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**PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
CITY HALL McCloskey CONFERENCE ROOM
In Person / Zoom Virtual Meeting
JUNE 15, 2022 4:00 P.M.**

ALL ITEMS ARE ON THE CONSENT AGENDA

I. **ROLL CALL**

II. **PETITIONS**

- 1) **22-TV-16, 307 N. Pete Ellis Drive**, Cambridge Square Apartments. This was previously heard January 19, 2022. Request for extension of time.
- 2) **22-TV-55, 711 E. 10th Street**, Hoosier Red Housing. Request for an extension of time.
- 3) **22-TV-56, 205 E. 17th Street**, Scott May. Request for an extension of time.
- 4) **22-TV-57, 1305 S. Palmer Avenue**, Palmer Avenue Properties. Request for an extension of time.
- 5) **22-TV-58, 521 W. Wylie Street**, Andy Mahler. Request for extension of time.
- 6) **22-TV-59, 1700 S. Maxwell Street**, Boshu Liu. Request for extension of time.
- 7) **22-TV-60, 878 E. Sherwood Hills Drive**, Beard Rentals. Request for an extension of time.
- 8) **22-TV-61, 900-902 S. Cascades Avenue**, Evergreen Real Estate. Request for an extension of time.
- 9) **22-TV-62, 614 N. Grant Street**, Clayton Nunes. Request for an extension of time.
- 10) **22-TV-63, 1009 S. Walnut Street**, Crimson Investments. Request for an extension of time.
- 11) **22-TV-64, 1610 E. 1st Street**, Steven Ball. Request for an extension of time.

III. **GENERAL DISCUSSION**

IV. **PUBLIC COMMENT**

V. **ADJOURNMENT**

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

HAND Staff is inviting you to a scheduled Zoom meeting.

Topic: Board of Housing Quality Appeals Meeting

Time: Jun 15, 2022 04:00 PM Eastern Time (US and Canada)

Every month on the Third Wednesday.

Join Zoom Meeting

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

Meeting ID: 931 9363 6060

Passcode: 088348

One tap mobile

+19292056099,,93193636060# US (New York)

+13017158592,,93193636060# US (Washington DC)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 931 9363 6060

Find your local number: <https://bloomington.zoom.us/u/kemL5j86py>



City of Bloomington
H.A.N.D.

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

Meeting Date: June 15, 2022

Petition Type: An extension of time to complete repairs

Petition Number: 22-TV-16 (old business)

Address: 307 N. Pete Ellis Drive

Petitioner: Diana Cook for Cambridge Square Apts.

Inspector: Council/McCormick/Stong

Staff Report: October 19, 2021: Conducted cycle inspection
 December 23, 2021: Received appeal
 January 6, 2022: Agent scheduled reinspection for February 8, 2022
 January 19, 2022: BHQA granted extensions of time to complete repairs until May 15, 2022 for BHQA items, and until February 8, 2022 for all other repairs.
 January 21, 2022: Sent Notice of Board Action
 February 8, 2022: Conducted reinspection. Not all non-BHQA violations complied
 February 16, 2022: Mailed remaining violations reports
 March 3, 2022: Agent scheduled reinspection for March 24, 2022
 March 24, 2022: Conducted reinspection. All non-BHQA items complied
 March 29, 2022: Mailed Remaining violations report
 May 6, 2022: Received 2nd appeal

At the BHQA meeting on January 19, 2022 the Board granted an extension of time until May 15, 2022 for tree trimming and replacement of several doors and windows. The petitioner is seeking an additional extension of time for these items. Tree trimming is currently scheduled for May 12; windows and patio doors are scheduled for installation on May 12 and 13. Entry doors for three units have been ordered but not delivered.

Staff recommendation: Grant an extension of time

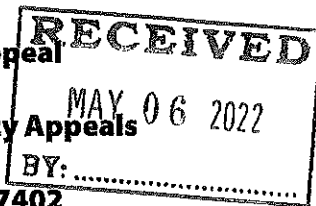
Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: July 15, 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: Cambridge Square Bloomington

Petitioner's Name: Dianna Cook

Address: 307 N Pete Ellis Dr

City: Bloomington State: Illinois Zip Code: 47408

Phone Number: 812-337-35 E-mail Address: Dianna.cook@glickco.com

Owner's Name: Gene B Glick Co Inc

Address: 8801 River Crossing Blvd #200

City: Indianapolis State: Indiana Zip Code: 46240

Phone Number: 3174690400 E-mail Address: Christy.lindbeck@glickco.com

Occupants: seniors and disabled

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)
OLD BUSINESS
Petition Number: 22-TV-16

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.

Currently we are scheduled to have trees trimmed on May 12th, weather permitting. Weather keeps changing the schedule.

Entry doors have been ordered for 303-114, 303-316, & 305-115. They still have not been delivered. We have requested updates on arrival times but so far we do not know when they will be delivered.

Windows and patio doors. Supplier has received them and we are currently scheduled for them to be installed on May 12 & 13th.

Signature (Required): Dianna Cook

Name (Print): Dianna Cook Date: 5-3-2022

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.





**City Of Bloomington
Housing and Neighborhood Development**

REMAINING VIOLATION INSPECTION REPORT

MAR 29 2022

1629

Owner(s)

Cambridge Square Of Bloomington, Lp
C/O Adam Richter, 8801 River Crossing Blvd, Ste 200
Indianapolis, IN 46240

Prop. Location: 307 N Pete Ellis DR

Number of Units/Structures: 153/3

Units/Bedrooms/Max # of Occupants: Bld 1: Bld 1: 51/1/5, Bld 2: 51/1/5, Bld 3: 51/1/5

Date Inspected: 10/19/2021

Primary Heat Source: Electric

Property Zoning: RH

Number of Stories: 3

Landlord Has Affidavit: N/A

Inspector: Rob Council

Foundation Type: Slab

Attic Access: Yes

Accessory Structure: None

REINSPECTION REQUIRED

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

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

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

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

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

cc 307 N. Pete Ellis Drive

INTERIOR:

Building 301 –

Apt. 305

Bedroom:

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

Property has BHQA appeal on file with deadline of May 15, 2022

Apt. 310

Bedroom:

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

Property has BHQA appeal on file with deadline of May 15, 2022

Apt. 312

Living Room:

Repair or replace the sliding glass door to function as intended including ease of opening. BMC 16.04.060(a)

Property has BHQA appeal on file with deadline of May 15, 2022

Building 303 –

Apt. 204

Bedroom:

Repair the window to be weather tight. The sashes shall fit snugly and properly within the frame. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Property has BHQA appeal on file with deadline of May 15, 2022

Apt. 206

Living Room:

Repair or replace locking mechanism on sliding door to patio. BMC 16.04.060(c)

Property has BHQA appeal on file with deadline of May 15, 2022

Apt. 302

Bedroom:

Repair window to open and close easily. BMC 16.04.060(a)

Property has BHQA appeal on file with deadline of May 15, 2022

Apt. 306

Bedroom:

Repair window so that it stays up on its own. BMC 16.04.060(a)

Repair window frame and casing. BMC 16.04.060(a)

Property has BHQA appeal on file with deadline of May 15, 2022

Apt. 316

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)

Property has BHQA appeal on file with deadline of May 15, 2022

Building 305 –

Apt. 311

Bedroom:

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

Property has BHQA appeal on file with deadline of May 15, 2022

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: June 15 2022

Petition Type: An extension of time to complete repairs

Petition Number: 22-TV-055

Address: 711 E 10th St

Petitioner: Richard Pollert

Inspector: Michael Arnold

Staff Report: February 08 2022 Cycle Inspection
 February 15 2022 Mailed Report
 April 14 2022 Reinspection Scheduled
 May 10 2022 Reinspection Completed

During the Cycle Inspection it was noted that there was a broken window in the basement. The owner has ordered replacement windows and they will be delivered May 24 2022. Owner believes they can be installed by June 10 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 the possibility of fines.

Compliance Deadline: June 31 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**

RECEIVED
MAY 10 2022
BY:

Property Address: 711 E 10th St Bloomington IN

Petitioner's Name: Richard Pollert

Address: 14000 W Cedar Tree Dr. Lot 99

City: Seymour

State: Indiana



Zip Code: 47274

Phone Number: 8125252911

E-mail Address: rpollert08@gmail.com

Owner's Name: Hoosier Red Housing LLC

Address: 14000 W Cedar Tree Dr. Lot 99

City: Seymour

State: Indiana



Zip Code: 47274

Phone Number: 8125252911

E-mail Address: rpollert08@gmail.com

Occupants: 5

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

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

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

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



Reminder:

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

(Will be assigned by BHQA)

Petition Number: 22-TV-55

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

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

The inspection of 711 E 10th St on 2/8/22 requires a broken window to be replaced in the basement. I met with Tommy D's Windows and ordered a replacement window on 3/3/22. I called 4/5/22 to check on the delivery date and they said the window is scheduled to be delivered on 5/24/22. I should be able to install the window by 6/10/2022. I am asking for an extension of time to complete the window replacement and will have it completed by 6/10/22.

Signature (Required): Richard Pollert

Name (Print): Richard Pollert

Date: 04/05/2022

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
CYCLE INSPECTION REPORT

4306

Owner(s)

Hoosier Red Housing Llc
 14000 W Cedar Tree Drive Lot 99
 Seymour, IN 47274

Agent

Richard & Joetta Pollert
 14000 W. Cedar Tree Lot 99
 Seymour, IN 47274

Prop. Location: 711 E 10th ST
 Number of Units/Structures: 1/1
 Units/Bedrooms/Max # of Occupants: Bld 1: 1/5/5

Date Inspected: 02/08/2022
 Primary Heat Source: Gas
 Property Zoning: RM
 Number of Stories: 2
 Landlord Has Affidavit: Yes

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

Monroe County records show this structure was built in 1899. There were no minimum emergency egress requirements at the time of construction.

Interior:Basement:

Properly secure all support posts at the top and bottom to eliminate the possibility of movement. BMC 16.04.060(b)

Repair the broken window. BMC 16.04.060(a) West center)

Main Level:Living Room 25-0 x 14-0):

Remove the extension cord that passes through the window. BMC 16.04.060(b)

SW Bedroom (14-0 x 12-0):

This room has a door to the exterior

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

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

SE Bedroom (12-6 x 11-0):

Existing Egress:

Height: 32 inches
 Width: 35 inches
 Sill Height: 16 inches
 Openable Area: 7.8 sq. ft.

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

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

South Bathroom, North Bathroom, Kitchen 911-0 x 10-0), Laundry Porch:

No violations noted

NE Bedroom (16-0 x 11-6):

Existing Egress:

Height: 32 inches
 Width: 35 inches
 Sill Height: 16 inches
 Openable Area: 7.8 sq. ft.

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

No violations noted

Upper Level:**Common Space (17-0 x 11-0)**

No violations noted

NE Bedroom (14-6 x 13-6):

Existing Egress:

Height: 26 inches
 Width: 35 inches
 Sill Height: 16 inches
 Openable Area: 6.3 sq. ft.

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

No violations noted

South Bedroom (14-0 x 13-0):

Existing Egress:

Height: 48 inches
 Width: 14.5 inches
 Sill Height: 15 inches
 Openable Area: 4.8 sq. ft.

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

No violations noted

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 ³²₂₁
BMC 16.01.060(f), BMC 16.04.060(c), BMC 16.04.060(b)

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: June 15, 2022

Petition Type: An extension of time to complete repairs

Petition Number: 22-TV-56

Address: 205 E. 17th Street

Petitioner: Empire 1 – Scott May

Inspector: Rob Council

Staff Report: February 28, 2022 Conducted cycle inspection.
March 11, 2022 Report mailed.
May 10, 2022 Received appeal.
During a cycle inspection of the above property, a number of violations of the Residential Rental Unit and Lodging Establishment Program were found. This includes 69 general violations, 8 smoke detector violations and 12 life safety violations.

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 15, 2022

Attachments: Cycle Report and Appeal.



RECEIVED

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

MAY 10 2022

BY:

Property Address: 205 East 17th Street

Petitioner's Name: Empire I - Scott May

Address: 205 East 17th Street

City: Bloomington

State: IN



Zip Code: 47408

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 months agenda!

(Will be assigned by BHQA)

Petition Number: 22-TV-56

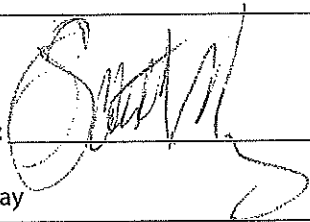
In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.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

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 - 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.
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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 working on completing this inspection but are asking for an extra an extra 60 days to complete the repairs. We have started on the repairs and have 9 of the units completed. We are working on getting Price Electric here to complete the electrical and have maintenance working on repairs inbetween other inspections we have currently. We have had 6 city permit inspections in the last 8 months and have another one coming up at another property. I don't like to ask for extra time but have no choice at this time due to volume of work and limited staff at this time.

Thank you for your consideration in this matter.

Signature (Required):



Name (Print): Scott May

Date: 05/10/2022

Important information regarding this application format:

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- 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

MAR 11 2022

RENTAL INSPECTION INFORMATION

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

RE: 205 E 17th ST

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **MAY 10 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: Woodington Management/ Maryann Waggoner: 205 E 17th Street, Bloomington, IN 47408

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

4479

Owner(s)

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: 205 E 17th ST

Number of Units/Structures: 23/3

Units/Bedrooms/Max # of Occupants: Bld 1: Bld 1-10: 9/2/5, Bld 11-20: 2/2/5 8/1/5, Bld 21-24: 4/1/5

Date Inspected: 02/28/2022

Primary Heat Source: Gas

Property Zoning: MS

Number of Stories: 2

Landlord Has Affidavit: N/A

Variance: 03/11/2014 One unit in the 1-10 building is permanently used as an office.

Inspector: Rob Council

Foundation Type: Slab

Attic Access: Yes

Accessory Structure: None

INTERIOR:

**Room dimensions are in the file and are not included in this report.
Only rooms with violations will be listed in this report.**

BUILDING 1 (units 2-10, 2 bedrooms each)

Existing Egress Window Measurements (sliding):

Height: 32 ½ inches

Width: 19 inches

Sill Height: 47 inches

Openable Area: 4.29 sq. ft.

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

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

Unit #2

Kitchen:

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

Replace broken electrical receptacle. BMC 16.04.060(b) **(By Fridge)**

Hall:

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

Unit #3

Entire Unit:

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

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

It is the determination of the code official that poor housekeeping has led to an insect infestation in this unit/structure. The tenant shall take immediate action to exterminate the insects in this unit/structure via an approved process that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. These precautions include but are not limited to keeping the interior of the unit/structure in a clean and sanitary condition. BMC 16.04.090(a) and (e)

Kitchen:

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

Unit #4

Hall:

Replace existing smoke detector with a new smoke detector. IC 22-11-18-3.5

Kitchen:

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

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

Unit #5 (vacant)

No violations noted.

Unit #6

Living Room:

Secure the faucet to the sink. BMC 16.04.060(c)

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

Properly repair or replace broken or missing cabinet door. BMC 16.04.060(a)

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

Bathroom:

Replace damaged sink in a manner that secures it to the wall and allows it to support normally imposed loads. BMC 16.04.060(a)

Unit #7

Living Room:

Repair window to latch securely. BMC 16.04.060(b)

Unit #8

Entry:

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

Entire Unit:

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

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

It is the determination of the code official that poor housekeeping has led to an insect infestation in this unit/structure. The tenant shall take immediate action to exterminate the insects in this unit/structure via an approved process that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. These precautions include but are not limited to keeping the interior of the unit/structure in a clean and sanitary condition. BMC 16.04.090(a) and (e)

Mechanical Closet:

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

Unit #9

Entry:

Replace screen door bracket. BMC 16.04.060(a)

Mechanical Closet:

Determine the source and eliminate the water leak from water heater. BMC 16.04.060(a)

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

Unit #9 cont.

Hall:

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

Unit #10

Living Room:

Secure loose electrical receptacle. BMC 16.04.060(b)

Kitchen:

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

BUILDING 2 (units 11-20)

Existing Egress Window Measurements (sliding):

Height: 32 inches

Width: 19 inches

Sill Height: 50 inches

Openable Area: 4.22 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 having a lower sill height to aid in emergency escape.

Unit #11

Exterior:

Replace rotting support post at entry to unit. BMC 16.04.050(a)

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

Living Room:

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

Kitchen:

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

Unit #12

Exterior:

Repair missing glass and screens in the storm door. BMC 16.04.060(a)

Bathroom:

Determine source of water leak around base of toilet. BMC 16.04.060(a)

Unit #13

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

Bath:

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)

Bedroom:

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

Bedroom:

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

Unit #14

Kitchen:

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)

Entire Unit:

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

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

It is the determination of the code official that poor housekeeping has led to an insect infestation in this unit/structure. The tenant shall take immediate action to exterminate the insects in this unit/structure via an approved process that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. These precautions include but are not limited to keeping the interior of the unit/structure in a clean and sanitary condition. BMC 16.04.090(a) and (e)

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

Bathroom:

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)

Unit #15

Living Room:

Properly repair or replace damaged or deteriorated wallboard. 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) (**SOUTH WALL BY WINDOW**)

Kitchen:

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)

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

Bath:

Replace non functioning light switch. BMC 16.04.060(c)

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

Bedroom:

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

Common Laundry:

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

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

Unit #16

Living Room:

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

Kitchen:

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)

Bathroom:

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)

Unit #17

Bathroom:

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)

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

East Bedroom:

Secure loose electrical receptacle. BMC 16.04.060(b)

Unit #18

Kitchen:

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)

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

Bedroom:

Properly repair or replace damaged or deteriorated wallboard. 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) (UNDER AC UNIT)

Bathroom:

Eliminate the mold/mildew growth on the walls. BMC 16.04.060(a)

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

Unit #19

Kitchen:

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)

Bath:

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

Unit #20

Kitchen:

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) (BY SINK)

Bath:

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

Bedroom:

Secure loose electrical receptacle. BMC 16.04.060(b) (EAST WALL)

BUILDING 3 (units 21-24, 1 bedroom each)

Existing Egress Window Measurements (sliding):

Height: 32 inches

Width: 20 inches

Sill Height: 48 inches

Openable Area: 4.44 sq. ft.

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

Unit #21

Kitchen:

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)

Bathroom:

Determine the source and eliminate the water leak. BMC 16.04.060(a) (UNDER SINK)

Unit #22

Kitchen:

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

Bathroom:

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

Unit #23

COVID

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

Unit #24

Hall:

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

Bathroom:

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

EXTERIOR:

Replace missing downspouts. BMC 16.04.050(a)

Scrape and paint the ceiling under the walkways on all buildings where paint is peeling or wood is exposed. BMC 16.04.050(e)

(the painting violation has a one-year deadline from the date of the cycle inspection)

OTHER REQUIREMENTS:

Boilers:

Boilers are to be inspected every twelve months as per Indiana Code. A completed copy of the State of Indiana final Boiler Inspection report stating that the system is functioning as intended must be reviewed by this office before a Rental Occupancy Permit will be issued. BMC 16.04.060(c)

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: June 15, 2022
Petition Type: Request for an extension of time to complete repairs
Petition Number: 22-TV-57
Address: 1305 S. Palmer Ave.
Petitioner: Palmer Avenue Properties
Inspector: Maria McCormick
Staff Report: March 29, 2022 – Completed Cycle Inspection
April 12, 2022 – Cycle Report Mailed to Owner
May 19, 2022 – Received BHQA Application

At the cycle inspection it was noted that there was an issue with foundation wall along the east side of the kitchen. The petitioner is requesting an extension of time to complete this repair due to its scope.

Staff recommendation: Grant the extension of time.
Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.
Compliance Deadline: August 15, 2022
Attachments: Cycle Report, BHQA Application for Appeal

RECEIVED
MAY 19 2022
BY: RAM

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
MAY 05 2022
BY:



Property Address: 1305 South Palmer Ave Bloomington, IN

Petitioner's Name: Palmer Avenue Properties

Address: 4217 E. Third Street

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812-650-1053 E-mail Address: donbakerdds@yahoo.com

Owner's Name: Palmer Avenue Properties

Address: 4217 E. Third Street

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812-650-1053 E-mail Address: donbakerdds@yahoo.com

Occupants: Melissa New

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

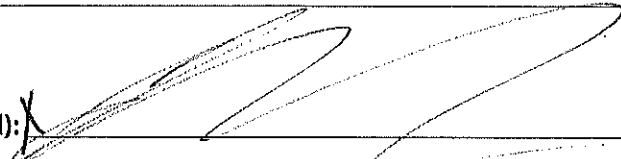
Reminder:
A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that months agenda!

(Will be assigned by BHQA)
Petition Number: 22-TV-57

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

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

The only repair that can't be completed by June 11, 2022 is the foundation. All Natural Properties is asking for an extension to get the foundation completed.

Signature (Required): 

Name (Print): Michael Baker Date: 5-3-22

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

APR 12 2022

RENTAL INSPECTION INFORMATION

Palmer Avenue Properties
4217 E. 3rd Street
Bloomington, IN 47401

RE: 1305 S Palmer 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 **JUN 11 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

3592

Owner(s)

Palmer Avenue Properties
4217 E. 3rd Street
Bloomington, IN 47401

Prop. Location: 1305 S Palmer AVE
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 03/29/2022
Primary Heat Source: Gas
Property Zoning: R3
Number of Stories: 1
Landlord Has Affidavit: No

Inspector: Maria M^cCormick
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: None

Monroe County Assessor's records indicate that this structure was built in 1990. These are the minimum requirements for emergency egress at the time of construction.

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

INTERIOR:

Entry; Living Room 12-0 x 15-0:

No violations noted.

Kitchen 10-0 x 10-8:

Determine the cause of the sloping floor on the east side of the room and eliminate it. BMC
16.04.060(a)

Properly repair or replace the back door to eliminate the large gap at the bottom and right side. BMC
16.04.060(a)

Laundry Area; Garage:

No violations noted.

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

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:

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

SW Bedroom 9-0 x 11-0:

Replace the missing pane of glass in the east window. BMC 16.04.060(a)

Existing Egress Window Measurements:

Height: 24 inches

Width: 34 inches

Sill Height: 28 inches

Openable Area: 5.67 sq. ft.

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

Master Bedroom 15-0 x 11-0/Bathroom:

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

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

Existing Egress Window Measurements:

Height: 24 inches

Width: 34 inches

Sill Height: 28 inches

Openable Area: 5.67 sq. ft.

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

SE Bedroom 9-0 x 11-0:

No violations noted.

Existing Egress Window Measurements:

Height: 24 inches

Width: 34 inches

Sill Height: 28 inches

Openable Area: 5.67 sq. ft.

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

EXTERIOR:

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. Properly repair the water damage to the foundation in the corner adjacent to the back door. This is believed to be the cause of sloping floor in the kitchen. BMC 16.04.050(a)

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)

Properly repair the hole in the siding on the north side of the house. 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:

A/C
1/22/22
A

- 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 City Code requires owners of Registered Rental properties to maintain a completed Occupancy Affidavit to Housing and Neighborhood Development (HAND) for any structures with 4 (four) or fewer units. The Ordinance does not require the Occupancy Affidavit to be submitted to HAND only reviewed upon request. Please simply keep the form in your records. BMC 16.03.025

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: June 15, 2022

Petition Type: An extension of time to complete repairs.

Petition Number: 22-TV-58

Address: 521 W Wylie St

Petitioner: Fred Walsh

Inspector: C Chipman

Staff Report: March 23, 2022 Completed cycle inspection
March 29, 2022 Mailed cycle report
May 13, 2022 Received BHQA application

During the cycle inspection it was noted that the kitchen ceiling leaks when it rains and it would require repairs to the roof to fix the issue. The garage had previously been on fire and would require removal of the old burnt siding and new siding and shingles installed. The petitioner is requesting an extension of time until August to complete the repairs.

Staff recommendation: Grant the extension of time.

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

Compliance Deadline: August 31, 2022 All remaining violations.

Attachments: Cycle inspection report, BHQA application

JK



RECEIVED
MAY 13 2022
BY:

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

Property Address: 521 W. Wylie St

Petitioner's Name: Fred Walsh

Address: 1395 W. 8th St

City: Bloomington State: IN Zip Code: 47404

Phone Number: 812-325-3597 Email Address: _____

Property Owner's Name: ANDY MATLER

Address: 3875 S. County Rd 50 W.

City: PAOLI State: IN Zip Code: 47434

Phone Number: 508-548-8798 Email Address: _____

Occupants: LESLIE RODGERS

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

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

Please circle the petition type that you are requesting:

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

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

OFFICE USE ONLY
Petition Number 22-TV-58

SEE REVERSE



City Of Bloomington
Housing and Neighborhood Development

MAR 29 2022

RENTAL INSPECTION INFORMATION

Andy Mahler
3875 S. Co Rd 50 W
Paoli, IN 47454

RE: 521 W Wylie ST

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **MAY 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: Fred Walsh: 1395 W 8th 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

4594

Owner(s)

Andy Mahler
3875 S. Co Rd 50 W
Paoli, IN 47454

Agent

Fred Walsh
1395 W 8th St
Bloomington, IN 47404

Prop. Location: 521 W Wylie ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/3

Date Inspected: 03/23/2022
Primary Heat Source: Gas
Property Zoning: R3
Number of Stories: 2
Landlord Has Affidavit: No

Inspector: Chastina Chipman
Foundation Type: Basement
Attic Access: N/A
Accessory Structure: Garage

Monroe County records show this structure was built in 1925. There were no minimum emergency egress requirements at the time of construction.

INTERIOR:

Basement:

No violations noted.

Living Room (13-5 x 11-1):

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

Kitchen (13-5 x 11-7):

Locate and repair the ceiling leak. (Tenant said it leaks when it rains) BMC 16.04.060 (a)

Replace all missing ceiling tile. BMC 16.04.060 (a)

Hallway:

No violations noted.

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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Bathroom:

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

Repair/replace all missing or loose tiles on the walls. BMC 16.04.060 (a)

NE Bedroom (10-6 x 10-3):

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

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

Existing Egress:

Height: 24 inches

Width: 31 inches

Sill Height: 27 inches

Openable Area: 5.17 sq. ft.

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

SE Bedroom (10-3 x 10-1):

No violations noted.

Existing Egress:

Height: 24 inches

Width: 31 inches

Sill Height: 27 inches

Openable Area: 5.17 sq. ft.

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

Enclosed Porch Room, Upper Level:

No violations noted.

EXTERIOR:

Remove all bamboo growing on the property in accordance with the requirements of Title 6 of the BMC. BMC 16.04.040 (d)

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

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

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)

Detached Garage:

Replace the burned and melted vinyl siding or properly paint all exposed siding and rafters. BMC 16.04.050 (a)

Replace all charred and burned wood in the structure. This includes siding, rafters, and roof decking. Repair or replace all burned or melted roof materials. BMC 16.04.050 (a)

Remove all fire damaged contents of the garage. BMC 16.04.050 (d)

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.



City of Bloomington
H.A.N.D.

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

Meeting Date: June 15th, 2022
Petition Type: An extension of time to complete repairs.
Petition Number: 22-TV-59
Address: 1700 South Maxwell St.
Petitioner: Donaval Avila
Inspector: Kenny Liford
Staff Report: March 24th, 2022 Completed Cycle Inspection Report
May 18th, 2022 BHQA application received

The owner has requested an extension of time to complete repairs due to the current tenants being evicted.

Staff recommendation: Approve the request.

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

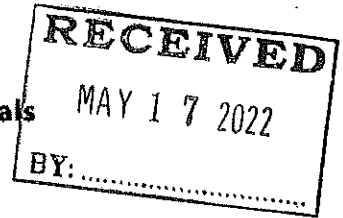
Complete all repairs and schedule the re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: August 15th, 2022

Attachments: Cycle report, BHQA Appeal



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



Property Address: 1700 S Maxwell St, Bloomington, IN 47401

Petitioner's Name: Donaval Avila

Address: 5798 S Ornamental Dr

City: Bloomington

State: Indiana

Zip Code: 47401

Phone Number: (254) 228-9266

E-mail Address: donaval@hotmail.com

Owner's Name: Boshu Liu

Address: 2810 Newbury Court

City: Zionsville

State: Indiana

Zip Code: 46077

Phone Number: _____

E-mail Address: Liu boshu@gmail.com

Occupants: Cody Garmon, Carli Shelton and Krystal Shelton

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)

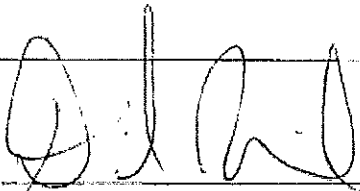
Petition Number: 22-TV-59

KL

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

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

We would like to request a 60 day extension on all items addressed in the inspection. The reason for the request of extension is because we are in the process of evicting the tenants from the property due to their failure to pay rent.

Signature (Required): 

Name (Print): Donaval Avilla Date: 5/16/22

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.





**City Of Bloomington
Housing and Neighborhood Development**

RENTAL INSPECTION INFORMATION

MAR 29 2022

Boshu Liu
2810 Newbury Court
Zionsville, IN 46077

RE: 1700 S Maxwell ST

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **MAY 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: Donaval Avila: 5798 Ornamental Drive, 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

9400

Owner(s)

Boshu Liu
2810 Newbury Court
Zionsville, IN 46077

Agent

Donaval Avila
5798 Ornamental Drive
Bloomington, IN 47401

Prop. Location: 1700 S Maxwell ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 03/18/2022
Primary Heat Source: Gas
Property Zoning: R2
Number of Stories: 1
Landlord Has Affidavit: N/A

Inspector: Kenny Liford
Foundation Type: Basement
Attic Access: No
Accessory Structure: None

The Monroe County Assessor's records indicate that this structure was built in 2000.
Minimum egress requirements for a one and two family dwelling built at the time of construction.
Openable area: 4.75 Sq. Ft.
Clear height: 22 inches
Clear width: 20 inches
Sill height: Not more than 44 inches above finished floor.

INTERIOR

S Bedroom/Office (23-4 x 11-8)

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

Existing Egress Window Measurements: Dbl hung pop out: Const. Yr. - 2000

Height: 24 inches
Width: 33 inches
Sill Height: 23 inches
Openable Area: 5.50 sq. ft.

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

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

Living Room (25 x 18-7), Hallway, Dining Room

No violations noted.

Hall Bath

Secure toilet to its mountings. BMC 16.04.060(c)

Center Bedroom (12-10 x 11-4): Same window as above.

No violations noted.

Master Bedroom/Bath (21-1 x 15): Same window as above.

Secure toilet to its mountings. BMC 16.04.060(c)

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

Kitchen (13-3 x 10-1)

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

Replace the rotten shelving under the sink. BMC 16.04.060(a)

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

Garage

Remove the wiring from the outlet and replace the cover plate so that the outlet functions as intended. BMC 16.04.060(b)

BASEMENT

Stairway

Properly secure the threshold in the exterior doorway. BMC 16.04.060(b)

Center Room, S Room

No violations noted.

N Room

Install approved cover on the heating/air conditioning unit. BMC 16.04.060(c)

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

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: June 15th, 2022
Petition Type: An extension of time to complete repairs.
Petition Number: 22-TV-60
Address: 878 E. Sherwood Hills.
Petitioner: Melissa Beard
Inspector: Kenny Liford
Staff Report: April 20th, 2022 Completed Cycle Inspection Report
May 19th, 2022 BHQA application received

The owner has requested an extension of time to complete repairs due to a tenant with a compromised immune system. The owner would like to make repairs after the current tenant's lease has ended.

Staff recommendation: Approve the request.

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

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

Compliance Deadline: August 20th, 2022

Attachments: Cycle report, BHQA Appeal



RECEIVED
Page 1 of 2
MAY 19 2022
BY:

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

Property Address: 878 Sherwood Hills Drive

Petitioner's Name: Beard Rentals LLC (c/o Melissa Beard)

Address: 5427 E Lentz Road

City: Bloomington

State: Indiana



Zip Code: 47408

Phone Number: 8126061463

E-mail Address: vaughtml@yahoo.com

Owner's Name: Melissa Beard

Address: (same as above)

City:

State:



Zip Code:

Phone Number:

E-mail Address:

Occupants: rental occupants - Amanda McIntyre & Gregory Hayes

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-600

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 HAND inspection was performed on 19-April-2022 by Kenny Liford at my rental property located at 878 Sherwood Hills Drive. According to my Rental Inspection Information letter, a re-inspection needs to be scheduled by 27-JUN-2022. The following repairs are needed/requested: secure toilet in 1/2 bath and replace the smoke detectors (4 total) throughout the unit as they are older than 10 years.

My current tenants are very cautious with the pandemic/COVID-19 as one of my tenants has a compromised immune system. During the inspection, both Kenny and I were asked to wear a face mask. The tenant with the compromised immune system left the unit during the inspection to minimize her exposure. Both tenants work from home and prefer no visitors.

Their lease expires on 30-JUN-2022 (days after my re-inspection is due!!). I would like to request an extension of time to complete the repairs. I would like to honor their preference of no visitors and not invade on their space while they occupy the unit. I ask for an additional 60 days from the time their lease expires. This would give my tenants peace of mind and prevent additional exposure and allow me the necessary time to make repairs once their lease has expired.

Signature (Required): *Melissa L Beard*

Name (Print): Melissa L Beard Date: 19-May-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

BILLING STATEMENT

DATE: 05/19/2022

OWNER: Beard Rentals, Llc C/O Melissa Beard
5427 E. Lentz Road
Bloomington, IN 47408

AGENT:

RENTAL PROPERTY ADDRESS: 878 E Sherwood Hills DR
NUMBER OF UNITS: 1
NUMBER OF BUILDINGS: 1

ASSESSMENT

APPEALS: \$20.00

TOTAL AMOUNT DUE: \$20.00
DUE BY: 6/19/2022

* RENTAL PERMIT WILL BE ISSUED UPON RECEIPT OF PAYMENT

Cash, check, money order and credit cards are acceptable payment types. Please make your check or money order payable to "City of Bloomington". A copy of this statement must be returned with your payment within 30 days to: City of Bloomington, Housing and Neighborhood Development, P.O. Box 100, Bloomington, IN 47402.

If payment is not received within 30 days, any long-term occupancy permit will revert to a three-year permit, and this matter will be referred to the City Legal Department. You are responsible for all fees incurred regardless of whether you complete the entire inspection process or the property will no longer be used as a rental.



City Of Bloomington
Housing and Neighborhood Development

APR 28 2022

RENTAL INSPECTION INFORMATION

Beard Rentals, Llc C/O Melissa Beard
5427 E. Lentz Road
Bloomington, IN 47408

RE: 878 E Sherwood Hills DR

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

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

9456

Owner(s)

Beard Rentals, Llc C/O Melissa Beard
5427 E. Lentz Road
Bloomington, IN 47408

Prop. Location: 878 E Sherwood Hills DR
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/5

Date Inspected: 04/19/2022
Primary Heat Source: Electric
Property Zoning: RM
Number of Stories: 2
Landlord Has Affidavit: No

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

Monroe County Assessor's records indicate this structure was built in 1999.
Minimum requirements for emergency egress windows at the time of construction.

Openable area required: 4.75 sq. ft.; 5.7 sq. ft. if removing sashes
Clear width required: 20" for double hung windows; 18" for casements
Clear height required: 22"
Maximum Allowable Sill Height: 44" above finished floor.

INTERIOR

Main Level

Living Room (12-10 x 10-9)

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

½ Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

Kitchen

No violations noted.

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

Upper Level

Rear Bedroom (14-0 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

Existing Egress Window Measurements:

Height: 26.25 inches

Width: 35.25 inches

Sill Height: 18.25 inches

Openable Area: 6.43 sq. ft.

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

Bathroom

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

Front Bedroom (11-9 x 10-0)

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:

Height: 26.25 inches

Width: 35.25 inches

Sill Height: 18.25 inches

Openable Area: 6.43 sq. ft.

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

EXTERIOR

No violations noted.

OTHER REQUIREMENTS:

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)

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: June 15, 2022
Petition Type: An extension of time to complete repairs.
Petition Number: 22-TV-61
Address: 900-902 W Cascades Ave.
Petitioner: Ron Yearby
Inspector: John Hewett

Staff Report: The Rental Occupancy Permit for this property expired on August 7, 2020. A Cycle inspection was conducted on December 23, 2020 and the report was sent to the owner. The owner did not follow through on the inspection, and HAND started the process of pursuing legal action on April 26, 2021. After a year with no action, we contacted the owner to schedule another Cycle inspection in accordance with our procedures. The owner scheduled, re-scheduled and then cancelled inspections, stating that the tenant is ill. We received an appeal for time on May 25, 2022.

Staff recommendation: Deny an extension of time.

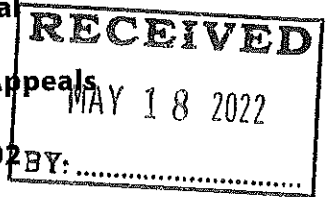
Conditions: Schedule an inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action, including, but not limited to, the possibility of fines.

Compliance Deadline: June 29, 2022

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: 900, 902 Cascades Ave

Petitioner's Name: Ron Yearby

Address: 5788 W Delap Road

City: Ellettsville

State: Indiana



Zip Code: 47429

Phone Number: 8123452765

E-mail Address: ron.yearby@homefinder.org

Owner's Name: Ron Yearby

Address:

City:

State:



Zip Code:

Phone Number:

E-mail Address:

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-61

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.

Tenant has an illness and can't have visitors in the home at times.

Signature (Required): 

Name (Print): Ron Yearby 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
H.A.N.D.

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

Meeting Date: June 15, 2022
Petition Type: An extension of time to complete repairs.
Petition Number: 22-TV-62
Address: 614 N Grant St.
Petitioner: Mackie Properties
Inspector: Rob Council
Staff Report: March 18, 2022 Completed Cycle
March 25, 2022 Report Mailed to Owner/Agent
May 24, 2022 Received BHQA Appeal

During a cycle inspection of the above property, violations of the Rental Unit and Lodging Establishment Program were cited. Four (4) non-life safety violations and One (1) dead tree requiring removal. Agent states all violations except tree have been complied, but has not scheduled a re-inspection.

Petitioner is seeking an extension of time to complete tree removal.

Staff recommendation: Grant extension of time. (3 months)

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

Compliance Deadline: September 15, 2022

Attachments: Cycle Report and copy of 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: 614 N Grant St, Bloomington, IN 47408

Petitioner's Name: Mackie Properties

Address: PO Box 236

City: Ellettsville State: Indiana Zip Code: 47429

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

Owner's Name: Clayton Nunes

Address: 2401 Cedarwood Ct

City: Bloomington State: Indiana Zip Code: 47401

Phone Number: 8123220370 E-mail Address: nunesclayton@yahoo.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: 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-62


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

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

1. 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) (Dead/dying tree south side of structure)

2. All other required repairs listed in HAND's inspection report have been completed except for this tree removal. The tree is very large, and based on the removal quotes we've obtained so far, it will be very difficult and expensive to remove. For this reason, Mackie Properties has been working with this homeowner to locate the best option for the removal of this tree, as well as a vendor with the proper equipment and availability.

3. An additional six months should provide plenty of time for us to safely get this tree removed.

Signature (Required): 

Name (Print): Rachel Joseph

Date: 5/24/22

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

BILLING STATEMENT

DATE: 05/24/2022

OWNER: Clayton Nunes
2401 Cedarwood Ct.
Bloomington, IN 47401

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

RENTAL PROPERTY ADDRESS: 614 N Grant ST
NUMBER OF UNITS: 1
NUMBER OF BUILDINGS: 1

ASSESSMENT

APPEALS: \$20.00

TOTAL AMOUNT DUE: \$20.00

DUE BY: 6/24/2022

* RENTAL PERMIT WILL BE ISSUED UPON RECEIPT OF PAYMENT

Cash, check, money order and credit cards are acceptable payment types. Please make your check or money order payable to "City of Bloomington". A copy of this statement must be returned with your payment within 30 days to: City of Bloomington, Housing and Neighborhood Development, P.O. Box 100, Bloomington, IN 47402.

If payment is not received within 30 days, any long-term occupancy permit will revert to a three-year permit, and this matter will be referred to the City Legal Department. You are responsible for all fees incurred regardless of whether you complete the entire inspection process or the property will no longer be used as a rental.



City Of Bloomington
Housing and Neighborhood Development

RENTAL INSPECTION INFORMATION

MAR 25 2022

Clayton Nunes
2401 Cedarwood Ct.
Bloomington, IN 47401

RE: 614 N 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 **MAY 24 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: Mackie Properties: P.O. Box 236, Ellettsville, IN 47429



**City Of Bloomington
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

523

Owner(s)

Clayton Nunes
2401 Cedarwood Ct.
Bloomington, IN 47401

Agent

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

Prop. Location: 614 N Grant ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/5

Date Inspected: 03/18/2022
Primary Heat Source: Gas
Property Zoning: RH
Number of Stories: 1
Landlord Has Affidavit: N/A

Inspector: Rob Council
Foundation Type: Crawl Space
Attic Access: Yes
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.

Typical Existing Egress for all inhabitable rooms:

Height: 48 inches (Both sashes removed)
Width: 30.5 inches
Sill Height: 34 inches
Openable Area: 10.17 sq. ft.

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

INTERIOR

Entry Hall:

No violations noted.

Living Room (12x12): used as bedroom

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

Repair lower window. **(Loose in frame)** BMC 16.04.060(a)

Southwest Bedroom (13x11):

No violations noted.

Northwest Bedroom (13x13):

No violations noted.

Southeast Bedroom (9-7x9):

No violations noted.

Bathroom:

Replace broken GFCI receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b) **(Something stuck in ground.)**

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

Kitchen:

No violations noted.

EXTERIOR

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

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) **(Dead/dying tree south side of structure)**

Replace missing cover on cable box. 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.



City of Bloomington
H.A.N.D.

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

Meeting Date: June 15th, 2022
Petition Type: An extension of time to complete repairs.
Petition Number: 22-TV-63
Address: 1009 S. Walnut Street.
Petitioner: Josh Alley (Cream and Crimson Properties)
Inspector: Kenny Liford
Staff Report: April 6th, 2022 Completed Cycle Inspection Report
May 20th, 2022 BHQA application received

The owner has requested an extension of time to complete repairs due to the timeline in receiving the replacement windows.

Staff recommendation: Approve the request.

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

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

Compliance Deadline: August 15th, 2022

Attachments: Cycle report, BHQA Appeal



RECEIVED
MAY 20 2022
BY:

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

Property Address: 1009 S Walnut St., Bloomington, IN. 47403

Petitioner's Name: Josh Alley (Cream and Crimson Properties)

Address: 3746 E Commodore Trail

City: Bloomington **State:** Indiana **Zip Code:** 47408

Phone Number: 8128221033 **E-mail Address:** cream.crimson@gmail.com

Owner's Name: Josh Alley

Address: 3746 E Commodore Trail

City: Bloomington **State:** Indiana **Zip Code:** 47408

Phone Number: 8128221033 **E-mail Address:** cream.crimson@gmail.com

Occupants:

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

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

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

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

Reminder:

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

(Will be assigned by BHQA)
Petition Number: 22-TV-63

KL

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

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

Hello, We have purchased new windows for the home. Unfortunately they will not be in in time for the inspection. We are asking for an extension in order to put the windows in once they are delivered. Sincere appreciation.

Cream and Crimson Management

ASKING FOR 60 DAYS

Signature (Required): 

Name (Print): Josh Alley Date: 2/28/2022 5/19/2022

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

APR 12 2022

Cream & Crimson Properties
3746 E. Commodore Trail
Bloomington, IN 47408

RE: 1009 S Walnut ST

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **JUN 11 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

 1009 S. Walnut Street



**City Of Bloomington
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

3615

Owner(s)

Cream & Crimson Properties
3746 E. Commodore Trail
Bloomington, IN 47408

Prop. Location: 1009 S Walnut ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/5

Date Inspected: 04/04/2022
Primary Heat Source: Gas
Property Zoning: MM
Number of Stories: 2
Landlord Has Affidavit: No

Inspector: Kenny Liford
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: Det. Garage

Monroe County Assessor's records indicate this structure was built in 1920.
There were no requirements for emergency egress at the time of construction.

INTERIOR

MAIN LEVEL

Entryway, Living Room (6-2 x 12-8), Dining Room (11-6 x 11-2), Bathroom, Kitchen, N Bedroom (20-1 x 9-1) Exit door for egress requirements.

No violations noted.

BASEMENT

Main Room

Secure the loose electrical receptacle behind the washer and dryer. BMC 16.04.060(b)

UPPER LEVEL

Stairway, Hallway

No violations noted.

Bathroom

Replace the flex tubing under the sink with approved and rigid plumbing materials. BMC 16.04.060(a)

City Hall

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

401 N Morton St

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

Bloomington, IN 47404

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

SW Bedroom (11-9 x 8-2), NE Bedroom (13 x 8-7)

No violations noted.

Existing Egress Window Measurements: Dbl hung: Const. Yr. - 1920

Height: 24.25 inches

Width: 33 inches

Sill Height: 24 inches

Openable Area: 5.56 sq. ft.

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

NW Bedroom (11-10 x 10-3)

Repair the west window to remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Existing Egress Window Measurements: Dbl hung: Const. Yr. - 1920

Height: 24.25 inches

Width: 33 inches

Sill Height: 24 inches

Openable Area: 5.56 sq. ft.

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

EXTERIOR

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

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)

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: June 15th, 2022
Petition Type: An extension of time to complete repairs.
Petition Number: 22-TV-64
Address: 1610 E. 1st Street.
Petitioner: Parker Real Estate Management.
Inspector: Kenny Liford
Staff Report: April 11th, 2022 Completed Complaint Inspection Report
May 27th, 2022 BHQA application received

The owner has requested an extension of time to complete repairs due to difficulty in finding parts for repairs to the windows.

Staff recommendation: Approve the request.

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

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

Compliance Deadline: July 15th, 2022

Attachments: Cycle report, BHQA Appeal

Call Arlene? she will pay via CC



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
MAY 26 2022
BY:

Property Address: 1610 E. 1st St.

Petitioner's Name: Parker Real Estate Mgt.

Address: 621 N. Walnut

City: Bloomington State: IL Zip Code: 47404

Phone Number: 339.2115 E-mail Address: afreeman@parkermt.com

Owner's Name: Dr. Stephen Ball

Address: 2975 Lakewood Ct.

City: Bloomington State: IL Zip Code: 47408

Phone Number: 320.9533 E-mail Address: N/A

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: Extension of time to complete repairs

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-64

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

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

The windows in house are very old. Hard to find parts.

Signature (Required): *Arlene Freeman*
 Name (Print): ARLENE FREEMAN Date: 05.24.2022

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

MAY 05 2022

REMAINING VIOLATION COMPLAINT INSPECTION REPORT

7268

Owner(s)

Steven Ball
2975 Lakewood Ct.
Bloomington, IN 47408

Agent

Parker Real Estate Management
P O Box 1112
Bloomington, IN 47402

Prop. Location: 1610 E 1st ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 04/11/2022
Primary Heat Source: Gas
Property Zoning: R3
Number of Stories: 1
Landlord Has Affidavit: N/A

Inspector: Kenny Liford
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: Shed

REINSPECTION REQUIRED

The following items are the result of a complaint inspection conducted on 04/11/2022. This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington.

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

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

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

<p>City Hall Email: hand@bloomington.in.gov Neighborhood Division (812) 349-3421</p>	<p>401 N Morton St https://bloomington.in.gov/hand Housing Division (812) 349-3401</p>	<p>Bloomington, IN 47404 Rental Inspection (812) 349-3420 Fax (812) 349-3582</p>
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1610 E. 1st Street

INTERIOR

Living Room

Repair the North window to remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Kitchen

Repair the window to remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Office

Repair the window to remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Bedroom

Adjust the window so that both locks engage. BMC 16.04.060(a)

This is the end of this report.