

**PUBLIC HEARING  
BOARD OF HOUSING QUALITY APPEALS  
CITY HALL McCLOSKEY CONFERENCE ROOM  
Zoom Meeting  
AUGUST 18, 2021 4:00 P.M.**

**ALL ITEMS ARE ON THE CONSENT AGENDA**

I. **ROLL CALL**

II. **REVIEW OF SUMMARY** – July 21, 2021

III. **PETITIONS**

- 1) 21-TV-61, **2362 S. Henderson Street**, Michael Hensinger (Jiarong Yang). Request for an extension of time to complete repairs.
- 2) 21-TV-62, **2370 S. Henderson Street**, Michael Hensinger (Jiarong Yang). Request for an extension of time to complete repairs.
- 3) 21-AA-63, **2594 S. Addisyn Lane**, George David Tabbal. Request for relief from an administrative decision.
- 4) 21-TV-64, **2309 S. Rockport Road**, Dorothy Apartments. Request for an extension of time to complete repairs.
- 5) 21-TV-65, **417 E. 16<sup>th</sup> Street**, CHM Rentals, LLC (Tom Wininger). Request for an extension of time to complete repairs.
- 6) 21-TV-66, **625 W. 13<sup>th</sup> Street**, Maarten Bout. Request for an extension of time to complete repairs.
- 7) 21-TV-67, **408 S. Walnut Street**, Platinum Development, LLC. Request for an extension of time to complete repairs.
- 8) 21-TV-68, **521 E. 7<sup>th</sup> Street**, GMS Enterprises. Request for an extension of time to complete repairs.
- 9) 21-AA-69, **3434 S. Oaklawn Circle**, Pruda Trujillo. Request for relief from an administrative decision.
- 10) 21-RV-70, **2313 N. Headley Road**, H.A.N.D. (Cream & Crimson Management). Request for rescission of a variance.
- 11) 21-AA-71, **909 W. Raiston Drive**, Jennifer Olenick (Leon & Jackie Olenick, LLC). Request for relief from an administrative decision.
- 12) 21-TV-72, **1501 S. Walnut Street**, ALF, LLC. Request for an extension of time to complete repairs.
- 13) 21-TV-73, **116 ½ N. Walnut Street**, Olympus Properties (Stardust Development, LLC). Request

for an extension of time to complete repairs.

- 14) 21-AA-74, 200-202 S. Yancy Lane, Estelle Corrigan. Request for relief from an administrative decision.

IV. **GENERAL DISCUSSION**

V. **PUBLIC COMMENT**

VI. **ADJOURNMENT**

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

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HAND Staff is inviting you to a scheduled Zoom meeting.

Topic: Board of Housing Quality Appeals Meeting

Time: Aug 18, 2021 04:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

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

Meeting ID: 931 9363 6060

Passcode: 088348

One tap mobile

+19292056099,,93193636060# 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 JULY 21, 2021**

## **SUMMARY**

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

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

GUESTS PRESENT: Zoom: Jennifer Huntzinger, Jenny Thompson (Woodbridge Apts.)

Meeting start time 4:00 PM.

**I. REVIEW OF SUMMARY –**

Hamilton made a motion to approve the minutes for June 16, 2021. Carder seconded. Motion passed, 4-0.

**II. CONSENT AGENDA**

21-AA-52, **2224 S. Laurelwood Drive**, Gaylord & Lori Seemann. Request for an extension of time to complete repairs. Staff recommendation to grant the relief from the requirements of Title 16 for as long as current owner and tenant remain unchanged from current status, with an affidavit of occupancy required yearly to verify no changes have been made less Title 16 requirements be reinstated.

21-TV-57, **4535 W. Middle Court**, Sally Walker. Request for an extension of time to complete repairs. Staff recommendation to grant the request with an August 04, 2021 deadline for life safety violations and a September 21, 2021 deadline for all other violations.

21-TV-58, **1443 W. Allen Street**, Campus Cribs. Request for an extension of time to complete repairs. Staff recommendation to grant the request with an October 01, 2021 deadline.

21-TV-59, **3111 S. Leonard Springs Drive**, Scott May. Request for an extension of time to complete repairs. Staff recommendation to grant the request with an August 04, 2021 deadline for life safety violations and a September 21, 2021 deadline for all other violations.

21-TV-60, **1037 S. Emery Court**, Pendragon Properties. Request for an extension of time to complete repairs. Staff recommendation to grant the request with an August 15, 2021 deadline.

**Approved.**

**III. PETITIONS**

21-TV-55, **3401 E. John Hinkle Place**, Jennifer Huntzinger (Gene B. Glick Co.) The petitioners, Jennifer Huntzinger and Jennifer Thompson, were present to request an extension of time to complete repairs. Staff recommendation was to grant the request with an August 31, 2021 deadline for life-safety violations and a November 30, 2021 for all other violations. Hamilton made motion to grant the request per staff recommendation. Carder seconded. Motion passed, 4-0.

21-TV-56, **602 N. Woodbridge Drive**, Jennifer Huntzinger (Gene B. Glick Co.) The petitioners, Jennifer Huntzinger and Jennifer Thompson, were present to request an extension of time to complete repairs. Staff recommendation was to grant the request with an August 31, 2021 deadline for life-safety violations and a November 30, 2021 for all other violations. Hamilton made motion to grant the request per staff recommendation. Carder seconded. Motion passed, 4-0.

**IV. GENERAL DISCUSSION**

Discussion of (1) exterior paint requirements and (2) tenant violations with landlord responsibilities.

**V. PUBLIC COMMENT**

None.

**VI. ADJOURNMENT**

Hamilton made motion for adjournment. Cole seconded. Motion passed unanimously. Meeting adjourned 4:20 PM.



City of Bloomington  
H.A.N.D.

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

Meeting Date: August 18, 2021  
Petition Type: An extension of time to complete repairs  
Petition Number: 21-TV-61  
Address: 2362 S. Henderson St.  
Petitioner: Michael Hensinger  
Inspector: Maria McCormick  
Staff Report: April 9, 2021 Completed cycle inspection.  
June 22, 2021 Received BHQA application for extension of time.

There were several violations noted on the cycle inspection. There has been additional water damage that has happened. The unit is currently vacant. The petitioner is requesting additional time to complete the repairs.

Staff recommendation: Grant the request.  
Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.  
Compliance Deadline: September 15, 2021  
Attachments: BHQA Appeal, Cycle Report

VA



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 22 2021

BY: .....

Property Address: 2362 S Henderson, Bloomington, IN 47401

Petitioner's Name: Michael Hensinger

Address: 907 S Rolling Rock Drive

City: Bloomington

State: Indiana



Zip Code: 47403

Phone Number: 8126066811

E-mail Address: mhensing@homefinder.org

Owner's Name: Jiarong Yang

Address: 3006 Xavier Court

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 6265888621

E-mail Address: jiarong.yang@yahoo.com

Occupants: Jonathan Riley is the only person on the current lease and I can't tell how many people are living there.

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

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

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

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



Reminder:

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

(Will be assigned by BHQA)

Petition Number: 21-TV-61

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.

This condo is in so much disrepair and I found it has gotten much worse since Maria completed our initial inspection. I have been finding it nearly impossible to find a repairman/handyman that is available, willing to work and also willing to tackle this job. I finally found someone, but he won't complete any work until the people are out. The lease ends on July 18th. I assume there is no way to have the people removed even though only one person is on the lease and I had another person residing there tell me that kids and other people have been living there.

One of the items that Maria noted during inspection was a garbage disposal someone in residence removed. I returned with my potential handyman and found the people have actually been running water in that side of the sink and it has flowed down to the basement ceiling where it is falling in. The width of the compromised ceiling has to be at least four to five feet wide.

I know that the owner is very anxious to get the repairs completed or we will miss out on the "rental season". I am hoping that we can complete everything by August 15th. That would give us almost 30 days after the tenants are supposed to vacate.

Thank you very much for your consideration,  
 Mike Hensing  
 812-606-6811  
 mhensing@homefinder.org

Signature (Required): \_\_\_\_\_

Name (Print): \_\_\_\_\_ Date: \_\_\_\_\_

**Important information regarding this application format:**

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







**City Of Bloomington  
Housing and Neighborhood Development**

**APR 26 2021**

RENTAL INSPECTION INFORMATION

Jiarong Yang  
3006 S. Xavier Court  
Bloomington, IN 47403

RE: 2362 S Henderson ST

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **JUN 25 2021** to schedule a re-inspection. You have the right to appeal any violation of Bloomington Municipal Code Title 16 noted on the rental inspection report to the Board of Housing Quality Appeals.

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

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

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

Sincerely,

Housing & Neighborhood Development  
Encl: Inspection Report,  
Xc: Mike Hensinger: 907 S. Rolling Rock Drive, Bloomington, IN 47403

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



**City Of Bloomington  
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

741

Owner(s)

Jiarong Yang  
3006 S. Xavier Court  
Bloomington, IN 47403

Agent

Mike Hensinger  
907 S. Rolling Rock Drive  
Bloomington, IN 47403

Prop. Location: 2362 S Henderson ST  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/5

Date Inspected: 04/09/2021  
Primary Heat Source: Electric  
Property Zoning: RM  
Number of Stories: 2

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

03/08/2011 This property has been granted a variance from the Indiana State Fire Safety and Building Safety Commission on March 01, 2011 for the egress requirements. Project Name: TIMBER RIDGE UNIT #2362 WINDOWS; Variance Number: 11-03-4.

Monroe County Assessor's records indicate that this structure was built in 1983. Minimum egress requirements for this type of construction are.

- Clear height: 24"
- Clear width: 18"
- Maximum sill height: 48" aff
- Openable area: 4.75 sq. ft.

**INTERIOR:**

Half Bathroom:

No violations noted.

Kitchen 3-0 x 10-0:

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

Living Room 17-0 x 14-6:

Replace the missing baseboard trim adjacent to basement door. BMC 16.04.060(a)

**Basement –**

Main Room 21-6 x 15-0:

Replace the missing ceiling vent diffuser. BMC 16.04.060(a)

Secure the loose ceiling vent adjacent to the closet. BMC 16.04.060(a)

Properly repair the water damage around the ceiling air vent. BMC 16.04.060(a)

**Upper Level –**

Stairway/Hallway:

Secure the guardrail and the handrail so they are capable of withstanding normally imposed loads. BMC 16.04.060(b)

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

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

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

West Bedroom 14-0 10-0; Middle Bedroom 10-0 x 8-6; East Bedroom 12-0 x 9-0:

No violations noted.

Existing Egress Window Measurements:

Height: 23 inches

Width: 30 ¼ inches

Sill Height: 31 inches

Openable Area: 4.83 sq. ft.

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

Bathroom:

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

**EXTERIOR:**

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

**OTHER REQUIREMENTS:**

**Inventory Damage List:**

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

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

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

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



City of Bloomington  
H.A.N.D.

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

Meeting Date: August 18, 2021

Petition Type: An extension of time to complete repairs

Petition Number: 21-TV-62

Address: 2370 S. Henderson St.

Petitioner: Michael Hensinger

Inspector: Maria McCormick

Staff Report: April 9, 2021 Completed cycle inspection.  
June 22, 2021 Received BHQA application for extension of time.  
July, 2, 2021 Completed re-inspection  
July 6, 2021 Re-inspection for non BHQA item scheduled for 07-16-21.  
July 16, 2021 Re-inspection of all items complete.

At the cycle re-inspection on July 16, 2021 all outstanding items on the cycle report were complied. This application was not pulled from the meeting agenda as the petitioner needs this extension of time to move from a 3-year permit to a 4-year permit.

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 25, 2021

Attachments: BHQA Appeal, Cycle Report

TV



**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 22 2021

BY: .....

**Property Address:** 2370 S Henderson, Bloomington, IN 47401

**Petitioner's Name:** Michael Hensinger

**Address:** 907 S Rolling Rock Drive

**City:** Bloomington

**State:** Indiana



**Zip Code:** 47403

**Phone Number:** 8126066811

**E-mail Address:** mhensing@homefinder.org

**Owner's Name:** Jiarong Yang

**Address:** 3006 Xavier Court

**City:** Bloomington

**State:** Indiana



**Zip Code:** 47401

**Phone Number:** 6265888621

**E-mail Address:** jiarong.yang@yahoo.com

**Occupants:** Stefanie Rigg & Benjamin Rains

**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-62

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)
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  - 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 all of the HAND Inspection repairs completed with the exception of curling the sliding glass door at the home. I just received the quote from Tommy D's today for a new door. With the location of the condo, we think it would be a bit safer to install a new door as opposed to repairing the ancient door that is currently in place. I have not been able to get an "order time" from the salesman yet.

I am not sure if 30 days is too much time to request as this is the first time I have had to ask HAND in this manner. I had an inspection about eight years ago that required painting outside in the winter. That one was much easier to figure out as we had to wait for better weather.

Thank you very much for your consideration,  
 Mike Hensinger  
 812-606-6811  
 mhensing@homefinder.org

Signature (Required): \_\_\_\_\_

Name (Print): \_\_\_\_\_ Date: \_\_\_\_\_

**Important information regarding this application format:**

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





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

**APR 26 2021**

RENTAL INSPECTION INFORMATION

Xiaoling Zhou  
4237 S. Clearview Drive  
Bloomington, IN 47403

RE: 2370 S Henderson ST

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **JUN 25 2021** to schedule a re-inspection. You have the right to appeal any violation of Bloomington Municipal Code Title 16 noted on the rental inspection report to the Board of Housing Quality Appeals.

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

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

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

Sincerely,

Housing & Neighborhood Development  
Encl: Inspection Report,  
Xc: Mike Hensinger: 907 S. Rolling Rock Drive, Bloomington, IN 47403

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

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

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





City Of Bloomington  
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

784

Owner(s)

Xiaoling Zhou  
4237 S. Clearview Drive  
Bloomington, IN 47403

Agent

Mike Hensinger  
907 S. Rolling Rock Drive  
Bloomington, IN 47403

Prop. Location: 2370 S Henderson ST  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/5

Date Inspected: 04/09/2021  
Primary Heat Source: Electric  
Property Zoning: RM  
Number of Stories: 2

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

Monroe County Assessor's records indicate that this structure was built in 1983. Minimum egress requirements for this type of construction are.

- Clear height: 24"
- Clear width: 18"
- Maximum sill height: 48" aff
- Openable area: 4.75 sq. ft.

INTERIOR:

Living Room 17-0 x 14-6; Kitchen 3-0 x 10-0; Half Bathroom:  
No violations noted.

Basement –

Main Room 21-6 x 15-0:

Repair or replace the sliding glass door to function as intended and open and close with ease. BMC 16.04.060(a)

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

Repair the ceiling hole in the closet. BMC 16.04.060(a)

7/10/21  
C AG

**Upper Level --**

**Stairway/Hallway:**

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

7/16/21  
C  
AS  
PK

West Bedroom 14-0 10-0; Middle Bedroom 10-0 x 8-6; East Bedroom 12-0 x 9-0:

No violations noted.

**Existing Egress Window Measurements:**

Height: 23 inches  
Width: 30 ¼ inches  
Sill Height: 31 inches  
Openable Area: 4.83 sq. ft.

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

**EXTERIOR:**

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

**OTHER REQUIREMENTS:**

**Inventory Damage List:**

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

Not provided  
within 60 days

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**

Meeting Date: August 18, 2021

Petition Type: Relief from an administrative decision

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

Petition Number: 21-AA-63

Address: 2549 S Addisyn Lane

Petitioner: Georges David Tabbal

Inspector: John Hewett

Staff Report: June 23, 2021 Received Appeal form and fee.

The owner has purchased this property for his daughter to attend university at IU. She is not on the deed as an owner. The daughter will have a roommate. This brings the property to a point where the property is required to be registered. Title 16 allows a parent to own a home for his/her dependent child and not be subject to the requirement to register as a rental, and also Title 16 allows an owner to have a single roommate and not be required to register as a rental. The owner feels that his situation is very close to either of these exemptions and would like to be exempted in this situation.

Staff recommendation: Deny the relief from administrative decision.

Conditions: This property shall not be considered a rental for as long as the current ownership and tenants do not change. If additional tenants occupy this structure or other tenants occupy the structure while the current owners maintain ownership, the requirement to register and inspect shall be enforced. An Affidavit of Occupancy will be required yearly for as long as this tenancy arrangement is in place.

Compliance Deadline: none

Attachments: Appeal form

A handwritten signature in black ink, appearing to be the initials 'JH' or similar, located at the bottom left of the page.



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 23 2021

BY: .....

Property Address: 2594 S. Addisyn Ln, Bloomington, IN 47403  
 Petitioner's Name: George David TABBAL  
 Address: 2594 S. Addisyn Lane  
 City: Bloomington State: IN Zip Code: 47403  
 Phone Number: 812-360-9548 Email Address: TABBALGD@GMAIL.COM  
 Property Owner's Name: George David TABBAL  
 Address: 3115 E. Kensington Park Drive  
 City: Bloomington State: IN Zip Code: 47401  
 Phone Number: 812-360-9548 Email Address: TABBALGD@GMAIL.COM  
 Occupants: Teya Tabbal (Daughter)

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

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

Please circle the petition type that you are requesting:

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

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

OFFICE USE ONLY  
 Petition Number 21-AA-63

SEE REVERSE

JH

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

I am applying for relief from administrative decision (Petition type AA) because I bought this Condo for my daughter so she can live in it while attending I.U University and she may have one person only living in the Condo. Also, I am not going to collect any rent from my daughter.

Signature (required): George David Tabbal

Name (please print): George David TABBAL Date: 6-23-2021

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



City of Bloomington  
H.A.N.D.

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

Meeting Date: August 18, 2021

Petition Type: An extension of time to complete repairs.

Petition Number: 21-TV-18

Address: 2309 S Rockport Road

Petitioner: Shannon Ramey

Inspector: Chastina Chipman/ John Hewett

Staff Report: September 29, 2020 Conducted Cycle Inspection  
October 1, 2020 Sent Inspection Report  
December 11, 2020 Sent Remaining Violations Report  
December 28, 2020 Shannon called and said he sent BHQA application.  
January 22, 2021 Received Appeal  
February 17, 2021 Meeting canceled due to lack of quorum.  
March 19, 2021 BHQA meeting (Granted an extension of time)  
April 7, 2021 Shannon scheduled a reinspection  
May 20, 2021 Completed a reinspection with maintenance  
May 28, 2021 Mailed Remaining violations report  
June 23, 2021 Received new registration form  
July 1, 2021 Received BHQA application

During the cycle inspection of the above property violations of the rental code were found including a broken kitchen window. Shannon is requesting an extension of time due to the window being on order through city glass.

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: September 1, 2021 All remaining violations

Attachments: Remaining violations report, Appeal

Post-it® Fax Note	7671	Date	6-30	# of pages	2
To	HAND	From	Shannon		
Co./Dept.		Co.	Dorothy Apts.		
Phone #	812 349 3420	Phone #	812 345 7135		
Fax #	812 349 3582	Fax #	812 822 6211		

Application For Appeal  
To The  
of Housing Quality Appeals

**RECEIVED**  
JUN 30 2021

P.O. Box 100  
Bloomington, IN 47402 BY: .....  
812-349-3420  
hand@bloomington.in.gov

Property Address: 2309 S Rockport Road Bloomington 47403

Petitioner's Name: Shannon Ramey

Address: 2226 S. Rogers St Bloomington 47403

City: Bloomington State: IN Zip Code: 47403

Phone Number: 812 345 7135 E-mail Address: Sramey227@gmail.com

Owner's Name: Shannon Ramey

Address: 2226 S. Rogers St Bloomington IN 47403

City: Bloomington State: IN Zip Code: 47403

Phone Number: 812 345 7135 E-mail Address: Sramey227@gmail.com

Occupants:

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

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

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

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

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

(Will be assigned by BHQA)  
Petition Number: 21-TV-64



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.

City Glass Company advised it would be 4 weeks before new window comes in.

Shannon

Signature (Required): Shannon Ramsey

Name (Print): Shannon Ramsey

Date: 2/28/07  
6-30-2021

**Important information regarding this application format:**

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





**City Of Bloomington  
Housing and Neighborhood Development**

**REMAINING VIOLATION INSPECTION REPORT**

**MAY 28 2021**

7275

Owner(s)

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

Agent

Shannon Ramey  
2226 S. Rogers Street  
Bloomington, IN 47403

Prop. Location: 2309 S Rockport RD  
Number of Units/Structures: 4/1  
Units/Bedrooms/Max # of Occupants: Bld 1: 4/3/5

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

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

**REINSPECTION REQUIRED**

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

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

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

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

---

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

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**Unit A:**

This property was contaminated and the property has been abated. Please complete all work to bring the property into compliance with Title 16. BMC 16.04.060 (a)

**Unit D:**

**Kitchen (11-9 x 10-9):**

Repair the broken window. BMC 16.04.060(a)

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

- **Tenants and Owners Rights and Responsibilities Summary**  
A completed copy of the Tenants and Owners Rights and Responsibilities Summary  
BMC 16.03.060(c) and BMC 16.10.030(b)
- **Inventory & Damages List**  
The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement.  
BMC 16.03.050(e) and BMC 16.10.030(b)

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

This is the end of the report.



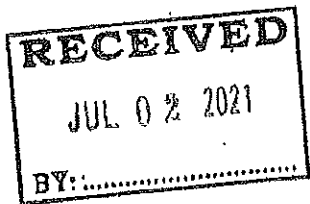
City of Bloomington  
H.A.N.D.

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

Meeting Date: August 18, 2021  
Petition Type: An extension of time to complete repairs  
Petition Number: 21-TV-65  
Address: 417 E 16<sup>th</sup> St.  
Petitioner: CHM Rentals LLC.  
Inspector: Norm Mosier  
Staff Report: March 11, 2021 Completed Cycle inspection  
July 2, 2021 Received Appeal and Fee

The Petitioner has requested an additional 60 days for their contractors to have time and availability to complete the work.

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 18, 2021  
Attachments: BHQA Appeal, Cycle Report



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

Property Address: 417 E 16th St, Bloomington, IN, 47408

Petitioner's Name: CHM Rentals LLC

Address: 1605 S Walnut St

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 8122786028

E-mail Address: jodlkey15@gmail.com

Owner's Name: Tom Winger

Address: 1605 S Walnut St

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 8123276000

E-mail Address: jodlkey15@gmail.com

Occupants: Cherry Hill Manor Tenants, 5 Br units

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

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

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

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



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

(Will be assigned by BHQA)

Petition Number: 21-TV-65

NM

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

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

We are requesting an extension to complete all the items found on our re-inspection report. The extension is needed due to long wait times getting contractors to make repairs at the property. City glass, as well as our electrical and framing contractors all estimate 4-6 weeks from today's date to complete repairs. We request that all our re-inspection report items be extended to the week of August 16th to allow time for our contractors to finish making repairs.

Signature (Required): \_\_\_\_\_

Name (Print): Erla Brathole

Date: 2/28/07

**Important information regarding this application format:**

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

Print Form



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

**MAR 30 2021**

Chm Rentals Llc  
 1605 S Walnut St  
 Bloomington, IN 47401

RE: 417 E 16th ST

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **MAY 29 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](http://www.bloomington.in.gov/hand). If you do not have access to the internet, you may contact **HAND at 812-349-3420 and forms will be provided.**

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

Sincerely,

Housing & Neighborhood Development  
 Encl: Inspection Report,

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



**City Of Bloomington  
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

9352

Owner(s)

Chm Rentals Llc  
1605 S Walnut St  
Bloomington, IN 47401

Prop. Location: 417 E 16th ST

Number of Units/Structures: 10/5

Units/Bedrooms/Max # of Occupants: Bld 1: Bld A: 2/5/5, Bld B: 2/5/5, Bld C: 2/5/5, Bld D: 2/5/5,  
Bld E: 2/5/5

Date Inspected: 03/11/2021

Primary Heat Source: Gas

Property Zoning: RH

Number of Stories: 3

Inspector: Norman Mosier

Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

Monroe County records show this structure was built in 2011. The minimum emergency egress requirements at the time of construction were as follows:

Height: 24 inches

Width: 20 inches

Sill Height: 44 inches

Openable Area: 5.7 sq. ft.

Room Dimensions:

Lower Level:

Bedroom 1 (10-6 x 8-8)

Bedroom 2 (12-5 x 11-4)

Bedroom 3 (13-5 x 8-10)

Shared Bathroom

Bathroom

Main Level:

Living Room (22-0 x 20-2)

Kitchen (10-11 x 9-10)

½ Bathroom

Upper Level:

Bedroom 4 (15-2 x 11-6)

Bathroom

Bedroom 5 (11-9 x 11-3)

Bathroom

Existing Egress windows: Single hung pop out: Const. Yr. - 2011

Height: 27 inches

Width: 31.5 inches

Sill Height: 21 inches

Openable Area 5.91 sq. ft.

Height: 32 inches

Width: 27 inches

Sill Height: 18 inches

Openable Area 6.00 sq. ft.

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

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

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



**INTERIOR:**

**Building 419-423 E. 16<sup>th</sup> St.**

**Unit 419:**

**MAIN LEVEL:**

Living Room, Dining Room/kitchen, Laundry Closet, ½ Bath:

No violations noted.

Furnace Closet: Gas furnace located here, see other requirements.

No violations noted.

**2ND LEVEL:**

Stairway, Hallway:

No violations noted.

S Bedroom:

*NC* Every window shall be capable of being easily opened and held in position by its own hardware.

BMC 16.04.060(b)

Bathroom, N Bedroom, Bathroom:

No violations noted.

**LOWER LEVEL:**

Stairway, Hallway, S Bedroom 12-4 x 9-11:

No violations noted.

*NEW*  
N Bedroom 10-7 x 9-5:

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

Shared Bathroom:

No violations noted.

*C* NE Bedroom 13-8 x 10:

Repair the smoke detector in this room to be interconnected in accordance with the building code in place at the time of construction. BMC 16.04.020(a), BMC 16.04.060(b)

Bathroom:

No violations noted.

**UNIT 423:**

**MAIN LEVEL**

Living Room:

*C* Properly install a weather strip on the entrance door to exclude air infiltration as completely as possible.

BMC 16.04.060(a)

*C* Dining Room/ Kitchen:

Secure the loose sprayer to its base. BMC 16.04.060 (c)

Laundry Closet, 1/2 Bath:

No violations noted.

**LOWER LEVEL:**

Stairway, Hallway, SE Bedroom 12-3 x 10-9, Shared Bathroom, NE Bedroom 12 x 9-9,  
NW Bedroom 13-9 x 10:

No violations noted.

**2nd LEVEL**

Stairway, Hallway:

No violations noted.

S Bedroom 11-10 x 11-3:

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

Bathroom:

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

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

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

N Bedroom 15-2 x 11-7:

No violations noted.

Bathroom:

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

**BUILDING 433-437:**

**UNIT 433:**

**MAIN LEVEL:**

Living Room:

No violations noted.

Dining Room/Kitchen:

Replace the broken sprayer and secure it to its base. BMC 16.04.060 (c)

Laundry Closet:

Replace the missing knob on the bi-fold door, left side. BMC 16.04.060 (a)

½ Bath:

No violations noted.

Furnace Closet: Gas furnace located here, see other requirements.

No violations noted.

**BASEMENT**

Stairway:

Repair the hole in the wall at the base of the stairway. BMC 16.04.060 (a)

Hallway, SW Bedroom 12-5 x 10-10:

No violations noted.

Shared Bathroom:

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

NW Bedroom 12-2 x 10-3:

No violations noted.

NE Bedroom:

C 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

2nd LEVEL

Stairway, Hallway:

No violations noted.

S Bedroom 11-9 x 11-3:

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

Bathroom:

C Replace the defective gfci receptacle won't trip. BMC 16.04.060 (b)

N Bedroom 15-2 x 11-5:

No violations noted.

Bathroom:

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

UNIT 437:

MAIN LEVEL:

Living Room:

C Secure the loose hinges on the entry door. BMC 16.04.060 (a)

Dining Room/Kitchen, ½ Bath:

No violations noted.

Furnace Closet: Gas furnace located here, see other requirements.

No violations noted.

BASEMENT:

Stairway, Hallway, SE Bedroom 10-9 x 9-11:

No violations noted.

Shared Bathroom:

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

NE Bedroom 11 x 10, NE Bedroom 13- 9 x 10-2, Bathroom:

No violations noted.

2nd LEVEL

Stairway:

C Secure the loose and hanging return air grill. BMC 16.04.060 (a)

Hallway, N Bedroom 25-2 x 11-6:  
No violations noted.

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

S Bedroom 11-10 x 11-4, Bathroom:  
No violations noted.

**BUILDING 1315-1319:**

**UNIT 1315:**

**MAIN LEVEL:**

**Unit 1315**

Living Room 21-1 x 19-3, Dining Room Kitchen:  
No violations noted.

Laundry Closet:  
Repair the left side bi fold door to stay in the track. BMC 16.04.060 (a)

½ Bathroom:  
No violations noted.

Furnace Closet: Gas furnace located here, see other requirements.  
No violations noted.

**SECOND LEVEL:**

Stairway, Hallway:  
No violations noted.

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

NE Bedroom 12-5 x 10-5, Shared Bathroom, SE Bedroom 11-7 x 9-10, SW Bedroom 13-7 x 9:  
No violations noted.

**THIRD LEVEL:**

Stairway, Hallway, North Bedroom 13-11 x 11-4, Bathroom:  
No violations noted.

South Bedroom 14-3 x 11-4; 27 x 31.5 x 30  
Repair the smoke detector in this room to be interconnected in accordance with the building code in place at the time of construction. BMC 16.04.020(a), BMC 16.04.060(b)

Bathroom:  
No violations noted.

**UNIT 1319**

**MAIN LEVEL**

Living Room:  
No violations noted.

Dining Room/Kitchen:  
Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Laundry Closet:  
No violations noted.

½ Bath:  
C Replace the broken toilet tank lid. BMC 16.04.060 (c)

Furnace Closet: Gas furnace located here, see other requirements.  
No violations noted.

2nd LEVEL  
Stairway, Hallway, Hall Bath, SE Bedroom 13-7 x 9-1, SW Bedroom 12-3 x 11-7:  
No violations noted.

NC Shared Bathroom:  
Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

NW Bedroom 12-5 x 10-6:  
No violations noted.

3rd LEVEL  
Stairway:  
No violations noted.

C Hallway:  
Replace the inaudible smoke detector with a hardwired/interconnected model. IC22-11-18-3.5

S Bedroom 14-3 x 11-3:  
No violations noted.

C Bathroom:  
Repair the surface of the ceiling to be free of holes, cracks, peeling paint and/or sagging materials. Check roof for leaks. BMC 16.04.060(a)

N Bedroom 10-11 x 10-3, Bathroom:  
No violations noted.

BUILDING 1323-1327:  
UNIT 1323:  
MAIN LEVEL:  
Living Room 21-1 x 19-3, Dining Room/Kitchen, Laundry Closet:  
No violations noted.

C ½ Bathroom:  
Secure the loose toilet to its mountings. BMC 16.04.060 (c)

C AB Furnace Closet: Gas furnace located here, see other requirements.  
Re- install the left side bi fold door, out of track. BMC 16.04.060 (a)

SECOND LEVEL:  
Stairway, Hallway, Hall Bath:  
No violations noted.

NE Bedroom 10-6 x 10, Shared Bathroom, SE Bedroom 11-7 x 9-10, SW Bedroom 13-7 x 9:  
No violations noted.

**THIRD LEVEL:**

Stairway:

No violations noted.

Hallway:

C Replace the inaudible smoke detector with a hardwired/interconnected model. IC22-11-18-3.5

North Bedroom 13-11 x 11-4: 27 h x 31.5 w x 30 sh

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

Bathroom:

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

South Bedroom 14-3 x 11-4, Bathroom:

No violations noted.

**Unit 1327:**

**Main Level:**

Living Room 21-1 x 19-3:

C Repair the smoke detector in this room to be interconnected in accordance with the building code in place at the time of construction. BMC 16.04.020(a), BMC 16.04.060(b)

Dining Room/Kitchen:

No violations noted.

Laundry Closet:

C Reconnect the dryer vent hose to the dryer. BMC 16.04.060 (c)

C Repair the left side bi fold door to function as intended, missing top pin and out of track.  
BMC 16.04.060 (a)

½ Bathroom:

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

Furnace Closet: Gas furnace located here, see other requirements.

No violations noted.

**2nd LEVEL:**

Stairway, Hallway, Hall Bath, NW Bedroom 10-10 x 10-6:

No violations noted.

Shared Bathroom:

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

SE Bedroom 11-7 x 9-10, SW Bedroom 13-7 x 9:

No violations noted.

**3rd LEVEL:**

Stairway, North Bedroom 13-11 x 11-4:

No violations noted.

Bathroom:

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

South Bedroom 14-3 x 11-4:

No violations noted.

Bathroom:

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

**BUILDING 1333-1337:**

**Unit 1333:**

**BASEMENT:**

Stairway:

No violations noted.

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

Replace the missing door knob on the door between the south room and the garage.  
BMC 16.04.060 (a)

Install the missing hardwired/interconnected smoke detector. IC22-11-18-3.5

Garage:

No violations noted.

**MAIN LEVEL:**

Living Room 21 x 21:

No violations noted.

Dining Room/Kitchen:

Secure the loose sprayer to its base. BMC 16.04.060 (c)

½ Bathroom:

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

Laundry Closet:

No violations noted.

Bathroom:

Repair/replace the defective exhaust fan. BMC 16.04.060 (c)

Bedroom 12-3 x 10-1:

No violations noted.

**2nd LEVEL:**

Stairway:

No violations noted.

Hallway:

Repair the smoke detector in this room to be interconnected in accordance with the building code in place at the time of construction. BMC 16.04.020(a), BMC 16.04.060(b)

NW Bedroom 10-4 x 10-1, NE Bedroom 11-4 x 10-4, Bathroom:

No violations noted.

Hall Bath:

Restore power to the gfci receptacle. BMC 16.04.060 (a)

East Center Bedroom 10-2 x 10-1:

No violations noted.

SE Bedroom 10-2 x 10:

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

Common Space:

No violations noted.

UNIT 1337:

BASEMENT:

Stairway, Garage x 2, Common Room:

No violations noted.

MAIN LEVEL:

Living Room 21 x 21:

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

Replace the broken window on top sash, south wall, 2<sup>nd</sup> from east. BMC 16.04.060 (a)

Dining Room/Kitchen:

Secure the loose sprayer loose to its base. BMC 16.04.060 (c)

½ Bathroom, Laundry Closet, Bathroom, Bedroom 12-3 x 10-1:

No violations noted.

2nd LEVEL:

Stairway, Hallway, NW Bedroom 10-4 x 10-1:

No violations noted.

Bathroom:

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

NE Bedroom 11-4 x 10-4, Hall Bath, SE Bedroom 10-2 x 10:

No violations noted.

Bathroom:

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



East Center Bedroom 10-2 x 10-1:

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

Common Area:

No violations noted.

EXTERIOR:

Buildings 1333-1337, 1315-1319, 1323-1327, 433- 437, 419-423:

No violations noted.

Staircase between bldgs. 419-423 and 433-437 E. 16<sup>th</sup> St.:

Secure the loose steps on the staircase. BMC 16.04.050(b)

Install a handrail on the south side of staircase at landing. BMC 16.04.050(b)

Required Documentation:

Furnace documentation x 10:

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) and 16.04.060 (c)	

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 16.03.050(d)

This is the end of this report.



City of Bloomington  
H.A.N.D.

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

Meeting Date: August 18, 2021  
Petition Type: Rescind a variance.  
Petition Number: 21-RV-70  
Address: 2313 N. Headley Road  
Petitioner: HAND  
Inspector: Jo Stong

Staff Report: This property was previously granted a variance to the combustion air requirements of the Property Maintenance Code. The configuration of the furnace and water heater has been modified so that combustion air is drawn from the attic and not a bedroom, and the former mechanical closet has had fire-rated material installed inside the louvered door, eliminating the need for a variance; therefore HAND is requesting that the variance be rescinded.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: Staff report with variance request May 9, 2007

AS



City of Bloomington  
H.A.N.D.

**Board of Housing Quality Appeals  
Staff Report: Petition for Variance**

Meeting Date: May 9, 2007

Petition Type: A modification or exception to the Property Maintenance Code

Variance Request: 1.) An extension of time to complete window replacement installation.  
2.) Allow fuel-fired appliances to be located in a sleeping room

Petition Number: 07-V-038

Address: 2313 N. Headley Road

Petitioner: Ryan W. Cox

Inspector: Bruce Jennings/Robert Hoole

Staff Report: 03/05/2007                      Inspection Conducted  
04/02/2007                      Appeal Filed

The petitioner is seeking two (2) variances – 1.) A request for an extension of time to May 31, 2007 to complete new window installation for the dwelling. 2.) Rather than Fire-rate the existing utility closet, currently located in the front bedroom, permission to install “Kiddie Wireless Inter-connected” smoke detectors with carbon monoxide detectors in all sleeping rooms and centralized living space. Provide venting to draw combustion air from attic space rather than from the bedroom.

Staff recommendation: Grant the variances

Conditions: The windows are being replaced with new replacement units from Window Pros of Indianapolis.

Single and multiple-station, hard wired smoke alarms and carbon monoxide detectors with battery backup shall be installed in the following locations and in accordance with the following criteria: PM-102.3, PM-102.8, & PM- 704.2

1. In each sleeping room

*Approved  
per staff  
- Windows are  
complete  
RH*

2. Outside each sleeping room in the immediate vicinity of each bedroom.
3. The attic area.
4. The utility closet for the furnace and water heater shall be hardwired with battery backup.
5. The alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the unit. The alarms shall be clearly audible in all bedrooms over background noise levels with intervening doors closed. Radio frequency interconnection is allowable except for the utility closet.
6. Installed detectors 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.
7. The detectors shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery.
8. Wiring shall be permanent and without a disconnecting switch other than those required for over-current protection.
9. Detection shall be maintained in a manner so that it functions as intended and is in compliance with the aforementioned requirements.
10. Should the structure ever be determined to be in a state of non-compliance with the above mentioned conditions the variance will be rescinded at the discretion of the code official.

Combustion Air – Install non-louvered door that provides atmosphere separation. Modification to obtain combustion air shall be in compliance with 2000 International Fuel Gas Code, see attachment.

Compliance Deadline: June 30, 2007

Attachments: Cycle Inspection Report



City of Bloomington  
H.A.N.D.

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

Meeting Date: August 18, 2021

Petition Type: An extension of time to complete repairs.

Petition Number: 21-TV-66

Address: 625 W 13<sup>th</sup> St

Petitioner: Maarten Bout

Inspector: Chastina Chipman

Staff Report: May 4, 2021 Completed cycle inspection  
May 14, 2021 Sent report  
July 9, 2021 Received BHQA application

During the cycle inspection of the above property violations of the rental code were found including required furnace documentation. The owner is requesting an extension of time so that the furnace may be replaced. Owner has scheduled a reinspection for all other violations.

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: September 1, 2021 All remaining violations

Attachments: Cycle report, Appeal



RECEIVED  
JUL 09 2021

Application for Appeal  
To The Board of Housing Quality Appeals  
P.O. Box 1001  
Bloomington, IN 47402  
812-349-3420  
hand@bloomington.in.gov

Property Address: 625 W. 13th Street

Petitioner's Name: Maarten Bouw

Address: 511 S. Anita Street

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812-219-3377 Email Address: maartenbouw@gmail.com

Property Owner's Name: Maarten Bouw

Address: Same

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

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

Occupants: Meltem Odabas & John Perugini

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

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

Please circle the petition type that you are requesting:

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

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

OFFICE USE ONLY  
Petition Number 21-TV-66

SEE REVERSE

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

The furnace will need to be replaced in order for the house to meet occupancy standards. This will be done ASAP but will not be before the July 13<sup>th</sup> deadline for applying for reinspection. The occupants are not at the house, and we believe the ~~per~~ installation will be within the next 2 weeks depending on parts availability. If we can extend until August 1<sup>st</sup>, that will give us time to make sure the furnace will be compliant.

CO ppm air  
40 ppm flue  
↓  
flue

Signature (required):



Name (please print):

Maarten Bant

Date:

7/9/21

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



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

**MAY 14 2021**

**RENTAL INSPECTION INFORMATION**

Bout, Maarten  
511 S. Anita Street  
Bloomington, IN 47401

RE: 625 W 13th ST.

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **JUL 13 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](http://www.bloomington.in.gov/hand). If you do not have access to the internet, you may contact **HAND at 812-349-3420 and forms will be provided.**

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

Sincerely,  
Housing & Neighborhood Development  
Encl: Inspection Report,

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

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

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





City Of Bloomington  
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

11189

Owner(s)

Bout, Maarten  
511 S. Anita Street  
Bloomington, IN 47401

Prop. Location: 625 W 13th ST  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: Bld 1: Bld 1: 1/2/3

Date Inspected: 05/04/2021  
Primary Heat Source: Gas  
Property Zoning: R3  
Number of Stories: 1

Inspector: Chastina Chipman  
Foundation Type: Basement  
Attic Access: No  
Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1950. There were no minimum requirements for emergency egress at the time of construction.

INTERIOR:

Living Room (18-9 x 13-4), Dining Room (11-7 x 9-3), Kitchen 9-5 x 7-6), Bathroom, Study:  
No violations noted.

North Bedroom (9-7 x 9-2): Door for egress.

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

South Bedroom (16-6 x 9-7):

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

Existing Egress Window Measurements:

Height: 23 inches  
Width: 24 inches  
Sill Height: 29.5 inches  
Openable Area: 3.83 sq. ft.

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

**EXTERIOR:**  
No violations noted.

**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)

**Registration Form**

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

**Inventory Damage List**

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

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

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



City of Bloomington  
H.A.N.D.

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

Meeting Date: August 18, 2021  
Petition Type: An extension of time to complete repairs  
Petition Number: 21-TV-67  
Address: 408 S. Walnut St.  
Petitioner: Trenton A. Jones / Platinum Development, LLC  
Inspector: Maria McCormick  
Staff Report: April 8, 2021 Completed Cycle Inspection  
July 8, 2021 Completed re-inspection

At the cycle inspection it was noted that the window glass in the bedrooms of the units had cracks in the panes. The petitioner is requesting an extension of time to complete the replacement of the glass due to delays with the window company. The windows are still fully functional and all other violations have been complied.

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: September 1, 2021  
Attachments: BHQA Appeal, Remaining Violations Report



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

RECEIVED  
JUL 09 2021  
BY: .....

Property Address: 408 S. Walnut Street, Bloomington, IN 47401

Petitioner's Name: Trenton A. Jones / Platinum Development, LLC

Address: 408 S. Walnut Street

City: Bloomington State: Indiana Zip Code: 47401

Phone Number: 8123451771 E-mail Address: tjonesappraisals@gmail.com

Owner's Name: Platinum Development, LLC

Address: 408 S. Walnut Street

City: Bloomington State: Indiana Zip Code: 47401

Phone Number: 8123451771 E-mail Address: tjonesappraisals@gmail.com

Occupants: 6 unit apartment building plus 2 commercial units

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

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

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

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


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

(Will be assigned by BHQA)  
Petition Number: 21-TV-67

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.

Thickstun Glass has been hired to replace a cracked single pane glass window in apartment 5 and another one in apartment 3. They are running behind schedule due to being extremely busy with glass replacements in the local market. They have informed me that they should have them replaced/repared within two weeks.

Signature (Required): 

Name (Print): Trenton A. Jones.

Date: 7/8/2021

**Important information regarding this application format:**

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

Print Form



**City Of Bloomington  
Housing and Neighborhood Development**

REMAINING VIOLATION INSPECTION REPORT

**JUN 25 2021**

986

Owner(s)  
Platinum Development Llc  
408 S. Walnut Street  
Bloomington, IN 47401

Prop. Location: 408 S Walnut ST  
Number of Units/Structures: 6/1  
Units/Bedrooms/Max # of Occupants: Bld 1: 2/Eff/5 4/1/5

Date Inspected: 04/08/2021  
Primary Heat Source: Gas  
Property Zoning: MD  
Number of Stories: 2

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

**REINSPECTION REQUIRED**

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

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

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

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

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

**Unit 2 –**

**Kitchen:**

- C Properly secure the sprayer hose. BMC 16.04.060(a)

**Mechanical/Laundry Closet:**

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

TPR valve discharge tubes:

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

**Unit 3 –**

**Bedroom:**

- NC Replace the broken window glass. BMC 16.04.060(a)

**Unit 4 –**

**Kitchen:**

- C Replace the missing smoke detector. The missing smoke detector was hard wired and must be replaced with a hard wired model. IC 22-11-18-3.5 - Smoke detectors were too high to test w/o 12+ ladder. Owner provided receipt for their repair from Electrical Services

**Unit 5 –**

**Kitchen:**

- C Replace the missing cabinet door. BMC 16.04.060(a)

**Bedroom:**

- NC Replace the broken window glass. BMC 16.04.060(a)

**Unit 6 –**

**Bathroom:**

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

**EXTERIOR:**

- C All residential rental units shall conspicuously display the unit's address number on the front door of the unit. Provide a number for Unit 2. BMC 16.04.100

**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.**





**Electric Services Inc**  
 1000 W ALLEN ST  
 BLOOMINGTON, IN 47403  
 Ph: 812-339-6345 Fax: (812) 332-9430

# Invoice

Date	Invoice #
6/23/2021	12572

Bill To	Job Location
Trent Jones 408 S Walnut St Bloomington, IN 47401	City HAND Inspection 408 S Walnut St #4

**Please Remit Payment to P.O. Box 727 Bloomington, In 47402**

Terms	Rep	Project
<b>Due on receipt</b>	SR	12572- replace hrdwire sm de...

Item Code	Description	Price Each	Quantity	Amount
	Per the HAND Inspection: replaced 3 hard wired smoke detectors.			
16.51 - Servic...	Initial Service Call 1st Hour	80.00		80.00
16.2 Electrica...	Total Material	49.50		49.50
	Sales Tax	7.00%		3.47

	<b>Total</b>	\$132.97
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<b>Thank you for your business</b>	<b>Balance Due</b>	\$132.97
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We now offer to send your Invoice by e-mail, fax or in regular mail as usual.  
 For your convenience, we gladly accept Visa, MasterCard, Discover and American Express . You can call us at (812) 339-6345  
 A Service Charge of 3% per Month will be added to Statements over 30 day. Customer will be responsible for Attorney Fees and all Collection Costs.



City of Bloomington  
H.A.N.D.

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

Meeting Date: August 18, 2021

Petition Type: An extension of time to complete repairs.

Petition Number: 21-TV-68

Address: 521 E 7<sup>th</sup> St

Petitioner: GMS Enterprises

Inspector: Chastina Chipman

Staff Report: April 9, 2021 Completed cycle inspection  
April 22, 2021 Sent cycle report  
June 18, 2021 Alex scheduled reinspection  
July 13, 2021 Received BHQA application  
July 15, 2021 Completed reinspection

During the cycle inspection of the above property violations of the rental code were found including deteriorating fascia, debris in the gutters and on the roof, and damaged siding on the building. The petitioner is requesting an extension of time to complete the repairs due to availability of a contractor.

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: September 30, 2021 All remaining violations

Attachments: Remaining violations report, Appeal

✱



RECEIVED  
JUL 13 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: 521 E 7th St

Petitioner's Name: GMS Enterprises

Address: 112 E. 3rd Street

City: Bloomington

State: Indiana

Zip Code: 47401

Phone Number: 812.333.23

E-mail Address: info@pavprop.com, alex@pavprop.com

Owner's Name: GMS Enterprises

Address: 112 E 3rd Street

City: Bloomington

State: Indiana

Zip Code: 47401

Phone Number: 812.333.23

E-mail Address: info@pavprop.com, alex@pavprop.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:

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-68

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. Exterior Items

1. Replace missing light fixture on the east side by unit
2. Repair Façade on the northwest side of the building
3. Repair the siding on the southwest side of the building
4. Clean debris from the roof, gutters, and downspout

B. Requesting an extension to work with the roofing company that replaced the roof recently to address these items as they should have been done as a scope of the work they completed, due to their schedule we are unable to get them there for review and repairs prior to rein spection

C. Requesting an extension until end of September to allow time for the contractor to get onsite during their busy period

Signature (Required): Alexandria Legge

Name (Print): Alexandria Legge

Date: ~~2/28/07~~ 7/13/21

**Important information regarding this application format:**

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





**City Of Bloomington  
Housing and Neighborhood Development**

REMAINING VIOLATION INSPECTION REPORT

1029

Owner(s)

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

Agent

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

Prop. Location: 521 E 7th ST  
Number of Units/Structures: 7/1  
Units/Bedrooms/Max # of Occupants: Bld 1: 5/2/5 2/Eff/5

Date Inspected: 04/09/2021  
Primary Heat Source: Gas  
Property Zoning: RM  
Number of Stories: 2  
Landlord Has Affidavit: N/A

Inspector: Chastina Chipman  
Foundation Type: Basement  
Attic Access: No  
Accessory Structure: None

**REINSPECTION REQUIRED**

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

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

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

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

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

Repair the fascia on the northwest side of the building. BMC 16.04.050 (a)

Repair the siding on the southwest side of the building. BMC 16.04.050 (a)

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

**OTHER REQUIREMENTS:**

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

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



City of Bloomington  
H.A.N.D.

**City of Bloomington  
Housing & Neighborhood Development  
Staff report**

Meeting Date: August 18, 2021

Petition Type: Relief from an administrative decision

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

Petition Number: 21-AA-69

Address: 3434 S. Oaklawn Circle

Petitioner: Pruda Trujillo

Inspector: John Hewett

Staff Report: July 12, 2021 Received Appeal form and fee.  
The owner has purchased this property for her son to live on his own. He has intellectual Disabilities, but can function alone with her help.

Staff recommendation: Grant the relief from administrative decision.

Conditions: This property shall not be considered a rental for as long as the current ownership and tenants do not change. If additional tenants occupy this structure or other tenants occupy the structure while the current owners maintain ownership, the requirement to register and inspect shall be enforced. An Affidavit of Occupancy will be required yearly for as long as this tenancy arrangement is in place.

Compliance Deadline: none

Attachments: Appeal form



Application For Appeal  
To The  
Board of Housing Quality Appeals  
P.O. Box 100  
Bloomington, IN 47403  
812-349-3420  
hand@bloomington.in.gov

**RECEIVED**  
MAY 12 2021

Property Address: 3434 S. Oaklawn Circle

Petitioner's Name: Pruda Trujillo

Address: 2412 E. Boston Rd.

City: Bloomington State: IN Zip Code: 47401

Phone Number: 505-860-8136 E-mail Address: pruda.trujillo@gmail.com

Owner's Name: Pruda Trujillo

Address: above

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

Phone Number: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

Occupants: Luciano Trujillo

**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: 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-69

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.

I purchased this home for my son, Luciano to live. Luciano has Intellectual Disabilities, but is able to live on his own with my help. He lives on his own and with my help is able to maintain his house. It will not be rented out or leased. The house is in good shape and recently remodeled.

Signature (Required): Pruda Trujillo

Name (Print): Pruda Trujillo

Date: 6/6/2021

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.

**City of Bloomington  
Housing & Neighborhood Development  
Staff report**

Meeting Date: August 18, 2021

Petition Type: Relief from an administrative decision

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

Petition Number: 21-AA-71

Address: 909 W Ralston Dr.

Petitioner: Jennifer Olenick

Inspector: Maria McCormick and John Hewett

Staff Report: October 6, 2020 Received new registration form  
July 28, 2021 Received Appeal form and fee.  
The owner has purchased this property for his daughter. The daughter is planning to purchase the property from her parents within one year. It will not be a rental after the purchase.

Staff recommendation: Grant the relief from administrative decision.

Conditions: This property shall not be considered a rental for as long as the current ownership and tenants do not change. If additional tenants occupy this structure or other tenants occupy the structure while the current owners maintain ownership, the requirement to register and inspect shall be enforced. An Affidavit of Occupancy will be required yearly for as long as this tenancy arrangement is in place.

Compliance Deadline: none

Attachments: Appeal form



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

RECEIVED  
JUN 24 2021  
BY: .....

Property Address: 909 West Ralston Drive

Petitioner's Name: Jennifer Olenick

Address: 909 West Ralston Drive

City: Bloomington State: Indiana Zip Code: 47403

Phone Number: 812-340-0711 E-mail Address: Jenniolenick@gmail.com

Owner's Name: Leon and Jackie Olenick LLC

Address: 4105 East. Bill Mallory Blvd

City: Bloomington State: Indiana Zip Code: 47401

Phone Number: 305-490-7003  
305-490-5999 E-mail Address: Jackieolenick@gmail.com

Occupants: Jennifer Olenick

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: B AA

Reminder:

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

(Will be assigned by BHQA)  
Petition Number: 21-AA-71

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.

Q.O.

I am planning on purchasing the home from my parents within the year, ~~and~~

Signature (Required): Jennifer Olenick

Name (Print): Jennifer Olenick Date: 6/24/21

**Important information regarding this application format:**

- 1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
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Print Form



City of Bloomington  
H.A.N.D.

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

Meeting Date: August 18, 2021  
Petition Type: An extension of time to complete repairs  
Petition Number: 21-TV-72  
Address: 1501 S. Walnut St.  
Petitioner: ALF, LLC  
Inspector: Maria McCormick  
Staff Report: March 31, 2021 Completed Cycle inspection  
June 17, 2021 Received new property registration form  
June 24, 2021 Received BHQA Staff report

At the cycle inspection the then current property owner told us that the property was in the process of being sold. The new property owner did not receive the cycle report in a timely manner. Due to the extensive violations the petitioner is requesting an extension of time to complete repairs.

Staff recommendation: Grant the request.  
Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.  
Compliance Deadline: September 30, 2021  
Attachments: BHQA Appeal, Cycle Report

TV



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 24 2021

BY: .....

Property Address: 1501 S WALNUT ST.

Petitioner's Name: ALF, LLC

Address: 1412 S MONON DRIVE

City: BLOOMINGTON

State: Indiana



Zip Code: 47403

Phone Number: 812-333-92

E-mail Address: DSMMAINTENANCEINC@YAHOO.COM

Owner's Name: BEVERLY DECKARD

Address: 1412 S MONON DRIVE

City: BLOOMINGTON

State: Indiana



Zip Code: 47403

Phone Number: 8123339233

E-mail Address: DSMMAINTENANCEINC@YAHOO.COM

Occupants: 2

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

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

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

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



Reminder:

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

(Will be assigned by BHQA)

Petition Number: 21-TV-72

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.

THE ORIGINAL INSPECTION REPORT WENT TO THE PREVIOUS OWNER AND WE JUST RECEIVED IT LAST WEEK AND WE NEED EXTRA TIME SINCE THERE IS EXTENSIVE OUTSIDE WORK TO BE COMPLETED AND WILL HAVE TO SCHEDULE A MASON & ROOFER TO COME IN AND COMPLETE, PLUS EVERYTHING ELSE THAT WAS CITED, WE ARE ALSO SHORT STAFFED AT THIS TIME. THANKS FOR YOUR COOPERATION IN THIS MATTER.

Signature (Required): Beverly DeCard

Name (Print): Beverly DeCard Date: 6-24-21

**Important information regarding this application format:**

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

Print Form



**City Of Bloomington  
Housing and Neighborhood Development**

RENTAL INSPECTION INFORMATION

**APR 20 2021**

Crane, James  
1011 S Graywell Drive  
Bloomington, IN 47401

RE: 1501 S Walnut ST

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **JUN 19 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](http://www.bloomington.in.gov/hand). If you do not have access to the internet, you may contact **HAND at 812-349-3420 and forms will be provided.**

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

Sincerely,

Housing & Neighborhood Development  
Encl: Inspection Report,  
Xc: Jim & Nora Crane; 1011 S Graywell Drive, Bloomington, IN 47401

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





City Of Bloomington  
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

1854

Owner(s)

Crane, James  
1011 S Graywell Drive  
Bloomington, IN 47401

Agent

Jim & Nora Crane  
1011 S Graywell Drive  
Bloomington, IN 47401

Prop. Location: 1501 S Walnut ST  
Number of Units/Structures: 1/1  
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/5

Date Inspected: 03/31/2021  
Primary Heat Source: Gas  
Property Zoning: MM  
Number of Stories: 2

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

Monroe County Assessor's records indicate that this structure was built in 1928. At that time there were no minimum requirements for emergency egress.

INTERIOR:

Living Room 19-8 x 15-5:

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

Enclosed Front Porch; Dining Room 11-8 x 11-8:

No violations noted.

Kitchen 13-1 x 11-8:

Replace the deteriorated backsplash and countertops around the sink. BMC 16.04.060(a)

Secure the sprayer hose. BMC 16.014.060(a)

**Basement –**

Properly secure the bottom step. BMC 16.04.060(a)

**2<sup>nd</sup> Level –**

Stairway/Hallway:

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

NE Bedroom 13-6 x 11-2:

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

Existing Egress Window Measurements:

Height: 24 inches  
Width: 29 ½ inches  
Sill Height: 24 inches  
Openable Area: 4.9 sq. ft.

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

NE Bedroom 11-5 x 8-1 + 5-0 x 3-0:

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

Existing Egress Window Measurements:

Height: 24 inches  
Width: 29 ½ inches  
Sill Height: 24 inches  
Openable Area: 4.9 sq. ft.

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

SW Bedroom 15-3 x 9-7:

No violations noted.

Existing Egress Window Measurements:

Height: 24 inches  
Width: 29 ½ inches  
Sill Height: 24 inches  
Openable Area: 4.9 sq. ft.

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

**EXTERIOR:**

Properly tuck point the brick where mortar is loose, deteriorated or missing. North, west and east sides of the structure. BMC 16.04.050(a)

Replace the missing and damaged shingles. BMC 16.04.050(a)

Properly secure the flashing around the chimney. 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)

**Inventory Damage List:**

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

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

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

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



City of Bloomington  
H.A.N.D.

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

Meeting Date: August 18, 2021  
Petition Type: An extension of time to complete repairs  
Petition Number: 21-TV-73  
Address: 116 ½ N Walnut St.  
Petitioner: Olympus Properties  
Inspector: Norm Mosier  
Staff Report: May 6, 2021 Completed Cycle inspection  
July 23, 2021 Received Appeal and Fee

The Petitioner has requested an additional 60 days for their contractors to have time and availability to complete the work.

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 18, 2021  
Attachments: BHQA Appeal, Cycle Report

*llb*



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  
JUL 20 2021

BY: .....

Property Address: 116.5 N. Walnut St.

Petitioner's Name: Julie Cook, Olympus Properties

Address: 2620 N. Walnut St., Suite 1000

City: Bloomington State: Indiana  Zip Code: 47404

Phone Number: 8123348200 E-mail Address: manager@olympusproperties.com

Owner's Name: Tom M. Seeber and Stardust Development LLC

Address: 403 E. 6th St.

City: Bloomington State: Indiana  Zip Code: 47408

Phone Number: 8123348200 E-mail Address: manager@olympusproperties.com

Occupants: Various

**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-73

NM (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:

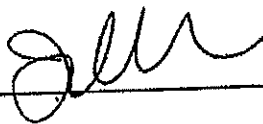
- A. An extension of time to complete repairs. (Petition type: TV)
  - 1. Specify the items that need the extension of time to complete.
  - 2. Explain why the extension is needed.
  - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition 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. Requesting 60 day extension to complete the following repairs:

Hardwood flooring repairs are awaiting subcontractor availability.

Drywall/plaster repairs are awaiting subcontractor availability.

Signature (Required):



Name (Print): Julie Cook

Date:

7/20/21

**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

**MAY 25 2021**

Seeber, John E.  
 401 Buckingham Dr  
 Indianapolis, IN 46208

RE: 116 N Walnut ST

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **JUL 24 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](http://www.bloomington.in.gov/hand). If you do not have access to the internet, you may contact **HAND at 812-349-3420 and forms will be provided.**

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

Sincerely,

Housing & Neighborhood Development  
 Encl: Inspection Report,  
 Xc: Olympos Properties: 2620 N. Walnut Street Suite 1000, Bloomington, IN 47404

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



City Of Bloomington  
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

5960

Owner(s)

Seeber, John E.  
401 Buckingham Dr  
Indianapolis, IN 46208

Agent

Olympus Properties  
2620 N. Walnut Street Suite 1000  
Bloomington, IN 47404

Prop. Location: 116 N Walnut ST  
Number of Units/Structures: 10/1  
Units/Bedrooms/Max # of Occupants: Bld 1: 2/Eff/5 6/2/5 2/3/5

Date Inspected: 05/06/2021  
Primary Heat Source: Electric  
Property Zoning: MD  
Number of Stories: 4

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

**NOTE:** Ground level is commercial space.

Monroe County Assessor's records indicate this structure was built in 1920.  
This structure was remodeled in 1999. The window sill measurements meet code  
Per Rule 8. Indiana Building Rehabilitation Standards.

**INTERIOR**

**2<sup>ND</sup> LEVEL:**

Common Hallway:  
No violations noted.

**UNIT 1**

Living Room 21 x 16:  
No violations noted.

Kitchen 13 x 7:  
No violations noted.

Bathroom/Laundry Room:  
No violations noted.

401 N Morton St  
Bloomington, IN 47404  
Fax (812) 349-3682

City Hall  
bloomington.in.gov

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



NW Bedroom 18 x 12:

No violations noted.

Existing Egress Window Measurements:

Height: 31 inches

Width: 37.50 inches

Sill Height: 59 inches

Openable Area: 8.07 sq. ft.

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

Bathroom:

No violations noted.

Center Bedroom 11 x 10: Same window as NW bedroom.

No violations noted.

East Bedroom 11 x 9: Same window as NW bedroom.

No violations noted.

Closet:

No violations noted.

**UNIT 2**

Living Room 17 x 13:

No violations noted.

Laundry Closet:

No violations noted.

Kitchen 4 x 8:

No violations noted.

Bathroom:

No violations noted.

East Bedroom 11 x 9:

No violations noted.

Existing Egress Window Measurements:

Height: 31 inches

Width: 37.50 inches

Sill Height: 59 inches

Openable Area: 8.07 sq. ft.

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

West Bedroom 11 x 9:

No violations noted.

**UNIT 3**

Living Room 17 x 13:

No violations noted.

Kitchen 4 x 8:

No violations noted.

Bathroom, Laundry:

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

East Bedroom 11 x 9:

No violations noted.

Existing Egress Window Measurements:

Height: 31 inches

Width: 37.50 inches

Sill Height: 59 inches

Openable Area: 8.07 sq. ft.

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

West Bedroom 11 x 9: Same window as east bedroom.

No violations noted.

**UNIT 4**

Bathroom/ Laundry:

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

Living Room/Bedroom 14 x 13: Exit door for egress requirements.

No violations noted.

Kitchen 11 x 11:

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

**UNIT 5**

Living Room 16 x 16:

No violations noted.

Dining Room 18 x 10:

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

Study 6-4 x 9-6:

No violations noted.

Bathroom:

No violations noted.

Laundry Closet:

No violations noted.

Kitchen 7 x 8:

Secure the loose sprayer, loose at base. BMC 16.04.060 (c)

SE Bedroom 15 x 10:  
No violations noted.

Existing Egress Window Measurements:  
Height: 31 inches  
Width: 37.50 inches  
Sill Height: 59 inches  
Openable Area: 8.07 sq. ft.

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

SW Bedroom 12 x 10: Same window as NE bedroom.  
No violations noted.

3<sup>RD</sup> LEVEL  
Common Hallway:  
No violations noted.

UNIT 6  
West Bedroom 13 x 11:  
Remove the hasp lock from the north door. BMC 16.04.060 (a)

Repair the failing hard wood floor adjacent to the bathroom. BMC 16.04.060 (a)

Existing Egress Window Measurements:  
Height: 31 inches  
Width: 37.50 inches  
Sill Height: 59 inches  
Openable Area: 8.07 sq. ft.

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

Bathroom:  
Secure the loose sink faucet. BMC 16.04.060 (c)

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

Repair the closet door to stay in the track. BMC 16.04.060 (a)

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

Hallway:  
Repair the surface of the ceiling to be free of holes, cracks, peeling paint and/or sagging materials.  
BMC 16.04.060(a)  
Repair/replace the failing hard wood floor adjacent to the laundry room. BMC 16.04.060 (a)

Laundry Closet:  
No violations noted.

Living Room 21 x 16:

Every window shall be capable of being easily opened and held in position by its own hardware, 2<sup>nd</sup> window from the north. BMC 16.04.060(b)

Center Bedroom 11 x 10:

No violations noted.

Existing Egress Window Measurements:

Height: 31 inches

Width: 37.50 inches

Sill Height: 59 inches

Openable Area: 8.07 sq. ft.

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

East Bedroom 10 x 9: Same window as center bedroom.

No violations noted.

Kitchen 15 x 5:

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

Secure the loose sprayer to its base. BMC 16.04.060 (c)

**UNIT 7**

Living Room 17 x 13:

No violations noted.

Kitchen 4 x 8:

No violations noted.

Bathroom/Laundry Room:

No violations noted.

East Bedroom 11 x 9:

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

Existing Egress Window Measurements:

Height: 31 inches

Width: 37.50 inches

Sill Height: 59 inches

Openable Area: 8.07 sq. ft.

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

West Bedroom 11 x 9: Same window as east bedroom.

No violations noted.

**UNIT 8**

Living Room 17 x 13:

No violations noted.

Kitchen 4 x 8:

No violations noted.

Bathroom/Laundry Room:

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

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

East Bedroom 11 x 9:

No violations noted.

Existing Egress Window Measurements:

Height: 31 inches

Width: 37.50 inches

Sill Height: 59 inches

Openable Area: 8.07 sq. ft.

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

West Bedroom 11 x 9: Same window as east bedroom.

No violations noted.

**UNIT 9**

Kitchen/Living Room/Bedroom 26.5 x 13-5: Exit door for egress requirements.

No violations noted.

Bathroom/ Laundry:

No violations noted.

**UNIT 10**

Living Room 16 x 16:

No violations noted.

Dining Area:

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

Kitchen 7 x 8:

No violations noted.

Bathroom/Laundry:

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

NE Bedroom 15 x 10:

No violations noted.

Existing Egress Window Measurements:

Height: 31 inches

Width: 37.50 inches

Sill Height: 59 inches

Openable Area: 8.07 sq. ft.

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

SE Bedroom 12 x 10: Same window as NE bedroom.  
No violations noted.

**BASEMENT**

Stairway:

No violations noted.

Main Room:

No violations noted.

**EXTERIOR**

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

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

**OTHER REQUIREMENTS**

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

Provide a ladder to check that the smoke detectors are operational in all units at the re-inspection.  
IC22-11-18-3.5

**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**

Meeting Date: August 18, 2021

Petition Type: Relief from an administrative decision

Variance Request: Relief from the loss of a 4 year permit.

Petition Number: 21-AA-74

Address: 200-202 S. Yancy Lane

Petitioner: Estelle Corrigan

Inspector: John Hewett

Staff Report: August 11, 2020 Cycle Inspection  
 October 13, 2020 Received appeal for Time  
 November 18, 2020 BHQA grants time  
 December 29, 2020 Reinspection of all other items, all complied.  
 April 16, 2021 Reinspection of Extension items, No Show by agent.  
 May 14, 2021 Reinspection of Extension items, all complied.  
 June 16, 2021 Issued 3 year permit  
 June 28, 2021 Received appeal for longer permit.

The owner's agent missed an appointment and the permit length was reduced to 3 years. The owner is requesting a 4 year permit. The previous permit was 4 years long, so if the permit length had not been reduced, they would be eligible for a 5 year permit.

Staff recommendation: Deny the relief from administrative decision.

Conditions: The permit will stand as issued.

Compliance Deadline: none

Attachments: Appeal form



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

OVER  
RECEIVED  
JUL 28 2021

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

Property Address: 202 S Vanoy Ln, Bloomington, IN 47404

Petitioner's Name: Estelle Conroy

Address: 11711 Morning Grove Dr.

City: Las Vegas State: NV Zip Code: 89135

Phone Number: 702-219-2202 E-mail Address: medsco@embargo.com

Owner's Name: Estelle Conroy

Address: 11711 Morning Grove Dr

City: Las Vegas State: NV Zip Code: 89135

Phone Number: 702-219-2202 E-mail Address: medsco@embargo.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: 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-74

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.

I had an inspection and my agent was a no-show. We had complied with every one of the requirements for reinspection. The agent has been replaced and the inspection passed. I was to have a four year permit at this point but because of the no-show it was changed to a three year. I am appealing to have a four year permit on this property. Thank you for your consideration.

Estelle Corrigan  
11711 Morning Grove Drive  
Las Vegas, NV. 89135  
The property I am requesting is at 202 S. Yancy Lane Bloomington, IN 47404

Signature (Required): Estelle Corrigan

Name (Print): Estelle Corrigan Date: 6-27-21

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.

