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**PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
CITY HALL LEMON CONFERENCE ROOM
Zoom Virtual Meeting
APRIL 20, 2022 4:00 P.M.**

ALL ITEMS ARE ON THE CONSENT AGENDA

I. **ROLL CALL**

II. **REVIEW OF SUMMARY**- December 15, 2021, January 19, 2022, February 16, 2022

III. **PETITIONS**

- 1) 21-TV-92, **304-308 W. 2nd Street**, Killion Building (Betty Ferguson). This was previously heard January 20, 2021 and December 15, 2021. Request for an extension of time to complete repairs.
- 2) 22-AA-26, **801 W. 4th Street**, Brent Silcox. Request for relief from an administrative decision issuing a 3-year permit.
- 3) 22-TV-27, **423 S. Fess Avenue**, Property Stars (College Rentals, Inc.) Request for an extension of time to complete repairs.
- 4) 22-TV-28, **3200 E. John Hinkle Place, Unit K**, Cottonwood Realty, LLC). Request for an extension of time to complete repairs.
- 5) 22-TV-29, **409 N. Spring Street**, Richard Bettler – Jabberwocky Real Estate (Manjula Reinhold). Request for an extension of time to complete repairs.
- 6) 22-TV-30, **229 E. Varsity Lane**, Varsity Properties. Request for an extension of time to complete repairs.
- 7) 22-TV-31, **245 E. Varsity Lane**, Varsity Properties. Request for an extension of time to complete repairs.
- 8) 22-TV-32, **621 W. 4th Street**, Charles A. Cole. Request for an extension of time to complete repairs.
- 9) 22-TV-33, **823-837 W. 17th Street**, Pine Bluff Apartments (Scott May). Request for an extension of time to complete repairs.
- 10) 22-TV-34, **1504 E. Matlock Road**, Jena Welker – Cream & Crimson Management (Josh Alley). Request for an extension of time to complete repairs.
- 11) 22-TV-35, **1615 E. Matlock Road**, Sarge Property Management (JCJ Holdings, LLC). Request for an extension of time to complete repairs.
- 12) 22-TV-36, **500 S. Park Ridge Road**, Katarina Verderami (The Scion Group). Request for an extension of time to complete repairs.
- 13) 22-AA-37, **3391 S. Oaklawn Circle**, Rex & Melinda Fish. Request for relief from an

administrative decision.

- 14) 22-TV-38, **320 S. Jackson Street**, Chris Pelton. Request for an extension of time to complete repairs.
- 15) 22-AA-39, **326 W. 17th Street**, Mackie Properties (John Hart). Request for relief from an administrative decision.
- 16) 22-AA-40, **208 E. Vermilya Avenue**, Tony Sowder. Request for relief from an administrative decision.
- 17) [WITHDRAWN] 22-TV-41, **1103 N. Woodburn Avenue**, Corinne Wilson (Equity Trust Company Custodian IRA Sarah Wilson). Request for an extension of time to complete repairs.
- 18) 22-TV-42, **713 N. Lincoln Street**, Choice Realty & Management (Dennis & Peggy Stalter). Request for an extension of time to complete repairs.
- 19) 22-TV-43, **220 N. Adams Street**, Robert E. Taylor. Request for an extension of time to complete repairs.
- 20) 22-TV-44, **125 E. 10th Street**, Vision Holdings dba Omega Properties (Robert Friedman). Request for an extension of time to complete repairs.
- 21) 22-TV-45, **348 S. Grant Street**, Parker Real Estate Management (Grant 10, LLC). Request for an extension of time to complete repairs.
- 22) 22-TV-46, **1003 N. Woodburn Avenue**, Samantha Brummett (Greg Bierman). Request for an extension of time to complete repairs.

IV. **GENERAL DISCUSSION**

V. **PUBLIC COMMENT**

VI. **ADJOURNMENT**

VII. **BHQA RETREAT**

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.

HAND Staff is inviting you to a scheduled Zoom meeting.

Topic: BHQA April 20, 2022 Meeting

Time: Apr 20, 2022 04:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://bloomington.zoom.us/j/83124268943?pwd=MUtiNmhyY0Vlc0NKVWhUZlInRWZCUT09>

Meeting ID: 831 2426 8943

Passcode: 893897

One tap mobile

+13126266799,,83124268943# US (Chicago)

+19292056099,,83124268943# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 831 2426 8943

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



City of Bloomington
H.A.N.D.

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

Meeting Date: April 20, 2022

Petition Type: An extension of time to complete repairs

Petition Number: 21-TV-92(Old)

Address: 304-308 W. 2nd Street

Petitioner: Killion Building -- Betsy Ferguson

Inspector: Maria McCormick

Staff Report: October 20, 2020 Completed Cycle Inspection
 April 8, 2021 Re-inspection all items complied except exterior painting
 August 24, 2021 Exterior Extension Reminder sent
 October 20, 2021 Received BHQA application for extension of time
 December 15, 2021 Granted extension of time until March 1, 2022
 February 28, 2022 Received 2nd BHQA application for extension of time.

During a cycle inspection of the above property violations of the Residential Rental Unit and Lodging Establishment Inspection Program were noted, including exterior paint that was flaking and peeling. The petitioner came to the board in December of 2021 asking for an extension of time to complete the exterior work as they decided to replace the stairs and hand rails that were cited in the cycle report as having peeling paint. The petition that is currently before the board is requesting additional time as they have since decided to also replace the entire deck that provides access to the apartments. This work is currently under way with one staircase completed at this time.

Staff recommendation: Grant an extension of time

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

Compliance Deadline: June 30, 2022

Attachments: Application for Extension of time, Photos, Schedule of work from owner



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

Property Address: 300-308 West Second Street, Bloomington, IN 47403

Petitioner's Name: Killion Building-Betsy Ferguson

Address: 205 East 17th Street

City: Bloomington

State: Indiana



Zip Code: 47408

Phone Number: 8123339201

E-mail Address: wagg1r@hotmail.com

Owner's Name: Betsy Ferguson

Address: 205 East 17th Street

City: Bloomington

State: Indiana



Zip Code: 47408

Phone Number: 8123312666

E-mail Address: wagg1r@hotmail.com

Occupants:

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

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

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

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



Reminder:

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

(Will be assigned by BHQA)

Petition Number: 21-TV-92

OLD BUSINESS

Hearl Jan. 24, 2021, Dec. 15, 2021

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 request is for more time to complete exterior painting - we are replacing the entire back deck and walkway that had some peeling paint and the contractor has not been able to complete the work. He has been battling bad weather and illness (he had Covid and then his staff had Covid) We are scheduled with him in the next 60 days or so to complete this project...it's a pretty big project so I am asking for extra time and appreciate your consideration in this matter.

Thank you!

Signature (Required): Woodington Mgt / Mary Ann Waggoner

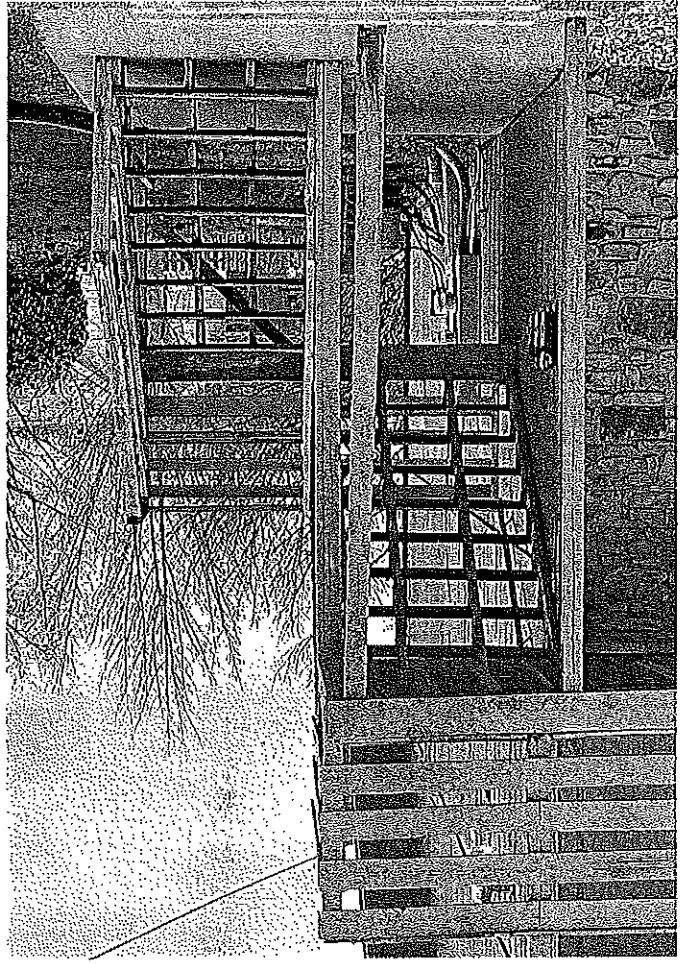
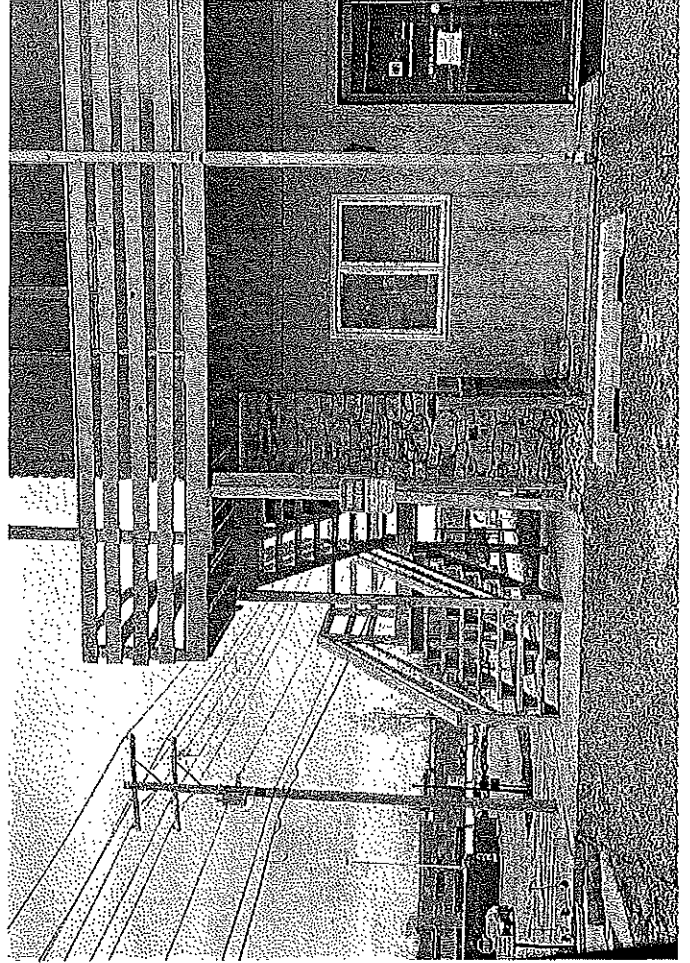
Name (Print): Woodington Management, LLC/Mary Ann Waggoner

Date: 2-26-22

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.





April 4, 2022

Request for more time to complete exterior repairs at Killion Building located at 300-308 West Second Street explained.

We have completed all of the interior requirements for the building but are asking for extra time to complete exterior repairs. The contractor, John Ward, has completed replacing the east stairwell at the property and will be starting on replacing the upper walkway and west stairwell this week.

Most of the "painting" was on the upper walkway and stairs. We are also putting up Hardie siding on the building and we are hopeful that this can be completed over the next 2 months but I think once the upper walkways are complete we should be able to meet the painting requirements.

We didn't want to paint right now since the building will be changing from its existing color of tan/brown to charcoal grey/white so it would be very costly and unnecessary to do it twice.

Thank you!



City of Bloomington
H.A.N.D.

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

Meeting Date: April 20, 2022
Petition Type: Relief from an administrative decision
Variance Request: Relief from the loss of a 5 year permit.
Petition Number: 22-AA-26
Address: 801 W 4th Street
Petitioner: Brent Silcox
Inspector: John Hewett

Staff Report: November 20, 2020, HAND called the owner to remind him to schedule the Cycle inspection before December 7, 2020 when the permit would expire. The owner called back on December 1, 2020 to schedule the inspection. The inspection was scheduled for February 17, 2021. On February 17th, the City was closed due to a snow event. HAND called the owner and re-scheduled the inspection for March 29th. The owner called on March 26th, to cancel the inspection as his tenant had Covid-19. On August 9th, the owner called and scheduled the inspection for August 20th. On August 10th, he called back to re-schedule for August 10th. The Cycle Inspection was conducted on August 10th. The Re-inspection was scheduled on October 10th and conducted on December 3rd. The owner was issued a 3 year permit due to the long time lapse between the cancellation for Covid-19, and the re-scheduling of the inspection.

Staff recommendation: Deny the relief from administrative decision.

Conditions: The permit shall stand as a 3 year permit, 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
hand@bloomington.in.gov

RECEIVED
JAN 31 2022

Property Address: 801 W 4th St.

BY: [Barcode]

Petitioner's Name: Brent Silcox

Address: 4504 Broadway St.

City: Indianapolis

State: Indiana

Zip Code: 46205

Phone Number: (317) 414-4106

E-mail Address: brentsil148@gmail.com

Owner's Name: Brent Silcox

Address: 4504 Broadway St.

City: Indianapolis

State: Indiana

Zip Code: 46205

Phone Number: 317-414-4106

E-mail Address: brentsil148@gmail.com

Occupants: 3

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

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

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

Variance Type:

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: 22-AA-26

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.

Recently issued 3 year occupancy permit. On December 1st, 2020 I called and scheduled my HAND inspection for February 17th, 2021. On February 17th, 2021 the inspector "Maria" called me and canceled the inspection because she could not get out of her driveway because of snow. We rescheduled the inspection for March 29th, 2021. On March 26th my tenant contacted me and said she had Covid and didn't think it would be a good idea for the inspector to come inside the house. I agreed and called HAND to cancel and reschedule. I did not reschedule at that time because I didn't really know what was going to happen with Covid. Eventually, the inspection was rescheduled for August 10th, 2021 with the re-inspection scheduled for October 10, 2021. I was told that my occupancy permit would now only be three years because I canceled the inspection and did not reschedule immediately. If I would have been advised at the time when I called to cancel that my permit would now be 3 years instead of 5 years, I would have rescheduled immediately. I am respectfully requesting that my occupancy permit revert back to a five year permit instead of a three year permit because of the unusual circumstances of Covid.

Sincerely,

Brent Silcox

Signature (Required): _____

Name (Print): Brent Silcox _____ Date: 1/31/22 _____

Important information regarding this application format:

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





City of Bloomington
H.A.N.D.

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

Meeting Date: April 20, 2022

Petition Type: Request for an extension of time to complete repairs

Petition Number: 22-TV-27

Address: 423 S. Fess Avenue

Petitioner: Property Stars

Inspector: Jo Stong

Staff Report: December 23, 2020: Conducted cycle inspection
 January 11, 2021: Mailed inspection report
 April 23, 2021: Conducted reinspection. All but fire alarm documentation complied.
 May 5, 2021: Mailed remaining violations report
 May 25, 2021: Called agent, left message that we need alarm documentation
 June 10, 2021: Received fire alarm documents; several failed alarms noted
 June 16, 2021: Legal proceedings started
 January 26, 2022: Called agent and asked for alarm documentation again
 January 31, 2022: Received email from agent saying the alarm system was not being monitored and therefore not functioning as intended
 February 1, 2022: Received appeal
 March 16, 2022: BHQA cancelled due to lack of a quorum

During a cycle inspection of the above property, it was noted that there was a fire alarm system installed in the property. The system did not pass the required annual inspection. The petitioner is seeking an extension of time to replace the control panel for the alarm system.

Staff recommendation: Grant an extension of time

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

Compliance Deadline: May 16, 2022

Attachments: Cycle Report, appeal



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

RECEIVED
DEC 1 2022

Property Address: 423 S Fess Ave

Petitioner's Name: Property Stars

Address: 114 N Madison

City: Bloom State: In Zip Code: 47404

Phone Number: (812) 606-6939 Email Address: Kelly@propertystars.com

Owner's Name: College Rentals Inc

Address: 3330 Dundee Suite C-4

City: Northbrook State: IL Zip Code: 60062

Phone Number: 847-272-1234 E-mail Address: collegerentalsinc@gmail.com

Occupants: Eleven tenants

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

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

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

Variance Type: Request to extend time

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 BHOA)
Petition Number 22-TV-27

JS

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

- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
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 - 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

Requesting an extension of time for phone error codes on fire safety system. Cannot locate original installer for access code. We must replace the panel due to no access code. We are in the process of replacing with Korus. Can provide documentation. Thank you!

Signature (Required): Kelly Jones

Name (Print): Kelly Jones

Date: 1/31/22

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

JAN 11 2021

College Rentals Inc.
3330 Dundee Road Suite C4
Northbrook, IL 60062

RE: 423 S Fess AVE

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **MAR 12 2021** schedule a re-inspection. You have the right to appeal any violation of Bloomington Municipal Code Title 16 noted on the rental inspection report to the Board of Housing Quality Appeals.

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

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

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

Sincerely,

Housing & Neighborhood Development

Encl: Inspection Report

Xc: Property Stars LLC - Kelly Jones: 114 N Madison St, Bloomington, IN 47404

City Hall

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

401 N Morton St

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

Bloomington, IN 47404

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



City Of Bloomington
Housing and Neighborhood Development

Rodney

CYCLE INSPECTION REPORT

393

Owners

College Rentals Inc.
3330 Dundee Road Suite C4
Northbrook, IL 60062

Agent

Property Stars LLC -- Kelly Jones
114 N. Madison St.
Bloomington, IN 47404

Prop. Location: 423 S Fess AVE

Number of Units/Structures: 9/1

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

Date Inspected: 12/23/2020

Primary Heat Source: Gas

Property Zoning: RH

Number of Stories: 3

Inspector: Jo Stong

Foundation Type: Basement

Attic Access: N/A

Accessory Structure: None

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

INTERIOR:

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

Basement Level

Apt. 1

Living Room:

Properly secure the recessed ceiling light. BMC 16.04.060(b)

Kitchen:

Properly repair the hole where the ceiling was cut away to repair a leak. BMC 16.04.060(a)

Bath:

Remove all mold from walls and ceiling. BMC 16.04.060(a)

Bedroom:

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

City Hall

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

401 N Morton St

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

Bloomington, IN 47404

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

Existing Egress Window Measurements:

Height: 13 inches
Width: 28 inches
Sill Height: 62 inches
Openable Area: 2.53 sq. ft.

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

Main Level

West Entry Hall

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

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

Ensure that hall lights are functioning as intended (all were off at inspection). BMC 16.04.060(b)

Apt. 2

Living Room:

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

Properly secure this same receptacle. BMC 16.04.060(b)

Properly secure the loose GFCI receptacle on the west wall. BMC 16.04.060(b)

Bedroom/Kitchen:

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

Existing Egress Window Measurements:

Height: 25.5 inches
Width: 43 inches
Sill Height: 24 inches
Openable Area: 7.61 sq. ft.

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

Bath:

No violations noted.

Apt. 3

Kitchen:

Properly seal the large hole on the back wall of the sink cabinet where the electrical conduit penetrates the cabinet. BMC 16.04.060(a)

Replace the non-functioning or incorrectly wired GFCI receptacle to the right of the sink, per Indiana Electric Code requirements (shows no power, will not trip). BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

Living Room, South Bedroom:

No violations noted.

Existing Egress Window Measurements:

Height: 28 inches

Width: 27 inches

Sill Height: 13 inches

Openable Area: 5.25 sq. ft.

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

Bathtub Room:

Repair the leak under the sink. BMC 16.04.060(c)

Southeast Bedroom:

Existing Egress Window Measurements:

Height: 19 inches

Width: 27 inches

Sill Height: 36 inches

Openable Area: 3.56 sq. ft.

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

Northeast Bedroom:

Existing Egress Window Measurements:

Height: 20 inches

Width: 24 inches

Sill Height: 34 inches

Openable Area: 3.33 sq. ft.

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

Hall, Laundry:

No violations noted.

Mechanical Room (gas furnace):

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

3.12.21 SJ
Properly repair the water heater flue pipe with approved ductwork and materials (not duct tape). BMC 16.04.060(c)

Replace the panel on the bottom of the water heater. BMC 16.04.060(c)

Replace the missing electrical junction box cover plate on the west wall. BMC 16.04.060(b)

Properly seal the large hole in the west wall where the electrical line penetrates the wall. BMC 16.04.060(c)

BASEMENT (gas furnace)

See Other Requirements at the end of the report for required furnace documentation.
3.12.21 (S)

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

2nd FLOOR

Common Bath:

Replace non-functioning or incorrectly wired GFCI receptacle(s), per Indiana Electric Code requirements (will not trip, does not show power). BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

Common Hall, Kitchen & Laundry:

No violations noted.

Apt. 5

Living Room:

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

Remove the birdseed from the window tray. BMC 16.04.060(a)

Bedroom:

Existing Egress Window Measurements:

Height: 15 inches

Width: 30 inches

Sill Height: 38 inches

Openable Area: 3.13 sq. ft.

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

Kitchen:

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

Apt. 6

No violations noted.

Existing Egress Window Measurements:

Height: 27.5 inches

Width: 30 inches

Sill Height: 22 inches

Openable Area: 5.73 sq. ft.

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

Apt. 7

Bedroom:

No violations noted.

The window measurements are the same as noted for Apt. 6 above.

Closet:

Properly mount the surge protector, or eliminate its use. BMC 16.04.060(b)

Apt. 8

Replace the damaged entry door. BMC 16.04.060(a)

Existing Egress Window Measurements:

Height: 26 inches

Width: 32 inches

Sill Height: 24 inches

Openable Area: 5.78 sq. ft.

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

Apt. 9 (attic)

Bedroom:

Repair the right closet door to function as intended (will not open with door knob). BMC 16.04.060(a)

Existing Egress Window Measurements:

Height: 24 inches

Width: 38 inches

Sill Height: 12 inches

Openable Area: 6.33 sq. ft.

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

Bath:

Replace the broken toilet seat lid. BMC 16.04.060(a)

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

Kitchen:

Properly secure the sink cabinet cover. BMC 16.04.060(a)

Living Room:

No violations noted.

Apt. 4

Living Room, Kitchen:

No violations noted.

Bedroom:

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

Existing Egress Window Measurements:

Height: 19 inches

Width: 30 inches

Sill Height: 36 inches

Openable Area: 3.96 sq. ft.

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

Mechanical Closet (gas furnace):

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

EXTERIOR:

Properly secure the light next to the entry of Apt. 1. BMC 16.04.050(b)

Replace the broken dryer vents on the east side. BMC 16.04.050(a)

Properly secure the siding on the east side. BMC 16.04.050(a)

Properly tuck-point all openings in the foundation walls. All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests. Repair with like materials in a workmanlike manner. BMC 16.04.050(a)

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

Replace all missing siding. BMC 16.04.050(a)

Replace the missing fascia on the west peak. BMC 16.04.050(a)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e)
(this violation has a deadline of **December 23, 2021**)

OTHER REQUIREMENTS:

Fire Alarm Inspection Documentation

Provide documentation of the fire alarm system annual inspection as required by the Indianan Fire Prevention Code. BMC 16.01.060(f)

Furnace Inspection Documentation

Thoroughly clean and service the furnaces, and 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 tests for carbon monoxide. Acceptable levels of carbon monoxide are as follows:

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

Tenants and Owners Rights and Responsibilities Summary

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

Inventory & Damages List

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

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: April 20, 2022

Petition Type: Request for an extension of time to complete repairs

Petition Number: 22-TV-28

Address: 3200 E. John Hinkle Place Unit K

Petitioner: Matthew Watson

Inspector: Jo Stong

Staff Report: September 14, 2021: Conducted cycle inspection
October 8, 2021: Mailed inspection report
December 21, 2021: Conducted reinspection
December 23, 2021: Mailed remaining violations report
January 21, 2022: Conducted 2nd reinspection
January 25, 2022: Mailed 2nd remaining violations report
February 9, 2022: Received appeal
March 16, 2022: BHQA postponed due to lack of a quorum

During an inspection of the above property, violations of Title 16 were noted, including egress windows that would not stay open on their own. The petitioner is seeking a six months extension of time to replace the windows. All other violations noted in the unit are in compliance.

Staff recommendation: Grant an extension of time

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

Compliance Deadline: August 15, 2022

Attachments: Cycle Report, appeal



**Application For Appeal
To The
Board of Housing Quality Appeals**

**P.O. Box 100
Bloomington, IN 47402
812-349-3420**

hand@bloomington.in.gov

**RECEIVED
FEB 03 2022**

BY:

Property Address: 3200 E John Hinkle Pl Apt K

Petitioner's Name: Matthew Watson (Cottonwood Realty LLC)

Address: 2801 S Forrester St

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 8122727309

E-mail Address: cottonwoodre@gmail.com

Owner's Name: Matthew Watson (Cottonwood Realty LLC)

Address: 2801 S Forrester St

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 8122727309

E-mail Address: cottonwoodre@gmail.com

Occupants: Tenants

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

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

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

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



Reminder:

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

(Will be assigned by BHQA)

Petition Number: 22-TV-28

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.

Two bedroom windows don't stay up when opened. I attempted to fix this problem by installing latches to keep the windows up. When I installed them they worked well so I scheduled a reinspection. The inspector came out and said they weren't working, so the unit failed the reinspection. I don't really understand why they didn't work so I'm going to have the windows replaced, having called every window company in Bloomington and being told that nobody will do repairs on the windows.

The timeline that I've been given on window replacement is 6 months. This seems incredible to me but due to supply chain problems apparently there is limited stock and installation scheduling is expected to have a huge backlog.

I am requesting an extension of 6 months to complete the replacement of the windows.

Signature (Required): _____

Name (Print): Matthew Watson

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
RENTAL INSPECTION INFORMATION

OCT 08 2021

Cottonwood Realty LLC
2801 S. Forrester Street
Bloomington, IN 47401

RE: 3200 E John Hinkle PL UNIT K

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **DEC 07 2021** to schedule a re-inspection. You have the right to appeal any violation of Bloomington Municipal Code Title 16 noted on the rental inspection report to the Board of Housing Quality Appeals.

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

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

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

Sincerely,

Housing & Neighborhood Development
Encl: Inspection Report

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

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

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



City Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

4888

Owners

Cottonwood Realty LLC
2801 S. Forrester Street
Bloomington, IN 47401

Prop. Location: 3200 E John Hinkle PL UNIT K
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/5

Date Inspected: 09/14/2021
Primary Heat Source: Electric
Property Zoning: PUD
Number of Stories: 1
Landlord Has Affidavit: N/A

Inspector: Jo Stong
Foundation Type: Other
Attic Access: N/A
Accessory Structure: None

02/05/2013 This property has been granted a variance from the Indiana State Fire Safety and Building Safety Commission on February 5, 2013 for the egress requirements. Project Name: 3200 E. John Hinkle PL Unit K Windows; Variance Number: 13-02-4

Monroe County Assessor's records indicate this structure was built in 1993.
Minimum emergency egress requirements for the time of construction:
Openable area required: 5.7sq. ft.
Clear width required: 20"
Clear height required: 24"
Maximum Allowable Sill Height: 44" above finished floor

Existing Egress Window Measurements:
Height: 21.5 inches
Width: 33.5 inches
Sill Height: 27 inches
Openable Area: 5.00 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements. (see State Variance).

INTERIOR:

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

. This unit is equipped with a fire suppression (sprinkler) system.

Living Room:

Secure the loose electrical receptacle on the east wall near the entry door. BMC 16.04.060(b)

Kitchen, Dining Room, Laundry:

No violations noted.

Hall:

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

Southwest Bedroom:

No violations noted.

Center West Bedroom:

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

Master Bedroom:

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

Hall Bath, Master Bath:

No violations noted.

EXTERIOR:

No violations noted.

OTHER REQUIREMENTS:

Required documentation

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

Inventory & Damages List

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

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: April 20, 2022
Petition Type: An extension of time to complete repairs.
Petition Number: 22-TV-29
Address: 409 N Spring St
Petitioner: Richard Bettler of Jabberwocky Real Estate for Majula Reinhold
Inspector: C Chipman

Staff Report:
May 4, 2021 Completed cycle inspection with tenant
May 14, 2021 Sent cycle report
July 28, 2021 Sent Remaining Violations Report
August 23, 2021 Received return mail for PO Box on file an forwarded them to Richard Bettler
November 5, 2021 Sent NTR/NTS
December 22, 2021 Richard Bettler scheduled reinspection
January 18, 2022 Richard Bettler rescheduled reinspection
February 1, 2022 Completed reinspection with tenant
February 7, 2022 Received new registration form
February 9, 2022 Received BHQA application
March 16, 2022 Meeting canceled due to lack of quorum

Petitioner is requesting an extension of time of 30 days to complete all of the repairs. The initial inspection was done in May and the petitioner has not completed any of the items in the report. There are life safety items such as smoke detectors, broken windows, non-functioning gfci receptacles and many other items. The petitioner has taken zero action to improve any items noted on the initial report.

Staff recommendation: Deny the extension of time.

Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action, including, but not limited to, the possibility of fines.

Compliance Deadline: The compliance deadline has passed. This file will be referred to the legal department.

Attachments: Remaining Violations Report, BHQA application



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

RECEIVED
FEB 09 2022

BY:

Property Address: 409 N Spring Street, Bloomington, In 47404

Petitioner's Name: Richard Bettler of Jabberwocky Real Estate for Manjula Reinhold

Address: 1316 S Palmer Ave

City: Bloomington

State: IN

Zip Code: 47401

Phone Number: 8123256478

E-mail Address: tanlthproperties@yahoo.com

Owner's Name: Manjula Reinhold

Address: 407 Mitchel St, Apt B

City: Southport

State: NC

Zip Code: 28461

Phone Number: 8123259560

E-mail Address: tanlthproperties@yahoo.com

Occupants: Ethel Hubbard

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

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

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

Variance Type: Extension 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: 22-TV-29

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.

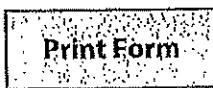
A combination of events lead to our unintentional failure to comply with HAND's requirements on this property. The addresses to which these notifications were being sent were incorrect. Due to the pandemic, the post office box which was the primary contact was discontinued during one of the lockdown phases of county's response. Unfortunately, HAND was never given this change. In addition, during the same rough time period, the owner sold her existing residential home listed as an alternative contact address and moved into the address listed above. Even with those missteps, we had assumed that the property was registered under the management of other properties with the owner, Jabberwocky Real Estate but as it turns out, only one of the current properties - 930 S Henderson - was actually registered with the management company. This is being corrected immediately. We understand it's our responsibility to keep you informed and are presenting these as explanations of why we didn't 'stay on top' of this situation and want to insure you that it was never our intent to ignore or resist HAND requests for corrections. With luck, we will have all or the bulk of corrections completed even prior to the appeals process, but do ask for an extension of 30 days to be sure and - with the correct addresses in place - should be able to prevent any further fallings on our part.

Signature (Required): Manjula Reinhold

Name (Print): Manjula Reinhold Date: 2/7/22

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

9434

Owner(s)

Reinhold, Manjula
Po Box 1613
Bloomington, IN 47402

Prop. Location: 409 N Spring ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 05/04/2021
Primary Heat Source: Gas
Property Zoning: R2
Number of Stories: 1
Landlord Has Affidavit: N/A

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

REINSPECTION REQUIRED

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

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

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

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

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

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

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

INTERIOR:

Living Room/ Kitchen Area (25-6 x 11-8):

Properly repair the bottom weather strip on the inside of the entry door, BMC 16.04.060 (a)

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

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

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

NE Bedroom (Right Front) (11-6 x 10-5):

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

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

Master Bathroom:

Properly repair the corner drywall tape joint. BMC 16.04.060 (a)

NW Bedroom (11-6 x 8-5):

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

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

Hall Bathroom:

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

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

South Bedroom (Front Left) (15 x 10-6):

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

EXTERIOR:

Repair/replace the porch light on the west side so that it functions as intended. (Tenant says it will not work like it should) BMC 16.04.050 (c)

Repair/replace the deteriorating steps on the south west side of the deck. BMC 16.04.050 (c)

Repair/replace the soffit on the south end of the house. BMC 16.04.050 (c)

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

Remove the vines that are growing on the structure. BMC 16.04.050(a)

Repair the hole in foundation on the north side where the plywood is laying against the house. BMC 16.04.050 (a)

Shed:

Repair the doors to function as intended. BMC 16.04.050 (a)

OTHER REQUIREMENTS

Furnace Inspection Documentation

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

Desired level:	0 parts per million (ppm)
Acceptable level in a living space:	9 ppm
Maximum concentration for flue products:	50 ppm

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: April 20, 2022

Petition Type: An extension of time to complete repairs.

Petition Number: 22-TV-30

Address: 229 E Varsity Lane

Petitioner: Varsity Properties

Inspector: C Chipman

Staff Report: November 1, 2021 Completed cycle inspection
November 22, 2021 Sent cycle report
January 31, 2022 Completed reinspection
February 9, 2022 Mailed remaining violations report
January 24, 2022 Received BHQA application
March 16, 2022 Meeting canceled due to lack of quorum

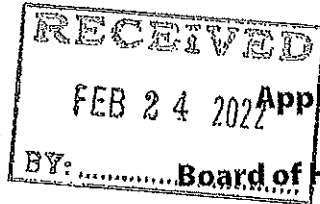
During the cycle inspection the window in the rear bedroom would not stay open. The petitioner is requesting an extension of time due to window parts being on back order through City Glass.

Staff recommendation: Grant the extension of time.

Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action, including, but not limited to, the possibility of fines.

Compliance Deadline: May 4, 2022 All remaining violations.

Attachments: Remaining Violations Report, BHQA application



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

Property Address: 229 E varsity Ln

Petitioner's Name: Varsity Properties

Address: 2015 N Dunn ST

City: Bloomington

State: Indiana



Zip Code: 47408

Phone Number: 8123340333

E-mail Address: Rborovp@gmail.com

Owner's Name: Varsity Properties

Address: 2015 N Dunn ST

City: bloomington

State: Indiana



Zip Code: 47408

Phone Number: 8123340333

E-mail Address: Rborovp@gmail.com

Occupants: 3

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

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

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

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



Reminder:

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

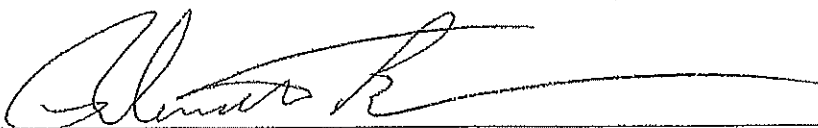
(Will be assigned by BHQA)

Petition Number: 22-TV-30

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.

Have Had window balancers on order they have been back ordered thought city glass.

Signature (Required): 

Name (Print): Robert Boro Date: 2-24-22

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

FEB 09 2022

1933

Owner(s)

University Properties
2015 N Dunn St
Bloomington, IN 47408

Prop. Location: 229 E Varsity LN
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/5

Date Inspected: 11/01/2021
Primary Heat Source: Electric
Property Zoning: MS
Number of Stories: 2
Landlord Has Affidavit: N/A

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

REINSPECTION REQUIRED

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

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

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

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

UPPER LEVEL:

Rear Bedroom (12-0 x 10-0):

Repair the window to function as intended. (Window is off track and will not stay open on it's own) BMC 16.04.060 (b)

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.

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

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

Meeting Date: April 20, 2022

Petition Type: An extension of time to complete repairs.

Petition Number: 22-TV-31

Address: 245 E Varsity Lane

Petitioner: Varsity Properties

Inspector: C Chipman

Staff Report: November 1, 2021 Completed cycle inspection
November 22, 2021 Sent cycle report
January 31, 2022 Completed reinspection
February 9, 2022 Mailed remaining violations report
January 24, 2022 Received BHQA application
March 16, 2022 BHQA meeting canceled due to lack of quorum

During the cycle inspection the window in the rear bedroom would not stay open. The petitioner is requesting an extension of time due to window parts being on back order through City Glass.

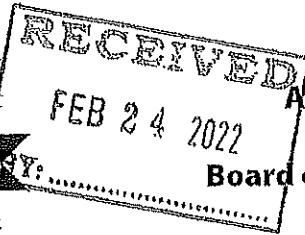
Staff recommendation: Grant the extension of time.

Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action, including, but not limited to, the possibility of fines.

Compliance Deadline: May 4, 2022 All remaining violations.

Attachments: Remaining Violations Report, BHQA application

ket



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: 245 E varsity Ln

Petitioner's Name: Varsity Properties

Address: 2015 N Dunn ST

City: Bloomington

State: Indiana



Zip Code: 47408

Phone Number: 8123340333

E-mail Address: Rborovp@gmail.com

Owner's Name: Varsity Properties

Address: 2015 N Dunn ST

City: bloomington

State: Indiana



Zip Code: 47408

Phone Number: 8123340333

E-mail Address: Rborovp@gmail.com

Occupants: 3

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

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

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

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



Reminder:

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

(Will be assigned by BHQA)

Petition Number: 22-TV-31

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.

Have Had window balancers on order they have been back ordered thought city glass.

Signature (Required): 

Name (Print): Robert Boro Date: 2-24-23

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

1951

Owner(s)

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

Prop. Location: 245 E Varsity LN
 Number of Units/Structures: 1/1
 Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/5

Date Inspected: 11/01/2021
 Primary Heat Source: Electric
 Property Zoning: MS
 Number of Stories: 2
 Landlord Has Affidavit: N/A

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

REINSPECTION REQUIRED

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

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

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

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

MAIN LEVEL:

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

UPPER LEVEL:

Rear Bedroom (12-0 x 10-0):

Repair the window to function as intended. (Sash will not stay open on it's own) BMC 16.04.060 (b)

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

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

Meeting Date: April 20, 2022

Petition Type: Request for an extension of time to complete repairs

Petition Number: 22-TV-32

Address: 621 W. 4th St. Apt. A

Petitioner: Charles Cole

Inspector: Rob Council

Staff Report: September 26, 2021 CC Conducted cycle inspection.
November 16, 2021 Mailed Insp. Report.
February 18, 2022 RC Conducted reinsp.
February 22 2022 Rec'd. Appeal.
March 16, 2022 BHQA cancelled due to lack of quorum.

Reason: During a reinspection of the above property, violations of the Residential Unit and Lodging Establishment Program were found, including unfinished drywall repairs. Owner found more underlying issues with repair.

Petitioner is seeking an extension of **60 Days** to complete repairs.

Staff recommendation: Grant extension of time to complete repairs.

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

Compliance Deadline: May 20, 2022

Attachments: Cycle Report, appeal



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

Property Address: 621 W. 4th St., Apt A

Petitioner's Name: Charles A. Cole

Address: 1504 Yellowwood Lake Road

City: Nashville **State:** IN **Zip Code:** 47448

Phone Number: 8129880025 **E-mail Address:** chas.cole@gmail.com

Owner's Name: Charles A. Cole

Address: same as above

City: _____ **State:** IN **Zip Code:** _____

Phone Number: _____ **E-mail Address:** _____

Occupants: Kalli Singleton

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

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

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

Variance Type: EXTENSION 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: <u>22-TV-32</u>

RC

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.

1. Need to hang and finish drywall
2. More issues with underlying construction were discovered than anticipated
3. 60 days

Signature (Required): Charles A. Cole

Name (Print): Charles A. Cole

Date: Feb. 21, 2022

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

NOV 16 2021

Cole, Charles A.
1504 N. Yellowwood Lake Road
Nashville, IN 47448

RE: 621 W 4th 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 **JAN 15 2022** to schedule a re-inspection. You have the right to appeal any violation of Bloomington Municipal Code Title 16 noted on the rental inspection report to the Board of Housing Quality Appeals.

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

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

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

Sincerely,
Housing & Neighborhood Development
Encl: Inspection Report,

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

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

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



**City Of Bloomington
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

1665

Owner(s)

Cole, Charles A.
1504 N. Yellowwood Lake Road
Nashville, IN 47448

Prop. Location: 621 W 4th ST
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: Bld 1: 2/1/3

Date Inspected: 10/26/2021
Primary Heat Source: Gas
Property Zoning: R3
Number of Stories: 1
Landlord Has Affidavit: N/A

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

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

INTERIOR:

UNIT B:

Living Room (15-8 x 14-9), Bathroom:

No violations noted.

Kitchen (12-0 x 15-4):

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

Secure the base of the faucet sprayer. BMC 16.04.060 (a)

Shared Back Porch:

No violations noted.

Bedroom (15-3 x 12-4):

No violations noted.

Existing Egress Window Measurements:

Height: 35.25 inches

Width: 31 inches

Sill Height: 16 inches

Openable Area: 7.5 sq. ft.

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

UNIT A:

Kitchen:

No violations noted.

Bathroom, Center Living Room (15-2 x 15-4):

No violations noted.

W Bedroom (6-4 x 22-0): Currently being used as a storage room if it is used as a bedroom in the future we will need to gain access to the door for egress.

Under Const.

Repair/replace the damaged drywall on the ceiling. BMC 16.04.060 (a)

NE Bedroom (15-3 x 15-3): Exterior door for egress.

No violations noted.

Basement:

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

Fueled equipment, including but not limited to motorcycles, mopeds, lawn-care equipment and portable cooking equipment, shall not be stored, operated or repaired within a residential building. BMC 16.04.020(a)(3) (2014 IFC 313.1, 313.2) (Chainsaws and weed eaters)

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)	

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: April 20, 2022

Petition Type: Extension of Time to Complete Repairs

Petition Number: 22-TV-033

Address: 823-837 W 17th St

Petitioner: Pine Bluff Apartments

Inspector: Michael Arnold

Staff Report: December 09, 2021 Cycle Inspection
 December 16, 2021 Sent Report
 February 14, 2022 Received BHQA Application
 March 16, 2022 BHQA meeting cancelled

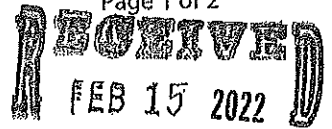
During the Cycle Inspection it was noted that several windows had issues with latching, opening or being broken. The petitioner is requesting additional time to address the repair for the windows.

Staff recommendation: Grant the Extension of Time to Complete Repairs

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

Compliance Deadline: June 16, 2022

Attachments: Cycle Report, Application



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

Property Address: 823-837 West 17th Street, Bloomington, IN 47404

Petitioner's Name: Pine Bluff Apartments

Address: 205 East 17th Street

City: Bloomington State: Indiana Zip Code: 47404

Phone Number: 8123339201 E-mail Address: wagg1r@hotmail.com

Owner's Name: Scott May

Address: 205 East 17th Street

City: Bloomington State: Indiana Zip Code: 47408

Phone Number: 8123339201 E-mail Address: wagg1r@hotmail.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: 22-TV-33

MA

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

- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
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- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
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 - 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 currently working on other City Inspections and this inspection requires work to a couple of windows and we need extra time to complete these repairs/repalcement?

Thank you for your consideration in this matter.

Signature (Required):

Scott May

Name (Print): Scott May

Date: 02-14-22

Important information regarding this application format:

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





City Of Bloomington
Housing and Neighborhood Development
CYCLE INSPECTION REPORT

2872

Owner(s)

Pinebluff/ Scott May
 3000 S Walnut Street Pike #F6
 Bloomington, IN 47401

Agent

Woodington Management/ Maryann Waggoner
 205 E 17th Street
 Bloomington, IN 47408

Prop. Location: 831 W 17th ST
 Number of Units/Structures: 8/1
 Units/Bedrooms/Max # of Occupants: Bld 1: 8/2/5

Date Inspected: 12/09/2021
 Primary Heat Source: Electric
 Property Zoning: RM
 Number of Stories: 2
 Landlord Has Affidavit: N/A

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

Monroe County records show this structure was built in 1986. The minimum emergency egress requirements at the time of construction were as follows:

Height: 24 inches
 Width: 18 inches
 Sill Height: 48 inches
 Openable Area: 4.75 sq. ft.

Typical Unit:

Living Room (14-0 x 13-0)
 Kitchen/Dining Room (11-7 x 11-0)
 Bathroom
 Bedroom (11-0 x 9-4)
 Bedroom (12-8 x 11-5)

Typical Existing Egress Window

Height: 24 inches
 Width: 34 inches
 Sill Height: 28 inches
 Openable Area: 5.66 sq. ft.

Note: Only rooms with violations are listed on this report

Interior:**Unit 823:****Living Room:**

Repair the upper sash to close and Latch as intended. BMC 16.04.060(a)

Unit 825:**Living Room:**

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

Unit 827:

No violations noted

Unit 829:**Living Room:**

Repair the upper sash to close as intended. BMC 16.04.060(a) (south window)

Kitchen:

Secure the outlet to the wall. BMC 16.04.060(b) (adjacent to the refrigerator)

Left Bedroom:

Repair the upper sash to be weathertight. BMC 16.04.060(a) (South window)

Bathroom:

Eliminate the source of the water and properly repair and surface coat the wall. BMC 16.04.060(a)

Eliminate the source of the water dripping from the exhaust fan. BMC 16.04.060(a)

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

Unit 831:

No violations noted

Unit 833:**Living Room:**

Repair the window to latch as intended. BMC 16.04.060(b) (north window)

Hallway:

Repair replace the deteriorated portion of the carpeting. BMC 16.04.060(a) (at bedroom doors)

Unit 835:**General Condition:**

Secure the vent covers to the ceiling. BMC 16.04.060(c)

Kitchen:

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

Bathroom:

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

Deck:

Properly repair and secure the deck rails and eliminate the protruding nails. BMC 16.04.050(a)

Repair the screen door window. BMC 16.04.060(exterior side)

Unit 837:

No violations noted

Exterior:

Secure the crawl space cover. BMC 16.04.050(a)

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

Other Requirements:**Fireplace Documentation:**

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

Inventory Damage List:

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: April 20, 2022

Petition Type: An extension of time to complete repairs

Petition Number: 22-TV-34

Address: 1504 E. Matlock Road

Petitioner: Cream and Crimson Management - Jena Welker

Inspector: Jo Stong

Staff Report: November 23, 2021: Conducted cycle inspection
December 9, 2021: Mailed inspection report
February 7, 2022: Agent scheduled reinspection for March 7, 2022
February 21, 2022: Received appeal
March 11, 2022: Conducted reinspection. All but exterior in compliance.
March 16, 2022: BHQA postponed due to lack of a quorum

During a cycle inspection of the above property violation of the rental code were found, including damaged or decaying siding and window frames. The petitioner is seeking an extension of time to complete these exterior repairs until warmer weather. The property is currently vacant. At a reinspection conducted on March 11, 2022, the property was in compliance with the exception of the exterior violations.

Staff recommendation: Grant an extension of time

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

Compliance Deadline: June 1, 2022

Attachments: Cycle Report, appeal



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

Property Address: 1504 E Matlock, Bloomington, IN. 47408

Petitioner's Name: Cream and Crimson Management - Jená Welker

Address: 3746 E Commodore Trail

City: Bloomington

State: Indiana

Zip Code: 47408

Phone Number: 8128221033

E-mail Address: jena@creamandcrimsonproperties.com

Owner's Name: Josh Alley

Address: 3746 E Commodore Trail

City: Bloomington

State: Indiana

Zip Code: 47408

Phone Number: 7655327309

E-mail Address: cream.crimson@gmail.com

Occupants: Vacant

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

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

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

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

Reminder:

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

(Will be assigned by BHQA)

Petition Number: 22-TV-34

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.

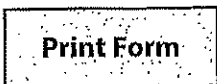
Hi I am reaching out to see if we can get an extension for the property at 1504 E Matlock, Bloomington, IN. 47408. The area we wish to have an extension on is the outside panelling of the home. With the weather being colder we are not able to complete this until weather is nicer. Once the weather warms up we will be able to complete this task properly. Thank you for your understanding. The home is vacant as well. We do not currently have tenants in a the home.

Signature (Required): _____

Name (Print): Jena Welker _____ 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.





City Of Bloomington
Housing and Neighborhood Development
RENTAL INSPECTION INFORMATION

DEC 09 2021

Cream & Crimson Management LLC
3732 E. Commodore Trail
Bloomington, IN 47408

RE: 1504 E Matlock RD

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window, but no later than **FEB 07 2022** schedule a re-inspection. You have the right to appeal any violation of Bloomington Municipal Code Title 16 noted on the rental inspection report to the Board of Housing Quality Appeals.

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

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

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

Sincerely,

Housing & Neighborhood Development

Encl: Inspection Report

Xc: Cream & Crimson Management LLC; 3732 E. Commodore Trail, Bloomington, IN 47408



City Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

10192

Owner

Cream & Crimson Management LLC
3732 E. Commodore Trail
Bloomington, IN 47408

Agent

Cream & Crimson Management LLC
3732 E. Commodore Trail
Bloomington, IN 47408

Prop. Location: 1504 E Matlock RD
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/3

Date Inspected: 11/23/2021
Primary Heat Source: Gas
Property Zoning: R2
Number of Stories: 2
Landlord Has Affidavit: N/A

Inspector: Jo Stong
Foundation Type: Basement
Attic Access: No
Accessory Structure: Shed

*Reins
3.11.22*

All new windows

Monroe County Assessor's records indicate this structure was built in 1942.
There were no requirements for emergency egress at the time of construction.

INTERIOR:

Property was vacant at inspection

Living Room (11-3 x 9-11):

Correct the polarity of the electrical receptacle on the west wall. The hot and neutral conductors are reversed. BMC 16.04.060(b) *2 branch*

Dining Room (11-10 x 10-2):

Repair the broken window (south wall, east window). BMC 16.04.060(b)

Kitchen (11-8 x 10-7):

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

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

Remove the old smoke detector in the archway between the kitchen and family room. IC22-11-18-3.5

Family Room (22-2 x 15-6):

Repair the sliding glass door to slide easily. BMC 16.04.060(a)

Correct the polarity of the electrical receptacle on the west wall under the guardrail. The hot and neutral conductors are reversed. BMC 16.04.060(b)

East Hall:

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

East Bedroom/Rec Room (23-4 x 11-8) (door for egress):

Note: It is strongly recommended that this area not be used for sleeping purposes as the gas furnace pulls combustion air from this area.

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

Properly install the air conditioner in a manner that prevents the entry of weather and pests in a workmanlike manner. BMC 16.04.060(c) *removed*

Southeast Room/ Bedroom (7-3 x 7-0):

Note: It is strongly recommended that this area not be used for sleeping purposes as the gas furnace pulls combustion air from this area. *Draws from Family room, small side grills*

Replace or completely remove the bi-fold doors to the rec room. BMC 16.04.060(a)

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

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

Existing Egress Window Measurements (sliding):

Height: 34 inches
Width: 15.5 inches
Sill Height: 41 inches
Openable Area: 3.66 sq. ft.

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

Furnace Closet (gas furnace):

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

Replace the doors on the furnace closet. BMC 16.04.060(a)

Southwest Bedroom (10-5 x 9-7):

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

Repair the broken window. BMC 16.04.060(b)

Existing Egress Window Measurements (double-hung):

Height: 22.75 inches
Width: 26.25 inches
Sill Height: 26.25 inches
Openable Area: 4.15 sq. ft.

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

Southwest Half Bath:

No violations noted.

Northwest Bath:

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

Replace the ungrounded electrical receptacle with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. Label receptacle as no equipment ground. BMC 16.04.020(a)(5); IEC 406.3(D)

Toilet Room:

No violations noted.

Northwest Bedroom (13-3 x 11-11):

Repair the broken windows. BMC 16.04.060(b)

Correct the polarity of the electrical receptacle on the west wall. The hot and neutral conductors are reversed. BMC 16.04.060(b)

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

Existing Egress Window Measurements (double-hung):

Height: 22 inches

Width: 25.5 inches

Sill Height: 27 inches

Openable Area: 3.90 sq. ft.

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

2nd FLOOR

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

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

Bedroom (16-8 x 9-11):

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

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

Bath:

No violations noted.

BASEMENT (gas furnace)

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

EXTERIOR:

GENERAL VIOLATION:

Repair or replace all damaged or decaying siding and window frame members. Repairs shall be made in a workmanlike manner using like materials. BMC 16.04.050(a)

Replace the missing trim on the eaves of the front (north) porch. BMC 16.04.050(a)

Replace the missing slat boards on the east side at the southeast corner. BMC 16.04.050(a)

Remove the old gas grill post on the south side of the property, and properly terminate the gas line. BMC 16.04.050(b)

Deck:

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

Properly close off the space between the deck and the shed at the east side of the deck, or install a guard rail on the edge of the deck in the space. BMC 16.04.050(b)

Shed:

Replace the south roof and soffit where it has rotted. BMC 16.04.050(a)

Done

OTHER REQUIREMENTS:

Furnace Inspection Documentation

Thoroughly clean and service the two furnaces, and 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 tests for carbon monoxide. Acceptable levels of carbon monoxide are as follows:

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

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: April 20, 2022

Petition Type: An extension of time to complete repairs.

Petition Number: 22-TV-35

Address: 1615 E Matlock

Petitioner: Sarge Property Mgmt

Inspector: C Chipman

Staff Report: December 22, 2021 Completed cycle inspection
December 29, 2021 Mailed cycle report
February 25, 2022 Tiffany scheduled reinspection
February 25, 2022 Received BHQA application
March 16, 2022 BHQA meeting canceled due to lack of quorum

During the cycle inspection the windows in the center bedroom would not open. The petitioner is requesting an extension of time due to having a contractor replace all the windows. The estimated completion of the project is May 2022.

Staff recommendation: Grant the extension of time.

Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action, including, but not limited to, the possibility of fines.

Compliance Deadline: May 2, 2022

Attachments: Cycle report, BHQA application



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

Property Address: 1615 E Matlock, Bloomington, IN 47408

Petitioner's Name: Sarge Property MGMT

Address: 2623 N Walnut St

City: Bloomington

State: Indiana



Zip Code: 47404

Phone Number: 8123301501

E-mail Address: tiffany@sargerentals.com

Owner's Name: JCJ Holdings LLC

Address: 20 6th Ave NW

City: Hickory

State: North Carolina



Zip Code: 28601

Phone Number: 8123301501

E-mail Address: tiffany@sargerentals.com

Occupants: Wesley Stacy, Montana Kinser

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

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

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

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



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

(Will be assigned by BHQA)
Petition Number: 22-TV-35

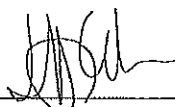
CC

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

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

We are requesting an extension of time to complete the window repairs at this unit. These are specifically for the windows in the center bedroom. The owner is having an outside contractor order and replace all the windows. The estimate for completion (due to supply chain delays and weather) is May 2022. We request to extend our deadline to May 2022.

Signature (Required):



Name (Print): Tiffany Adams

Date: 2/16/22

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

DEC 29 2021

Jcj Holdings Llc
20 6th Ave Nw
Hickory, NC 28601

RE: 1615 E Matlock RD

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **FEB 27 2022** to schedule a re-inspection. You have the right to appeal any violation of Bloomington Municipal Code Title 16 noted on the rental inspection report to the Board of Housing Quality Appeals.

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

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

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

Sincerely,

Housing & Neighborhood Development

Encl: Inspection Report,

Xc: Sarge Rentals, Inc.; 2623 N Walnut St, Bloomington, IN 47404

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

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

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



City Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

5130

Owner(s)

Iej Holdings Llc
20 6th Ave Nw
Hickory, NC 28601

Agent

Sarge Rentals, Inc.
2623 N Walnut St
Bloomington, IN 47404

Prop. Location: 1615 E Matlock RD
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 12/22/2021
Primary Heat Source: Gas
Property Zoning: R2
Number of Stories: 1
Landlord Has Affidavit: N/A

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

Monroe County Assessor's records indicate this structure was built in 1940. There were no requirements for emergency egress at the time of construction.

INTERIOR:

Living Room (15-6 x 11-4):

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

Dining Room (8-7 x 8):

No violations noted.

Kitchen (12-7 x 11):

Secure the electrical outlet on the north wall. BMC 16.04.060 (b)

Hallway, Hall Bath:

No violations noted.

W Bedroom (11 x 8-10), E Bedroom (11-9 x 9-1):

No violations noted.

Existing Egress Window Measurements: Dbl hung: Const. Yr. - 1940
Height: 24 inches
Width: 26 inches
Sill Height: 22 inches
Openable Area: 4.33 sq. ft.

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

Study:

No violations noted.

Center Bedroom (16-9 x 15-1): Same window as above.

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

Replace the broken glass on the southwest window. BMC 16.04.060 (b)

Breezeway:

No violations noted.

BASEMENT:

Stairway:

No violations noted.

Main Room:

Complete the installation of the water heater. BMC 16.04.060 (a)

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

Repair/replace the exterior door on the west side so that it functions as intended. (Hard to open and close)
BMC 16.04.060 (a)

Garage:

No violations noted.

EXTERIOR:

Clean debris from the roof, gutters and downspouts. 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 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: April 20, 2022

Petition Type: Request for an extension of time to complete repairs

Petition Number: 22-TV-36

Address: 500 S. Park Ridge Rd.

Petitioner: Katarina Verderami

Inspector: M. McCormick/C. Chipman

Staff Report: July 7, 2021 – Cycle Inspection scheduled for September 28 & 29, 2021
September 9, 2021 – Occupancy permit expired
September 22, 2021 – Cycle re-scheduled for November 8 & 9, 2021
November 9, 2021 – Completed Cycle Inspection
December 15, 2021 – Cycle Report Mailed. 60 Day deadline Feb. 14, 2022
February 7, 2022 – Received request for an extension of time.

This property consists of 188 units over 16 buildings. There were several violations noted at the cycle inspection. There were 4 general violations noted, these were reoccurring violations found in the majority of buildings/units. This is not including the 458 violations that were listed in the cycle report. The petitioner is requesting an extension of time to complete all the repairs noted in the cycle inspection until June 30, 2022.

Staff recommendation: Grant the extension of time.

Conditions: Complete all repairs as described below 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: All Life Safety Violations – May 11, 2022;
All Other Violations – June 30, 2022

Attachments: BHQA Application for appeal; Life Safety notated Cycle Report



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

**RECEIVED
FEB 07 2022**

Property Address: 500 S. Park Ridge Road Bloomington, IN 47401

BY:

Petitioner's Name: Katarina Verderami

Address: 500 S. Park Ridge Road

City: Bloomington **State:** Indiana **Zip Code:** 47401

Phone Number: 8125583600 **E-mail Address:** kverderami@reserveonthird.com

Owner's Name: The Scion Group

Address: 444 N Michigan Ave #2600

City: Chicago **State:** Illinois **Zip Code:** 60611

Phone Number: 3127045100 **E-mail Address:** info@thesciongroup.com

Occupants:

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

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

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

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

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

(Will be assigned by BHQA)
Petition Number: 22-TV-36

MM, CC

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

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

Hello,

Reserve on Third would like to request an extension of time to complete repairs. We currently are working with vendors to complete the needed repairs asked such as dryer vent, air duct, and furnace cleaning. We have been told by all vendors that these projects cannot be scheduled to be completed during the timeframe given due to extent of the projects and how long it will take to complete as well as their staffing shortages. We would like to request an extension until June 30, 2022 to complete all requested repairs.

Signature (Required): 

Name (Print): Katarina Verderami Date: 2/3/2022

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

Print Form



**City Of Bloomington
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

Life Safety violation noted in Italics for March 2022 BHOA

5853

Owner(s)

Reserve On Third
444 N Michigan Ave Ste. 2600
Chicago, IL 60611

Agent

Angie K. Stewart
500 S. Park Ridge Road (Office)
Bloomington, IN 47401

Prop. Location: 500 S Park Ridge RD

Number of Units/Structures: 188/16

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

Date Inspected: 11/09/2021
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 3
Landlord Has Affidavit: N/A

Inspector: M. McCormick/C. Chipman
Foundation Type: Slab
Attic Access: Yes
Accessory Structure: None

Monroe County Assessor's records indicate that these structures were built in 1999. These are the minimum requirements for emergency egress in a multi-family dwelling built at that time.

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

Note: Floor plans, dimensions and room inventories are in the file. Only rooms with violations will be listed in this report. General violations are issues that were cited in most if not all units.

INTERIOR:

General Violations –

Provide an approved cover plate for all the cable splitter boxes inside the closets. BMC 16.04.060(c)

Thoroughly clean (furnaces and ductwork) and service the furnaces in each unit. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. BMC 16.04.060(c)

Common Stairways/Hallways:

Repair or replace all stairway doors to function as intended. Spring hinges should fully close the doors. BMC 16.04.060(b)

Repair or replace all damaged or missing exit signs and emergency lights. BMC 16.04.060(b)

Building 1

1101

Living Room:

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

Kitchen:

Replace the missing drawer front. BMC 16.04.060(a)

Bedroom/Bath B:

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

Bedroom/Bath C:

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

1102

Living Room:

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

Kitchen:

Properly repair the damaged wall adjacent to the sink. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

Bedroom/Bath A:

Replace the broken toilet handle. BMC 16.04.060(c)

1103

Bedroom/Bath C:

Properly repair or replace damaged or deteriorated drywall between the bathtub and toilet. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

1104

Kitchen:

Properly repair the damaged wall adjacent to the pantry. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

Bedroom/Bath A:

Repair or replace the rusted closet doors. BMC 16.04.060(a)

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

Repair the trim in the bedroom adjacent to the bathroom door. BMC 16.04.060(a)

1201

Kitchen:

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

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

Bedroom/Bath C:

Repair or replace the ceiling vent diffuser to eliminate the rust. BMC 16.04.060(f)

1202

See general violations.

1203

Bedroom/Bath A:

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

1204

See general violations.

1301

Bedroom/Bath A:

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

Repair or replace the damaged countertop. BMC 16.04.060(a)

1302

Bedroom/Bathroom A:

Repair or replace the light fixture above the sink. Bulb is broken off inside the fixture. BMC 16.04.060(a)

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

1303

Kitchen:

Repair or replace ceiling light fixture to function as intended. BMC 16.04.060(a)

1304

Entire Unit:

Remove the plastic and tape covering the smoke detectors. BMC 16.04.060(b)

Water Heater Closet:

Properly repair the holes in the drywall. BMC 16.04.060(a)

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

TPR valve discharge tubes:

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

Properly secure the water heater's power supply cord at the stress connector. BMC 16.04.060(b)

Correct the installation on the water heater supply shut off valve. BMC 16.04.060(c)

Bedroom/Bath C:

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

Building 2

2101

Living Room:

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

Bedroom/Bath C:

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

Bedroom/Bath A:

Repair or replace the broken shelves in the closet. BMC 16.04.060(a)

Water Heater Closet:

Repair the damaged to the ceiling. BMC 16.04.060(a)

2102

See general violations.

2103

Kitchen:

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

Water Heater Closet:

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

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

2104

See general violations.

2201

Hallway:

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

2202

Living Room:

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

Kitchen:

Properly repair or replace damaged or deteriorated wallboard in the pantry. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

2203

Kitchen:

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

Water Heater Closet:

Properly level the water heater. BMC 16.04.060(c)

Bedroom/Bath B:

Secure toilet to its mountings. BMC 16.04.060(c)

2204

Kitchen:

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

Bedroom/Bath A:

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

2301

Entire Unit:

Replace the missing sprinkler escutcheon rings. BMC 16.04.060(b)

Kitchen:

Repair the cabinet trim under the sink. BMC 16.04.060(a)

Water Heater Closet:

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

TPR valve discharge tubes:

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

2302

See general violations.

2303

Living Room:

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

2304

Kitchen:

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

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

Bedroom/Bathroom A:

Replace the rusted ceiling vent diffuser. BMC 16.04.060(c)

Replace the deteriorated caulking in the bathtub surround. BMC 16.04.060(a)

Building 3

3101

Kitchen:

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

Bedroom/Bathroom C:

Properly repair or replace damaged or deteriorated drywall in the bathroom and closet. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

3102

Kitchen:

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

3103

Kitchen:

Repair or replace the bottom drawer of the refrigerator. BMC 16.04.060(a)

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

Water Heater Closet:

Properly repair or replace damaged or deteriorated ceiling adjacent to the sprinkler head. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

Bedroom/Bath B:

Secure toilet to its mountings. BMC 16.04.060(c)

3104

Kitchen:

Properly repair or replace damaged or deteriorated drywall in the pantry. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

3201

Kitchen:

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

Replace the broken shelf in the freezer. BMC 16.04.060(a)

3202

Bedroom/Bath A:

Replace the missing sprinkler escutcheon ring. BMC 16.04.060(c)

Bedroom/Bathroom C:

Properly repair or replace damaged or deteriorated wall between the bathtub and toilet. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

3203

Water Heater Closet:

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

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

3204

Kitchen:

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

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

3301

Kitchen:

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

Bedroom/Bathroom C:

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

3302

See general violations.

3303

See general violations.

Building 4

4101

Bedroom C:

Fueled equipment, including but not limited to motorcycles, mopeds, lawn-care equipment and portable cooking equipment, shall not be stored, operated or repaired within a residential building. BMC 16.04.020(a) (3) (2014 IFC 313.1, 313.2)

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

Repair the window to lock. BMC 16.04.060 (b)

Kitchen:

Repair/replace the oven control panel so that it functions as intended. BMC 16.04.060 (a)

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

Bedroom B:

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

4103

Kitchen:

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

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

Bedroom C:

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

Bathroom:

Secure the loose electrical outlet. BMC 16.04.060 (b)

4102

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

Kitchen:

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

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

Bedroom B:

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

4104

Bedroom B:

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

Bedroom C:

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

4201

Living Room:

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

Kitchen:

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

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

Bedroom C:

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

4203

Kitchen:

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

Replace the missing exhaust fan filter. BMC 16.04.060 (a)

Bedroom B:

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

Bathroom:

Repair the toilet to function as intended. (Water running) BMC 16.04.060 (a)

Bedroom A:

Remove the flag covering the smoke detector. IC 22-11-18-3.5

Bedroom C:

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

4202

Kitchen:

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

Repair/replace the oven control panel so that it functions as intended. BMC 16.04.060 (a)

Bedroom C:

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

Bathroom A:

Repair the toilet to function as intended. (Water running) BMC 16.04.060 (a)

4204

Kitchen:

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

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

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

4301

Bathroom C:

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

Bedroom B:

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

4303

Kitchen:

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

4302

Kitchen:

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

Repair the backsplash to the right of the sink. BMC 16.04.060 (a)

Repair the water leak under the sink. BMC 16.04.060 (a)

Bathroom A:

Repair the water leak under the sink. BMC 16.04.060 (a)

4304

Living Room:

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

Bedroom C:

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

Bathroom B:

Secure the loose electrical outlet. BMC 16.04.060 (b)

Building 5

5101

Kitchen:

Replace the missing exhaust vent filter. BMC 16.04.060 (a)

5103

Kitchen:

Repair the broken oven door. BMC 16.04.060 (a)

5102

Kitchen:

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

Bedroom C:

Remove the flag covering the smoke detector. IC 22-11-18-3.5

Bathroom C:

Repair the leak under the sink. BMC 16.04.060 (a)

Bedroom A:

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

Bathroom A:

Grout the shower tile. BMC 16.04.060 (a)

Repair the loose bottom closet door track. BMC 16.04.060 (a)

5104

Living Room:

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

Bathroom B:

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

5201

Kitchen:

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

Living Room:

Secure the smoke detector. IC 22-11-18-3.5

Hall Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

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

5203

Kitchen:

Replace the missing exhaust fan filter. BMC 16.04.060 (a)

Bedroom C:

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

Bathroom C:

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

5202

Bedroom C:

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

Living Room:

Secure the smoke detector. IC 22-11-18-3.5

5204

Kitchen:

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

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

Repair the water leak under the sink. BMC 16.04.060 (a)

Bathroom C:

Repair the toilet to function as intended. (Running) BMC 16.04.060 (a)

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

5301

Bedroom C:

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

5303

Kitchen:

Repair/replace the control panel on the stove so that it functions as intended. BMC 16.04.060 (a)

Living Room:

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

Bedroom B:

Repair the fan pull chain so that it functions as intended. BMC 16.04.060 (a)

5302

See general violations.

5304

Living Room:

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

Building 6

6101

Kitchen:

Repair the sink faucet to function as intended. (Cold water) BMC 16.04.060 (a)

6103

Kitchen:

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

Remove the mold from the inside of the cabinets. BMC 16.04.060 (a)

Bedroom A:

The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3,5

6102

Kitchen:

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

6104

Kitchen:

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

Hallway:

Replace the missing smoke detector. The missing smoke detector was hard wired and must be replaced with a hard wired model. IC 22-11-18-3,5

6201

Kitchen:

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

6202

See general violations.

6203

See general violations.

6204

Bedroom B:

Repair the bathtub faucet to function as intended. (Leaking) BMC 16.04.060 (c)

6301

See general violations.

6302

Bedroom B:

Repair the bathtub faucet to function as intended. (Leaking) BMC 16.04.060 (c)

Bedroom A:

Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3,5

Bathroom A:

Repair the toilet to function as intended. (Running water) BMC 16.04.060 (c)

6303

Kitchen:

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

6304

Kitchen:

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

Bedroom A:

Repair the ceiling fan pull chain to function as intended. BMC 16.04.060 (a)

Building 7

7101

Kitchen:

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

7102

Kitchen:

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

Bedroom/Bathroom A:

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

Water Heater Closet:

Properly install a stress clamp where the power wirer enters the water heater. BMC 16.04.060(c)

Bedroom/Bathroom B:

Replace the damaged and deteriorated trim on the wall adjacent to the toilet. BMC 16.04.060(a)

7103

Water Heater Closet/Laundry Closet:

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

Bedroom/Bath B:

Properly repair the tile in the tub surround. BMC 16.04.060(a)

7104

Water Heater/Laundry Closet:

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

7201

See general violations.

7202

Water Heater Closet/Laundry Closet:

Remove the plastic construction cap from the sprinkler head. BMC 16.04.060(b)

Properly connect the dryer exhaust vent. BMC 16.04.060(c)

7203

Water Heater/Laundry Closet:

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

7204

Hallway:

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

7301

Bedroom/Bathroom A:

Secure toilet to its mountings. BMC 16.04.060(c)

7302

Kitchen:

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

7303

See general violations.

7304

Bedroom/Bathroom A:

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

Building 8

8101

Bedroom/Bathroom A:

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

Living Room:

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

Bedroom/Bathroom B:

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

8102

Kitchen:

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

Bedroom/Bathroom C:

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

8103

Bedroom/Bathroom B:

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

8104

See general violations.

8201

Water Heater Closet:

Properly repair or replace damaged or deteriorated wall. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

Bedroom/Bathroom A:

Repair or replace the ceiling fan to function as intended. BMC 16.04.060(c)

8202

Bedroom/Bathroom B:

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

Properly repair the bathroom ceiling. BMC 16.04.060(a)

Hallway:

Properly secure the loose electrical panel cover. BMC 16.04.060(c)

8203

See general violations.

8204

Living Room:

Repair the window to function as intended and be weather tight. The sashes shall fit snugly and properly within the frame. Replace any missing or deteriorated glazing compound. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Bedroom/Bathroom C:

Replace the damaged trim adjacent the bathtub. BMC 16.04.060(a)

8301

Bedroom/Bathroom A:

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

Repair or replace the ceiling fan to function as intended. BMC 16.04.060(c)

Bedroom/Bathroom B:

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

Properly re-hang the shelves in the closet. BMC 16.04.060(a)

Bedroom/Bathroom C:

Properly repair the soft floor between the shower and closet. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. BMC 16.04.060(a)

8302

Living Room:

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

8304

Kitchen:

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

Repair or replace the dryer to function as intended. BMC 16.04.060(c)

Building 9

9101

Kitchen:

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

Bedroom/Bathroom C:

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

Living Room:

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

Replace the broken electrical receptacle cover on the bar. BMC 16.04.060(b)

Bedroom/Bathroom B:

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

9102

Jack & Jill Bathroom:

Replace the rusted ceiling light fixture. BMC 16.04.060(c)

Replace the missing trim on the top of the vanity drawer. BMC 16.04.060(a)

Bedroom/Bathroom C:

Replace the missing light fixture globe in the bathroom. BMC 16.04.060(c)

9103

Laundry Closet:

Properly secure the dryer vent. Remove the duct tape that is currently securing it. BMC 16.04.060(b)

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

Entry Hall:

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

Complete the repair to the drywall. BMC 16.04.060(a)

Bedroom/Bathroom C:

Complete the repairs to the drywall and trim. BMC 16.04.060(a)

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

9104

Jack & Jill Bath:

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

Properly repair or replace damaged or deteriorated wall behind the toilet. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

Bedroom B:

Remove the duct tape from the smoke detector. BMC 16.04.060(b)

Bedroom/Bathroom C:

Eliminate the leak from the toilet supply line. BMC 16.04.060(c)

9201

Entry:

Repair the wall adjacent to the thermostat. BMC 16.04.060(a)

Kitchen:

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

Replace the missing trim on the cabinet drawers. BMC 16.04.060(a)

Jack & Jill Bathroom:

Replace the rusted ceiling light fixture. BMC 16.04.060(c)

9202

Kitchen:

Replace the missing splash guard for the garbage disposal. BMC 16.04.060(c)

Bedroom B:

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

9203

Jack & Jill Bathroom:

Replace the diverter valve in the bathtub faucet. BMC 16.04.060(a)

Laundry:

Repair or replace the washer and dryer to function as intended. BMC 16.04.060(a)

Kitchen:

Repair or replace the dishwasher to eliminate the leak. BMC 16.04.060(c)

9204

Jack & Jill Bathroom:

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

9301

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

9302

See general violations.

9303

Jack & Jill Bathroom:

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

Replace the deteriorated caulking between the bathtub and the shower surround and properly re-caulk. BMC 16.04.060(a)

9304

Bedroom A:

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

Bedroom/Bathroom C:

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

Building 10

10101

Jack and Jill Bath:

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

Repair the toilet to function as intended. (Handle sticks) BMC 16.04.060 (c)

10102

Jack and Jill Bath:

Finish repairing the holes in the ceiling. BMC 16.04.060 (a)

10103

Utility Closet:

Remove the mold from the walls. BMC 16.04.060 (a)

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

Temperature/pressure relief (TPR) valve discharge tubes:

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

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

Bedroom C:

Remove the mold on entry door. (Inside and out) BMC 16.04.060 (a)

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

Remove the mold from the window sills. BMC 16.04.060 (a)

Bathroom C:

Remove the mold from all the walls including closet walls. BMC 16.04.060 (a)

Toilet Room:

Remove the mold from the walls. BMC 16.04.060 (a)

Bedroom B:

Secure the smoke detector. IC 22-11-18-3.5

10104

Utility Closet:

Remove the mold from the walls. BMC 16.04.060 (a)

10201

Jack and Jill Bath:

Remove the mold from inside the cabinets. BMC 16.04.060 (a)

10202

Living Room:

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

Bedroom A:

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

10203

Entry:

Repair/replace the entry door knob so that it functions as intended. BMC 16.04.060 (a)

Kitchen:

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

10204

Jack and Jill Bath:

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

Kitchen:

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

10301

Jack and Jill Bath:

Remove the mold from the walls. BMC 16.04.060 (a)

10302

Bedroom C:

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

10303

See general violations.

10304

Entry:

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

Kitchen:

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

Building 11

11101

Repair/replace the entry door knob so that it functions as intended. BMC 16.04.060 (a)

11102

Jack and Jill Bath:

Repair the toilet to function as intended. (Water running) BMC 16.04.060 (a)

Kitchen:

Repair the cabinet drawer to the right of the sink. BMC 16.04.060 (a)

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

11103

Laundry Closet:

Repair the washing machine to function as intended. (Leaks per tenant) BMC 16.04.060 (a)

11104

Utility Closet:

Replace the deteriorating baseboard. BMC 16.04.060 (a)

Bedroom C:

Secure the smoke detector. IC 22-11-18-3,5

Bathroom C:

Shower Closet:

Remove the mold from the walls. BMC 16.04.060 (a)

Kitchen:

Repair the water leak under the sink. BMC 16.04.060 (a)

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

Jack and Jill Bath:

Repair the toilet to function as intended. (Water running) BMC 16.04.060 (a)

Remove the mold from the walls. BMC 16.04.060 (a)

Bedroom A:

Provide operating power to the smoke detector. IC 22-11-18-3,5

11201

Kitchen:

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

11202

Kitchen:

Secure the dishwasher to the cabinet. BMC 16.04.060 (a)

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

11203

Bedroom C:

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

Kitchen:

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

11204

Bedroom A:

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

Kitchen:

Repair the water leak under the sink. BMC 16.04.060 (a)

11301

See general violations.

11302

Washer/Dryer Closet:

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

Kitchen:

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

Bedroom C:

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

11303

Utility Closet:

Secure the electrical plate on water heater. BMC 16.04.060 (b)

Repair the hole in the wall beside the washer/dryer. BMC 16.04.060 (a)

Bedroom C:

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

Kitchen:

Replace the missing vent fan filter. BMC 16.04.060 (a)

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

Jack and Jill Bath:

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

11304

See general violations.

Building 12

12101

Kitchen:

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

Properly repair or replace damaged or deteriorated walls in the pantry. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

Bath B Closet:

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

Remove the mold from the walls. BMC 16.04.060 (a)

12103

Kitchen:

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

Bedroom C:

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

Bedroom A:

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

12102

Bathroom C:

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

Bedroom A:

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

12104

Kitchen:

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

Remove the mold from the ceiling vent. BMC 16.04.060 (a)

Bathroom B:

Remove the mold from the baseboard. BMC 16.04.060 (a)

12201

Kitchen:

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

Bathroom C:

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

Utility Closet:

Secure the electrical cover plate on the water heater. BMC 16.04.060 (b)

12203

Living Room:

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

Bedroom A:

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

12202

Dryer Closet:

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

12204

Kitchen:

Repair the bottom drawer on the stove to function as intended. BMC 16.04.060 (a)

Bathroom A:

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

Bathroom C:

Repair the toilet to function as intended. (Water running) BMC 16.04.060 (a)

Building 13

13101

Living Room:

Secure the smoke detector. IC 22-11-18-3.5

Jack and Jill Bath:

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

Kitchen:

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

13102

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

13103

Bathroom C:

Replace the deteriorating baseboard behind the toilet. BMC 16.04.060 (a)

Dryer Closet:

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

Kitchen:

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

13104

Bedroom C:

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

Bathroom:

Remove the mold from the wall behind the toilet. BMC 16.04.060 (a)

13201

Bathroom C:

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

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

Repair the bathtub faucet to function as intended. (Leaking) BMC 16.04.060 (a)

Kitchen:

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

13202

See general violations.

13203

See general violations.

13204

Bedroom A:

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

13301

Kitchen:

Remove the mold from the cabinet base under the sink. BMC 16.04.060 (a)

13302:

Bedroom A:

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

13303

Living Room:

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

Jack and Jill Bath:

Remove the mold from inside the cabinets. BMC 16.04.060 (a)

Repair the water leak under the right sink. BMC 16.04.060 (c)

Remove the mold from the walls. BMC16.04.060 (a)

13304

Living Room:

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

Building 14

14101

See general violations.

14102

See general violations.

14103

Dryer Closet:

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

14104

Kitchen:

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

14201

See general violations.

14202

Bedroom A:

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

14203

See general violations.

14204

See general violations.

14301

Bedroom A:

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

14302

Bedroom A:

Secure the ceiling light. BMC 16.04.060 (b)

14303

See general violations.

14304

Bathroom B:

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

Building 15

15101

Kitchen:

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

Bedroom/Bathroom B:

Repair the toilet to eliminate the constant running of water and so that the handle functions as intended. BMC 16.04.060(c)

15102

Kitchen:

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

Bedroom/Bathroom A:

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

Bedroom/Bathroom B:

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

Bedroom/Bathroom C:

Properly repair or replace damaged or deteriorated wall behind the toilet. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

15103

Kitchen:

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

Hallway:

Replace the damaged trim. BMC 16.04.060(a)

Bedroom/Bathroom B:

Properly secure the smoke detector to the ceiling. BMC 16.04.060(b)

Bedroom/Bathroom C:

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

Properly repair or replace damaged or deteriorated wall adjacent to the bathtub. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

15104

Bedroom/Bathroom C:

Secure toilet to its mountings. BMC 16.04.060(c)

Replace the water damaged vanity. BMC 16.04.060(a)

Kitchen:

Replace the broken drawer front. BMC 16.04.060(a)

15201

Bedroom/Bathroom A:

Properly secure the bedroom ceiling vent. BMC 16.04.060(c)

15202

Bedroom/Bathroom C:

The seals on the window glass in this room have failed causing the transparent quality of the window to be significantly reduced. Repair or replace the window(s) in a manner that restores the transparent quality of the window(s) and allows the window(s) to function as intended. BMC 16.04.060(a)

Bedroom/Bathroom B:

Correct the installation of the toilet. BMC 16.04.060(c)

15203

Kitchen:

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

Bedroom/Bathroom C:

Replace the broken bedroom door. BMC 16.04.060(a)

15204

Kitchen:

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

Repair the cabinet door to close as intended. BMC 16.014.060(a)

Replace the broken garbage disposal switch. BMC 16.04.060(c)

Bedroom/Bathroom A:

Replace the broken bedroom door. BMC 16.04.060(a)

Bedroom/Bathroom B:

Properly repair or replace damaged or deteriorated wall adjacent to the toilet. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

Replace the missing escutcheon ring on the toilet supply line. BMC 16.04.060(b)

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

Bedroom/Bathroom C:

Repair or replace the ceiling fan to function as intended. BMC 16.04.060(c)

15301

Bedroom/Bathroom C:

Secure toilet to its mountings. BMC 16.04.060(c)

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

15302

See general violations.

15303

See general violations.

15304

Bedroom/Bathroom A:

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

Kitchen:

Replace the broken garbage disposal switch. BMC 16.04.060(c)

Building 16

16101

Bedroom/Bathroom C:

Repair the leaking toilet. BMC 16.04.060(c)

Jack & Jill Bathroom:

Properly repair or replace damaged or deteriorated walls, ceiling and trim. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

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

16102

See general violations.

16103

Hallway:

Replace the missing furnace access cover. BMC 16.04.060(c)

Replace the missing return air vent cover. BMC 16.04.060(c)

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

Bedroom/Bathroom C:

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

Bedroom B:

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

Bedroom A:

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

Living Room:

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

Kitchen:

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

16104

See general violations.

16201

See general violations.

16202

Entry:

Complete the repair to the ceiling. BMC 16.04.060(a)

16203

See general violations.

16204

See general violations.

16301

Living Room:

Remove the tape covering the fire alarm. BMC 16.04.060(b)

Bedroom/Bathroom C:

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

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

16302

Bedroom/Bathroom C:

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

16303

Kitchen:

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

16304

See general violations.

EXTERIOR:

Properly repair the siding at the west entrance of building 9. BMC 16.04.050(a)

Replace the all missing and damaged exit signs in the common hallways. BMC 16.04.050(b)

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

Properly clean all the exterior dryer vents. Replace all broken vents. BMC 16.04.050(b)

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)*

Provide documentation of the fire suppression/fire alarm systems annual inspection as required by the Indiana Fire Prevention Code. BMC 16.04.060(f)

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: April 20, 2022
Petition Type: Relief from an administrative decision
Variance Request: Relief from the requirement to register and inspect.
Petition Number: 22-AA-37
Address: 3391 S. Oaklawn Circle
Petitioner: Rex and Melinda Fish
Inspector: John Hewett

Staff Report: January 26, 2022 HAND received a phone call saying this is an unregistered rental. We sent a Notice to Register and Schedule. We sent a 2nd Notice on February 9th. On February 19th, we received the appeal form for this Appeal.

This house is occupied by the owner's disabled daughter and grandchild. The owner is asking for relief from the requirements of Title 16.

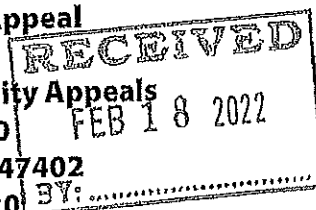
Staff recommendation: Grant the relief from administrative decision.

Conditions: This unit will be granted relief from the requirements of Title 16 for as long as the current owner and tenant remain un-changed from the current status. The property status will be verified by affidavit yearly to prove that no changes have been made. If this status changes, the requirements of Title 16 may be re-instated.

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



Property Address: 3391S Oaklawn Circle

Petitioner's Name: Rex and Melinda Fish

Address: 2593 E Pedigo Bay Dr

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 8126756427

E-mail Address: rex.r.fish@gmail.com

Owner's Name: Rex and Melinda Fish

Address: 3593 E Pedigo Bay Dr

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 8126756427

E-mail Address: rex.r.fish@gmail.com

Occupants: Kathryn Fish, Christian Jones

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

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

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

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



Reminder:

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

(Will be assigned by BHQA)

Petition Number: 22-AA-37

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.

This not rental property. The unit is occupied by our daughter and grandson. She is a single parent, disabled, and unable to support herself and her child. She pays no rent. We do not expect this to change during our lifetime. When we have both died our daughter will inherit the property.

Signature (Required): Melinda K Fish Rex Fish

Name (Print): Rex and Melinda Fish Date: 2-15-22

Important information regarding this application format:

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





City of Bloomington
H.A.N.D.

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

Meeting Date: April 20, 2022

Petition Type: An extension of time to complete repairs.

Petition Number: 22-TV-38

Address: 320 S Jackson St

Petitioner: Chris Pelton

Inspector: C Chipman

Staff Report: March 5, 2021 Completed cycle inspections
March 25, 2021 Sent cycle report
March 31, 2021 Chris scheduled reinspection
April 23, 2021 Completed reinspection
April 26, 2021 Mailed temporary permit for exterior
January 18, 2022 Mailed exterior extension report
February 28, 2022 Received BHQA application

During the cycle inspection it was noted that some exterior painting needed to be completed. The petitioner is requesting an extension of time due to difficulty finding an available contractor in time. The petitioner is requesting 60 days due to weather and completion of work.

Staff recommendation: Grant the extension of time.

Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action, including, but not limited to, the possibility of fines.

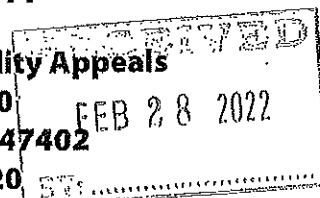
Compliance Deadline: June 20, 2022 All remaining violations.

Attachments: Exterior Extension Report, BHQA application

JK



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



Property Address: 320 S Jackson St 47403

Petitioner's Name: Chris Pelton

Address: 618 W 3rd St

City: Bloomington State: IN Zip Code: 47404

Phone Number: 646-2808363 E-mail Address: chris.pelton@gmail.com

Owner's Name: Chris Pelton

Address: same as above

City: _____ State: _____ Zip Code: _____

Phone Number: _____ E-mail Address: _____

Occupants: Alfa Dhakal and Suyash Kumar Nepane

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: 22-TV-38

CC'

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

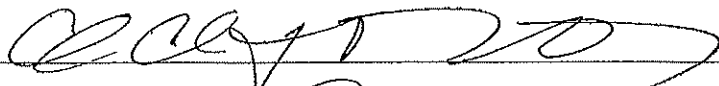
- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: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

A. - extension of time to complete parts of exterior painting.

1 - some trim still needs to be painted, front porch has been completed

2 - unable to schedule contractor to do the work, all of the painters I contacted after I realized I wasn't going to be able to finish were booked through the year

3 - requesting 60 day extension to ensure sufficient good weather. have scheduled Andy Cobine to start asap

Signature (Required): 

Name (Print): Christopher J Petton Date: 2/18/22

Important information regarding this application format:

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

Print Form



City Of Bloomington
Housing and Neighborhood Development

JAN 18 2022

EXTERIOR EXTENSION REMINDER INSPECTION REPORT

990

Owner(s)

Chris Pelton
610 W 3rd Street
Bloomington, IN 47404

Prop. Location: 320 S Jackson ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/3

Date Inspected: 03/05/2021
Primary Heat Source: Gas
Property Zoning: R3
Number of Stories: 1
Landlord Has Affidavit: N/A

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

This report is your reminder from the Housing and Neighborhood Development Office that this rental property is operating under a Temporary Permit that expires on 3/5/2022.

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

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

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

EXTERIOR:

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

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

This is the end of this report.

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

Meeting Date: April 20, 2022

Petition Type: Relief from an administrative decision

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

Petition Number: 22-AA-39

Address: 326 W 17th Street

Petitioner: Mackie Properties

Inspector: Chastina Chipman/ John Hewett

Staff Report: December 21, 2021 Cycle Inspection conducted
December 27, 2021 Report sent to Owner and agent
March 3, 2022 Remaining Violations Report written, no re-inspection has occurred.
March 7, 2022 RV report mailed to owner and agent
March 11, 2022 Agent appealed loss of 5 year permit.

The agent states they did not receive an initial copy of the Cycle report mailed in December, HAND records show it was mailed. The re-inspection has not been conducted as of the time this staff report was written. Required documents were provided on March 16, 2022. The appeal also requests a refund of the \$20.00 filing fee for this appeal.

Staff recommendation: Deny the relief from administrative decision. Deny the refund of the filing fee.

Conditions: The permit will be issued for 3 years when all violations are complied. All normal deadlines and procedures shall be followed in the completion of this permit renewal cycle.

Compliance Deadline: none

Attachments: Appeal form, RV 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: 326 West 17th Street, Bloomington, IN 47404

Petitioner's Name: Mackle Properties

Address: PO Box 236

City: Ellettsville

State: Indiana



Zip Code: 47429

Phone Number: 8122878036

E-mail Address: rjoseph@mackierentalproperties.com

Owner's Name: John Hart

Address: 261 West 25th Street, 6B

City: New York

State: New York



Zip Code: 10001

Phone Number: 8479774278

E-mail Address: peter.hart08@gmail.com

Occupants: Occupied

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

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

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

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



Reminder:

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

(Will be assigned by BHQA)

Petition Number: 22-AA-39

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.

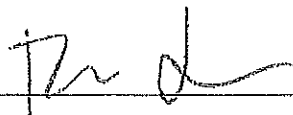
Today, March 10, 2022, Mackie Properties received a "Remaining Violation Inspection Report" in the mail for our rental property at 326 W 17th St. This property's initial cycle inspection was conducted on December 21, 2021 by Inspector Chastina. We were confused as we do not have a record of receiving the 60-day inspection report for this property. We have a system in place to immediately digitize all HAND reports and attach them to the appropriate property file, create work orders for the required repairs, and file the physical reports accordingly. We could find no evidence of the 60-day inspection report in any of these places, nor does any member of our staff recall receiving it.

We've been experiencing some issues with receiving requested materials from HAND, which we believe is partially related to short-staffing. This is completely understandable, so we called HAND's office to see if there had been a mistake on the department's end. We were told that the initial inspection report was mailed to our PO Box on December 27, 2022. However, we can find no evidence that this report was received. We requested a copy of the initial inspection report to ensure we have it on file and received a copy via email.

We plan to complete the required repairs as quickly and thoroughly as possible and will schedule our re-inspection as soon as they are done. However, we are asking that HAND allow this property to retain its 5-year permit period as we did not receive the 60-day inspection report. We are also graciously requesting that the \$20 appeal fee to submit this application be refunded to Mackie Properties because if we'd received the 60-day inspection report, which we did not through no fault of our own, it would not have been necessary.

Thank you for your consideration.

Signature (Required):



Name (Print): Rachel Joseph (of Mackie Properties)

Date: 3/10/22

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

MAR 07 2022

REMAINING VIOLATION INSPECTION REPORT

2778

Owner(s)

Hart, John W.
522 Essex Rd
Kenilworth, IL 60043

Agent

Mackie Properties
811 N Walnut St
Bloomington, IN 47404

Prop. Location: 326 W 17th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 12/21/2021
Primary Heat Source: Gas
Property Zoning: R2
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.

City Hall

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

401 N Morton St

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

Bloomington, IN 47404

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

INTERIOR:

MAIN LEVEL

Living Room (19-9 x 15):

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

Kitchen (22-3 x 7-8):

Repair/replace the missing tile adjacent to stove. BMC 16.04.060 (a)

Repair the window trim on the door. BMC 16.04.060 (a)

Bathroom:

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

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

2ND LEVEL

Bedroom (44-10 x 12):

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

BASEMENT

Main Room:

Repair the tpr valve on the water heater to function as intended. (Leaking) BMC 16.04.060 (a)

Replace the missing outlet cover on the north wall. BMC 16.04.060 (b)

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

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 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.

C
3.16.22
CC

C
3.16.22
CC



City of Bloomington
H.A.N.D.

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

Meeting Date: April 20, 2022
Petition Type: Relief from an administrative decision.
Variance Request: Relief from the requirement to register and inspect.
Petition Number: 22-AA-40
Address: 208 E. Vermilya
Petitioner: Tony Sowder
Inspector: John Hewett

Staff Report: June 12, 2020, there is a note in the file that the owner is deceased. Over the next year, there are many attempts by the HAND department to determine the final status of the estate of the previous owner. On January 24, 2022, HAND received documentation that the property had been transferred to the son of the deceased owner. This new owner has requested that the property be exempted from the requirements of Title 16. He states that his son lives there with a friend, and the family uses it for storage.

Staff recommendation: Deny the relief from administrative decision.

Conditions: The owner must schedule an inspection of the property and complete the inspection process to meet the requirements of Title 16.

Compliance Deadline: May 4, 2022

Attachments: Appeal form

SW



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: 208 E. Vermilya Ave, Blgtn, IN 47403

Petitioner's Name: Tony Sowder

Address: 3520 E. Rogers Road

City: Bloomington State: IN Zip Code: 47401

Phone Number: _____ E-mail Address: _____

Owner's Name: Tony Sowder

Address: 3520 E. Rogers Road

City: Bloomington, State: IN Zip Code: 47401

Phone Number: 8126060148 E-mail Address: _____

Occupants: AA

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: _____

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: 22-AA-40

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.

This property was my father - 3-31-2020 he passed away - last year it was willed to me. We have had my son living in there with a friend some - not really a rental property.

Our storage, my father's storage in garage still also.

Not sure what we're doing with it. May just be putting up for sale soon.

As discussed over phone not rental property so we need an exception from this. Thank you

2/28/22

Signature (Required): Tony K Sowder

Name (Print): Tony Sowder Date: 2-28-2022

Important information regarding this application format:

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





City of Bloomington
H.A.N.D.

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

Meeting Date: April 20, 2022
Petition Type: Request for an extension of time to complete repairs
Petition Number: 22-TV-42
Address: 713 N. Lincoln
Petitioner: Choice Realty & Management
Inspector: Rob Council
Staff Report: January 24, 2022 Cycle inspection completed.
January 27, 2022 Mailed inspection report.
March 25, 2022 Received appeal.
March 30, 2022 Reinspected.

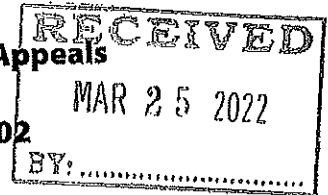
During a cycle inspection of this property, violations of the Residential Rental Unit and Lodging Establishment Program were found. Including windows and doors not functioning as intended.

Petitioner is seeking an extension of time to complete repairs due to delay in receiving needed parts.

Staff recommendation: Grant an extension of time to complete repairs.
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 1, 2022
Attachments: Cycle Report, Appeal.



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



Property Address: 713 N Lincoln

Petitioner's Name: Choice Realty & Management

Address: 1715 S. Walnut St.

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 8123317353

E-mail Address: dena@callchoicerealty.com

Owner's Name: Dennis & Peggy Stalter

Address: PO Box 4

City: Unionville

State: Indiana



Zip Code: 47468

Phone Number: 8123365342

E-mail Address: pstalter@hotmail.com

Occupants: 4

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: 22-TV-42

RC

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

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

We have 2 orders out for window locks and a door lock. The estimated dates for the deliveries to us are out to 7/31. I am requesting an extension on 2 of the items from the inspections due to the delay in materials needed to complete the work. The windows and the front door. Everything else is completed in the unit with the exception of these 2 items. I am requesting a 5-6 month extension for the items to get completed based on the information we have been given by companies of orders outstanding. Thank you

Signature (Required): Dena Dobson - Choice Realty & Management

Name (Print): Dena Dobson

Date: 3/24/22

Important information regarding this application format:

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

Print Form



City Of Bloomington
Housing and Neighborhood Development

JAN 27 2022

RENTAL INSPECTION INFORMATION

Dennis & Peggy Stalter
P.O. Box 4
Unionville, IN 47468

RE: 713 N Lincoln ST

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **MAR 28 2022** to schedule a re-inspection. You have the right to appeal any violation of Bloomington Municipal Code Title 16 noted on the rental inspection report to the Board of Housing Quality Appeals:

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

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

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

Sincerely,

Housing & Neighborhood Development

Encl: Inspection Report,

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

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

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

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



**City Of Bloomington
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

668

Owner(s)

Dennis & Peggy Stalter
P.O. Box 4
Unionville, IN 47468

Agent

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

Prop. Location: 713 N Lincoln ST
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/5 1/1/5

Date Inspected: 01/24/2022
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 2
Landlord Has Affidavit: N/A

Inspector: Rob Council
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

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

INTERIOR

Unit 713

Main Level:

Living Room (14-0 x 14-0):

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

Repair doorknob to latch as intended, BMC 16.04.060(a)

Dining Room (13-0 x 15-0):

No violations noted.

Central Sitting Room (9-0 x 12-0):

Repair window to latch securely. BMC 16.04.060(b) (West Window)

Repair loose outlet cover plate. BMC 16.04.060(b) (South Wall)

Kitchen (12-0 x 10-0):

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

NW Bedroom (13-0 x 13-0):

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

Existing Egress Window Measurements: (Dbl-hung)

Height: 32 inches

Width: 24 inches

Sill Height: 22.50 inches

Openable Area: 5.33 sq. ft.

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

Shared bathroom:

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

NE Bedroom (14-0 x 14-0): Room has egress door.

Repair window to latch securely. BMC 16.04.060(b) (Broken Latch)

Repair upper closet doors. BMC 16.04.060(a)

Existing Egress Window Measurements: (Dbl-hung)

Height: 31 inches

Width: 44.50 inches

Sill Height: 23.50 inches

Openable Area: 9.57 sq. ft.

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

Upper Level:

Bathroom:

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

North Bedroom 23x5-9

No violations noted.

Existing Egress Window Measurements: (Dbl-hung)

Height: 34 inches

Width: 30 inches

Sill Height: 14 inches

Openable Area: 7.08 sq. ft.

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

SE Bedroom 14x7-2

No violations noted.

Existing Egress Window Measurements: (Dbl-hung)

Height: 34 inches

Width: 30 inches

Sill Height: 14 inches

Openable Area: 7.08 sq. ft.

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

Hall Closet:

No violations noted.

Basement

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

Repair the holes in the wall. BMC 16.04.060(a) (Stairwell)

Install cover on junction box at stairway. BMC 16.04.060(c)

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

Unit 713 ½ (measure rooms at reinspection)

Living Room:14x11-2

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

Bedroom:9x10-2

No violations noted.

Existing Egress Window Measurements:

Height: 43 inches

Width: 26 inches

Sill Height: 20 inches

Openable Area: 7.76 sq. ft.

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

Bathroom:

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

Kitchen: 7-8x5-4

No violations noted.

EXTERIOR

Repair broken spindles on rear patio. 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:

C
3/29/22

- 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)**

C

Occupancy Affidavit:

Provide a completed copy of the Occupancy Affidavit for this Registered Residential Rental property to the inspector for review. BMC 16.03.025

C

*Beginning January 1, 2022, Bloomington Municipal Code requires owners of Registered Rental properties to maintain a completed Occupancy Affidavit for any structures with 4 (four) or fewer units as part of the rental documents. The Ordinance does not require the Occupancy Affidavit to be submitted to HAND.

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: April 20, 2022
Petition Type: An extension of time to complete repairs
Petition Number: 22-TV-43
Address: 220 N. Adams
Petitioner: Robert E. Taylor
Inspector: Jo Stong
Staff Report: January 21, 2022: Conducted cycle inspection
January 26, 2022: Mailed report
March 15, 2022: Received appeal

During a cycle inspection of the above property, violations of Bloomington's Housing Code were found. The petitioner is seeking an extension of time to complete repairs until after the tenants move out on April 30, 2022.

Staff recommendation: Grant an extension of time
Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.
Compliance Deadline: May 30, 2022
Attachments: Cycle Report, appeal



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

Property Address: 220 N. Adams Bloomington, IN 47404

Petitioner's Name: Robert E. Taylor

Address: 201 W. Morgan

City: Bloomington

State: Indiana



Zip Code: 47404

Phone Number: 5027277316

E-mail Address: rtaylor@ocsbank.com

Owner's Name: Robert E. Taylor

Address: 201 W. Morgan

City: Spencer

State: Indiana



Zip Code: 47460

Phone Number: 5027277316

E-mail Address: rtaylor@ocsbank.com

Occupants: Joshua Johnson and Michelle Milligan have occupied the home for last 3 years as tenants

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

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

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

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



Reminder:

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

(Will be assigned by BHQA)

Petition-Number: 22-TV-43

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.

On January 27, 2022 inspection was made by HAND and the items were identified that need to be corrected. Work was engaged immediately and the majority of work has been completed. However, on 3/13/22, I was informed by the tenants that they were moving out of my home at 220 N. Adams, Bloomington, IN into a new place on Swartz Ridge Road in Bloomington, IN. They will be in their new home on 4/30/22. Having said that, I am asking that I be granted an extension until 5/15/22 to complete the work as it will be so much easier and less disruptive after the tenants have moved and the property is vacant. There is also a high probability that I will be selling the property at 220 N. Adams after the tenants move out on 4/30/22 and it will no longer be in my rental portfolio.

I have hired Amazing Comfort to clean and check out furnace

Signature (Required) *Robert E Taylor*

Name (Print): Robert E. Taylor

Date: 3/15/22

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.



Amazing 
Comfort
HEATING & AIR

Commercial & Residential
Installation & Maintenance

Tom
612-287-3080

24 Hr. Service Available

Ben
612-508-0917



City Of Bloomington
Housing and Neighborhood Development

JAN 26 2022

RENTAL INSPECTION INFORMATION

Taylor, Robert E.
6641 N. Showers Road
Bloomington, IN 47408

RE: 220 N Adams ST

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **MAR 27 2022** to schedule a re-inspection. You have the right to appeal any violation of Bloomington Municipal Code Title 16 noted on the rental inspection report to the Board of Housing Quality Appeals.

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

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

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

Sincerely,

Housing & Neighborhood Development
Encl: Inspection Report



City Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

10956

Owner

Taylor, Robert E.
6641 N. Showers Road
Bloomington, IN 47408

Prop. Location: 220 N Adams ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/3

Date Inspected: 01/21/2022
Primary Heat Source: Gas
Property Zoning: R3
Number of Stories: 1
Landlord Has Affidavit: No

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

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

INTERIOR:

Entry:

Properly repair door casing and door so that the door latches securely and functions as intended. BMC 16.04.060(b)

Living Room (14-3 x 13-0):

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

Scrape and paint the ceiling where paint is peeling or cracking. BMC 16.04.060(f)

Southwest Bedroom (12-3 x 12-1):

No violations noted.

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

Height: 40 inches
Width: 29 inches
Sill Height: 36 inches
Openable Area: 8.06 sq. ft.

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

Kitchen (13-9 x 9-10):

No violations noted.

Furnace Room (gas furnace):

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

Properly repair and reattach all ductwork. The flue pipes are coming apart allowing carbon monoxide to enter the living space. BMC 16.04.060(b)

Note: The furnace room has a large opening into the south-center bedroom, and the furnace is drawing combustion air from this sleeping room. It is strongly recommended that the opening be completely sealed and the wall covered with fire-rated gypsum board.

South Center Bedroom (12-0 x 11-8):

No violations noted.

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

Southeast Bedroom (16-4 x 12-0):

Existing Egress Window Measurements (awning):

Height: 16 inches

Width: 32 inches

Sill Height: 63 inches

Openable Area: 3.55 sq. ft.

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

Bath:

Secure toilet to its mountings. BMC 16.04.060(c)

Northeast Bedroom (16-2 x 13-5):

No violations noted.

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

North/South Hall:

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

Repair the north entry door to latch properly and securely. BMC 16.04.060(b)

Electrical Panel:

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

EXTERIOR:

Properly repair/seal all soffits and fascia to prevent the entry of birds and pests. BMC 16.04.050(a)

Properly seal the north wall around the dryer vent to eliminate the entry of pests. All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests. Repair with like materials in a workmanlike manner. BMC 16.04.050(a)

Install a cover on the drain outside the north entry. BMC 16.04.050(a)

Properly seal the wall where the electrical service penetrates the structure (east wall). BMC 16.04.050(a)

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

Properly secure the loose gutter over the front (west) porch. BMC 16.04.050(a)

Install a cover over the crawlspace opening on the south side which completely and securely covers the opening to prevent the entry of weather and pests. BMC 16.04.05-(a)

Properly repair the foundation wall on the south side of the house that is pulling away from the structure in a workmanlike manner. Vegetation has grown behind it. BMC 16.04.050(a)

OTHER REQUIREMENTS:

Fireplace Inspection Documentation

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

Occupancy Affidavit

Provide a completed copy of the Occupancy Affidavit for this Registered Residential Rental property to the inspector for review. BMC 16.03.025

*Beginning January 1, 2022, Bloomington Municipal Code requires owners of Registered Rental properties to maintain a completed Occupancy Affidavit for any structures with 4 (four) or fewer units as part of the rental documents. The Ordinance does not require the Occupancy Affidavit to be submitted to HAND.

Furnace Inspection Documentation

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

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

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: April 20, 2022

Petition Type: An extension of time to complete repairs

Petition Number: 22-TV-044

Address: 125 E 10th St

Petitioner: Vision Holdings DBA Omega Properties

Inspector: Michael Arnold

Staff Report:	November 15, 2021	Cycle Inspection
	November 29, 2021	Sent Report
	January 28, 2022	Reinspection Scheduled
	February 22, 2022	Reinspection Complete
	February 28, 2022	Sent Remaining Violations Report
	March 29, 2022	Received BHQA Application

During the cycle inspection it was noted that there was a deteriorated tree on the property. Petitioner is requesting an additional 90 days to complete the task. Stated they are having difficulty receiving bids.

Staff recommendation: Grant the extension of time

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

Compliance Deadline: July 20, 2022

Attachments: Remaining Violations Report, appeal



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

Property Address: 125 E 10th St Bloomington Indiana

Petitioner's Name: Vision Holdings DBA Omega Properties

Address: 115 E 6th St

City: Bloomington

State: Indiana



Zip Code: 47408

Phone Number: 8123330995

E-mail Address: omegaproperties@gmail.com

Owner's Name: Robert Friedman

Address:

City:

State:



Zip Code:

Phone Number:

E-mail Address:

Occupants: Yes

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)

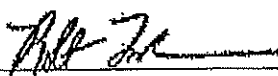
Petition Number: 22-TV-44

MA

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

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

We are asking for a 90 day extension (July 1, 2022) to complete the exterior work. Scheduling with tree companies just to receive a quote has been an issue.

Signature (Required): 

Name (Print): Robert Friedman Date: 3/23/2022

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

FEB 28 2022

3547

Owner(s)

Vision Properties - Rob Friedman
115 E. 6th Street, Suite 1
Bloomington, IN 47408

Agent

Omega Properties
115 E 6th St. Suite 1
Bloomington, IN 47408

Prop. Location: 125 E 10th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/5/5

Date Inspected: 11/15/2021
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 2
Landlord Has Affidavit: N/A

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

REINSPECTION REQUIRED

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

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

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

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

City Hall

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

401 N Morton St

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

Bloomington, IN 47404

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

Exterior:

All residential rental unit premises which contain trees shall maintain the trees in good health so that they pose no danger to persons or property. BMC 16.04.040(e)

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 or his agent and the expiration date of the permit. BMC 16.03.030(c)

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: April 20, 2022

Petition Type: Request for an extension of time to complete repairs

Petition Number: 22-TV-45

Address: 348 S. Grant St.

Petitioner: Parker Real Estate Management

Inspector: Rob Council

Staff Report: January 4, 2022 Conducted cycle inspection.
January 19, 2022 Mailed inspection report.
March 28, 2022 Completed reinspection.
March 29, 2022 Received Appeal.

During a cycle inspection of this property, violations of the Residential Rental Unit and Lodging Establishment Program were found. Including windows that would not function as intended.

Petitioner is seeking an extension of time due to delay in receiving needed parts.

Staff recommendation: Grant an extension of time.

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

Compliance Deadline: June 1, 2022

Attachments: Cycle Report, Reinspect Report, Appeal



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

MAR 29 2022

Property Address: 348 S. Grant St., Bloomington, IN 47401

Petitioner's Name: Parker Real Estate Management

Address: 621 N. Walnut St.

City: Bloomington

State: Indiana



Zip Code: 47404

Phone Number: 8123392115

E-mail Address: afreeman@parkermgt.com

Owner's Name: Grant 10, LLC

Address: 3756 E. Sterling Ave.

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 8123392115

E-mail Address: afreeman@parkermgt.com

Occupants: Erica Green, Joseph Nagano (Max),
Shane McElyea

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: 22-TV-45

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

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

We have ordered the material to complete the window repair but the materials did not come in before the inspection.

ASKING FOR JUNE 1 DATE.

Signature (Required): Arlene Freeman
 Name (Print): ARLENE FREEMAN Date: 03.29.2022

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

553

MAR 29 2022

Owner(s)

Grant 10 Llc
3756 Sterling Ave.
Bloomington, IN 47401

Agent

Parker Real Estate Management
P O Box 1112
Bloomington, IN 47402

Prop. Location: 348 S Grant ST
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: Bid 1: 2/1/5

Date Inspected: 01/04/2022
Primary Heat Source: Gas
Property Zoning: RH
Number of Stories: 1
Landlord Has Affidavit: N/A

Inspector: Rob Council
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.

INTERIOR

Unit #2

Kitchen/dining (6x6):

Repair or replace rotting window sills. BMC 16.04.060(a) (Dining area.)

Repair window to open easily. BMC 16.04.060(a) (Dining area.)

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
Housing and Neighborhood Development**

RENTAL INSPECTION INFORMATION

JAN 19 2022

Grant 10 LLC
3756 Sterling Ave.
Bloomington, IN 47401

RE: 348 S Grant ST

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **MAR 20 2022** to schedule a re-inspection. You have the right to appeal any violation of Bloomington Municipal Code Title 16 noted on the rental inspection report to the Board of Housing Quality Appeals.

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

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

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

Sincerely,

Housing & Neighborhood Development

Encl: Inspection Report,

Xc: Parker Real Estate Management: P O Box 1112, Bloomington, IN 47402

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

CYCLE INSPECTION REPORT

553

Owner(s)

Grant 10 LLC
3756 Sterling Ave.
Bloomington, IN 47401

Agent

Parker Real Estate Management
P O Box 1112
Bloomington, IN 47402

Prop. Location: 348 S Grant ST
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: Bld 1: 2/1/5

Date Inspected: 01/04/2022
Primary Heat Source: Gas
Property Zoning: RH
Number of Stories: 1
Landlord Has Affidavit: N/A

Inspector: Rob Council
Foundation Type: Basement
Attic Access: No
Accessory Structure: None

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

INTERIOR

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

Unit #2

Living Room:

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

C Repair window to open easily. BMC 16.04.060(a) (East wall right window)

C Repair the broken window. BMC 16.04.060(a) (East wall right window)

C Repair or replace rotting window sills. BMC 16.04.060(a) (East wall window)

Bedroom (13-6x13):

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

Existing Egress:

Height: 30.5 inches
Width: 26.25 inches
Sill Height: 28 inches
Openable Area: 5.56 sq. ft.

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

Bathroom:

No violations noted.

Kitchen/dining (6x6):

N/C Repair or replace rotting window sills. BMC 16.04.060(a) (Dining area.)

N/C Repair window to open easily. BMC 16.04.060(a) (Dining area.)

C Secure the faucet to sink. BMC 16.04.060(c)

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

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

C Repair windows to open easily and stay open on their own. BMC 16.04.060(a)

Rear exit:

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

C Repair the hole in the wall. BMC 16.04.060(a) (Falling/Missing plaster)

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

Unit #1

Living Room (13x13):

No violations noted.

Bedroom (5 x 7):

Recommend removing bed from sunroom. Room size does not meet minimum current standards for habitable space.

Seal window and repair sill at window AC unit. BMC 16.04.060(a)

Existing Egress:

Height: 30.5 inches
Width: 26.25 inches
Sill Height: 28 inches
Openable Area: 5.56 sq. ft.

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

Dining Room (12-6x10):

No violations noted.

Bathroom:

C Properly repair, then clean and surface coat damaged or stained ceiling area. BMC 16.04.060(a)

Kitchen (12-6x7):

C Repair window to latch securely. BMC 16.04.060(b)

Basement:

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

Temperature/pressure relief (TPR) valve discharge tubes:

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

C Repair falling façade boards at entrance. BMC 16.04.060(a)

EXTERIOR

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

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

(Window sills)

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)**

Occupancy Affidavit:

Provide a completed copy of the Occupancy Affidavit for this Registered Residential Rental property to the inspector for review. BMC 16.03.025

*Beginning January 1, 2022, Bloomington Municipal Code requires owners of Registered Rental properties to maintain a completed Occupancy Affidavit for any structures with 4 (four) or fewer units as part of the rental documents. The Ordinance does not require the Occupancy Affidavit to be submitted to HAND.

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: April 20, 2022

Petition Type: An extension of time to complete repairs.

Petition Number: 22-TV-46

Address: 1003 N Woodburn Ave

Petitioner: Samantha Brummett

Inspector: C Chipman

Staff Report: February 21, 2022 Completed cycle inspection
February 28, 2022 Mailed cycle report
March 31, 2022 Received BHQA application and Samantha scheduled reinspection

During the cycle inspection it was noted that there was a broken window pane in the northeast bedroom. The owner has ordered the replacement window and is currently waiting for it to arrive. The shipment date is June 20, 2022. The petitioner is requesting an extension of time until July 30, 2022 so that they may have time to receive the window and complete installation.

Staff recommendation: Grant the extension of time.

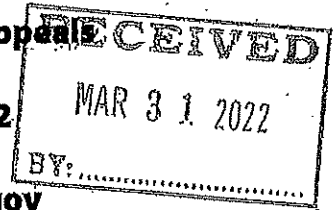
Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action, including, but not limited to, the possibility of fines.

Compliance Deadline: July 30, 2022 All remaining violations.

Attachments: Cycle Inspection Report, BHQA application



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



Property Address: 1003 N. Woodburn Drive Bloomington IN 47404

Petitioner's Name: Samantha Brummett (Realtor)

Address: 1561 W. Dove Drive

City: Bloomington

State: Indiana



Zip Code: 47403

Phone Number: 8123224830

E-mail Address: samantha@homefinder.org

Owner's Name: Greg Bierman

Address: 7851 N. Kivett Road

City: Monrovia

State: Indiana



Zip Code: 46157

Phone Number: 3173194020

E-mail Address: toothfarm@aol.com

Occupants: Tenants: Hunter Mills, Matthew Nunziata, Nic Verb

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: 22-TU-46

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.

Owner has paid for new replacement window. Have been told by the contractor with Koontz Construction that it states a "ship" date of June 20, 2022. Given supply chain issues, we are asking for extension until July 30, 2022.

Thank you

Signature (Required):

Gregory A. Bierman
 dotloop verified
 03/30/22 3:06 PM EDT
 0QD3-ZN0J-AMKA-U9GN

Name (Print): Greg Bierman

Date:

Important information regarding this application format:

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

Print Form



City Of Bloomington
Housing and Neighborhood Development

FEB 28 2022

RENTAL INSPECTION INFORMATION

Gregory, Lucille & Marie Bierman
7851 N Kivett Rd
Monrovia, IN 46157

RE: 1003 N Woodburn AVE

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **APR 29 2022** to schedule a re-inspection. You have the right to appeal any violation of Bloomington Municipal Code Title 16 noted on the rental inspection report to the Board of Housing Quality Appeals.

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

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

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

Sincerely,

Housing & Neighborhood Development

Encl: Inspection Report,

Xc: Sam Hosinski: 1003 N Woodburn Ave, Bloomington, IN 47404

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

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

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



City Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

2454

Owner(s)

Gregory, Lucille & Marie Bierman
7851 N Kivett Rd
Monrovia, IN 46157

Agent

Sam Hosinski
1003 N Woodburn Ave
Bloomington, IN 47404

Prop. Location: 1003 N Woodburn AVE
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/3

Date Inspected: 02/21/2022
Primary Heat Source: Gas
Property Zoning: R4
Number of Stories: 1
Landlord Has Affidavit: No

Inspector: Chastina Chipman
Foundation Type: Basement
Attic Access: N/A
Accessory Structure: Shed

Monroe County Assessor's records indicate this structure was built in 1922.
There were no requirements for emergency egress at the time of construction.

INTERIOR:

Living Room (13 x 20):

Repair/replace the screen door closure so that it functions as intended. BMC 16.04.060 (a)

Repair the broken threshold on the entry door. BMC 16.04.060 (a)

Repair the windows to open and function as intended. (Painted shut) BMC 16.04.060 (b)

Northeast Bedroom (10-8 x 13-2):

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

Repair the broken window pane in the east window. BMC 16.04.060 (b)

Repair the windows to open and function as intended. (Painted shut) BMC 16.04.060 (b)

Existing Egress Measurements:

Height: 28 inches
Width: 43 inches
Sill Height: 15 inches
Openable Area: 8.36 sq. ft.

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

Southeast Bedroom (11-8 x 9-6):

No violations noted.

Existing Egress Measurements:

Height: 22 inches
Width: 27 inches
Sill Height: 21 inches
Openable Area: 4.12 sq. ft.

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

Southwest Bedroom (10 x 11-6): Same window measurements as above.

Repair the window lock to function on the south window. BMC 16.04.060 (b)

Center Foyer:

No violations noted.

Hallway

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

Bathroom:

No violations noted.

Back hall

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

NW Bathroom:

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

Kitchen/Dining Room (19-10 x 9-10):

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

Repair the floor strip between the kitchen and center foyer. BMC 16.04.060 (a)

Northwest Bedroom (14 x 13):

No violations noted.

Existing Egress Measurements:

Height: 26 inches

Width: 27.25 inches

Sill Height: 15 inches

Openable Area: 4.92 sq. ft.

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

BASEMENT:

Laundry Area, Utility Area:

No violations noted.

Furnace Room:

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

EXTERIOR:

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

Repair/replace the deteriorating privacy fence on the property. BMC 16.04.050 (a)

Repair/replace damaged vinyl siding on the south side of the structure. 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)**

Occupancy Affidavit:

Provide a completed copy of the Occupancy Affidavit for this Registered Residential Rental property to the inspector for review. BMC 16.03.025

*Beginning January 1, 2022, Bloomington Municipal Code requires owners of Registered Rental properties to maintain a completed Occupancy Affidavit for any structures with 4 (four) or fewer units as part of the rental documents. The Ordinance does not require a copy of the Occupancy Affidavit to be maintained by the HAND Department.

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.