 205 –

No additional violations.

Unit 206 –

Laundry Room:

Replace the missing escutcheon ring for the sprinkler head. BMC 16.04.060(b)

Unit 207 –

No additional violations.

Unit 208 –

Bedroom B:

Repair the skin drain to function as intended to eliminate the standing water. BMC 16.04.060(a)

Unit 209 –

Bedroom C:

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

Secure toilet to its mountings. BMC 16.04.060(c)

Bedroom B:

Properly caulk the countertop where it meets the wall behind the sink to eliminate water infiltration. BMC 16.04.060(a)

Unit 210 –

Bedroom B:

Repair the window lock to function as intended. BMC 16.04.060(b)

Kitchen:

Properly caulk the countertop where it meets the wall behind the sink to eliminate water infiltration. BMC 16.04.060(a)

Unit 211 –

Bedroom B:

Repair or replace the closet door that has a hole in it. BMC 16.04.060(a)

Unit 212 –
No additional violations.

Unit 213 –
This unit was not inspected at the time of this inspection, as it was not accessible (large dog loose/no one home). 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 214 –
Bedroom A:
Repair the window lock to function as intended. BMC 16.04.060(b)

Unit 215 –
No additional violations.

Unit 216 –
Kitchen:
Repair or replace the refrigerator to function as intended and eliminate the leak. BMC 16.04.060(a)
Repair or replace the dishwasher to function as intended and eliminate the leak. BMC 16.04.060(a)

Unit 217 –
No additional violations.

Unit 218 –
This unit was not inspected at the time of this inspection, as it was not accessible (denied entry due to Covid concerns). 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 219 –
No additional violations.

Unit 220 –
No additional violations.

Unit 221 –
No additional violations.

Unit 222 –
Kitchen:
Provide operating power to the receptacles behind the sink and the receptacle on the side of the bar facing the living room. BMC 16.04.060(a)

Bedroom B:
Secure toilet to its mountings. BMC 16.04.060(c)

Unit 223 –
Bedroom B:
Repair the smoke detector to be interconnected to the rest of the smoke detectors in the unit. IC 22-11-18-3.5

Unit 224 –
No additional violations.

Unit 225 –
No additional violations.

Unit 226 –
Bedroom A:
Repair the smoke detector to be interconnected to the rest of the smoke detectors in the unit. IC 22-11-18-3.5

Unit 227 –
No additional violations.

Unit 228 –
Living Room:
Repair the smoke detector to be interconnected to the rest of the smoke detectors in the unit. IC 22-11-18-3.5

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

Unit 229 –
Living Room:
Repair or replace door knob/lock assembly in a manner so that it functions as intended. BMC 16.04.060(a)

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

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

Bedroom A:
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

Bedroom B:
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

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

Unit 230 –

Kitchen:

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

Bedroom A:

Properly caulk the countertop where it meets the wall behind the sink to eliminate water infiltration.
BMC 16.04.060(a)
Replace the bathroom sink aerator. BMC

Bedroom C:

Repair the smoke detector to be interconnected to the rest of the smoke detectors in the unit. IC 22-11-18-3.5

Unit 231 –

Living Room:

Replace the missing escutcheon ring for the sprinkler head. BMC 16.04.060(b)

Bedroom A:

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

Unit 232 –

Bedroom C:

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

Unit 233 –

No additional violations.

Unit 234 –

Living Room:

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

Unit 235 –

No additional violations.

Unit 236 –

Living Room:

Repair or replace the loose weather stripping on the bottom of the entry door. BMC 16.04.060(a)

Building 503

Unit 324 –

Kitchen:

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

Unit 323 –

Half Bath:

Properly repair/replace the exhaust fan so that it functions as intended. BMC 16.04.060(a)

Unit 322 –

Back Deck:

Replace the missing exhaust vent cover. BMC 16.04.050(a)

Unit 321 –

Back Deck:

Properly secure the back porch light. BMC 16.04.060(a)

Unit 320 –

Bedroom B/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

Unit 319 –

No additional violations.

Unit 318 –

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

Unit 317 –

Back Deck:

Properly replace the missing piece of siding. BMC 16.04.050(a)

Upstairs Hallway:

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

Bedroom A:

Properly repair/replace the door so that it functions as intended (**door is busted and falling apart**).
BMC 16.04.060(a)

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

Unit 316 –

No additional violations.

Unit 315 –

Living Room:

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

Unit 314 –

No additional violations.

Unit 313 –

Living Room:

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

Bedroom C:

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

Unit 312 –

No additional violations.

Unit 311 –

No additional violations.

Unit 310 –

Deck:

Secure the spindles on the handrail. BMC 16.04.050(a)

Unit 309 –

No additional violations.

Unit 308 –

Kitchen:

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

Unit 307 –

Deck:

Properly repair the deteriorated portion of the door trim and paint the door trim. BMC 16.04.050(a)(e)

Unit 306 –

No additional violations.

Unit 305 –

Deck:

Paint the door trim. BMC 16.04.050(a)(e)

Unit 304 –

Deck:

Properly repair the deteriorated portion of the door trim and paint the door trim. BMC 16.04.050(a)(e)

Upper Level:

Bathroom A:

Properly repair and surface coat the hole in the wall. BMC 16.04.060(a) (above the light switch)

Unit 303 –

No additional violations.

Unit 302 –

No additional violations.

Unit 301 –

Deck:

Paint the door trim. BMC 16.04.050(a)(e)

Building 504

Unit 401 –

Bedroom D:

Properly caulk the countertop where it meets the wall behind the sink to eliminate water infiltration.
BMC 16.04.060(a)

Unit 402 –

Bedroom C:

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

Unit 403 –

No additional violations.

Unit 404 –

Living Room:

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

Unit 405 –

No additional violations.

Unit 406 –

Bedroom A:

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

Bedroom D:

Repair the loose toilet seat. BMC 16.04.060(a)

Unit 407 –

No additional violations.

Unit 408 –

No additional violations.

Unit 409 –

Bedroom B:

Replace the missing closet door knob. BMC 16.04.060(a)

Unit 410 –

Living Room:

Secure the loose striker plate on the patio door. BMC 16.04.060(a)

Unit 411 –

No additional violations.

Unit 412 –

No additional violations.

Unit 413 –

No additional violations.

Unit 414 –

No additional violations.

Unit 415 –
No additional violations.

Unit 416 –
Living Room:
Replace the missing trim on the patio door. BMC 16.04.060(a)

Unit 417 –
No additional violations.

Unit 418 –
No additional violations.

Unit 419 –
Kitchen:
Repair the exhaust hood fan to function as intended. BMC 16.04.060(a)

Unit 420 –
No additional violations.

Unit 421 –
Repair the air conditioning to function as intended. BMC 16.04.060(a)

Unit 422 –
No additional violations.

Unit 423 –
No additional violations.

Unit 424 –
No additional violations.

Common Fitness Center (Previously Units 426 & 428) –
East Cleaning Closet:
See General Violation B

West Cleaning Closet:
Replace the missing drywall in a manner that is consistent with maintaining the integrity of the fire separation wall. BMC 16.04.060(b)
Repair or replace the damaged vent cover. BMC 16.04.060(a)
See General Violation B

Unit 425 –
No additional violations.

Unit 427 –
No additional violations.

Unit 429 –

This unit was not inspected at the time of this inspection, as it was not accessible (denied entry due to Covid concerns). 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 430 –

This unit was not inspected at the time of this inspection, as it was not accessible (denied entry due to Covid concerns). 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 431 –

This unit was not inspected at the time of this inspection, as it was not accessible (denied entry due to Covid concerns). 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 432 –

Bedroom C:

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

Unit 433 –

No additional violations.

Unit 434 –

Bedroom B:

Properly secure the transition strip. BMC 16.04.060(a)

Unit 435 –

Kitchen:

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

Bedroom D:

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

Unit 436 –

No additional violations.

Building 505 –

Unit 501 –

No additional violations.

Unit 502 –

No additional violations.

Unit 503 –

No additional violations.

Unit 504 –

No additional violations.

Unit 505 –

Living Room:

Secure the outlet to the wall. BMC 16.04.060(a) (adjacent to the entry door)

Unit 506 –

No additional violations.

Unit 507 –

No additional violations.

Unit 508 –

Deck:

Properly repair the deteriorated portion of the door trim and paint the door trim. BMC 16.04.050(a)(e)

Unit 509 –

General Condition:

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

Kitchen:

Replace the broken/missing microwave vent cover. BMC 16.04.060(c)

Unit 510 –

Main Level:

½ Bathroom:

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

Deck:

Properly repair the deteriorated portion of the door trim and paint the door trim. BMC 16.04.050(a)(e)

Unit 511 –

No additional violations.

Unit 512 –

No additional violations.

Unit 513 –

Kitchen:

Repair the microwave fan to function as intended. BMC 16.04.060(c) (fan button appears to control the light and the light button appears to control nothing)

Deck:

Properly repair the deteriorated portion of the door trim and paint the door trim. BMC 16.04.050(a)(e)

Unit 514 –

Deck:

Properly repair the deteriorated portion of the door trim and paint the door trim. BMC 16.04.050(a)(e)

Unit 515 –
No additional violations.

Unit 516 –
No additional violations.

Unit 517 –
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 (Quarantine)

Unit 518 –
Bathroom:
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)

Unit 519 –
Deck:
Secure the loose trim. BMC 16.04.050(a) (window adjacent to the back door)

Properly repair the deteriorated portion of the door trim and paint the door trim. BMC 16.04.050(a)(e)

Upper Level:
Hallway:
Repair/replace the outlet. BMC 16.04.060(b) (ground prong blocked)

Unit 520 –
Deck:
Properly repair the deteriorated portion of the door trim and paint the door trim. BMC 16.04.050(a)(e)

Unit 521 –
No additional violations.

Unit 522 –
No additional violations.

Unit 523 –
Deck:
Secure the loose spindle on the handrail. BMC 16.04.050(a) (long side – third left of center)

Lower Level:
Bathroom C:
Repair/replace the GFCI outlet to reset as intended. BMC 16.04.060(b)

Bathroom D:
Repair the stool to flush as intended. BMC 16.04.060(c)

Unit 524 –
No additional violations.

Building 506

Unit 601 –

No additional violations.

Unit 602 –

No additional violations.

Unit 603 –

Bedroom A:

Repair or replace the escutcheon ring so that the sprinkle head can function as intended. BMC 16.04.060(b)

Unit 604 –

Living Room:

Repair the smoke detector to be interconnected to the rest of the smoke detectors in the unit. IC 22-11-18-3.5

Bedroom A:

Repair the smoke detector to be interconnected to the rest of the smoke detectors in the unit. IC 22-11-18-3.5

Repair or replace the damaged closet door. BMC 16.04.060(a)

Repair or replace the bedroom ceiling fan to eliminate the excessive noise. BMC 16.04.060(a)

Bedroom B:

Repair the smoke detector to be interconnected to the rest of the smoke detectors in the unit. IC 22-11-18-3.5

Unit 605 –

Laundry Closet:

Replace the crushed dryer vent so that the dryer can function as intended. BMC 16.04.060(a)

Unit 606 –

No additional violations.

Unit 607 –

Bedroom A:

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

Unit 608 –

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 A:

Repair the smoke detector to be interconnected to the rest of the smoke detectors in the unit. IC 22-11-18-3.5

Bedroom B:

Repair the smoke detector to be interconnected to the rest of the smoke detectors in the unit. IC 22-11-18-3.5

Bedroom C:

Repair the smoke detector to be interconnected to the rest of the smoke detectors in the unit. IC 22-11-18-3.5

Unit 609 –

Kitchen/Dining Area:

Replace the missing escutcheon ring on the sprinkler head between bedrooms A & B. BMC 16.04.060(b)

Unit 610 –

No additional violations.

Unit 611 –

Bedroom C:

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

Unit 612 –

Kitchen:

Replace the missing escutcheon ring on the sprinkler head. BMC 16.04.060(b)

Bedroom A:

Replace the missing door knob on the closet door. BMC 16.04.060(a)

Unit 613 –

No additional violations.

Book Nook (was unit 614) –

West Room:

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

East Room:

Remove the screws keeping the windows closed. BMC 16.04.060(b)

Main Room:

Repair wall under the computer counter. BMC 16.04.060(a)

Unit 615 –

Bedroom C:

Secure the loose toilet seat. BMC 16.04.060(a)

Bedroom A:

Secure the loose toilet seat. BMC 16.04.060(a)

Unit 616 –

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 617 –
No additional violations.

Unit 618 –
Bedroom A:
Repair the sink drain to function as intended. BMC 16.04.060(a)

Unit 619 –
No additional violations.

Unit 620 –
No additional violations.

Unit 621 –
No additional violations.

Unit 622 –
Mechanical Closet:
Replace the missing escutcheon ring on the sprinkler head. BMC 16.04.060(b)

Living Room:
Properly secure the loose electric receptacle adjacent to the patio doors. BMC 163.04.060(b)

Unit 623 –
No additional violations.

Unit 624 –
Bedroom B:
Repair the sink drain to function as intended. BMC 16.04.060(a)

Unit 625 –
No additional violations.

Unit 626 –
Living Room:
Re-attach the dryer exhaust line to the dryer. BMC 16.04.060(c)

Unit 627 –
Bedroom D:
Secure the smoke detector to the wall. BMC 16.04.060(c)

Unit 628 –
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:
Eliminate the source of moisture and properly repair, sanitize and surface coat the ceiling and deteriorated portions of the walls. BMC 16.04.060(a)

Bathroom D:

Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)
Repair the toilet to eliminate unnecessary water use. BMC 16.04.060(c)

Repair/replace the towel bar. BMC 16.04.060(a)

Properly repair and surface coat the wall. BMC 16.04.060(a) (above the shower head)

Unit 629 –

No additional violations.

Unit 630 –

No additional violations.

Unit 631 –

Living Room:

Properly repair the patio door so that it functions as intended (Door doesn't latch).
BMC 16.04.060(a)

Unit 632 –

Bedroom B:

Properly repair the carpet at the threshold. BMC 16.04.060(a)

Unit 633 –

Bedroom A:

Properly caulk the countertop behind the sink to eliminate water infiltration. BMC 16.04.060(a)

Unit 634 –

Mechanical/Laundry Closet:

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

Unit 635 –

Kitchen:

Repair or replace the freezer ice maker to function as intended. BMC 16.04.060(a)

Mechanical Closet:

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

Bedroom B:

Repair the window to function as intended. The sashes shall fit snugly and properly within the frame. 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)

Bedroom C:

Repair the window to function as intended. The sashes shall fit snugly and properly within the frame. 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)

Bedroom D:

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

**Unit 636 –
Bedroom D:**

Repair or replace the door to function as intended. BMC 16.04.060(a)

Building 507

Unit 701 –

Deck:

Properly repair the deteriorated portion of the door trim and paint the door trim. BMC 16.04.050(a)(e)

Unit 702 –

Deck:

Properly repair the deteriorated portion of the door trim and paint the door trim. BMC 16.04.050(a)(e)

Kitchen:

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

Unit 703 –

No additional violations.

Unit 704 –

No additional violations.

Unit 705 –

Deck:

Properly repair the deteriorated portion of the door trim and paint the door trim. BMC 16.04.050(a)(e)

Unit 706 –

No additional violations.

Unit 707 –

No additional violations.

Unit 708 –

No additional violations.

Unit 709 –

General Condition:

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

Kitchen:

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

Unit 710 –

Deck:

Properly repair the deteriorated portion of the door trim and paint the door trim. BMC 16.04.050(a)(e)

Unit 711 –

Upper Level:

Bathroom B:

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

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

Repair/replace the towel bar. BMC 16.04.060(c)

Unit 712 –

Living Room:

Repair the broken window glass. BMC 16.04.060(a)

Unit 713 –

No additional violations.

Unit 714 –

Kitchen:

Replace the torn dryer exhaust line. BMC 16.04.060(c)

Unit 715 –

No additional violations.

Unit 716 –

Entry Door:

Properly repair the deteriorated portion of the door trim and paint the door trim. BMC 16.04.050(a)(e)

Unit 717 –

Lower Level

Hallway:

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

Unit 718 –

Deck:

Properly repair the deteriorated portion of the door trim and paint the door trim. BMC 16.04.050(a)(e)

Unit 719 –

No additional violations.

Unit 720 –

No additional violations.

Unit 721 –

No additional violations.

Unit 722 –

No additional violations.

Unit 723 –

Kitchen:

Secure the cabinet door above the microwave. BMC 16.04.060(a)

Deck:

Properly repair the deteriorated portion of the door trim and paint the door trim. BMC 16.04.050(a)(e)

Unit 724 –

Kitchen:

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

Stairway:

Properly repair and surface coat the holes in the wall. BMC 16.04.060(a) (base of stairs)

Building 510

Unit 1001 –

Back Deck:

Properly repair the exhaust vent to be secure against the wall. BMC 16.04.060(a)

Unit 1002 –

Laundry Closet:

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

Unit 1003 –

No additional violations.

Unit 1004 –

No additional violations.

Unit 1005 –

Kitchen:

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

Bedroom A/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

Unit 1006 –

No additional violations.

Unit 1007 –

No violations noted.

Unit 1008 –

Living Room:

Properly repair/replace the entry door jamb so that it functions as intended. BMC 16.04.060(a)

Kitchen:

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

Half Bath:

Secure toilet to its mountings. BMC 16.04.060(c)

Properly repair the toilet paper holder so that it functions as intended. BMC 16.04.060(a)

Bedroom A:

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

Bedroom C/Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 1009 –

No additional violations.

Unit 1010 –

Bedroom A/Bathroom:

Properly repair/replace the exhaust fan so that it functions as intended. BMC 16.04.060(a)

Unit 1011 –

No additional violations.

Unit 1012 –

No additional violations.

Unit 1013 –

No additional violations.

Unit 1014 –

Bedroom A:

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

Unit 1015 –

No additional violations.

Unit 1016 –

Bedroom C:

Repair the (right) window to be weather tight. The sashes shall fit snugly and properly within the frame. Replace any missing or deteriorated glazing compound. 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)

Unit 1017 –

Bedroom B:

Repair the broken glass on the left window. BMC 16.04.060(a)

Unit 1018 –

No additional violations.

Unit 1019 –

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

Unit 1020 –

No additional violations.

Unit 1021 –
No additional violations.

Unit 1022 –

Living Room:

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

Unit 1023 –

Front Deck:

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)

Living Room:

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 Hall:

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

Bedroom 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

Bedroom B:

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

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

Unit 1024 –

Bedroom A/Bathroom:

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)

Bedroom B:

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

Bedroom D/Bathroom:

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

Properly repair/replace the broken sink faucet so that it functions as intended (leaks at the handle when turned on). BMC 16.04.060(a)

Properly repair the toilet so that it functions as intended (Tenant said it leaks at the base).
BMC 16.04.060(c)

Building 512

Unit 1201 –

Kitchen:

Repair the microwave fan to function as intended. BMC 16.04.060(c) (fan button appears to control the light and the light button appears to control nothing)

Unit 1202 –

Deck:

Properly repair the deteriorated portion of the door trim and paint the door trim. BMC 16.04.050(a)(e)

Unit 1203 –

General Condition:

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

Unit 1204 –

Upper Level:

Hallway:

Repair the sprinkler head to be flush with the wall and replace the missing escutcheon ring. BMC 16.04.060(c)

Unit 1205 –

Main Level:

Deck:

Properly repair the deteriorated portion of the door trim and paint the door trim. BMC 16.04.050(a)(e)

Upper Level:

Hallway:

Repair the sprinkler head to be flush with the wall and replace the missing escutcheon ring. BMC 16.04.060(c)

Bedroom A:

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

Unit 1206 –

Living Room:

Smoke detector shall not be obstructed by wall coverings. BMC 16.04.060(c) (Adjust the wall hanging so the smoke detector is exposed)

Bathroom:

Secure the cove base to the tub. BMC 16.04.060(a)

Unit 1207 –

General Condition:

Verify the water heater functions as intended. BMC 16.04.060(c) (Tenants complained about not having enough hot water)

Upper Level:

Bedroom B:

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

Bathroom B:

Repair/replace the towel bar. BMC 16.04.060(a)

Unit 1208 –

Deck:

Properly repair the deteriorated portion of the door trim and paint the door trim. BMC 16.04.050(a)(e)

Unit 1209 –

General Condition:

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

Deck:

Properly repair the deteriorated portion of the door trim and paint the door trim. BMC 16.04.050(a)(e)

Unit 1210 –

Kitchen:

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

Repair the microwave exhaust fan to function as intended. BMC 16.04.060©

Unit 1211 –

Living Room:

Secure the smoke detector to the ceiling. BMC 6.04.060(c)

Deck:

Properly repair the deteriorated portion of the door trim and paint the door trim. BMC 16.04.050(a)(e)

Unit 1212 –

No additional violations.

Unit 1213 –

No additional violations.

Unit 1214 –

No additional violations.

Unit 1215 –

Living Room:

Secure the furnace closet door knob. BMC 16.04.060(a)

Kitchen:

Repair/replace the GFCI outlet so it functions as intended. BMC 16.04.060(b)

Unit 1216 –

Kitchen:

Repair the microwave fan to function as intended. BMC 16.04.060(c) (fan button appears to control the light and the light button appears to control nothing)

Upper Level:

Bedroom A:

Secure the smoke detector to the wall. BMC 16.04.060(c)

Bedroom B:

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

Unit 1217 –

Deck:

Properly paint the door trim. BMC 16.04.050(e)

Lower Level:

Hallway:

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

Bathroom C:

Repair/replace the GFCI so it resets as intended. BMC 16.04.060(b)

Bedroom D:

Replace the broken latch on the window. BMC 16.04.060(b) (Right side of window)

Unit 1218 –

General Condition:

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

Unit 1219 –

No additional violations.

Unit 1220 –

No additional violations.

Unit 1221 –

No additional violations.

Unit 1222 –

No additional violations.

Unit 1223 --

Front Bathroom:

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

Unit 1224 --

No additional violations.

EXTERIOR:

All Buildings:

All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Properly repair all metal stairway, handrails and guardrails. BMC 16.04.050(a)

Repair or replace all damaged and deteriorated wooden members of the porches and stairs including deck boards, handrails and guardrails. BMC 16.04.050(a)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. Including all door trim. BMC 16.04.050(e) (This item only has a compliance deadline of October 13, 2021)

Scrape and paint all exterior surfaces of the door casings where paint is peeling or wood is exposed. BMC 16.04.050(e) (This item only has a compliance deadline of October 13, 2021)

Building 507:

Secure the stairway railing leading to unit 704. BMC 16.04.050(a)

Secure the stairway railing leading to unit 707. BMC 16.04.050(a) (right of the door)

Secure the stairway railing leading to unit 710. BMC 16.04.050(a) (right of the door)

Secure the loose board on the landing leading to unit 723. BMC 16.04.050(a)

Building 505:

Secure the stairway railing leading to unit 501. BMC 16.04.050(a) (by entry door)

Eliminate the trip hazard leading to unit 501. BMC 16.04.050(a) (landing at the top step)

Eliminate the trip hazard leading to unit 507. BMC 16.04.050(a) (landing at the top step)

Eliminate the trip hazard leading to unit 509. BMC 16.04.050(a) (landing at the top step)

Secure the loose board on the landing leading to unit 516. BMC 16.04.050(a) (landing)

Building 503:

Eliminate the trip hazard leading to unit 307. BMC 16.04.050(a) (landing at the top step)

Building 512:

Secure the loose board on the landing leading to unit 1201. BMC 16.04.050(a) (landing)

Eliminate the trip hazard leading to unit 1208. BMC 16.04.050(a) (landing at the top step and at top of steps)

Eliminate the trip hazard leading to unit 1213. BMC 16.04.050(a) (landing at the top step)

Secure the loose board on the landing leading to unit 1221. BMC 16.04.050(a) (2nd and 3rd steps from the top)

OTHER REQUIREMENTS:

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

Tenants and Owners Rights and Responsibilities Summary:

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

Inventory Damage List:

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

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: May 19, 2021
Petition Type: An extension of time to complete repairs
Petition Number: 21-TV-38
Address: 2418 S. Milton Drive
Petitioner: Choice Realty & Mgmt.
Inspector: Norman Mosier
Staff Report: March 15, 2021 – Conducted Complaint Inspection

Petitioner is requesting an extension of time to remove the mold in the crawlspace until the end of April due to the schedule of the Contractor. Petitioner states that the other repairs are completed.

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 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 30 2021

BY:

Property Address: 2418 S Milton Drive

Petitioner's Name: Choice Realty & Management

Address: 1715 S Walnut St

City: Bloomington State: Indiana Zip Code: 47401

Phone Number: 8123317353 E-mail Address: dena@callchoicerealty.com

Owner's Name: Spicer Rentals

Address: 1155 S College Mall Rd Suite C

City: Bloomington State: Indiana Zip Code: 47401

Phone Number: 8123273122 E-mail Address: Kspicer@c21scheetz.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-38

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.

This request is in reference to the complaint inspection filed:
Owner is requesting an extension till the end of April to complete mold removal job scheduled for 4/23 with the remediation company hired.
All other repairs are completed as of today; however the mold removal job could not be scheduled until this date noted above. Thank you

Signature (Required): *Dena Dobson - Choria Realty + Mgmt*

Name (Print): Dena Dobson - Choria Realty + Mgmt Date: 3-30-21

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

6036

Owner(s)

Spicer Rentals
1155 S College Mall Rd. Suite C
Bloomington, IN 47401

TENANT:

Jessika Theodule
2418 S. Milton Dr.
Bloomington, In. 47403

Agent

Choice Realty & Management
1715 S. Walnut Street
Bloomington, IN 47401

Prop. Location: 2418 S Milton DR
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/3

The following items are the result of a complaint inspection conducted on 03/15/2021. 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.

2418 S. Milton Dr.

INTERIOR:

Remove the rotten odor in the house. BMC 16.04.060 (a)

Crawlspace:

Remove the standing and stagnant water in the crawlspace which is causing odor inside structure.
BMC 16.04.050(a)

Dry out the wet crawlspace and prevent any re-occurrence of moisture/water. BMC 16.04.060 (a)

Remove the mold in the crawlspace. BMC 16.04.060(b)

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: May 19, 2021

Petition Type: Relief from an administrative decision

Variance Request: Relief from the loss of a 5 year permit.

Petition Number: 21-AA-39

Address: 721 E Wellington Court

Petitioner: Dale and Sharon Andrews

Inspector: John Hewett and Kenny Liford

Staff Report: ~ September 10, 2020 Owner scheduled Cycle inspection for November 20, 2020
November 17, 2020 Owner rescheduled Cycle for January 13, 2021. Was told
he lost 5 year and could appeal after the process was completed.
January 13, 2021 Cycle inspection conducted, no violations noted.
March 3, 2021 HAND issued 3 year permit.
April 5, 2021 Received Appeal asking for the 5 year permit to be instated
due to Covid-19.

The Owner was unable to be present for the originally scheduled inspection due to Covid-19 and the tenant was not able to conduct the inspection for him due to Covid concerns.

Staff recommendation: Grant the relief from administrative decision.

Conditions: A 5 year permit will be issued with the same start date as the 3 year permit that was originally issued.

Compliance Deadline:

Attachments: Appeal form, copy of contact sheet from file.

BP



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 APR 05 2021

BY:

Property Address: 721 E Wellington CT, Bloomington, IN 47401

Petitioner's Name: Dale Andrews

Address: 530 S Jordan Ave

City: Bloomington State: Indiana Zip Code: 47401

Phone Number: 3174314077 E-mail Address: north3536@gmail.com

Owner's Name: Dale and Sharon Andrews

Address: 530 S Jordan Ave

City: Bloomington State: Indiana Zip Code: 47401

Phone Number: 3174314077 E-mail Address: north3536@gmail.com

Occupants: Viki Thevenow

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-39

JW

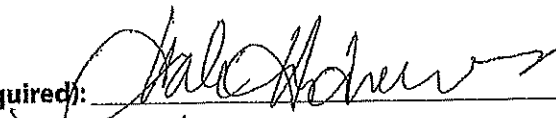
In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.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

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

I called on 9/10/2020, 3:30 pm to schedule our HAND inspection. Our permit was expiring on 10/23/2020. I was told that because of Covid, the first available appointment was on 11/20/2020. I expressed concern because our permit would be expired on that date. I was told that there was "no problem with the expiration date because it was Covid related."

I called to reschedule the 11/20/2020 appointment because I was unavoidably detained out of town and our tenant who is immune-compromised could not be there for the inspection either. Additionally, because of Covid, no one else could be there. I was told that the permit would be a 3 year permit because it had "expired" eventhough I was told that there was "no problem with the expiration date because it was Covid related."

In normal times, your inspection would have been done before the expiration date which would allow time for rescheduling, if needed, and would allow our tenant or someone else to be present for the inspection. You have rightly made adjustments for Covid. My situation is Covid related. I request a 5 year permit instead of the 3 year permit.

Signature (Required): 

Name (Print): Dale Andrews Date: ~~2/28/07~~ 4/1/2021

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

ADDRESS

TR E. Welling Ct.

FILE# 8369

Date	Contact	Initials
9-14-15	CONDUCTED CYCLE/INSPECTION W/ RAR-IDL PRESENTED	NM
10-2-15	SENT CYCLE/COVER TO JO FOR REVIEW.	NM
10.6.15	File to EW to send cycle report.	JS
10-7-15	MAILED CR TO OWNER- PULL 12-6-15 FOR 60 DAYS.	CW
10-16-15	Rec'd her form's Permit check # 1135 in the amount of \$95. No docs in waiting. Reported ✓ to cover billed.	JF
10-23-15	REC'D F/PL, FURN. DOC & SUPPLY ALL COMPLETED, ISSUE PERMIT.	NM
11.12.15	Sent Billing Per 12.12.15	DJD
11.18.15	<p>Rec'd Permit PAID Sent Permit's Report</p> <p>CK. NO. 1136 DATE 10/23/20</p>	JF
9-10-20	DALE SCH CYCLE 11-20-20 @ 9:00 KL PULL 12-4-20	PL
11-17-20	<p>DALE BOSCH CYCLE 1-13-21 @ 1:30 KL PULL 1-27-21</p> <p>EXPLAINED BY BOSCH @ THIS DATE PERMIT WOULD GO BACK TO 3 YR. OFFERED BHOA TO RET. TO A 5 YR PERMIT. MUST FILE @ END OF PROCESS.</p>	PL
1-13-21	Cycle w/owner. All docs viewed. (NM)	ZC
1-15-21	Cycle report written. To JH to review.	ZC
1/20/21	SEND REPORT W/ BILLING	JH
2/12/21	some Bill Per 3/16/21	DJD



City of Bloomington
H.A.N.D.

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

Meeting Date: May 19, 2021

Petition Type: An extension of time to complete repairs

Petition Number: 21-TV-40

Address: 4112 E. Deckard Drive

Petitioner: Jason Boling

Inspector: Jo Stong

Staff Report: January 5, 2021: Conducted cycle inspection
January 6, 2021: Program manager spoke with Planning regarding this property possibly being an illegal duplex
February 4, 2021: Mailed inspection report
March 26, 2021: Tenant called with a complaint
March 30, 2021: Complaint inspection conducted
April 5, 2021: Owner scheduled reinspection of cycle and complaint for April 27, 2021
April 7, 2021: Received appeal

During a cycle inspection of the above property several violations were noted. After a complaint inspection was conducted a few weeks after the cycle, the owner filed an appeal for an extension of time to complete repairs, citing a deteriorating relationship with the current tenants, and absence of a definite date for a tree removal on the property. The owner does not intend to rent this property in the near future.

Staff recommendation: Grant an extension of time

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

Compliance Deadline: June 19, 2021

Attachments: Cycle report, complaint report, appeal

JK



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
APR 07 2021

BY:

Property Address: 4112 E Deckard Drive Bloomington, IN 47408

Petitioner's Name: Jason Boling

Address: 3863 S Garrison Chapel Road Bloomington, IN 47403

City: Bloomington State: Indiana Zip Code: 47403

Phone Number: 8123613959 E-mail Address: bolingjc@yahoo.com

Owner's Name: Jason Boling

Address: 3863 S Garrison Chapel Road

City: Bloomington State: Indiana Zip Code: 47403

Phone Number: 8123613959 E-mail Address: bolingjc@yahoo.com

Occupants: Sarah and Jeff Daugherty

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-40

JS

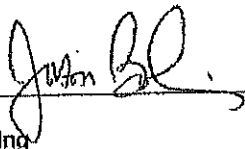
In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.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

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

Hello, I'm writing to request an additional 45 days to complete the following tasks on my rental home's two outstanding inspections: all tasks inside the home, due to deteriorating relations between the tenants and myself. Under our attorney's advice, we had asked them to move out in 30 days due to refusal to sign a lease renewal, bouncing last December's rent check, disregarding our requests for those funds, and our family's urgent need for that home due to my wife's and my separation. Under these circumstances, I am not comfortable entering the home unless absolutely necessary, until they vacate or are evicted. Additionally, this extension request is for a tree removal specified in the inspection, which requires a professional service due to the location. We had already gotten a tree service to the property for an estimate, but the timing for them to do the work is currently not an absolutely known date.

Thank you,

Jason Boling

Signature (Required): 

Name (Print): Jason Boling

Date: 4-7-2021
~~2/28/07~~

Important information regarding this application format:

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

Print Form



City Of Bloomington
Housing and Neighborhood Development

APR 01 2021

Boling, Jason
3863 S. Garrison Chapel Road
Bloomington, IN 47403

RE: NOTICE OF COMPLAINT INSPECTION

Dear Boling, Jason

On 03/30/2021 a complaint inspection was performed at 4112 E Deckard DR. During the inspection violations of the Residential Rental Unit and Lodging Establishment Inspection Program were found.

Please correct the violations cited on the enclosed inspection report within fourteen days (14) and call this office no later than **APR 16 2021** to schedule the required re-inspection. Our mailing address and telephone number are listed below.

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

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

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

Sincerely,

Housing & Neighborhood Development
Encl: Inspection Report
Xc: Boling, Jason: 3863 S. Garrison Chapel Road, Bloomington, IN 47403

Handwritten initials



City Of Bloomington
Housing and Neighborhood Development

COMPLAINT INSPECTION REPORT

10660

Owner

Boling, Jason
3863 S. Garrison Chapel Road
Bloomington, IN 47403

Tenant

Sarah Daugherty
4112 E. Deckard Drive
Bloomington, IN 47408

Agent

Boling, Jason
3863 S. Garrison Chapel Road
Bloomington, IN 47403

Prop. Location: 4112 E Deckard DR
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 03/30/2021
Primary Heat Source: Gas
Property Zoning: R2
Number of Stories: 1

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

The following items are the result of a complaint inspection conducted on March 30, 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.

INTERIOR:

Entire Unit:

Provide tenants access to the electric service panel. Each occupant shall have access to all overcurrent devices protecting the conductors supplying that occupancy. BMC 16.04.020(a)(5) IECC 240.24 (B)

Eliminate the brown water that is discharged when hot water is turned on. BMC 16.04.060(c)

Living Room:

Properly secure and balance the wobbly ceiling fan (east, inside front door). BMC 16.04.060(c)

Northwest and Southwest Bedrooms:

Properly secure and balance the wobbly ceiling fans in these rooms. BMC 16.04.060(c)

Kitchen:

Properly secure the upper cabinet doors above the stove and those to the left of the stove. BMC 16.04.060(a)

Bath:

Remove the failing trim at the top of the tub surround and properly seal and surface-coat the wall where it meets the surround. BMC 16.04.060(a)

EXTERIOR:

Eliminate the broken glass in the driveway. Driveways shall be maintained in a proper state of repair, and maintained free from hazardous conditions. BMC 16.04.040(c)

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

Properly cap and seal the chimney. A professional service is highly recommended. BMC 16.04.040(a) and BMC 16.01.060(f)

Remove the badly split tree in the back yard that has been ratchet-strapped. All residential rental unit premises which contain trees shall maintain the trees in good health so that they pose no danger to persons or property. BMC 16.04.040(e)

This is the end of this report.



City Of Bloomington
Housing and Neighborhood Development
RENTAL INSPECTION INFORMATION

FEB 04 2021

Boling, Jason
3863 S. Garrison Chapel Road
Bloomington, IN 47403

RE: 4112 E Deckard DR

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **APR 05 2021** 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: Boling, Jason: 3863 S. Garrison Chapel Road, 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



City Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

10660

Owner

Boling, Jason
3863 S. Garrison Chapel Road
Bloomington, IN 47403

Prop. Location: 4112 E Deckard DR
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 01/05/2021
Primary Heat Source: Gas
Property Zoning: R2
Number of Stories: 1

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

Monroe County Assessor's records indicate this structure was built in 1958.
There were no requirements for emergency egress at the time of construction.

INTERIOR:

During the cycle inspection, conditions were noted that indicate that this property may be in violation of Bloomington Municipal Code Title 20 with regard to the number of units. This property needs to be brought into compliance with Title 20 within sixty (60) days from the date of this inspection to avoid possible legal action by the City of Bloomington Legal Department. *The City's Planning Department will be the Department which decides whether or not a violation of Title 20 has occurred and whether or not any violation of Title 20 has been remedied.* For more information, please contact the Planning Department at (812) 349-3423. *Please note that the City of Bloomington Housing and Neighborhood Development Department will not issue a residential rental occupancy permit for any property that is not compliance with Title 20 of the Bloomington Municipal Code.*

The basement/ground level of this property appears to be in the process of being renovated. A building permit is required for work being done here. No rental permit shall be issued until all Monroe County building inspections have been completed and Certificate of Occupancy permits are issued. Please provide this office with copies of Certificate of Occupancy permit.

UPPER LEVEL

Living Room (26-11 x 13-1):

See Other Requirements at the end of the report for required fireplace/chimney inspection documentation.

Kitchen (16-2 x 11-0):

No violations noted.

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

Deck:

No violations noted.

Southeast Bedroom (10-11 x 7-11), Hall, Hall Bath, Laundry, Southwest Bedroom (11-7 x 10-3), Northwest Bedroom (13-6 x 12-11):

No violations noted.

Existing Egress Window Measurements (double-hung; both sashes removable):

Height: 49 inches

Width: 25 inches

Sill Height: 31 inches

Openable Area: 8.51 sq. ft.

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

LOWER LEVEL

General Violations:

- Properly enclose all wiring in approved junction boxes or properly terminate wiring, or properly install switches, receptacles and fixtures in approved locations. BMC 16.04.060(b)
- Properly install all hard wired smoke detectors. IC 22-11-18-3.5

Family Room (23-1 x 12-10):

See General Violations.

See Other Requirements at the end of the report for required fireplace/chimney inspection documentation.

Closet, Southeast Room (14-6 x 10-10), South Center Room (11-4 x 10-6):

See General Violations.

Bathroom/Mechanical Room (gas furnace):

See Other Requirements at the end of the report for required furnace documentation.

Properly secure the switch box to a wall (it is hanging by its wires). BMC 16.04.060(b)

Properly install the vanity, sink and plumbing, or remove the sink and vanity. BMC 16.04.060(a,c)

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

TPR valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end

- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

Garage:

No violations noted.

EXTERIOR:

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e)
(This violation has a deadline of January 5, 2022)

OTHER REQUIREMENTS:

Fireplace/Chimney Inspection Documentation

Show documentation that the fireplaces have been inspected within the last twelve months, and that they are safe for use, or permanently and visibly seal the fireplaces to prevent their use. Service and inspection shall include the fireboxes, dampers, chimneys and/or flues. Cleaning by a professional service is highly recommended. BMC 16.01.060(f)

Furnace Inspection Documentation

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

Desired level:	0 parts per million (ppm)
Acceptable level in a living space:	9 ppm
Maximum concentration for flue products:	50ppm BMC 16.01.060(f), BMC 16.04.060(b), (c)

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 & 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. 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 residential rental units shall display a current occupancy permit in an accessible location inside said unit. The permit shall contain the name of the owner and the agent, the occupant load of the unit, the number of bedrooms, the expiration date of the permit, and any variances that have been granted for the property. BMC 16.03.030(c)

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: May 19, 2021

Petition Type: An extension of time to complete repairs.

Petition Number: 21-TV-41

Address: 725 E. 2nd St.

Petitioner: Mackie Properties

Inspector: Norman Mosier

Staff Report: January 25, 2021 – Conducted cycle Inspection
April 9, 2021 – Received BHQA Appeal

Petitioner is requesting an extension of time to complete the repairs. The contractor is requesting that the occupants not be present when the contractor starts the job due to inconvenience of the repairs while occupant are home. Petitioner is requesting extension of time until October 1, 2021.

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.

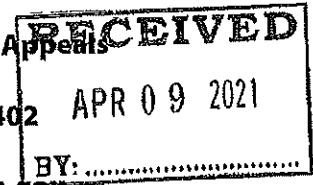
Compliance Deadline: October 31, 2021 - For all repairs.

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

JK



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: 725 East 2nd Street, Bloomington, IN 47401

Petitioner's Name: Mackie Properties

Address: 811 North Walnut Street

City: Bloomington State: Indiana Zip Code: 47404

Phone Number: 8122878036 E-mail Address: rjoseph@macklerentalproperties.com

Owner's Name: CJ Satellite, LLC

Address: PO Box 337

City: Clear Creek State: Indiana Zip Code: 47426

Phone Number: 8126067771 E-mail Address: johnrl@bluemarble.net

Occupants: 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-41

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:

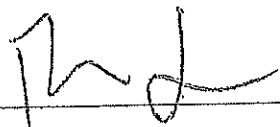
- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: 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.

1. Items requiring an extension:

- Hallway: Repair the surface of the ceiling to be free of holes, cracks, peeling paint and/or sagging materials.
- 2nd Floor Stairway: Repair the surface of the ceiling to be free of holes, cracks, peeling paint and/or sagging materials, above landing.
- 2nd Floor West Bedroom: Repair the surface of the ceiling to be free of holes, cracks, peeling paint and/or sagging materials
- Basement Stairway- Interior walls shall be free of holes, cracks, peeling paint and/or deteriorated drywall/plaster, south wall above stairway

2. The home is currently occupied, and the painting contractor we sent to quote these repairs informed us the tenants really cannot be occupying the property for the week this work takes place. We've been communicating with the tenants to see if there is a week when they will all be staying elsewhere, and they stated that it's very unlikely all tenants will be gone at the same time until perhaps summertime when IU is on break. We plan to follow up with these tenants closer to IU's summer break and are hoping there will be a week when the tenants are all gone and the painting contractor has availability so these repairs can be completed. If this is unsuccessful, we will explore other options to coordinate this work.

3. October 1, 2021

Signature (Required): 

Name (Print): Rachel Joseph Date: 4/9/21

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.

Print Form



City Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

2584

Owner(s)

Cj Satellite, Llc
P.O. Box 337
Clear Creek, IN 47426

Agent

Mackie Properties
P.O. Box 236
Ellettsville, IN 47429

Prop. Location: 725 E 2nd ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/5/5

Date Inspected: 01/25/2021
Primary Heat Source: Gas
Property Zoning: R3
Number of Stories: 2

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

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

INTERIOR:

MAIN LEVEL

Living Room 19-6 x 11-3:

Repair the south window to lock as intended, BMC 16.04.060 (b)

Dining Room 14 x 13:

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

Kitchen 10 x 9-10:

No violations noted.

Rear Entryway:

No violations noted.

Northeast Bedroom 10-6 x 9-6: Exit door for egress requirements.
No violations noted.

Hallway:

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

Hall Bath:

No violations noted.

Southeast Bedroom 13 x 11-6:

No violations noted.

Existing Egress Window Measurements (double-hung):

Height: 29 ¾ inches

Width: 45 inches

Sill Height: 26 ½ inches

Openable Area: 9.30 sq. ft.

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

E Center Bedroom 11-6 x 9-4:

No violations noted.

Existing Egress Window Measurements (double-hung):

Height: 31 ½ inches

Width: 35 ½ inches

Sill Height: 26 ¼ inches

Openable Area: 7.77 sq. ft.

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

2nd FLOOR

Stairway:

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

East Bedroom 10 x 9-10:

No violations noted.

Existing Egress Window Measurements (double-hung):

Height: 28 inches

Width: 27 inches

Sill Height: 35 ½ inches

Openable Area: 5.25 sq. ft.

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

Bathroom:

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

West Bedroom 11-6 x 11:

Repair the north window to lock as intended, west wall. BMC 16.04.060 (b)

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

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

Existing Egress Window Measurements (double-hung):

- Height: 25 ½ inches
- Width: 26 ½ inches
- Sill Height: 34 inches
- Openable Area: 4.69 sq. ft.

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

Common Area 20-9 x 7-6:

No violations noted.

BASEMENT

Stairway:

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

Main Room: Gas furnace located here, see other requirements.

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

Replace the missing protective cover for the light fixture in SE corner of room. BMC 16.04.060(c)

EXTERIOR:

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

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

OTHER REQUIREMENTS:

Furnace Inspection Documentation

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

- Desired level: 0 parts per million (ppm)
 - Acceptable level in a living space: 9 ppm
 - Maximum concentration for flue products: 50 ppm
- BMC 16.01.060(f), BMC 16.04.060(c), BMC 16.04.060(b)

Tenants and Owners Rights and Responsibilities Summary

A completed copy of the Tenants and Owners Rights and Responsibilities Summary must be provided to this office 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)

REC'D
VIA FAX
3-2-2
C/SUP/PL
NVA

REC'D
VIA FAX
2-11-2
NVA

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: May 19, 2021
Petition Type: An extension of time to complete repairs
Petition Number: 21-TV-42
Address: 903 N Blair Ave.
Petitioner: Andrea Eiler
Inspector: Chastina Chipman
Staff Report: February 3, 2021 Completed cycle inspection
February 24, 2021 Sent report
April 13, 2021 Received BHQA application

During a cycle inspection of this property violations of Title 16 were found including multiple windows that need to be repaired. The owners are requesting an extension of time due to ordering new windows to replace the broken ones. The windows will not be in until around June 8, 2021. They are requesting an extension of time until August 8, 2021 to finish all repairs.

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.

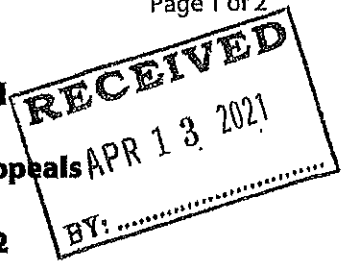
Compliance Deadline: June 2, 2021 All life safety violations.
August 8, 2021 All remaining violations.

Attachments: Cycle Report, Appeal

2/1



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: 903 N. Blair Ave. Bloomington, IN 47404

Petitioner's Name: Andrea Martinie Eller

Address: 821 N. Blair Ave.

City: Bloomington

State: Indiana



Zip Code: 47404

Phone Number: 8123394456

E-mail Address: dreeno17@juno.com

Owner's Name: Andrea and Ross Martinie Eller

Address: 821 N. Blair Ave.

City: Bloomington

State: Indiana



Zip Code: 47404

Phone Number: 8123394456

E-mail Address: dreeno17@juno.com

Occupants: 3

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-42

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.

We are requesting an extension of time to complete repairs on 903 N. Blair Ave. Three windows were found to have broken hardware and one window was found to have broken glass during the inspection. We have decided to completely replace all four windows with new windows rather than repairing the old windows.

We have ordered the four windows through Bender Lumber, but the order is set to arrive "by June 8th." Loren Wood has agreed to install the windows once they arrive, but will need to figure out the scheduling of available employees nearer to that time.

With the windows arriving by June 8, and with our Contractor needing to finagle scheduling, could we please schedule the reinspection of 903 N. Blair Ave. on or after August 8, 2021? This would give the Contractor approximately 2 months to complete the work after the windows arrive.

Thank you for your consideration of this time extension request.

Signature (Required):

Andrea Martinle Eller

Name (Print): Andrea Martinle Eller

Date: 4-11-21

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**

RENTAL INSPECTION INFORMATION

FEB 24 2021

Andrea Martinie Eiler
821 N Blair Ave
Bloomington, IN 47404

Eiler, Ross Martinie
821 N Blair Avenue
Bloomington, IN 47404

RE: 903 N Blair AVE

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **APR 25 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,

City Hall
Email: hnuhd@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

11195

Owner(s):

Andrea Martinie Eiler
821 N Blair Ave
Bloomington, IN 47404

Eiler, Ross Martinie
821 N Blair Avenue
Bloomington, IN 47404

Prop. Location: 903 N Blair AVE
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 02/03/2021
Primary Heat Source: Gas
Property Zoning: R3
Number of Stories: 1

Inspector: Chastina Chipman
Foundation Type: Crawl Space
Attic Access: No
Accessory Structure: Shed

Monroe County Assessor's Records indicate that this structure was built in 1970. There were no minimum emergency egress requirements at this time.

INTERIOR:

Dining Room (19-2 x 11-5):

No violations noted.

Kitchen (16-10 x 11-5):

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

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

Laundry Room:

No violations noted.

Hallway:

Replace the broken outlet cover plate on the west wall. 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

NE Bedroom (8-2 x 9-9):

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)

Existing Egress Window Measurements:

Height: 21 3/4 inches
Width: 33 1/4 inches
Sill Height: 29 1/2 inches
Openable Area: 5.0 sq. ft.

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

Bathroom:

No violations noted.

W Bedroom (7-10 x 11-4):

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)

Existing Egress Window Measurements:

Height: 36 1/2 inches
Width: 27 inches
Sill Height: 44 inches
Openable Area: 6.84 sq. ft.

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

Study (11-11 x 11-4):

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

Repair the broken glass on the east window. BMC 16.04.060(a)

SW Bedroom (11-4 x 6-10):

Properly ground the electrical receptacle on the north wall. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. If a GFCI receptacle is installed, mark receptacle with the wording "no equipment ground". BMC16.04.020(a)(5); 2009 IEC Article 406.3(B)Grounding & 2009 IEC Article 406.3 (D)Replacements

Existing Egress Window Measurements:

Height: 21 inches
Width: 32 inches
Sill Height: 30 inches
Openable Area: 4.66 sq. ft.

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

EXTERIOR:

No violations noted.

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: May 19th, 2021

Petition Type: An extension of time to complete repairs for a cycle inspection.

Petition Number: 21-TV-43

Address: 504 E Southern Drive.

Petitioner: Yukon Properties, LLC, Dennis K McGuire

Inspector: Kenny Liford

Staff Report: April 9th, Cycle inspection cancelled due to conditions of rental.
April 13th, Received BHQA Application on advice from inspector.

The agent/owner has requested an extension of time to complete repairs due to a bug infestation and general condition of rental.

Staff recommendation: Approve the request.

Conditions: Have the unit treated for bugs and cleaned so that a rental inspection can be conducted by the deadline listed below.

Complete all repairs and schedule the 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: August 27th, 2021

Attachments: BHQA Appeal



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

RECEIVED
 APR 14 2021
 BY:

Property Address: 504 E Southern Dr

Petitioner's Name: Yukon Properties, LLC, Dennis K McGuire

Address: 2600 S Henderson St, # 176

City: Bloomington State: Indiana Zip Code: 47401

Phone Number: 8123225694 E-mail Address: yp99iu@gmail.com

Owner's Name: Yukon Properties, LLC, Dennis K McGuire

Address: 2600 S Henderson St, # 176

City: Bloomington State: Indiana Zip Code: 47401

Phone Number: 8123225694 E-mail Address: yp99iu@gmail.com

Occupants: Michael Fischer, Nicole Grubb and children

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-43

KL

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.

Yukon Properties, LLC (Dennis K McGuire) requests an extension of time to start and finish the HAND physical inspection at 504 E Southern Dr. This request is made due to the interior condition of the property caused by the current tenants - Fischer and Grubb.

McGuire met with HAND representative Ken Lifford on April 9, 2021 as scheduled. Lifford entered the property and began to inspect the kitchen and one bedroom. Lifford determined he was unable to complete the inspection due to: infestation of pests (neither Lifford nor I were exactly sure of what types of pests; however, they were very small, black pests that scattered when a hand was placed on the kitchen counter tops or bedroom walls); unable to access wall outlets or windows due to boxes, clothing and other personal items scattered and stacked throughout the house; and other overall conditions. I agreed with Lifford the house could not be inspected.

The tenants had been advised for two to three weeks in advance of the April 9th HAND inspection; however, they made no attempt to remedy the conditions in advance.

The tenants lease will terminate July 26, 2021. Yukon Properties requests a 30-day extension of time to inspect the property due to the above noted conditions and time that will be needed to make anticipated repairs. Such repairs are expected to include: repair damages to walls, floors, cabinets, windows, painting, blinds and other not yet identified conditions.

Signature (Required): Dennis K. McGuire

Name (Print): Dennis K McGuire Date: 4/11/21

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
H.A.N.D.

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

Meeting Date: 19 May 2021

Petition Type: An extension of time to complete repairs

Petition Number: 21-TV-044

Address: 3200 E Longview Ave Unit 65

Petitioner: Dakota Kent and Anna Crawley

Inspector: Michael Arnold

Staff Report: 15 November 2020 Cycle Inspection of the Complex
30 March 2021 Reinspection of the Complex
30 March 2021 Tenant Violation Report Issued

The cycle inspection for this property was on 15 November 2020, Unit 65 could not be inspected at this time. The reinspection for the property was on 30 March 2021. The initial inspection for this unit was conducted at this time. Conditions of the unit warranted a tenant violation report. The petitioner is requesting additional time to bring the unit into compliance.

Staff recommendation: Grant request for extension of time

Conditions: Complete all repairs and schedule for re-inspection by the deadline listed below

Compliance Deadline: 19 May 2021

Attachments: Tenant Violation Report, Application



Application for Appeal
 To The Board of Housing Quality Appeals
 P.O. Box 100
 Bloomington, IN 47402
 812-349-3428
 hand@bloomington.in.gov

RECEIVED
 APR 1 2021

Property Address: 3200 East Longview Ave Apt. 65

Petitioner's Name: Dakota Kent and Anna Crawley

Address: 3200 East Longview Ave Apt. 65

City: Bloomington State: Indiana Zip Code: 47408

Phone Number: (812) 679-0558 Email Address: jiffygiggle@gmail.com

Property Owner's Name: Michael Woodson

Address: 701 East Summit View Pl.

City: Bloomington State: Indiana Zip Code: 47401

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

Occupants: Dakota Kent and Anna Crawley

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-44

SEE REVERSE



**City Of Bloomington
Housing and Neighborhood Development**

APR 08 2021

Mike Woodson
701 E. Summitview Place
Bloomington, IN 47401

RE:NOTICE OF TENANT VIOLATION INSPECTION

Dear Resident(s)

On 03/30/2021, a complaint inspection was performed at 3200 E Longview AVE. During the inspection violations of the Bloomington Housing Code were found. Enclosed is the inspection report which cites violations that are the responsibility of the resident(s) to correct. Please correct the violations within 14 days and contact this office no later than **APR 22 2021** to schedule the required re-inspection. Our mailing address and telephone number are listed below.

This directive is issued in accordance with BMC 16.10.020(a) and 16.10.040(a) of the Residential Rental Unit and Lodging Establishment Inspection Program. You have the right to appeal to the Board of Housing Quality Appeals. If you need more than 14 days to correct the violations, or if you want to appeal any violation, an appeal form can be found at www.bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 812-349-3420 and a form will be provided.

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

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

Sincerely,

Housing & Neighborhood Development
Encl: Inspection Report,
Xc: Legacy Group: 3112 E. Braeside Drive, Bloomington, IN 47408

AW



**City Of Bloomington
Housing and Neighborhood Development**

TENANT VIOLATION INSPECTION REPORT

647

Owner(s)

Mike Woodson
701 E. Summitview Place
Bloomington, IN 47401

Tenants

Anna Crawley and Dakota Kent
3200 Longview Ave #65
Bloomington IN 47401

Agent

Legacy Group
3112 E. Braeside Drive
Bloomington, IN 47408

Prop. Location: 3200 E Longview AVE

Number of Units/Structures: 64/4

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

Date Inspected: 03/30/2021
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

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

During an inspection for renewal of the Rental Occupancy Permit on this property, violations were noted that are the responsibility of the tenant(s) to correct. The violations must be corrected and re-inspected for compliance with the Residential Rental Unit and Lodging Establishment Inspection Program within 14 days of the date on which this notice was mailed. It is the responsibility of the tenant to contact this office to schedule the required re-inspection at 349-3420. Any questions can be addressed to the inspector at 349-3420.

Failure to comply with the requirements of this notice will result in this matter being forwarded to the City's Legal Department for legal action and fines under the provisions of Title 16 of the Bloomington Municipal Code.

Unit 65:

This inspection revealed a serious roach infestation. Serious efforts by both the tenants and management will be required to significantly reduce this infestation to an acceptable level. This office strongly advises that the tenants properly prepare for treatment by:

1. Removing all items from the kitchen cabinets and drawers, including the shelf paper.
2. Removing all items from the pantry floor.
3. Removing all items from the bathroom floor and medicine cabinets.
4. Sanitize all areas where infestation is obviously present.
5. Sanitize all areas where roach droppings are present.
6. Properly store food items in sealed containers.

Every owner, agent or operator of a structure containing two (2) or more rental units shall be responsible for the extermination of insects, rodents or other pests in the structure or premises. The owner shall be responsible for extermination within each rental unit, but who is ultimately responsible to pay for such extermination is not regulated or discussed by the Municipal Code, BMC 16.04.090

Remove all items that are obstructing continuous access to egress areas. The minimum clear aisle width shall not be less than 36 inches. A means of egress shall be free from obstructions that would prevent its use. BMC 16.04.020(a)(3), IFC 1030.3

The tenant of a residential rental unit is responsible for keeping the unit in a clean, sanitary and safe condition, BMC 16.04.030