

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

ALL ITEMS ARE ON THE CONSENT AGENDA

- I. **ROLL CALL**
- II. **REVIEW OF SUMMARY** – June 16, 2021
- III. **PETITIONS**
 - 1) 21-AA-52, **2224 S. Laurelwood Drive**, Gaylord & Lori Seemann. Request for an extension of time to complete repairs.
 - 2) [WITHDRAWN] 21-TV-54, **410 W. Northlane Drive**, Krista Huttenlocker (David Hays/WWHB). Request for an extension of time to complete repairs.
 - 3) 21-TV-55, **3401 E. John Hinkle Place**, Jennifer Huntzinger (Gene B. Glick Co.) Request for an extension of time to complete repairs.
 - 4) 21-TV-56, **602 N. Woodbridge Drive**, Jennifer Huntzinger (Gene B. Glick Co.) Request for an extension of time to complete repairs.
 - 5) 21-TV-57, **4535 W. Middle Court**, Sally Walker. Request for an extension of time to complete repairs.
 - 6) 21-TV-58, **1443 W. Allen Street**, Campus Cribs. Request for an extension of time to complete repairs.
 - 7) 21-TV-59, **3111 S. Leonard Springs Drive**, Scott May. Request for an extension of time to complete repairs.
 - 8) 21-TV-60, **1037 E. Emery Court**, Pendragon Properties. 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.

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BHQA & HAND are inviting you to a scheduled Zoom meeting.

Topic: Board of Housing Quality Appeals Meeting

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

Monthly:

https://bloomington.zoom.us/meeting/tJcsfuqrT0qHNTND9izlCJV4sUKNV71C_mH/ics?icsToKen=98tyKuCrrzIpHNeTsB-HR0wqBYr4b-7ztiFfgo1psju8CjpfQSnAYvF3GZxJR4nz

Join Zoom Meeting

<https://bloomington.zoom.us/j/93193636060?pwd=S0NyRC9zajFkNFhzSU1aNzVsbUpQUT09>

Meeting ID: 931 9363 6060

Passcode: 088348

One tap mobile

+19292056099,,93193636060# US (New York)

+13017158592,,93193636060# 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

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

B.H.Q.A. MEETING OF JUNE 16, 2021 SUMMARY

MEMBERS PRESENT: Present: Susie Hamilton, Dominic Thompson
Zoom: Jacob Cole, Diana Opata

STAFF PRESENT: Present: Daniel Bixler, John Hewett, John Zody (HAND)
Zoom: Chastina Chipman, Kenneth Liford, Maria McCormick, Norman Mosier, Brent Pierce, Jo Stong, (HAND), Dan Dixon (Legal)

GUESTS PRESENT: Zoom: Tasha Hoover Patterson (SSC Muller Apartments, LLC – The Village at Muller Park).

Meeting start time 4:00 PM.

I. REVIEW OF SUMMARY –

Hamilton made a motion to approve the minutes for December 16, 2020, January 20, 2021 and March 17, 2021. Opata seconded. Motion passed, 4-0.

II. CONSENT AGENDA

20-TV-56, **240 N. Washington Street**, Omega Properties. Previously heard October 21, 2020. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a September 01, 2021 deadline.

21-TV-27, **312 E. 12th Street**, Brian Marren. Previously heard on March 17, 2021. Request for an extension of time to complete repairs. Staff recommendation to deny the request and to require immediate scheduling for an inspection.

21-TV-29, **1315 N. Lincoln Street**, Varsity Properties. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a September 01, 2021 deadline.

21-TV-30, **2315 S. Rockport Road**, Shannon Ramey. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a June 30, 2021 deadline.

21-TV-32, **1201 W. Allen Street**, Tyler Rife/CRM Properties (1201 W. Allen LLC). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a June 30, 2021 deadline.

21-TV-33, **315 W. 17th Street**, David Burns. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a June 30, 2021 deadline.

21-TV-36, **1218 N. College Avenue**, Tempo Properties, Inc. (CJ Satellite, LLC). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a July 18, 2021 deadline.

21-AA-39, **721 E. Wellington Court**, Dale & Sharon Andrews. Request for relief from an administrative decision. Staff recommendation to grant the request and issue a 5 year permit.

21-TV-41, **725 E. 2nd Street**, Mackie Properties (CJ Satellite, LLC). Request for an extension of time to complete repairs. Staff recommendation to grant the request with an October 31, 2021 deadline.

21-TV-42, **903 N. Blair Avenue**, Andrea & Ross Martinie Eiler. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a June 30, 2021 deadline for all life safety issues and an August 08, 2021 deadline for all other violations.

21-TV-43, **504 E. Southern Drive**, Dennis K. McGuire – Yukon Properties, LLC. Request for an extension of time to complete repairs. Staff recommendation to grant the request with an August 27, 2021 deadline.

21-TV-44, **3200 E. Longview Avenue**, Dakota Kent & Anna Crawley. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a July 16, 2021 deadline.

21-TV-45, **715 E. Hunter Avenue**, Aimee & Michael Page. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a November 30, 2021 deadline.

21-TV-46, **412 E. 2nd Street**, Vatche Khachatrian (The Salon Chicago, LLC). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a July 02, 2021 deadline for all life safety issues and an August 02, 2021 deadline for all other violations.

21-TV-47, **2227 S. Rogers Street**, Alexandra Watts. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a June 30, 2021 deadline for all life safety

issues and a July 28, 2021 deadline for all other violations.

21-TV-48, **1660 W. Bloomfield Road**, Granite Management (Chestnut Beacon Hill Apartments, LLC). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a June 30, 2021 deadline for all life safety issues and a September 01, 2021 deadline for all other violations.

21-TV-49, **1136 W. 17th Street**, Pine Grove Apartments (Matthew Ferguson). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a June 30, 2021 deadline for all life safety issues and a July 11, 2021 deadline for all other violations.

21-TV-50, **1275 N. Maple Street**, Woodington Management (Matthew Ferguson). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a June 30, 2021 deadline for all life safety issues and an August 16, 2021 deadline for all other violations.

21-TV-51, **624 S. Fess Avenue**, Sarge Property Management (Cadjon Development). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a July 01, 2021 deadline.

Approved.

III. **PETITIONS**

21-TV-37, **501-512 S. Muller Parkway**, SSC Muller Apartments, LLC – The Village at Muller Park. The petitioner, Tasha Hoover Patterson, was present to request an extension of time to complete repairs. Staff recommendation was to grant the request with a September 01, 2021 deadline for all repairs except exterior painting and an October 21, 2021 deadline for exterior painting. Hamilton made motion to grant the request per staff recommendation. Opata seconded. Motion passed, 4-0.

20-TV-63, **2500 S. Rockport Road**, Robin Davis (David Cooper). Previously heard November 18, 2020. The petitioner was not present to request an extension of time to complete repairs. Staff recommendation to grant the request with a June 30, 2021 deadline for life-safety violations and a July 30, 2021 for all other violations. Thompson made motion to grant the request per staff recommendation. Cole seconded. Motion passed, 4-0.

21-TV-12, **1302 E. Hunter Avenue**, Tempo Properties, Inc. (Baseline Properties, LLC). Previously heard on March 17, 2021. Petitioner not present to request an extension of time to complete repairs. Staff recommendation was to grant the request with a July 18, 2021 deadline. Hamilton made motion to grant the request per staff recommendation. Thompson seconded. Motion passed, 4-0.

21-AA-31, **915 S. Basswood Drive**, Hunter Bloomington Properties (Sam Okner). The petitioner was not present to request relief from an administrative decision. The staff recommendation was to (1) deny relief for payment of fines and (2) grant an extension of time with a June 30, 2021 deadline for all violations. Thompson made motion to adopt staff recommendation. Cole seconded. Motion passed, 4-0.

21-TV-40, **4112 E. Deckard Drive**, Jason Boling. The petitioner was not present to request an extension of time to complete repairs. Staff recommendation was to grant the request with a June 19, 2021 deadline. Thompson made motion to grant the request per staff recommendation. Cole seconded. Motion passed, 4-0.

IV. **GENERAL DISCUSSION**

New Board member, Jacob Cole, introduced to the Board.

Potential for Board retreat discussed.

Resolution establishing a policy by which members of the Bloomington Board of Housing Quality Appeals, city staff and members of the public may participate in meetings by electronic means of communication was presented. Thompson made motion to adopt the resolution. Cole seconded. Motion passed, 4-0.

V. **PUBLIC COMMENT**

None.

VI. **ADJOURNMENT**

Thompson made motion for adjournment. Motion passed unanimously. Meeting adjourned 4:57 PM.



City of Bloomington
H.A.N.D.

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

Meeting Date: July 21, 2021
Petition Type: Relief from an administrative decision
Variance Request: Relief from the requirement to register and inspect.
Petition Number: 21-AA-52
Address: 2224 S. Laurelwood Drive
Petitioner: Gaylord and Lori Seemann
Inspector: John Hewett

Staff Report: October 2019 Petitioner purchased this property for a family member and her children to live in. They had been helping with rental payments before the purchase. The intent is for the family members to have a safe place to live with the best financial outlay. The permit on the property is nearing its renewal date and the family is being proactive about the appeal.
June 2, 2021 Received appeal and fee from the owner.

This house is occupied by the owner's sister in law and her children. The owner is asking for relief from the requirements of Title 16.

Staff recommendation: Grant the relief from administrative decision.

Conditions: This unit will be granted relief from the requirements of Title 16 for as long as the current owner and tenant are un-changed from the current status. An affidavit of occupancy will be required yearly to verify no changes have been made. If this status changes, the requirements of Title 16 may be re-instated.

Compliance Deadline: none

Attachments: Appeal form.

Handwritten initials



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 JUN 02 2021

BY:

Property Address: 2224 S. Laurelwood Dr., Bloomington, IN 47401

Petitioner's Name: Gaylord and Lori Seemann

Address: 980 Sandin Rd

City: Akron

State: Ohio



Zip Code: 44333

Phone Number: 3306640789

E-mail Address: glseemann@gmail.com

Owner's Name: Gaylord and Lori Seemann

Address: 980 Sandin Rd

City: Akron

State: Ohio



Zip Code: 44333

Phone Number: 3306640789

E-mail Address: glseemann@gmail.com

Occupants: Rana Mills, Maya Mills, Ramsey Mills

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

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

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

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

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-52

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.

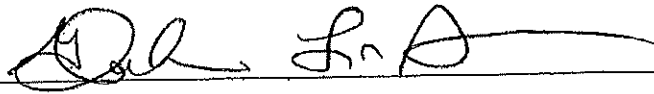
A modification or exception to the Housing Property Maintenance Code. (Petition type: V)

We bought the home at 2224 S. Laurelwood Dr, Bloomington, IN 47401 in October 2019. Prior to that time, we were helping our sister in law and her kids with their apartment rent. An opportunity came up where we could buy them a home instead and felt that this would be a better financial arrangement. Our sister-in-law and her kids reside at the Laurelwood home by themselves.

At the time we bought the Laurelwood home, there was an active rental occupancy permit in place and we had the permit transferred to us since that was the most expeditious avenue at that time. It was suggested that we apply for an exemption, later, prior to the permit expiring.

The reason for an exemption request is that this is not a rental property for us. We believe this falls outside the intent and purpose of the HAND program. We do not charge our sister-in-law or her kids any rent or fees. She covers the utilities and we cover all other expenses including insurance, HOA fees, and property tax.

Thanks for your consideration.

Signature (Required): 

Name (Print): Gaylord W. Seemann Lori M. Seemann Date: 5/26/2021

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
H.A.N.D.

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

Meeting Date: July 21, 2021
Petition Type: An extension of time to complete repairs.
Petition Number: 21-TV-55
Address: 3401 E. John Hinkle Place
Petitioner: Jennifer Huntzinger
Inspector: Mosier/Chipman
Staff Report: April 12, 13, 2021 – Conducted Cycle Inspection
June 9, 2021 – Received BHQA Appeal

Petitioner is requesting an extension of time to complete all of the repairs until November 30, 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: August 31, 2021 – For life safety violations
November 30, 2021 – For all other repairs

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



RECEIVED JUN 09 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: 3401 John Hinkle Place-Woodbridge Bloomington I

Petitioner's Name: Jennifer Huntzinger

Address: 3401 John Hinkle Place

City: Bloomington State: Indiana Zip Code: 47408

Phone Number: 8123373501 E-mail Address: m1p128@glickco.com

Owner's Name: Gene B. Glick Company

Address: 8801 River Crossing Blvd. Sulte 200

City: Indianapolis State: Indiana Zip Code: 46240

Phone Number: 8123373501 E-mail Address: Jenny.thompson@glickco.com

Occupants:

- The following conditions must be found in each case in order for the Board to consider the request: 1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare. 2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

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

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

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

(Will be assigned by BHQA) Petition Number: 21-TV-55

NM, 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:

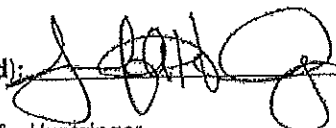
- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: 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 recently received Rental Inspection Reports for Woodbridge Apartments of Bloomington I and have been given 60 days to complete all necessary repairs for re-inspection. The deadline for all deficiencies according to the inspection reports is June 22, 2021.

Currently these properties are both undergoing an extensive interior and exterior renovation and I am writing to request additional time in which to complete the repairs noted in the inspection reports. We are scheduled to begin interior renovations in phase I on 8/16/21 and anticipated to be complete by 11/16/21.

Many of the deficiencies noted on the inspection reports from inside the units are items that are being replaced as part of the interior renovations and we would greatly appreciate the consideration of additional time in which to have all deficiencies completed.

We would like to request until November 30, 2021 to have all items in both phases complete. I appreciate your time and consideration and look forward to hearing back from you.

Signature (Required):  _____

Name (Print): Jennifer Huntzinger _____ Date: 6/3/2021 _____

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.





City Of Bloomington
Housing and Neighborhood Development
CYCLE INSPECTION REPORT

1081

Owner(s)

Woodbridge Apartments Of Bloomington Iii, Llc
 Po Box 40177
 Indianapolis, IN 46240

Agent

Gene B. Glick Mgmt. Corp.
 Po Box 40177
 Indianapolis, IN 46240

Prop. Location: 3401 E John Hinkle PL

Number of Units/Structures: 150/17

Units/Bedrooms/Max # of Occupants: Bld 1: Bld 1: 8/2/5 4/1/5, Bld 2: 8/2/5 4/1/5, Bld 3: 8/2/5 4/1/5,
 Bld 4: 8/1/5, Bld 5: 8/2/5, Bld 6: 8/2/5, Bld 7: 6/3/5, Bld 8: 6/2/5, Bld 9: 8/3/5, Bld 10: 8/3/5, Bld
 11: 12/1/5, Bld 12: 6/2/5, Bld 13: 8/1/5 4/2/5, Bld 14: 6/2/5, Bld 15: 8/2/5 4/1/5, Bld 16: 8/2/5, Bld
 17: 6/2/5

Date Inspected: 04/12/2021
 Primary Heat Source: Gas
 Property Zoning: PUD
 Number of Stories: 2

Inspector: Mosier/Chipman
 Foundation Type: Slab
 Attic Access: Yes
 Accessory Structure: Carports

The Monroe County Assessor's records indicate that this structure was built in 1981.
 There were no emergency egress requirements at the time of construction.

Existing egress window measurements for complex are as follows:

Existing Egress Window Measurements: Slider: Const. Yr. - 1981

Height: 45 inches

Height: 45 inches

Width: 33 inches

Width: 20 inches

Sill Height: 35.5 inches

Sill Height: 35.5 inches

Openable Area: 10.31 sq. ft.

Openable Area: 6.25 sq. ft.

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

BUILDING 1

Unit 3421:

Kitchen:

Replace the missing cabinet drawer front. BMC 16.04.060 (a)

West Bedroom:

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

Bathroom:

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

Unit 3419:

Deck:

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

Repair the sliding glass door to function as intended. BMC 16.04.060 (a)

Kitchen:

Repair shelves in cabinets to function as intended. (Tenant says they constantly fall).
BMC 16.04.060 (a)

Hallway

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

Bathroom:

Restore power to the electrical outlet. BMC 16.04.060 (a)

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

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

Repair the towel bar to function as intended. BMC 16.04.060 (a)

Unit 3423:

Bathroom:

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

Unit 3425:

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

Units 3411, 3413, 3415, 3417, 3403:

No violations noted.

Unit 3405:

Deck:

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

Living Room:

Repair the sliding glass door to function as intended. BMC 16.04.060 (a)

Kitchen:

Replace the missing cabinet drawer front. BMC 16.04.060(a)

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

Unit 3407:

Kitchen:

Repair the dishwasher to function as intended. (Per tenant) BMC 16.04.060 (a)

Unit 3409:

Living Room:

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

Properly repair the sliding glass door to function as intended. (tenant said it leaks when it rains) BMC 16.04.060 (a)

Kitchen:

Properly repair the water leak under the sink. BMC 16.04.060 (a)

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

Properly repair the dishwasher door to function as intended. (Springs are unhooked and it falls open). BMC 16.040.060 (a)

Deck:

Properly repair the closet door to prevent water infiltration. BMC 16.04.050 (a)

Bathroom:

Repair the water leak under the back of the toilet. BMC 16.04.060 (c)

Replace the missing sink drain stopper so that it functions as intended. (Per tenant,) BMC 16.04.060 (a)

Secure the loose ceiling vent. BMC 16.04.060 (a)

BUILDING 2

Unit 3375:

Hallway:

Properly repair the hole in wall adjacent to electrical panel. BMC 16.04.060 (a)

Unit 3373:

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 3377:

Living Room:

Repair/replace the sliding glass door handle so that it functions as intended. BMC 16.04.060(a)

Unit 3379:

Bathroom:

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

Unit 3367:

No violations noted.

Unit 3365:

Bedroom:

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

Unit 3369, Unit 3371:

No violations noted.

Unit 3357: (Covid)

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 3359:

No violations noted.

Unit 3363:

Kitchen:

Repair the range burners to function as intended, (front right burner). BMC 16.04.060(c)

Replace the missing electrical outlet cover adjacent to the refrigerator. BMC 16.04.060 (b)

Bathroom

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

Unit 3361:

Hallway:

Secure the loose smoke detector to the ceiling. IC22-11-18-3.5

BUILDING 3

Unit 3355:

Kitchen:

Properly seal the countertop to prevent water infiltration. BMC 16.04.060 (a)

Bathroom:

Properly seal the sink to prevent water infiltration. BMC 16.04.060 (a)

Unit 3353:

No violations noted.

Unit 3349:

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 3351:

Bathroom:

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

Unit 3343:

Living Room:

Repair the entry door to function as intended. (Hard to lock) BMC 16.04.060 (a)

Unit 3341, Unit 3345:

No violations noted.

Unit 3347:

Bedroom:

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

Unit 3335, 3333:

No violations noted.

Unit 3337:

Bathroom:

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

Unit 3339:

No violations noted.

BUILDING 4

Unit 3325:

No violations noted.

Unit 3327:

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

Units 3331, 3329, 3319, 3317, 3321:

No violations noted.

Unit 3323:

Deck:

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

BUILDING 5

Unit 3315:

2nd LEVEL

Hall Bath:

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

Unit 3313:

No violations noted.

Unit 3311:

Dining room:

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

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

Front Bedroom:

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

Unit 3309:

No violations noted.

Unit 3307:

2nd LEVEL

Bathroom:

Properly seal the tile on the shower to prevent water infiltration. BMC 16.04.060(a)

Unit 3305:

Dining Room:

Remove the plastic bag from the smoke detector. IC22-18-11-3.5

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

Kitchen:

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

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

Unit 3303:

Dining Room:

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

Unit 3301:

2nd LEVEL

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

Front Bedroom:

Replace the missing entry door. BMC 16.04.060 (a)

Repair the window to be weather tight. 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)

Laundry Closet:

Secure the plumbing cover plate. BMC 16.04.060 (a)

Upstairs Bath:

Properly seal the sink to prevent water infiltration. BMC 16.04.060 (a)

BUILDING 6

Unit 3300

2ND LEVEL

Laundry Closet:

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

Unit 3302

MAIN LEVEL

Dining Room:

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

Units 3304, 3306

No violations noted.

Unit 3308

MAIN LEVEL

Kitchen:

Secure the loose cabinet front at the sink. BMC 16.04.060 (a)

Unit 3310

No violations noted.

Unit 3312:

MAIN LEVEL

½ Bath:

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

Unit 3314

No violations noted.

BUILDING 7

Unit 3316

No violations noted.

Unit 3318

MAIN LEVEL

Kitchen:

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

Unit 3320

No violations noted.

Unit 3322

MAIN LEVEL

Kitchen:

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

Units 3324, 3326

No violations noted.

BUILDING 8

Unit 3328

MAIN LEVEL

½ Bath:

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

Unit 3330

No violations noted.

Unit 3332

MAIN LEVEL

Dining Room:

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

Unit 3334

2nd level

L Bedroom:

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

Unit 3336

2nd LEVEL

Hall Bath:

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

Unit 3338

2 ND LEVEL

Hallway:

Replace the torn linoleum. BMC 16.04.060 (a)

L Bedroom:

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

Remove the hasp lock from the door. 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. BMC 16.04.060(b)

BUILDING 9

Unit 3454

MAIN LEVEL

Dining Room:

Repair the sliding glass door to close properly. BMC 16.04.060 (a)

Kitchen:

Repair the sprayer hose, not to get caught on the plumbing, and be fully extended.
BMC 16.04.060 (c)

Unit 3456

MAIN LEVEL

½ Bath:

Replace the loud exhaust fan. BMC 16.04.060 (c)

Dining Room:

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

2nd LEVEL

Hall Bath:

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

Center Bedroom:

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

Unit 3458

No violations noted.

Unit 3460

MAIN LEVEL

½ Bath:

Replace the loud exhaust fan. BMC 16.04.060 (c)

Dining 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

Unit 3462 - DOG

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

Unit 3464

2 ND LEVEL

Stairway:

Secure the loose handrail. BMC 16.04.060 (b)

Unit 3466

2 ND LEVEL

Rear Bedroom:

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

Unit 3468

MAIN LEVEL

Once the interior painting is complete all light globes, cover plates and switch plates shall be reinstalled in the unit. BMC 16.04.060(b)

Living Room:

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

2ND LEVEL

Stairway:

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

Hallway:

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

BUILDING 10

Unit 3470

No violations noted.

Unit 3472

MAIN LEVEL

½ Bath:

Replace the squeaking exhaust fan. BMC 16.04.060 (c)

Unit 3474

MAIN LEVEL

Living Room:

Clean the dusty return air grille. BMC 16.04.060 (a)

2ND LEVEL

Hall Bath:

Re-caulk the perimeter of the sink. BMC 16.04.060 (a)

Unit 3476

MAIN LEVEL

Kitchen:

Repair the right front burner to light as intended. BMC 16.04.060 (c)

Unit 3478

MAIN LEVEL

½ Bath:

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

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

Units 3480, 3482, 3484

No violations noted.

BUILDING 11

Unit 3518:

No violations noted.

Unit 3516:

Bedroom:

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

Bathroom:

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

Unit 3520:

Hallway:

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

Unit 3522:

Living Room:

Repair the loose tile in front of the fireplace. BMC 16.04.060 (a)

Units 3510, 3508, 3512, 3514:

No violations noted.

Unit 3500:

Bathroom:

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

Unit 3502:

No violations noted.

Unit 3504:

Bedroom:

Secure the vent to the ceiling. BMC 16.04.060 (a)

Unit 3506:

No violations noted.

BUILDING 12

Unit 3524

MAIN LEVEL

½ Bath:

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

Kitchen:

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

Units 3526, 3528:

No violations noted.

Unit 3530

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 3532:

No violations noted.

Unit 3534

MAIN LEVEL

Kitchen:

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

BUILDING 13

Units 3554, 3552:

No violations noted.

Unit 3556:

Kitchen:

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

Hallway:

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

Unit 3558:

No violations noted.

Unit 3544:

Living Room:

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

Kitchen:

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

Right Bedroom:

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

Unit 3546:

Right Bedroom:

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

Unit 3550:

Left Bedroom:

Replace the broken electrical switch plate. BMC 16.04.060 (b)

Unit 3548:

2nd LEVEL

Hallway:

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

Bathroom:

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

Unit 3536:

No violations noted.

Unit 3538:

Kitchen:

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

Unit 3540:

No violations noted.

Unit 3542:

Bathroom:

Properly seal the sink to prevent water infiltration. BMC 16.04.060 (a)

BUILDING 14

Unit 3560:

Kitchen:

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

Unit 3562:

No violations noted.

Unit 3564:

Living Room:

Repair the entry door so that it functions as intended. (Hard to latch) BMC 16.04.060 (a)

Dining Room:

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

2nd LEVEL

Bathroom:

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

Unit 3566:

Dining Room:

Remove the plastic bag from the smoke detector. BMC 16.04.060 (b)

Living Room:

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

Unit 3568:

2nd LEVEL

Bathroom:

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

Unit 3570:

No violations noted.

BUILDING 15

Unit 3400:

Kitchen:

Replace the broken stove knob. BMC 16.04.060 (c)

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

Right Bedroom:

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

Unit 3402:

No violations noted.

Unit 3404:

Deck:

Repair the deteriorating walls on the deck. BMC 16.04.050(a)

Furnace Closet:

Properly repair the bi-fold doors so that they function as intended. BMC 16.04.060 (a)

Unit 3406:

No violations noted.

Unit 3408:

Properly remove the mold on base of cabinet from water leak kitchen. (Per tenant)
BMC 16.04.060 (b)

Properly seal the countertop to prevent water infiltration. BMC 16.04.060 (a)

Unit 3410:

No violations noted.

Unit 3414:

Deck:

Secure guttering to the structure. BMC 16.04.050(a)

Kitchen:

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

Units 3412, 3418:

No violations noted.

Unit 3416:

Dining Room:

Properly repair the water damaged ceiling. BMC 16.04.060 (a)

Unit 3422, Unit 3420:

No violations noted.

BUILDING 16

Unit 3434:

No violations noted.

Unit 3432:

Dining Room:

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

Unit 3436:

Bathroom

Properly remove the mold from the ceiling above the toilet. BMC 16.04.060 (b)

Unit 3438:

Left Bedroom:

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

Unit 3430:

Hallway:

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

Left Bedroom:

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

Unit 3428:

Hallway:

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

Unit 3426:

Right Bedroom:

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 3424:

Living Room:

Repair the sliding glass door to function as intended. BMC 16.04.060(a)

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

Kitchen:

Replace the broken electrical outlet cover plate adjacent to the stove. BMC 16.04.060 (b)

BUILDING 17

Unit 3440:

MAIN LEVEL

Half Bathroom:

Replace the broken light switch so that it functions as intended. BMC 16.04.060 (c)

Stairway:

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

Unit 3442:

2nd LEVEL

Bathroom:

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

Unit 3444:

Kitchen:

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

Dining Room:

Repair the water damaged ceiling. BMC 16.04.060 (a)

Unit 3446:

Kitchen:

Properly seal the countertop to prevent water infiltration. BMC 16.04.060 (a)

Unit 3448

No violations noted.

Unit 3450

2nd level

Front Bedroom:

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

EXTERIOR:

GENERAL VIOLATIONS FOR ALL BUILDINGS:

Properly label all air conditioner disconnects with the unit numbers. BMC 16.04.050 (b)

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

Building 1:

See general violation.

Building 2:

See general violation.

Secure the trim board above the door to 3377-3373 at the base of the east gable end. BMC 16.04.050 (a)

Building 2: (Continued)

Repair the hole in the soffit near air conditioner units on the north side of the building. BMC 16.04.050 (a)

Secure the loose siding on the north side of the building. BMC 16.04.050 (a)

Building 3:

See general violation.

Secure the loose siding on the building adjacent to unit 3345. BMC 16.04.050 (a)

Building 4:

See general violation.

Building 5:

See general violation.

Repair the damaged fascia above the windows on unit 3315 on the back of the building. BMC 16.04.050 (a)

Repair the trim boards on the shed behind unit 3305. BMC 16.04.050 (a)

Building 6:

See general violation.

Repair the deteriorating boards on 2nd and 3rd sheds from south end of the building.
BMC 16.04.050 (a)

Building 7:

See general violation.

Repair the deteriorating boards on south end shed. BMC 16.04.050 (a)

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) (Between building 7 & 9 midway of structures).

Building 8:

See general violation.

Repair the deteriorating fascia board on the west end of the building. BMC 16.04.050 (a)

Building 9:

See general violation.

Repair the deteriorating trim board on the north end of the building attic access.
BMC 16.04.050 (a)

Building 10:

See general violation.

Building 11:

See general violation.

Building 12:

See general violation.

Secure the loose cable conduit on south end of the building. BMC 16.04.050 (a)

Repair the hole on east side of chimney on the south end of the building. BMC 16.04.050 (a)

Repair the deteriorating trim on the northeast corner of the building. BMC 16.04.050 (a)

Building 13:

See general violation.

Building 14:

See general violation.

Replace the missing boards on the gate behind unit 3366. BMC 16.04.050 (a)

Building 15:

See general violation.

Building 16:

See general violation.

Repair the deteriorating fascia on the balcony of unit 3430. BMC 16.04.050 (a)

Building 17:

See general violation.

Repair the deteriorating boards on the shed of unit 3448. 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)

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: July 21, 2021
Petition Type: An extension of time to complete repairs
Petition Number: 21-TV-56
Address: 602 N. Woodbridge Dr. – Woodbridge III
Petitioner: Jennifer Huntzinger
Inspector: McCormick/Arnold/Stong
Staff Report: April 7, 2021 Completed Cycle Inspection
June 3, 2021 Received BHQA application for extension of time

This property consists of 280 units over 27 buildings. The petitioner is requesting an extension of time to complete repairs noted on the Cycle Inspection report dated April 7, 2021. This property is currently undergoing a complete interior and exterior renovation. They are asking for an extension of time until November 30, 2021 as they have a projected completion date of November 16, 2021. All items listed in the cycle reports will be addressed as each unit is renovated.

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: August 31, 2021 – For life safety violations
November 30, 2021 – For all other violations
Attachments: Cycle Report Report, BHQA Appeal



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

Property Address: 602 N. Woodbridge Drive-Woodbridge Bloomington Ill

Petitioner's Name: Jennifer Huntzinger

Address: 3401 John Hinkle Place

City: Bloomington State: Indiana Zip Code: 47408

Phone Number: 8123373501 E-mail Address: m1p128@glickco.com

Owner's Name: Gene B. Glick Company

Address: 8801 River Crossing Blvd. Sulte 200

City: Indianapolis State: Indiana Zip Code: 46240

Phone Number: 8123373501 E-mail Address: jenny.thompson@glickco.com

Occupants:

- The following conditions must be found in each case in order for the Board to consider the request: 1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare. 2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

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

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

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

(Will be assigned by BHQA) Petition Number: 21-TV-56

MM, MA, 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:

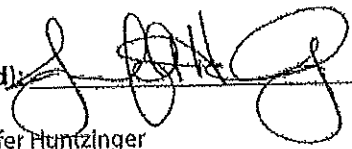
- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: 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 recently received Rental Inspection Reports for Woodbridge Apartments of Bloomington Ill and have been given 60 days to complete all necessary repairs for re-inspection. The deadline for all deficiencies according to the inspection reports is June 22, 2021.

Currently these properties are undergoing an extensive interior and exterior renovation and I am writing to request additional time in which to complete the repairs noted in the inspection reports. Currently we are renovating 3 units per day and as of 5/25/21 we have completed 169 of the 280 units in phase III. We anticipate full completion of this phase by 7/20/21. We are scheduled to begin interior renovations in phase I on 8/16/21 and anticipated to be complete by 11/16/21.

Many of the deficiencies noted on the inspection reports from inside the units are items that are being replaced as part of the interior renovations and we would greatly appreciate the consideration of additional time in which to have all deficiencies completed.

We would like to request until November 30, 2021 to have all items in both phases complete. I appreciate your time and consideration and look forward to hearing back from you.

Signature (Required): 

Name (Print): Jennifer Huntzinger

Date: 6/3/2021

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.





City Of Bloomington
Housing and Neighborhood Development
CYCLE INSPECTION REPORT

2453

Owner(s)

Woodbridge Apartments Of Bloomington Iii, Llc
 Po Box 40177
 Indianapolis, IN 46240

Agent

Gene B. Glick Mgmt. Corp.
 Po Box 40177
 Indianapolis, IN 46240

Prop. Location: 602 N Woodbridge DR

Number of Units/Structures: 280/27

Units/Bedrooms/Max # of Occupants: Bld 1: Bld 1: 6/2/5, Bld 2: 6/2/5, Bld 3: 4/3/5 4/2/5, Bld 4: 12/2/5, Bld 5: 12/2/5, Bld 6: 12/2/5, Bld 7: 12/2/5, Bld 8: 12/2/5, Bld 9: 4/2/5 8/1/5, Bld 10: 12/2/5, Bld 11: 8/1/5 4/2/5, Bld 12: 18/1/5, Bld 13: 12/1/5, Bld 14: 4/3/5 4/2/5, Bld 15: 8/1/5 4/2/5, Bld 16: 12/1/5, Bld 17: 12/1/5, Bld 18: 4/3/5 4/2/5, Bld 19: 6/2/5, Bld 20: 4/2/5 2/3/5, Bld 21: 4/2/5 2/3/5, Bld 22: 4/3/5 4/2/5, Bld 23: 8/1/5 4/2/5, Bld 24: 8/1/5 4/2/5, Bld 25: 8/1/5 4/2/5, Bld 26: 12/1/5, Bld 27: 4/3/5 4/2/5

Date Inspected: 04/07/2021
 Primary Heat Source: Gas
 Property Zoning: RH
 Number of Stories: 3

Inspector: Arnold/McCormick/Stong
 Foundation Type: Slab
 Attic Access: Yes
 Accessory Structure: None

Monroe County Assessor's records indicate that this structure was built in 1988. These are the minimum requirements for emergency egress at the time of construction.

Clear height: 24"
 Clear width: 20"
 Maximum sill height: 44" aff
 Openable area: 5.7 sq. ft.

Note: Floor plans and room dimensions are in the file. Only rooms with violations will be listed.

Existing Egress Window Measurements:

Height: 43 inches	Height: 42 inches
Width: 33 inches	Width: 21 inches
Sill Height: 35 inches	Sill Height: 34 inches
Openable Area: 9.85 sq. ft.	Openable Area: 6.13

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

INTERIOR:

Building 1

Unit 600 –

No violations noted

Unit 602 –

Kitchen:

Repair the outlet to function as intended. BMC 16.04.060(b) (Tests as no power or gfci will not reset) (Right of the sink)

Unit 604 –

No violations noted.

Unit 606 –

No violations noted.

Unit 608 –

Living Room:

Properly install a weather strip on the entrance door to exclude air infiltration as completely as possible. BMC 16.04.060(a)

Dining Room:

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

Unit 610 –

2nd Level:

Front Bedroom:

Secure the door handle. BMC 16.04.060(a)

Building 2

Unit 640 –

Living Room:

Remove the covering on the return air vent. BMC 16.04.060(a)

Unit 642 –

No violations noted.

Unit 644 –

No violations noted

Unit 646 –

Living Room:

Clean the return air vent. BMC 16.04.060(a)

Dining Room:

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

Stairway:

Secure the handrail to the wall. BC 16.04.060(a)

Unit 648 –

Verify the air conditioner functions as intended. BMC 16.04.060(c)

Unit 650 –

Living Room/Dining Room:

Properly repair and surface coat the ceiling at the entrance to the dining room. BMC 16.04.060(a)

Building 3

Unit 652 –

Water Heater Closet:

Properly secure the pilot light cover panel on the water heater. BMC 16.04.060(c)

Unit 654 –

Dining Room:

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

2nd Floor

Bath:

Properly rehang the toilet paper holder. BMC 16.04.060(a)

Unit 656 –

Stairway:

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

Unit 658 –

Stairway:

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

Mechanical Closet:

Properly secure the pilot light cover panel on the water heater. BMC 16.04.060(c)

Unit 660 –

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. BMC 16.03.040

Unit 662 –

No violations noted.

Unit 664 –

No violations noted.

Unit 666 –

Kitchen:

Repair the right front burner to function as intended. BMC 16.04.060(c)

Building 4

Unit 998 –

Dining Room:

Replace the broken handle on the sliding glass door. BMC 16.04.060(a)

Unit 996 –

Kitchen:

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

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

Unit 984 –

Mechanical Closet:

Repair the noisy HVAC unit. BMC 16.04.060(c)

Unit 994 –

Entry:

Repair the weather stripping on the entry door (top strip is coming off). No gaps shall be visible around the edges. BMC 16.04.060(a)

Unit 992 –

Mechanical Closet:

Properly secure the pilot light cover panel on the water heater. BMC 16.04.060(c)

Unit 982 –

No violations noted.

Unit 980 –

Right Rear Bedroom:

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 990 –

No violations noted.

Unit 988 –

No violations noted.

Unit 976 –

No violations noted.

Building 5

Unit 700 –

No violations noted.

Unit 702 –

No violations noted.

Unit 704 –

No violations noted.

Unit 706 –

No violations noted.

Unit 708 –

No violations noted.

Unit 710 –

Living Room:

Secure the door handle to the front door. BMC 16.04.060

Right Bedroom:

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

Unit 712 –

No violations noted.

Unit 714 –

Kitchen:

Repair the faucet to retract completely. BMC 16.04.060(c)

Unit 716 –

Bathroom:

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

Unit 718 –

No violations noted.

Unit 720 –

No violations noted

Unit 722 –

Living Room:

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

Building 6

Unit 724 –

No violations noted.

Unit 726 –

Verify the water connections are hooked up correctly. (Hot/cold reversed)

Unit 728 –

No violations noted.

Unit 730 –

No violations noted.

Unit 732 –

Living Room:

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

Unit 736 –

Kitchen:

Repair the refrigerator door to completely close. BMC 16.04.060(c)

Bathroom:

Verify there is no leak at the stool.

Left Bedroom:

Replace the missing trim. BMC 16.04.060(a) (bottom left of the closet)

Right Bedroom:

Secure the door knob. BMC 16.04.060(c)

Unit 740 –

Hallway:

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

Unit 742 –

No violations noted.

Unit 744 –

No violations noted.

Unit 746 –

No violations noted

Building 7

Unit 770 –

No violations noted.

Unit 768 –

Hall:

Replace the battery in the smoke detector (it is beeping) so that it functions as intended. IC
22-11-18-3.5

Unit 758 –

No violations noted.

Unit 756 –

No violations noted.

Unit 766 –

Mechanical Closet:

Repair the water heater to function as intended (tenant reports water is not very hot). BMC
16.04.060(c)

Properly secure the switch/button hanging by its wires. BMC 16.04.060(c)

Properly secure the pilot light cover panel on the water heater. BMC 16.04.060(c)

Unit 764 –

Mechanical Closet:

Ensure that the furnace is functioning as intended (tenant reports that it takes a long time to start after
a clicking noise begins). BMC 16.04.060(c)

Unit 754 –

Hall:

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

Right Bedroom:

Repair the door handle to function as intended (handle comes off). BMC 16.04.060(a)

Unit 752 –
No violations noted.

Unit 762 –
No violations noted.

Unit 760 –
No violations noted.

Unit 750 –
No violations noted.

Unit 748 –

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

Hall Bath:

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

Building 8

Unit 786 –

Right Bedroom:

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

Unit 784 –
No violations noted.

Unit 774 –
This unit was not inspected at the time of this inspection, as it was not accessible (key did not work). This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

Unit 772 –
No violations noted.

Unit 788 –
No violations noted.

Unit 790 –
No violations noted.

Unit 794 –
No violations noted.

Unit 778 –
No violations noted.

Unit 776 –

Right Bedroom:

Remove the old smoke detector (there is a new one in this room). IC 22-11-18-3.5

Left Bedroom:

Remove the old smoke detector (there is a new one in this room). IC 22-11-18-3.5

Laundry:

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

Unit 780 –

Right Front (Master) Bedroom:

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

Unit 782 –

No violations noted.

Unit 792 –

No violations noted.

Building 9

Unit 814 –

No violations noted.

Unit 816 –

No violations noted.

Unit 802 –

No violations noted.

Unit 800 –

No violations noted.

Unit 818 –

Deck:

Repair the door to the storage closet to latch securely. BMC 16.04.050(a)

Unit 816 –

No violations noted.

Unit 806 –

No violations noted.

Unit 804 –

Mechanical Closet:

Properly install the pilot light cover panel on the water heater. BMC 16.04.060(c)

Unit 822 –

Deck:

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

Kitchen:

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

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

Unit 820 –
No violations noted.

Unit 810 –
No violations noted.

Unit 808 –
No violations noted.

Building 10

Unit 914 –
No violations noted.

Unit 912 –

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

Unit 902 –

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

Unit 900 –

Kitchen:
Repair the overhead fluorescent light to function as intended. BMC 16.04.060(c)

Unit 918 –

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

Unit 916 –

Kitchen:
Repair the right rear burner to function as intended. BMC 16.04.060(c)

Unit 906 –

Mechanical Closet:
Properly secure the pilot light cover panel on the water heater. BMC 16.04.060(c)

Unit 904 –

No violations noted.

Unit 922 –

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

Unit 920 –

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

Unit 910 -

Hall:

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

Master Bath:

Properly seal the perimeter of the tub. BMC 16.04.060(a)

Unit 908 -

Hall:

Properly mount the smoke detector that is hanging by its wires. BMC 16.04.060(b)

Laundry:

Ensure that the dryer exhaust is connected to the exterior. BMC 16.04.060(c)

Building 11

Unit 964 -

No violations noted.

Unit 962 -

Deck:

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

Unit 952 -

No violations noted.

Unit 950 -

No violations noted.

Unit 968 -

No violations noted.

Unit 966 -

Hall Bath:

Properly seal the perimeter of the tub. BMC 16.04.060(a)

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

Unit 956 -

Hall Bath:

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

Master Bath:

Properly seal the perimeter of the tub. BMC 16.04.060(a)

Unit 954 -

Hall Bath:

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

Kitchen:

Repair or replace the leaking faucet. BMC 16.04.060(c)

2nd Bedroom:

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

Unit 960 –

Dining Room:

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

Kitchen:

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

Properly level the stove. BMC 16.04.060(c)

Unit 958 –

No violations noted.

Unit 972 –

No violations noted.

Unit 970 –

No violations noted.

Building 12

Unit 973 –

No violations noted.

Unit 975 –

No violations noted.

Unit 985 –

No violations noted.

Unit 987 –

Deck:

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

Unit 997 –

No violations noted.

Unit 969 –

No violations noted.

Unit 971 –

No violations noted.

Unit 983 – (hotel unit)

No violations noted.

Unit 981 –

Kitchen:

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

Unit 995 –
No violations noted.

Unit 993 –
No violations noted.

Unit 965 –
No violations noted.

Unit 967 –
No violations noted.

Unit 979 (hotel unit) –

Kitchen:

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

Replace the broken cold water shutoff valve under the sink. BMC 16.04.060(c)

Unit 977 –

Kitchen:

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

Unit 991 –

Mechanical Closet:

Properly repair the loud HVAC system. BMC 16.04.060(c)

Unit 989 –
No violations noted.

Building 13

Unit 945 –
No violations noted.

Unit 955 –

Kitchen:

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

Unit 947 –
No violations noted.

Unit 963 –

Entry Door:

Replace the broken door closer. BMC 16.04.060(c)

Unit 941 –
No violations noted.

Unit 943 –
No violations noted.

Unit 959 –
No violations noted

Unit 949 –
Kitchen:
Verify the garbage disposal functions as intended. BMC 16.04.060(c) (loud)

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

Unit 951 –
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 (No key)

Unit 953 –
No violations noted.

Unit 957 –
Bedroom:
Repair the carpeting at the door. BMC 16.04.060(a)

Unit 961 –
No violations noted.

Building 14
Unit 925 –
Bedroom 1:
Repair the deteriorated carpet at the bedroom door. BMC 16.04.060(a)

Unit 927 –
Kitchen:
Properly repair and surface coat the wall at the entry to the dining room. BMC 16.04.060(a)

Upper Level:
Rear Bedroom:
Properly repair and surface coat the hole in the wall. BMC 16.04.060(a) (under the window)

Unit 929 –
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 (Sick)

Unit 931 –
No violations noted.

Unit 933 –
No violations noted

Unit 935 –

Living Room:

Repair the door trim and frame so the door latches and locks as intended. BMC 16.04.060(a)

Dining Room:

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

Upper Level:

Rear Bedroom:

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

Unit 937 –

Stairway:

Properly repair and surface coat the wall. BMC 16.04.060(a) (At the base of the wall where the guardrail meets the wall)

Upper Level:

General Condition:

Secure the loose bedroom door knobs. BMC 16.04.060(a)

Second Front Bedroom:

Repair the carpeting at the doorway: BMC 16.04.060(a)

Unit 939 –

Kitchen:

Replace the deteriorated flooring. BMC 16.04.060(a) (cabinet under the sink)

Building 15

Unit 901 –

No violations noted.

Unit 903 –

No violations noted.

Unit 905 –

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) (tests as reversed wired)(left of sink)

Unit 907 –

Living Room:

Replace the missing cap on the sliding door lock mechanism. BMC 16.04.060(c)

Unit 913 –

No violations noted.

Unit 915 –

No violations noted.

Unit 917 –

No violations noted.

Unit 919 –
No violations noted.

Unit 911 –
No violations noted.

Unit 921 –
No violations noted

Unit 923 –
Kitchen:
Repair the garbage disposal to function as intended. BMC 16.04.060(c)

Building 16

Unit 865 –
Kitchen:
Repair the garbage disposal to function as intended. BMC 16.04.060(c)

Unit 867 –
No violations noted.

Unit 869 –
No violations noted.

Unit 883 –
No violations noted.

Unit 873 –
No violations noted.

Unit 887 –
No violations noted

Unit 877 –
Bedroom:
Complete the repair and properly surface coat the wall. BMC 16.04.060(a)

Unit 879 –
Hallway:
The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5 (Hardwired and should be replaced with a hardwired model)

Unit 871 –
Hallway:
Repair the laundry closet door to close completely. BMC 16.04.060(a)

Unit 881 –
Kitchen:
Repair the garbage disposal to function as intended. BMC 16.04.060(c)

Unit 875 –

Kitchen:

Replace the exhaust fan filter, BMC 16.04.060(c)

Bathroom:

Repair the flush mechanism to function as intended, BMC 16.04.060(c) (must hold the handle down through entire flush cycle)

Bedroom:

Repair/replace the closet light to function as intended, BMC 16.04.060(b) (Tenant state it flickers when turned on)

Unit 885 –

Kitchen:

Secure the loose range knob, BMC 16.04.060(c)

Building 17

Unit 841 –

No violations noted.

Unit 843 –

No violations noted.

Unit 853 –

No violations noted.

Unit 857 –

No violations noted.

Unit 859 –

No violations noted.

Unit 849 –

No violations noted

Unit 855 –

Deck:

Repair the deteriorated shed door, BMC 16.04.0501(a)

Living Room:

Repair the screen door to open easily, BMC 16.04.060(a)

Unit 845 –

Secure the entry door knob, BMC 16.04.060(a)

Unit 847 –

Living Room:

Scrape and paint interior surfaces where paint is peeling or bare surfaces are exposed, BMC 16.04.060(f) (old water stains)

Unit 851 –

Verify the thermostat functions as intended, BMC 16.04.060(c)

Bathroom:

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

Unit 861 –

Dining Room:

Repair the outlet to function as intended. BMC 16.04.060(b) (tests as hot/neutral reverse)(left of sliding door)

Unit 863 –

Deck:

Secure the deck railing. BMC 16.04.050(a)

Building 18

Unit 825 –

No violations noted.

Unit 827 –

No violations noted.

Unit 829 –

No violations noted.

Unit 831 –

No violations noted.

Unit 833 –

No violations noted.

Unit 835 –

No violations noted.

Unit 837 –

2nd Level –

Bathroom:

Repair or replace the leaking sink faucet. BMC 16.04.060(a)

Unit 839 –

2nd Level –

SE Bedroom:

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

NE Bedroom:

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

Building 19

Unit 813 –

No violations noted.

Unit 815 –

No violations noted.

Unit 817 --

Half Bathroom:

Secure the loose sink faucet. BMC 16.04.060(a)

Unit 819 --

No violations noted.

Unit 821 --

No violations noted.

Unit 823 --

No violations noted.

Building 20

Unit 801 --

No violations noted.

Unit 803 --

Kitchen:

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

Unit 805 --

2nd Level --

Bathroom:

Repair the damaged tile and drywall of the shower surround. BMC 16.04.060(a)

Remove the molded and mildewed caulking from around the shower surround and tub and properly re-caulk. BMC 16.04.060(a)

Replace the broken tub faucet. BMC 16.04.060(a)

Unit 807 --

2nd Level --

Bathroom:

Remove all the mold and mildew from above the shower surround. BMC 16.04.060(a)

Unit 809 --

No violations noted.

Unit 811 --

No violations noted.

Building 21

Unit 765 --

No violations noted.

Unit 767 --

2nd Level --

Bathroom:

Properly secure the loose wall vent. BMC 16.04.060(a)

Unit 769 --

No violations noted.

Unit 771 –
No violations noted.

Unit 773 –
Kitchen:
Replace the bottom of the cabinet under the sink to eliminate the holes to prevent rodent infiltration.
BMC 16.04.060(a)

Unit 775 –
No violations noted.

Building 22

Unit 749 –
No violations noted.

Unit 751 –
No violations noted.

Unit 753 –
No violations noted.

Unit 755 –
Entry:
Replace the missing cover on the exterior of the deadbolt. BMC 16.04.060(a)

Living Room:
Eliminate the leak in the ceiling and properly repair the damaged drywall. BMC 16.04.060(a)

2nd Level –
Bathroom:
Repair or replace the exhaust fan to function as intended. BMC 16.04.060(a)

Unit 757 –
Kitchen:
Repair the hole in the wall between the stove and refrigerator. BMC 16.04.060(a)

2nd Level –
Bath:
Scrape and paint interior surfaces adjacent to the wall vent where paint is peeling or bare surfaces are exposed. BMC 16.04.060(f)

Unit 759 –
No violations noted.

Unit 761 –
Half Bathroom:
Repair or replace the exhaust fan to eliminate the excessive noise. BMC 16.04.060(a)

Unit 763 –
Stairway:
Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.060(b)

2nd Level –

Bathroom:

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

SE Bedroom:

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

Building 23

Unit 725 –

Kitchen:

Replace the broken receptacle cover adjacent to the sink. BMC 16.04.060(b)

Unit 727 –

Bathroom:

Properly secure the loose exhaust fan cover. BMC 16.04.060(a)

Kitchen:

Replace the missing protective cover for the exhaust fan. BMC 16.04.060(a)

Unit 737 –

Living Room:

Replace the missing trim on the entry door. BMC 16.04.060(a)

Unit 739 –

No violations noted.

Unit 729 –

No violations noted.

Unit 731 –

No violations noted.

Unit 741 –

No violations noted.

Unit 743 –

No violations noted.

733 –

Kitchen:

Properly mount the dishwasher. BMC 16.04.060(a)

Unit 735 –

Living Room:

Eliminate the leak and repair the water damage to the ceiling and walls adjacent to the sliding glass door. BMC 16.04.060(a)

Unit 745 –

Living Room:

Eliminate the leak in the ceiling and properly repair the damaged drywall. BMC 16.04.060(a)

Unit 747 –

No violations noted.

Building 24

Unit 701 –

No violations noted.

Unit 703 –

No violations noted.

Unit 713 –

Bath:

Replace the missing cover for the exhaust fan. BMC 16.04.060(a)

Unit 715 –

Hallway:

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

Unit 705 –

Bathroom:

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

Unit 707 –

Bathroom:

Repair or replace the sink faucet to eliminate the leak. BMC 16.04.060(a)

Unit 717 –

No violations noted.

Unit 719 –

No violations noted.

Unit 709 –

No violations noted.

Unit 711 –

Bathroom:

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

Hallway:

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

Living Room:

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

Unit 721 –

No violations noted.

Unit 723 –

No violations noted.

Building 25

Unit 641 –

Hallway:

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

Bathroom:

Replace the molded and mildewed caulking and properly re-caulk. BMC 16.04.060(a)

Kitchen:

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

Unit 643 –

No violations noted.

Unit 653 –

No violations noted.

Unit 655 –

No violations noted.

Unit 645 –

Kitchen:

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

Unit 647 –

Master Bedroom/Bath:

Replace the broken toilet paper holder. BMC 16.04.060(a)

Unit 657 –

No violations noted.

Unit 659 –

Kitchen:

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

Master Bedroom/Bathroom:

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

Unit 649 –

No violations noted.

Unit 651 –

Living Room:

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

Bedroom:

Replace the broken receptacle cover on the east wall. BMC 16.04.060(a)

Unit 661 –
No violations noted.

Unit 663 –
No violations noted.

Building 26

Unit 617 –
No violations noted.

Unit 619 –
No violations noted.

Unit 629 –

Living Room:

Properly secure the ceiling light fixture and provide a protective globe. BMC 16.04.060(a)

Kitchen:

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

Unit 631 –

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 within 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 621 –
No violations noted.

Unit 623 –
No violations noted.

Unit 633 –

Deck:

Secure the guardrail and the handrail so they are capable of withstanding normally imposed loads. BMC 16.04.050(b)

Unit 635 –
No violations noted.

Unit 625 –
No violations noted.

Unit 627 –
No violations noted.

Unit 639 –
No violations noted.

Building 27

Unit 601 –

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 damaged drywall adjacent to the entry door. BMC 16.04.060(a)

Unit 603 –

Living Room:

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

2nd Level –

Bathroom:

Properly secure the loose GFCI receptacle. BMC 16.04.060(a)

SE Bedroom:

Properly secure the loose wall vent. BMC 16.04.060(a)

Paint the door jamb. BMC 16.04.060(a)

Unit 605 –

Living Room:

Eliminate the water leak in the ceiling. Properly repair the water damaged ceiling area. BMC 16.04.060(a)

Unit 607 –

No violations noted.

Unit 609 –

No violations noted.

Unit 611 –

No violations noted.

Unit 615 –

Kitchen:

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

EXTERIOR:

All Buildings:

Properly repair or replace all damaged or deteriorated siding, soffits and fascia 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)

Complete the installation of all windows, sliding glass doors and entry doors. BMC 16.04.050(a)

Unit 937:

Repair the door trim and the trim at the base of the siding on the left side of the entry door. BMC 16.04.050(a)

Unit 773:

Repair the holes in the exterior siding to eliminate rodent infiltration. BMC 16.04.050(a)

BUILDING 4

Remove the wasp nest in the common area outside 976. BMC 16.04.050(c)

BUILDING 6

Center Stairwell:

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

BUILDING 7

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

BUILDING 12

Attic, Center Stairwell:

Properly repair/cover the hole above unit 995. BMC 16.04.060(b)

BUILDING 17

Properly repair the gate on the north side of unit 841. BMC 16.04.040(g)

OTHER REQUIREMENTS:

Furnace Inspection Documentation:

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

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

Fireplace Inspection Documentation:

Show documentation that the fireplace has been inspected within the last twelve months, and that it is safe for use, or permanently and visibly seal the fireplace to prevent its use. Service and inspection shall include the firebox, damper, chimney and/or flue. Cleaning by a professional service is highly recommended. BMC 16.04.060(F)

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

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: July 21, 2021

Petition Type: An extension of time to complete repairs.

Petition Number: 21-TV-57

Address: 4535 W Middle Ct.

Petitioner: Sally Walker

Inspector: John Hewett

Staff Report: August 3, 2020 Inspection for 11/2/2020 scheduled by tenant
October 29, 2020 Tenant re-scheduled Cycle to 01/13/2021
January 8, 2021 Tenant re-scheduled to 03/03/2021
March 3, 2021 Conducted virtual inspection with tenant.
April 8, 2021 Report mailed to owner
June 8, 2021 Received appeal and fee

The owner has requested additional time to complete repairs. She is having difficulty finding contractors.

Staff Recommendation: Grant the extension.

Conditions: Complete all repairs and schedule for re-inspection no later than the deadlines 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: August 4, 2021 for life safety violations,
September 21, 2021 for all other violations.

Attachments: Appeal and Cycle report.



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

RECEIVED
JUN 07 2021
BY:

Property Address: 4535 W. MIDDLE COURT

Petitioner's Name: SALLY WALKER

Address: 3708 E. Taylor Court

City: Bloomington State: IN. Zip Code: 47401

Phone Number: 812 360 5577 E-mail Address: sally@argentum-jewelry.com

Owner's Name: Sally Walker

Address: (same as above)

City: _____ State: IN Zip Code: _____

Phone Number: 812 336 3100 E-mail Address: IC

Occupants: Jeff Vandiver

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: 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-57

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.

Requesting an extension of time to complete the repairs. I have been unable to get a good drywall repair person. My furnace guy has been out of town too. I would hope we could get all of these things completed very soon.
Sally

Signature (Required): Sally Walker
Name (Print): SALLY WALKER Date: 6/2/21

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

APR 08 2021

Walker, Sally
3708 Taylor Court
Bloomington, IN 47401

RE: 4535 W Middle CT

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **JUN 07 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,

<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 Tax (812) 349-3582</p>
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**City Of Bloomington
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

6917

Owner(s)

Walker, Sally
3708 Taylor Court
Bloomington, IN 47401

Prop. Location: 4535 W Middle CT
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

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

Inspector: John Hewett
Foundation Type: Basement
Attic Access: No
Accessory Structure: none

Monroe County Assessor's records indicate this structure was built in 1967.
There were no requirements for emergency egress at the time of construction.

INTERIOR:

MAIN LEVEL

Entryway:

No violations noted.

Family Room 18 x 11:

No violations noted.

Kitchen 11 x 4, Garage:

No violations noted.

Living Room 18 x 12:

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

Hallway:

No violations noted.

Hall Bath:

No violations noted.

N/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

SE Bedroom 10 x 10:

No violations noted.

Existing Egress Window Measurements: Slider: Const. Yr. - 1967

Height: 45.5 inches

Width: 15.5 inches

Sill Height: 33 inches

Openable Area: 4.90 sq. ft.

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

NE Bedroom 12 x 10: Same window as above.

No violations noted.

Master Bedroom 12 x 10: Same window as above.

No violations noted.

Master Bath:

No violations noted.

BASEMENT

Stairway:

No violations noted.

E Room:

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

Utility Room: Furnace located here, see other requirements.

W Room:

No violations noted.

EXTERIOR:

Repair the damaged soffit on the SW corner of the house. BMC 16.04.050(a)

Repair the damaged siding on the west end of the house. BMC 16.04.050(a)

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

OTHER REQUIREMENTS:

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

Desired level:	0 parts per million (ppm)
Acceptable level in a living space:	9 ppm

Maximum concentration for flue products: 50 ppm
BMC 16.01.060(f), BMC 16.04.060(c), BMC 16.04.060(b)

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: July 21, 2021
Petition Type: An extension of time to complete repairs
Petition Number: 21-TV-58
Address: 1443 W. Allen St.
Petitioner: Heidi Smith
Inspector: Maria McCormick
Staff Report: March 24, 2021 Completed Cycle Inspection
June 17, 2021 Re-inspected Life Safety Items

At the cycle inspection it was noted that there is a broken pane of glass in the Master Bedroom. The window is still functional. The petitioner is requesting an extension of time to get the glass replaced. The current tenant is moving out at the end of July and would prefer the work be done after he has moved.

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: October 1, 2021
Attachments: Cycle Report, BHQA Appeal

✓



Application For Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-348-3420
hand@bloomington.in.gov

RECEIVED
JUN 15 2021

Property Address: 1443 W Allen St

Applicant's Name: Campus Crbbs, LLC

Address: 3634 E Stelling Ave

City: Birm State: Indiana Zip Code: 47401

Phone Number: 8123209472 E-mail Address: info@campus-crbbs.com

Owner's Name: Hank Smith

Address same

City State Zip Code

Phone Number E-mail Address

(Peter, Marek, Adnan, Ghjan, Danilo, Condon)

...and conditions must be found in each case in order for the Board to consider the request.
...exception is consistent with the intent and purpose of the housing code and promotes public
...safety and general welfare.
...of the area about the property to which the exception is to apply will not be adversely

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

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

...must be submitted with the Appeal
...application will not be considered to be
...application has to be submitted
...application deadline in order to be
...agenda

(MM) be assigned by BHQA
Petition Number 21-TV-58

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.

I respectfully request an extension to repair the Bedroom window crack at 1443 W Allen. The resident has denied access to his bedroom due to COVID-19 concerns. He has an auto immune deficiency and is germophobic. He is scheduled to move out at the end of July 2021. Please extend to Aug 1 in order to give City Glass time to measure and obtain glass installed.

Wade Smith

Date: 7/16/21

Information regarding this application format:
This form may be filled out electronically, printed, then returned/submitted manually.
This form may be saved on your computer for future use, however, any data that you have
entered will be lost.



**City Of Bloomington
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

5609

Owner(s)

Campus Cribs, Llc
2621 E Pedigo Bay Drive
Bloomington, IN 47401

Agent

Smith, Heidi
2621 E Pedigo Bay Drive
Bloomington, IN 47401

Prop. Location: 1443 W Allen ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 03/22/2021
Primary Heat Source: Gas
Property Zoning: PUD
Number of Stories: 2

Inspector: Maria McCormick
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: None

Monroe County Assessor's records indicate that this structure was built in 2011. These are the minimum requirements for emergency egress at the time of construction.

- Clear height: 22"
- Clear width: 20"
- Maximum sill height: 44" aff
- Openable area: 5.7 sq. ft.

INTERIOR:

Living Room 15-3 x 14-0:

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

9/17/21
AS

Dining Room 9-6 x 8-10; Kitchen 15-10 x 5-2; Bathroom; Utility Room; Garage:
No violations noted.

2nd Level –

Stairway/Hallway:

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

City Hall	401 N Morton St	Bloomington, IN 47404
Email: hand@bloomington.in.gov	https://bloomington.in.gov/hand	Rental Inspection (812) 349-3428
Neighborhood Division (812) 349-3421	Housing Division (812) 349-3401	Fax (812) 349-3582

Bathroom:

No violations noted.

Master Bedroom 14-7 x 11-4/Bathroom:

NC

Replace the broken window glass. BMC 16.04.060(a)

Existing Egress Window Measurements:

- Height: 40 inches
- Width: 20 ½ inches
- Sill Height: 24 ½ inches
- Openable Area: 5.69 sq. ft.

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

NW Bedroom 14-0 x 13-6; SW Bedroom 12-0 x 11-0:

No violations noted.

Existing Egress Window Measurements:

- Height: 40 inches
- Width: 20 ½ inches
- Sill Height: 24 ½ inches
- Openable Area: 5.69 sq. ft.

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

EXTERIOR:

2/17/01
C

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

OTHER REQUIREMENTS:

Furnace Inspection Documentation:

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

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

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

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: July 21, 2021

Petition Type: An extension of time to complete repairs

Petition Number: 21-TV-059

Address: 3111 S Leonard Springs Rd

Petitioner: Julie Kerr

Inspector: Arnold, Chipman, McCormick

Staff Report: April 26, 2021 Cycle Inspection
 May 04, 2021 Sent Cycle Rpeort
 June 18, 2021 Received Appeal

Petitioner is requesting additional time due to staffing issues and turn over season.

Staff recommendation: Grant the extension of time

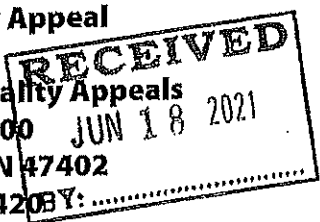
Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: August 04, 2021 Life Safety Items
 September 21, 2021 All other items

Attachments: Cycle Inspection 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



Property Address: 3111 S Leonard Springs Rd, Bloomington, IN 47403

Petitioner's Name: Julie Kerr

Address: 3111 S Leonard Springs Rd

City: Bloomington

State: Indiana



Zip Code: 47403

Phone Number: 812-336-56

E-mail Address: julie@woodingtonproperties.com

Owner's Name: Scott G May

Address: 701 E Summitview Place

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 8123312666

E-mail Address: smay@woodingtonproperties.com

Occupants:

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

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

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

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



Reminder:

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

(Will be assigned by BHQA)

Petition Number: 21-TV-59

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 have not been able to complete the repairs due to lack of staff, and turn-over season. we are requesting a 60 day extension

Signature (Required): *Julie Kerr*
Name (Print): Julie Kerr Date: 6/14/21

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

927

Owner(s)

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

Agent

Cooper, Julie
3111 S. Leonard Springs Rd.
Bloomington, IN 47403

Prop. Location: 3111 S Leonard Springs RD

Number of Units/Structures: 118/7

Units/Bedrooms/Max # of Occupants: Bld 1: Bld A: 30/2/5, Bld B: 10/3/5 10/1/5 8/2/5, Bld C:
10/1/5 10/3/5, Bld D: 8/3/5 8/1/5, Bld E: 8/2/5, Bld F: 8/2/5, Bld G: 8/2/5

Date Inspected: 04/26/2021
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 2

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

Monroe County records show this structure was built in 1974. There were no minimum emergency egress requirements at the time of construction.

Typical Floor Plans

One Bedroom

Living Room (14-9 x 13-0)
Dining Room (11-0 x 7-11)
Kitchen
Bathroom
Bedroom (13-0 x 11-6)

Two Bedroom

Living Room (14-6 x 13-0)
Dining Room (10-0 x 10-0)
Kitchen
Bathroom
Bedroom 1 (15-0 x 9-6)
Bedroom 2 (13-6 x 11)

Three Bedroom

Living Room (14-0 x 13-0)
Dining Room (9-6 x 5-6)
Kitchen
Bathroom
Bedroom 1 (12-0 x 11-6)
Bedroom 2 (12-0 x 10-0)
Bedroom 3 (14-6 x 9-6)

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

Existing Egress Measurement

Units 1-8 Building A and B*

Height: 12-5 inches

Width: 28 inches

Sill Height: 58 inches

19.5 inches (from top of egress aid)

Openable Area: 2.43 sq. ft.

All Other Units

Height: 27 inches

Width: 37 inches

Sill Height: 21 inches

Openable Area: 6.94 sq. ft.

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

Note: Only rooms with violations are listed on this report

Note: Life safety items are italicized

Interior:

Building A:

Unit 1:

No violations noted

Unit 2:

No violations noted

Unit 3:

No violations noted

Unit 4:

No violations noted

Unit 5:

Living Room:

Replace the missing cable cover plate on the north wall. BMC 16.04.060(a)

Unit 6:

No violations noted

Unit 7:

Bathroom:

Properly repair the hoe in the ceiling of the shower. BMC 16.04.060(a)

Hallway:

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

Unit 8:

Kitchen:

Secure the loose electrical receptacle to the right of the stove. BMC 16.04.060(a)

Unit 9:

No violations noted

Unit 10:

Every occupant of a structure or part thereof shall keep that structure or part thereof which the tenant occupies, controls or uses in a clean and sanitary condition. BMC 16.04.060(d) (Tenant Violations issued)

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

Unit 11:

No violations noted

Unit 12:

No violations noted

Unit 13:

No violations noted

Unit 14:

No violations noted

Unit 15:

No violations noted

Unit 16:

No violations noted

Unit 17:

Hallway:

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

Unit 18:

No violations noted

Unit 19:

No violations noted

Unit 20:

No violations noted

Unit 21:

Kitchen:

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

Unit 22:

No violations noted

Unit 23:

Kitchen:

Repair or replace the leaking sink faucet. BMC 16.04.060(c)

Unit 24:

Bathroom:

Repair or replace the leaking tub faucet. BMC 16.04.060(c)

Unit 25:

No violations noted

Unit 26:

Living Room:

Properly repair and surface coat the damaged or stained portions of the ceiling. BMC 16.04.060(a)

SE Bedroom:

Properly secure the loose electrical receptacle on the south wall. BMC 16.04.060(b)

Unit 27:

Living Room:

Properly repair and surface coat the damaged or stained portions of the ceiling. BMC 16.04.060(a)

Unit 28:

No violations noted

Unit 29:

No violations noted

Unit 30:

Hallway:

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

Building B:

Unit 1:

Kitchen:

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

Replace the electrical outlet cover to the left of sink. (Needs a blank instead of switch cover)
BMC 16.04.0040 (b)

Unit 2:

Kitchen:

Properly ground the electrical receptacle to the right of the sink. 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". BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B)Grounding & 2009 IEC Article 406.3 (D)Replacements

Bathroom:

Repair the water leak at the toilet supply line. BMC 16.04.060 (c)

Unit 3:

Kitchen:

Replace the electrical outlet cover to the left of sink. (Needs a blank instead of a switch cover)
BMC 16.04.0040 (b)

Repair the water pressure in the sink to function as intended. (Low pressure per tenant) BMC
16.04.060 (c)

Hallway:

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

Bathroom:

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

W Bedroom:

Repair the door knob to function as intended. (Loose) BMC 16.04.060 (a)

Unit 4:

All residential rental units, their accessory structures and exterior premises shall be kept free from pests. All residential rental units or accessory structures thereof in which pests are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination proper precautions shall be taken to prevent reindentation. (a) The owner of any residential rental unit shall be responsible for extermination within the unit. Its accessory structures or on the exterior premises for extermination of pests prior to letting the unit. (d)The owner of a structure containing two or more dwelling units. A multiple occupancy or a rooming house shall be responsible for extermination of pests. BMC 16.04.090(a) (d) **(Roaches)**

Kitchen:

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

Unit 4 continued:

Bathroom:

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

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

Unit 5:

Kitchen:

Properly seal the countertop to prevent water infiltration. BMC 16.04.060 (a)

Living Room:

Properly repair/replace the electrical switch to function as intended. (Controls electrical outlet)
BMC 16.04.060 (b)

Bathroom:

Properly repair the toilet to function as intended. (Water running) BMC 16.04.060 (c)

Unit 6:

Bathroom:

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

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

Kitchen:

Properly repair the dishwasher so that it functions as intended. (Leaking water per tenant) BMC
16.04.060 (c)

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

Unit 7:

Kitchen:

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

Unit 8:

Bathroom:

Properly repair the toilet to function as intended. (Water running) BMC 16.04.060 (c)

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

Properly repair the damaged ceiling above the shower. BMC 16.04.060 (a)

Unit 9:

Bathroom:

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

Middle Bedroom:

Properly secure the loose electrical outlet on the west wall. BMC 16.04.060 (b)

Unit 10:

Bathroom:

Properly repair the damaged ceiling above the sink. BMC 16.04.060 (a)

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

Unit 11:

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)

Unit 12:

Kitchen:

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

Unit 13:

Hallway:

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

Bathroom:

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

Unit 14:

W Bedroom:

Properly repair the damaged ceiling in the south east corner. BMC 16.04.060 (a)

Middle Bedroom:

Properly secure the loose electrical outlet on the west wall. BMC 16.04.060 (b)

Kitchen:

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

Unit 15:

Kitchen:

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

Bedroom:

Replace the missing electrical switch cover plate. BMC 16.04.060 (b)

Unit 16:

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 17:

Kitchen:

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

Bathroom:

Properly repair the damaged ceiling. BMC 16.04.060 (a)

Unit 18:

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 (Covid)

Unit 19:

No violations noted.

Unit 20:

Bathroom:

Properly seal the sink to prevent water infiltration. BMC 16.04.060 (a)

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

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

Kitchen:

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

Unit 21:

Kitchen:

Properly seal the countertop to prevent water infiltration. BMC 16.04.060 (a)

Middle Bedroom:

Properly repair the damaged ceiling. BMC 16.04.060 (a)

Unit 22:

Hallway:

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

Bathroom:

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

Unit 23:

Kitchen:

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

Unit 24:

Living Room:

Repair/replace the closet door so that it functions as intended. BMC 16.04.060 (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

Hallway:

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

Unit 25:

No violations noted.

Unit 26:

No violations noted.

Unit 27:

No violations noted.

Unit 28:

No violations noted.

Building C:

Unit 1:

Dining Room:

Repair window to latch securely. BMC 16.04.060(b)

Kitchen:

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

Unit 3:

Living Room:

Properly repair and surface coat the hole in the wall. BMC 16.04.060(a) (under the window)

Bedroom 2:

Repair window to latch securely. BMC 16.04.060(b)

Hallway:

Complete the repair and surface coat the damaged portion of the wall. BMC 16.04.060(a)

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

Unit 3 continued:

Bedroom 3:

Repair window to latch securely. BMC 16.04.060(b)

Properly repair and surface coat the hole in the wall. BMC 16.04.060(a) (behind the door)

Unit 2:

Dining Room:

Repair/replace the deteriorated portion of the window sill. BMC 16.04.060(a)

Unit 4:

Bedroom 1:

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

Bedroom 3:

Properly ground the electrical receptacles. If the receptacles are on an ungrounded system, it is acceptable to install 2-pole, ungrounded receptacles, or GFCI receptacles. If GFCI

*receptacles are installed, label the receptacles with the wording "no equipment ground."
BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3
(D)Replacements (West wall)*

Hallway:

Clean the return air vent. BMC 16.04.060(c)

Unit 5:

Living Room:

Repair window to latch securely. BMC 16.04.060(b)

Bathroom:

Eliminate the leak at the base of the tub faucet. BMC 16.04.060(c)

Hallway:

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

Unit 7:

Bathroom:

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

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

Unit 6:

Kitchen:

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

Unit 8:

Bedroom 1:

Repair the carpeting at the entry door. BMC 16.04.060(a)

Unit 9:

Dining Room:

Seal the crack where the window frame meets the window sill. BMC 16.04.060(a)

Bedroom:

Seal the crack where the window frame meets the window sill. BMC 16.04.060(a)

Bathroom:

Eliminate the drip at the tub faucet. BMC 16.04.060(c)

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

Unit 11:

Kitchen:

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

Unit 10:

No violations noted

Unit 12:

Living Room:

Repair window to latch securely. BMC 16.04.060(b)

Kitchen:

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

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

Bathroom:

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

Unit 13:

Dining Room:

Repair window to latch securely. BMC 16.04.060(b)

Kitchen:

Verify there is no ant infestation at the reinspection. (Tenant mention ant issue and there were ants visible in the kitchen at the inspection)

Bathroom:

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

Verify there is no leak from the ceiling above the tub. (Tenant indicated a repair had been made but there was still a leak)

Unit 15:

Bathroom:

Eliminate the leak at the sink faucet. BMC 16.04.060(c)

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

Unit 14:

No violations noted

Unit 16:

Dining Room:

Seal the crack where the window frame meets the window sill. BMC 16.04.060(a)

Kitchen:

Secure the cabinet door. BMC 16.04.060(c) (above the exhaust hood)

Bedroom:

Repair the broken window. BMC 16.04.060(a) (lower sash)

Unit 17:

Bedroom:

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

Repair window to latch securely. BMC 16.04.060(b)

Unit 19:

Living Room:

Repair the carpet at the entry door. BMC 16.04.060(a)

Hallway:

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

Unit 18:

No violations noted

Unit 20:

Living Room:

Repair window to latch securely. BMC 16.04.060(b)

Dining Room:

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

Building D:

Unit 1:

No violations noted

Unit 3:

Dining Room:

Repair window to latch securely. BMC 16.04.060(b)

Bathroom:

Repair the faucet and shower head to function as intended. BMC 16.04.060(c) (Low pressure in shower head and water comes out the tub faucet when the shower head is engaged)

Unit 2:

No violations noted

Unit 4:

No violations noted

Unit 5:

No violations noted

Unit 7:

Living Room:

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

Kitchen:

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

Hallway:

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

Bedroom 3:

Repair the broken window. BMC 16.04.060(a)

Unit 6:

Kitchen:

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

Bathroom:

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

Hallway:

Scrape and paint ceiling where paint is peeling or wood is exposed. BMC 16.04.060(a)

Unit 8:

No violations noted

Unit 9:

Bedroom 3:

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

Unit 11:

No violations noted

Unit 10:

No violations noted

Unit 12:

Kitchen:

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

Hallway:

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

Bedroom:

Repair the lower sash to stay on track. BMC 16.04.060(b)

Unit 13:

Kitchen:

Repair the damaged portion of the flooring. BMC 16.04.060(a)

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

Paint the exhaust fan, BMC 16.04.060(c)

Bathroom:

Eliminate the leak at the tub faucet, BMC 16.04.060 (c)

Bedroom 1:

Repair the broken window, BMC 16.04.060(a) (upper sash)

Unit 15:

Bedroom:

Repair window to latch securely, BMC 16.04.060(b)

Unit 14:

No violations noted

Unit 16:

No violations noted

Building E:

Unit 1:

No violations noted

Unit 2:

No violations noted

Unit 3:

No violations noted

Unit 4:

Hallway:

Replace the missing smoke detector, IC 22-11-18-3.5

Unit 5:

Kitchen:

Replace the missing drawer front. BMC 16.04.060(a)

Repair the range burners to function as intended. BMC 16.04.0609(c)

Bathroom:

Repair or replace the tub faucet to eliminate the leak. BMC 16.04.060(a)

Repair or replace the damaged and deteriorated trim and caulking where the bathtub meets the floor. BMC 16.04.060(a)

Unit 6:

Hallway:

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

Unit 7:

Kitchen:

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

Unit 8:

No violations noted

Building F:

Unit 1:

Kitchen:

Properly ground the electrical receptacle. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle. Or a gfcı receptacle. If a gfcı receptacle is installed, mark the receptacle with the wording "no equipment ground". BMC 16.04.020(a)(5): 2009 IEC Article 406.3 (B) Grounding & 2009 IEC Article 406.3 (D) Replacements

Bathroom:

Repair or replace the damaged and deteriorated drywall and trim between the tub and toile. BMC 16.04.060(a)

Unit 2:

No violations noted

Unit 3:

No violations noted

Unit 4:

Hallway:

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

Properly repair and surface coat the damaged or stained ceiling area. BMC 16.04.060(a)

Unit 5:

No violations noted

Unit 6:

No violations noted

Unit 7:

No violations noted

Unit 8:

Bathroom:

Interior walls shall be free of holes, cracks, peeling paint and/or deteriorated drywall/plaster. Properly repair the damaged drywall on the wall above the sink. BMC 16.04.060(a)

Building G:

Unit 1:

S Bedroom:

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

Unit 2:

Kitchen:

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

Bathroom:

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

Unit 3:

Bathroom:

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

Unit 4:

Kitchen:

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

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

Unit 5:

No violations noted.

Unit 6:

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

Unit 7:

No violations noted.

Unit 8:

No violations noted.

Exterior:

General Condition:

Secure the guardrails and handrails so they are capable of withstanding normally imposed loads.
BMC 16.04.050(b)

Building A:

Unit 23:

Replace the missing protective cover for the light fixture adjacent to the entry door. BMC
16.04.050(c)

Building C:

Unit 2:

Paint the porch ceiling where paint is peeling. BMC 16.04.050(e) (adjacent to the gutter board)

Unit 7:

Paint the entry door trim. BMC 16.04.050(e)

Building C continued:

Unit 8:

Paint the entry door trim. BMC 16.04.050(e)

Unit 10:

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

Unit 16:

Paint the dormers. BMC 16.04.050(e) (east of the entry to this unit)

Unit 17:

Re-attach the turnout to the downspout. BMC 16.04.050(a)

Unit 20:

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

Building D:

Unit 3:

Paint the entry door and the entry door trim. BMC 16.04.050(e)

Unit 16:

Secure the siding on the north wall adjacent to the entry door. BMC 16.04.050(a)

Other Requirements:

Furnace Inspection Documentation:

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

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

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner 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: July 21, 2021

Petition Type: An extension of time to complete repairs

Petition Number: 21-TV-60

Address: 1037 S. Emery Ct.

Petitioner: Rita Foddrill

Inspector: McCormick/Arnold/Chipman

Staff Report: January 11, 2021 Completed Cycle Inspection
April 20, 2021 Completed Re-inspection – Not all items complied
May 12, 2021 2nd Re-inspection – not all items complied.
June 18, 2021 Received BHQA Application for Extension of Time

At the cycle inspection it was noted that the carpet in the north upstairs bedroom was damaged and needs to be replaced. The petitioner is requesting an extension of time to complete this repair as the tenant is moving out July 31. They have a large dog that has caused the damage.

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: August 15, 2021

Attachments: Remaining Violations Report, BHQA Appeal

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RECEIVED Page 1 of 2
Application 18 2021

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

Property Address: 1037 Emery Court

Petitioner's Name: Rita Foddrill

Address: 3929 West Roll Avenue

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

Phone Number: 8123327254 **E-mail Address:** pendragonpropertiesinc@gmail.com

Owner's Name: Pendragon Properties Jeff Jones

Address: 3929 West Roll Avenue

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

Phone Number: 8123327254 **E-mail Address:** pendragonpropertiesinc@gmail.com

Occupants: Lisa and Matt Stewart

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-60

CC, MA, 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.

I am requesting an extension of time to repair one bedroom carpet. The tenants are moving out July 31st. The bedroom carpet has been torn up by the tenants large dog who stays in this room. The tenants do not want to move all the furniture out of it until they are ready to move. We will have to replace all the carpet and pad in this room. We may also have to paint the floor.

We should only need one week after July 1st to get this done, so maybe July 10th.

Thank you

Signature (Required): Rita Foddrill

Name (Print): Rita Foddrill

Date: 6-14-21

Important information regarding this application format:

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

Print Form



**City Of Bloomington
Housing and Neighborhood Development**

REMAINING VIOLATION INSPECTION REPORT

JUN 11 2021

5772

Owner(s)

Jeffery Jones
3929 W. Roll Ave
Bloomington, IN 47403

Agent

Rita Foddrill
3006-A Ted Jones Drive
Bedford, IN 47421

Prop. Location: 1037 E Emery CT
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/3

Date Inspected: 01/11/2021
Primary Heat Source: Gas
Property Zoning: PUD
Number of Stories: 2

Inspector: Chipman/Arnold/McCormick
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.

INTERIOR:

UPSTAIRS:

N Bedroom (Front) (13-5 x 10):

Repair/replace the torn carpet in front of the window. BMC 16.04.060 (a)

<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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