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**PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
CITY HALL McCloskey CONFERENCE ROOM
In Person / Zoom Virtual Meeting
JULY 20, 2022 4:00 P.M.**

ALL ITEMS ARE ON THE CONSENT AGENDA

I. ROLL CALL

II. PETITIONS

- 1) **21-TV-92, 304-308 W. 2nd Street**, Woodington Management, LLC (Betsy Ferguson). Previously heard January 20, 2021, December 15, 2021 and April 20, 2022. Request for an extension of time to complete repairs.
- 2) **22-TV-65, 913 W. Gourley Pike**, Janet Nichols. Request for extension of time to complete repairs.
- 3) **22-TV-66, 1508 S. Highland Avenue**, Tarek Sibal. Request for an extension of time to complete repairs.
- 4) **22-AA-67, 801 S. High Street**, Susan Falley – 801 S. High Street, LLC). Request for relief from an administrative decision.
- 5) **22-AA-68, 1712 N. Lincoln Street**, Daniel Hartman. Request for relief from an administrative decision.
- 6) **22-TV-69, 3100 E. Braeside Drive**, The Crossing – Leesa Fleener (Scott May). Request for extension of time to complete repairs.
- 7) **22-TV-70, 120 S. Kingston Drive**, Jenny Bowles – Distinct Management (David Bilfeld). Request for extension of time to complete repairs.
- 8) **22-TV-71, 211 N. Grant Street**, Mack Bell – Olympus Properties (Acacia Investments, LLC). Request for an extension of time to complete repairs.
- 9) **22-TV-72, 2435 E. 3rd Street**, Mackle Properties – Kathryn Baker (Forgeland Properties, LLC). Request for an extension of time to complete repairs.
- 10) **22-TV-73, 2446 S. Henderson Street**, Crawford Apartments II, L.P. (Pres-Crawford, LLC). Request for an extension of time to complete repairs.
- 11) **22-TV-74, 108 W. 6th Street**, Sarge Rentals (6th Street North, LLC). Request for an extension of time to complete repairs.
- 12) **22-TV-75, 314 W. 2nd Street**, Liberty Properties (Shahpur Achaemenian). Request for an extension of time to complete repairs.
- 13) **22-TV-76, 1022 W. Meadow Lane**, Sy Zickler. Request for an extension of time to complete repairs.

- 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.



City of Bloomington
H.A.N.D.

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

Meeting Date: July 20, 2022

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

Petition Number: 21-TV-92

Address: 300-308 W. 2nd Street

Petitioner: Woodington Management, LLC

Inspector: Maria McCormick

Staff Report: October 20, 2020 - Completed Cycle Inspection
April 8, 2021 - Re-Inspection all items complied except exterior painting of staircases.
August 24, 2021 - Exterior Extension Reminder mailed.
October 20, 2021 - Received 1st BHQA Request for extension of time to replace exterior staircases.
December 15, 2021 -- Granted extension of time to replace staircases until 03/01/2022
February 28, 2022 -- Received 2nd BHQA application for extension of time to replace the deck serves as the front door access to the apartments.
April 22, 2022 -- Granted extension of time to complete the replacement of the deck unit 06/30/2022.
June 27, 2022 -- Received 3rd BHQA application for extension of time to replace the exterior siding.

The petitioners are requesting an additional extension of time. All violations that were cited in the Cycle Inspection (10/20/20) were complied at the re-inspection on 04/08/21, with the exception of a violation for peeling paint on the east and west staircases that provide access to the 4 2nd level apartments. The petitioner first came to the board in October 2021, requesting time to replace the staircases. Then in April of 2022, they requested additional time to replace the 2nd story decks. The petitioner is currently asking for additional time to complete the replacement of the siding on the building. This work is partially complete at this time.

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: September 1, 2022

Attachments: BHQA Application, Photos



RECEIVED
JUN 27 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: 300-308 West Second Street, Bloomington, IN 47403

Petitioner's Name: Woodington Management, LLC

Address: 205 East 17th Street

City: Bloomington

State: Indiana



Zip Code: 47408

Phone Number: 8123339201

E-mail Address: wagg1r@hotmail.com

Owner's Name: Betsy Ferguson

Address: 205 East 17th Street

City: Bloomington

State: Indiana



Zip Code: 47408

Phone Number: 8123339201

E-mail Address: wagg1r@hotmail.com

Occupants:

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

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

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

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



Reminder:

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

(Will be assigned by BHQA)

Petition Number: 21-TV-92

HEARD PREVIOUSLY:

JAN. 20, 21

APR. 20, 22

DEC. 15, 21

6

(OLD BUSINESS)

MM

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

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

We are asking for extra time to complete the exterior painting. We are not painting, we are replacing the exterior with a cement hardie siding. We have completed the north side of the building with the stairwell, deck and siding and are working on the siding on the east side of the building. We are also replacing windows that have damage a so that has delayed progress. We are making strides in getting the exterior done, the interior passed the permit inspection, just trying to get the exterior buttoned up.

Thank you for your consideration on this matter.

Signature (Required): Woodington Mgt / M.A. Waggoner

Name (Print): Woodington Mgt / M.A. Waggoner Date: 06-08-22

Important information regarding this application format:

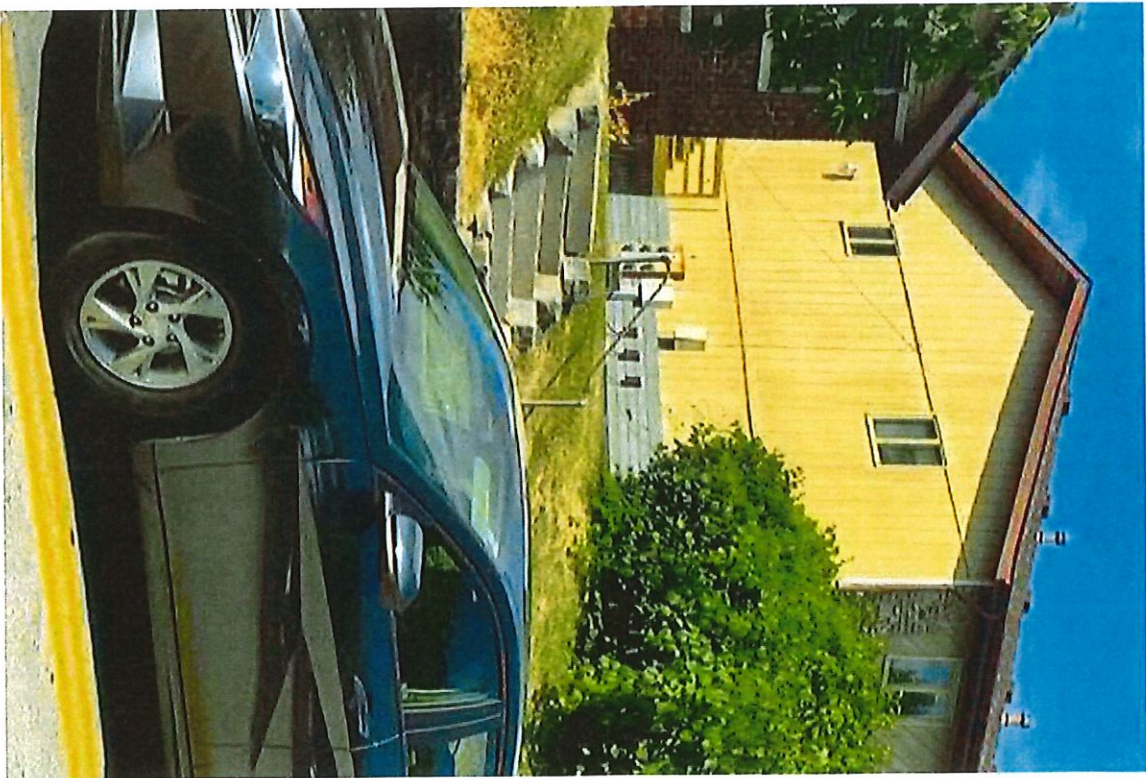
- 1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
- 2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.



NEW SIDING
EAST SIDE



WEST SIDE NEW SIDING
BEING INSTALLED





City of Bloomington
H.A.N.D.

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

Meeting Date: July 20, 2022

Petition Type: An extension of time to complete repairs.

Petition Number: 22-TV-65

Address: 913 W Gourley Pike

Petitioner: Janet Nichols

Inspector: C Chipman

Staff Report: November 22, 2021 Completed cycle inspection
December 7, 2021 Sent cycle report
February 11, 2022 Sent remaining violations report
February 14, 2022 Janet scheduled reinspection
March 10, 2022 Janet rescheduled reinspection
March 23, 2022 Janet rescheduled reinspection
March 31, 2022 Completed reinspection with owner
April 4, 2022 Sent remaining violations report
April 25, 2022 Janet scheduled reinspection
May 25, 2022 Janet canceled reinspection
June 8, 2022 Received BHQA application

During the cycle inspection it was noted that the south bedroom door was broken and the door knob missing. The kitchen sprayer base was loose and would need to be secured. The petitioner is requesting an extension of time 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.

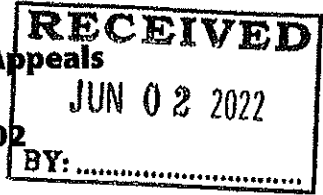
Compliance Deadline: August 4, 2022 All remaining violations.

Attachments:

Remaining violations report, BHQA application



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



Property Address: 913 West Gourley Pike

Petitioner's Name: Janet S. Nichols

Address: 4288 E Robinson Road

City: Bloomington State: IN Zip Code: 47408

Phone Number: 812-772-4426 E-mail Address: janetsnichols1@comcast.net

Owner's Name: Same as above

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: Extension 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!

Check enclosed #5173

(Will be assigned by BHQA)
Petition Number: 22-TV-65

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) Bedroom (interior) door needs repaired or replaced.
- 2) A door handle need to be replaced
- 3) Metal cover needs replaced on the Kitchen sink sprayer unit.

Signature (Required):

Janeet S. Nichols

Name (Print):

Janeet S. Nichols

Date:

5/26/2022

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

APR 04 2022

REMAINING VIOLATION INSPECTION REPORT

10298

Owner(s)

Wayne & Janet Nichols
4288 E. Robinson Road
Bloomington, IN 47408

Prop. Location: 913 W Gourley PIKE
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/5

Date Inspected: 11/22/2021
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 1
Landlord Has Affidavit: N/A

Inspector: Chastina Chipman
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: Shed

REINSPECTION REQUIRED

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

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

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

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

INTERIOR:

Kitchen/ Dining Room (17-4 x 6-6):

Secure the sink sprayer base. BMC 16.04.060 (a)

South Bedroom (9-3 x 9-0, 11-7 x 3-3):

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

Replace the missing door knob. BMC 16.04.060 (a)

<p>City Hall Email: hand@bloomington.in.gov Neighborhood Division (812) 349-3421</p>	<p>401 N Morton St https://bloomington.in.gov/hand Housing Division (812) 349-3401</p>	<p>Bloomington, IN 47404 Rental Inspection (812) 349-3420 Fax (812) 349-3582</p>
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22

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: July 20, 2022

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

Petition Number: 22-TV-066

Address: 1508 S Highland Ave

Petitioner: Tarek Sabai

Inspector: Michael Arnold

Staff Report:

March 09, 2022	Cycle Inspection
March 16, 2022	Sent Inspection Report
May 20, 2022	Sent Remaining Violations Report
June 03, 2022	Received BHQA Application

During the Cycle Inspection it was noted that there were issues with the windows being able to close completely and to latch after they are opened. Owner has indicated that the replacement windows are on back order and that replacement will be complete by October 01, 2022.

Staff recommendation: Grant the Extension of Time for the windows

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

Compliance Deadline: October 01, 2022

Attachments: Cycle Report, appeal

MS

RECEIVED
JUN 03 2022
BY:



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

Property Address: 1508 Highland St, Bloomington IN 47401

Petitioner's Name: Tarek Sibai

Address: 313 S. Reisner Rd

City: BGTN State: IN Zip Code: 47401

Phone Number: 832661 E-mail Address: tsibai@hotmail.com

Owner's Name: same as above

Address: _____

City: _____ State: _____ Zip Code: _____

Phone Number: _____ E-mail Address: _____

Occupants: Kristi Deekard & family

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

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

Variance Type: TV

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

(Will be assigned by BHQA)
22-TV-66
Petition Number: _____

MA

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

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

Window replacement x3. Limited by material shortages / contractors. Extend deadline by 4 months until 10/1/2022. I am promised it will be done by 9/1/22

Signature (Required): Tarek Sibai
Name (Print): Tarek Sibai Date: 5/21/22

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





City Of Bloomington
Housing and Neighborhood Development
REMAINING VIOLATION INSPECTION REPORT

MAY 20 2022

5458

Owner(s)

Gardenia Properties Llc
 313 S Reisner Road
 Bloomington, IN 47401

Prop. Location: 1508 S Highland AVE
 Number of Units/Structures: 1/1
 Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 03/09/2022
 Primary Heat Source: Gas
 Property Zoning: R3
 Number of Stories: 2
 Landlord Has Affidavit: No

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

REINSPECTION REQUIRED

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

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

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

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

City Hall

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

401 N Morton St

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

Bloomington, IN 47404

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

Main Level:**Living Room (26-0 x 16-0):**

Repair/replace the window to function as intended. BMC 16.04.060(c) (West wall)(Tenant indicated window did not function as intended and ask the window not be opened during the inspection).

Dining Room (10-0 x 10-0):

Repair/replace the window to function as intended. BMC 16.04.060(c) (left window)(Tenant indicated window did not function as intended and ask the window not be opened during the inspection)

Upper Level:**East Bedroom (25-0 x 8-0):**

Measure window at reinspection

Exterior:

Secure the exhaust cover to the wall. BMC 116.04.050(a) (North Wall)

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)

Affidavit Required:

Provide a completed copy of the Occupancy Affidavit for this Registered Residential Rental property to the inspector for review. BMC 16.03.025

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

- **Inventory & Damages List**

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement.

BMC 16.03.050(e) and BMC 16.10.030(b)

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: July 20, 2022

Petition Type: Relief from an administrative decision

Variance Request: Relief from the requirement to register and inspect.

Petition Number: 22-AA-67

Address: 801 S High Street

Petitioner: Susan Failey

Inspector: John Hewett

Staff Report: The property owner's daughter lives in this home while she is studying at the University.

Staff recommendation: Grant the relief from administrative decision.

Conditions: This unit will be granted relief from the requirements of Title 16 for as long as the current owner and tenant remain unchanged from the current status. The property status will be checked yearly to verify no changes have been made. If this status changes, the requirements of Title 16 may be re-instated.

Compliance Deadline: none

Attachments: Appeal form



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

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

hand@bloomington.in.gov

RECEIVED
JUN 10 2022
BY:

Property Address: 801 S. High St., Bloomington IN 47401

Petitioner's Name: Susan Failey (managing member, 801 South High LLC)

Address: 1015 S. Covenanter Dr. Bloomington IN 47401

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

Phone Number: 812-322-3615 **E-mail Address:** newsf@comcast.net

Owner's Name: 801 South High LLC

Address: 1015 S. Covenanter Dr., Bloom

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

Phone Number: 812-322-3615 **E-mail Address:** newsf@comcast.net

Occupants: Julia Failey Werth, daughter of Susan Failey

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: Variance for rental inspection requirements due to occupancy only by a family member of owner

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

(Will be assigned by BHQA)
Petition Number: 22-AA-67

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

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

I own the house at 801 S. High through an LLC, when I bought it for my disabled daughter and created the LLC, when she had a roommate living with her and registered the rental. Her roommate has moved out and we have no plans for her to have another one. As the house is now only occupied by my daughter, I would like to be exempt from the rental occupancy ordinance.

Signature (Required): Susan Failey

Name (Print): Susan Failey for 801 South High LLC Date: 2/28/22 6/10/22

Important information regarding this application format:

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





City of Bloomington
H.A.N.D.

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

Meeting Date: July 20, 2022

Petition Type: Relief from an administrative decision

Variance Request: Relief from the requirement to register and inspect.

Petition Number: 22-AA-68

Address: 1712 N Lincoln St.

Petitioner: Daniel Hartman

Inspector: John Hewett

Staff Report: The property owner's son lives in this unit while he is studying at the University.

Staff recommendation: Grant the relief from administrative decision.

Conditions: This unit will be granted relief from the requirements of Title 16 for as long as the current owner and tenant remain unchanged from the current status. The property status will be checked yearly to verify no changes have been made. If this status changes, the requirements of Title 16 may be re-instated.

Compliance Deadline: none

Attachments: Appeal form



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

RECEIVED
 JUN 13 2022
 BY:

NOTE: A \$20 filing fee must accompany this application. The property will not be placed on the meeting agenda until the filing fee is received.

Property Address: 1712 N. Lincoln St, Bloomington IN 47408

Petitioner's Name: Daniel Hartman

Address: 5065 Indian Bend Rd

City: Oshkosh State: WI Zip Code: 54904

Phone Number: 317-460-3623 Email Address: dhartniu@comcast.net

Property Owner's Name: Daniel Hartman

Address: 5065 Indian Bend Rd

City: Oshkosh State: WI Zip Code: 54904

Phone Number: 317-460-3623 Email Address: dhartniu@comcast.net

Occupants: Tyler Hartman (our son) and one of his friends

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 check the petition type that you are requesting:

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


OFFICE USE ONLY

Petition Number: 22-AA-68

JH

SEE REVERSE

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

Signature (required):  _____

Name (please print):

Date:

Daniel Hartman

June 12, 2022

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

Condo at 1712 N. Lincoln St, Bloomington is not a rental/income property.
Our son lives there while he is finishing his degree at IU.



City of Bloomington
H.A.N.D.

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

Meeting Date: July 20, 2022
Petition Type: Request for an extension of time to complete repairs
Petition Number: 22-TV-069
Address: 3100 E Braeside Dr
Petitioner: The Crossing/Leesa Fleenor
Inspector: Michael Arnold, Rob Council, Jo Stong
Staff Report: April 05, 2022 Cycle Inspection Completed
April 25, 2022 Cycle Inspection Mailed
June 13, 2022 Received BHQA Application

The petitioner is requesting additional time to complete repairs due to delays in getting parts as well as personnel turnover and turnover for new leases.

Staff recommendation: Grant the request for additional 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 03, 2022 for life safety issues
September 20, 2022 for all other items
Attachments: Cycle Report, appeal



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



Property Address: 3100 E Braeside Drive

Petitioner's Name: The Crossing/ Leesa Fleener

Address: 3112 E. Braeside Drive

City: Bloomington State: IN Zip Code: 47459

Phone Number: 8123391400 E-mail Address: legacygroup@woodingtonproperties.com

Owner's Name: Scott May

Address: 3000 S Walnut Street Pike #F6

City: Bloomington State: IN Zip Code: 47401

Phone Number: 8123391400 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: 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-69

MA, RC, JS

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

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

We are asking for more time to repair the work, due to lack of parts coming in and being available to fix items they are either on back order or the shipment takes a long time to get here. We are also experiencing low personnel and turn season. Along with our daily maintenance.

Signature (Required): Leesa Fleener

Name (Print): Leesa Fleener Date: 6.2.22

Important information regarding this application format:

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



City Of Bloomington
Housing and Neighborhood Development
CYCLE INSPECTION REPORT

47

Owners

The Crossing/ May, Scott G.
3000 S Walnut Street Pike #F6
Bloomington, IN 47401

Agent

The Legacy Group/Leesa Fleener
3112 E. Braeside Drive
Bloomington, IN 47408

Prop. Location: 3100 E Braeside DR

Number of Units/Structures: 140/15

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

Date Inspected: 04/05/2022

Primary Heat Source: Gas

Property Zoning: RH

Number of Stories: 2

Landlord Has Affidavit: N/A

Inspector: Arnold, Council, Stong

Foundation Type: Slab

Attic Access: Yes

Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1982.

Minimum emergency egress requirements for the time of construction:

Openable area required: 4.75 sq. ft.

Clear width required: 18"

Clear height required: 24"

Maximum Allowable Sill Height: 48" above finished floor

Egress window measurements for complex are as follows:

Townhouses (sliding)

Height: 44 inches

OR

Height: 45 inches

Width: 33.5 inches

Width: 33 inches

Sill Height: 36 inches

Sill Height: 36 inches

Openable Area: 10.24 sq. ft.

Openable Area: 10.31 sq. ft.

Life Safety violations italicized

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

Flats (sliding)

Height: 57 inches

Width: 22 inches

Sill Height: 24 inches

Openable Area: 8.71 sq. ft.

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

INTERIOR:

**Room dimensions are on the floor plan in the file and are not included in this report.
Only rooms with violations will be noted in this report.**

General Violation:

See Other Requirements at the end of the report for required fireplace inspections' documentation.

BUILDING 1

3100

Dining Room:

Repair the sliding glass door to latch securely. BMC 16.04.060(b)

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)

2nd FLOOR

Rear Bedroom:

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

Unit 3102

2nd FLOOR

Bath:

Properly seal the loose tiles in the tub surround to prevent water infiltration. BMC 16.04.060(c)

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

Units 3104, 3106

No violations noted.

3108

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)

3110

Living Room:

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

2nd FLOOR

Bath:

Properly seal the tub/shower where it meets the floor. BMC 16.04.060(a)

BUILDING 2

3114

Kitchen:

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

Dining Room:

Repair the broken sliding glass door handle. BMC 16.04.060(b)

3116

Kitchen:

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

3118

Kitchen:

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

Living Room:

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

3120

No violations noted.

3122

Dining Room:

Repair the sliding glass door to latch securely. BMC 16.04.060(b)

Kitchen:

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

3124

No violations noted.

3126

Front (west) Bedroom:

Repair the window to slide easily and to latch securely. BMC 16.04.060(b)

3128

Living Room:

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

Hall:

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

Left Bath:

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

Properly secure the exhaust fan to the ceiling. BMC 16.04.060(c)

3130

Rear Bedroom:

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

3132

Dining Room:

Properly repair the sliding glass door screen to function as intended (off its track). BMC 16.04.060(c)

Kitchen:

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

Rear Bath:

Repair the stove so that all range burners ignite and function as intended. BMC 16.04.060(c)

Front Bath:

Replace the missing soap dish and properly seal around it to prevent water infiltration (or eliminate it and properly tile over the opening). BMC 16.04.060(a)

3134

Dining Room:

Properly repair the screen in the sliding glass door to function as intended. BMC 16.04.060(a)

Front Bath:

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

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

Rear Bedroom:

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

Rear Bath:

Properly seal the tub/shower where it meets the floor. BMC 16.04.060(a)

BUILDING 3

3136

No violations noted.

3138

Kitchen:

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

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

Right Bedroom:

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

Bath:

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

Replace the broken switch plate. BMC 16.04.060(b)

Units 3140, 3142

No violations noted.

3144

Hall:

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

Right Bedroom:

Replace the missing window screen. BMC 16.04.060(a)

Bath:

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

3146

No violations noted.

3148

Bedroom:

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

3150

Mechanical Room:

Ensure the HVAC system is functioning as intended (tenant states AC runs without shutting off). BMC 16.04.060(c)

Deck:

Replace the deteriorated deck boards. BMC 16.04.050(a)

3152

Kitchen:

Repair/replace the missing control knob on the range. BMC 16.04.060(a)

Living Room:

Repair the sliding to be easily opened. BMC 16.04.060(c)

Hallway:

Verify the water leak has been eliminated and then properly surface coat the ceiling. BMC 16.04.060(a)

3154:

Living Room:

Secure the loose handle on the sliding door. BMC 16.04.060(a)

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

Hallway:

Replace the missing ceiling in the furnace closet. The area should be cleaned and sanitized if any mold or mildew is present. BMC 16.04.060(a)

Right Bedroom:

Verify there is no water leak at the ceiling along the exterior wall. BMC 16.04.060(a)

3156

No violations noted.

3158:

Kitchen:

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

BUILDING 4

3160

Living Room:

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

2nd FLOOR

Hall:

Repair closet door. BMC 16.04.060(a)

3162

Living Room:

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

3164

Living Room:

Secure loose electrical receptacle. BMC 16.04.060(b) **(East and West wall)**

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

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

Replace broken closet knob. 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)

Mechanical Closet:

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) (Corners)

2nd FLOOR

Hall:

Replace broken closet knob. BMC 16.04.060(a)

Bedroom 1:

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

Bedroom 2:

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

3166:

Living Room:

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

Replace missing sliding door handle. BMC 16.04.060(b)

Mechanical Closet:

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)

Kitchen:

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

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

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

2nd FLOOR

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) (**Corners**)

3168

Entry:

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

2nd FLOOR

Bath:

Install approved transition strips along the edge of floor covering in a manner that reduces trip hazards. BMC 16.04.060(a)

3170

Living Room:

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

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

3172:

Entry:

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

Half Bath:

Repair sagging cabinet floor under sink. BMC 16.04.060(a)

Kitchen:

Replace missing cabinet face. BMC 16.04.060(a)

Hall:

Eliminate or properly tack down cable to eliminate trip hazard. BMC 16.04.060(a)

3174:

2nd FLOOR

Back Bedroom:

Repair window to function as intended. Windows in rental units shall be openable without special knowledge or effort. BMC 16.04.060(b)

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

BUILDING 5

3176

Living Room:

Properly secure the loose sliding glass door handle. BMC 16.04.060(a)

Hall:

Repair or replace the broken handle on the furnace closet door. BMC 16.04.060(a)

Bedroom:

Secure the loose electrical receptacle adjacent to the bed. BMC 16.04.060(b)

3178:

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

3180:

Kitchen:

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

Mechanical Closet:

Clean the heating/air conditioning supply/return grille. BMC 16.04.060(c)

Bedroom 1:

Properly secure loose glass in window frame. BMC 16.04.060(a)

Bath 1:

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

Bedroom 2:

Properly secure loose glass in window frame. BMC 16.04.060(a)

3182:

Right Bedroom:

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

3184:

Bedroom:

Secure the glass in the window frame and repair the window to open/close easily. BMC 16.04.060(c)

3186:

Patio:

Remove and properly dispose of all accumulated or scattered trash on patio. BMC 16.04.040(d)

3188:

Living Room:

Repair latch on sliding door. BMC 16.04.060(a)

Bedroom:

Secure loose electrical receptacle. BMC 16.04.060(b) (Over bed)

3190:

Deck:

Secure the guardrail and the handrail so they are capable of withstanding normally imposed loads. BMC 16.04.050(b) (facing out – right end. Fasteners are pulling out of the wall)

Loft:

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

3192:

General Condition:

Provide a path of access to the bedroom windows so they may be checked at reinspection. BMC 16.04.060(a)

Kitchen:

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

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

3194:

Living Room:

Secure loose electrical receptacle. BMC 16.04.060(b) (South wall)

Install approved transition strips along the edge of floor covering in a manner that reduces trip hazards. BMC 16.04.060(a) (Fireplace)

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

Bedroom 1:

Secure loose electrical receptacle. BMC 16.04.060(b) (Right wall)

Bedroom 2:

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

Replace broken light switch. BMC 16.04.060(c)

3196:

Kitchen:

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

Bath:

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

Bedroom 2:

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

TENANT VIOLATION (the tenant will receive a separate report for this violation):

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)

Remove and properly dispose of all accumulated or scattered pet feces in unit. BMC 16.04.040(d)

3198

Kitchen:

Repair/replace the overhead light or replace the fluorescent bulbs so the light fixture functions as intended. BMC 16.04.060(c) (does not turn on completely and bulbs flicker)

BUILDING 6

3216

No violations noted.

3218:

Dining Area:

Secure loose electrical receptacle. BMC 16.04.060(b)

Kitchen:

Replace damaged faucet on sink. BMC 16.04.060(c)

Bath:

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

Repair damaged vanity/cabinet. BMC 16.04.060(a)

3220:

Deck:

Repair or Replace missing or damaged deck boards. BMC 16.04.060(a)

Kitchen:

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

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

3222:

Kitchen:

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

3226:

No violations noted.

3228:

Living Room:

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

Bathroom:

Verify there is adequate cold water pressure at the tub faucet. BMC 16.04.060(c)

3230

No violations noted.

BUILDING 7

3232

Living Room/Dining:

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

Kitchen:

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

Upper Level Bedrooms:

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

Unit 3234:

Dining Room:

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

3236:

Half Bath:

Repair sagging cabinet floor under sink. BMC 16.04.060(a)

Living Room:

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

3238:

Kitchen:

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

Upper Level Bath:

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

Properly repair or replace damaged sink. BMC 16.04.060(a)

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

3240:

Half Bath:

Secure toilet to its mountings. BMC 16.04.060(c)

3242:

Living Room:

Clean the heating/air conditioning supply/return grille. BMC 16.04.060(c)

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

Kitchen:

Replace broken/missing outlet cover plate. BMC 16.04.060(b) (**Right of sink**)

BUILDING 8

3244:

No violations noted.

3246:

Living Room:

Replace broken/missing outlet cover plate. BMC 16.04.060(b) (**Right of sliding door**)

Kitchen:

Secure loose faucet. BMC 16.04.060(b)

3248:

Living Room:

Replace missing handle on sliding door. BMC 16.04.060(a)

3250:

Living Room:

Repair sliding door latch to function as intended. BMC 16.04.060(b)

Replace missing handle on sliding door. BMC 16.04.060(a)

Bath:

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

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

3252:

Living Room:

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

Kitchen:

Repair sagging cabinet floor under sink. BMC 16.04.060(a)

Mechanical Closet:

Replace missing service access panel on water heater. BMC 16.04.060(c)

3254:

Living Room:

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

Bath:

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

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

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

3256:

Kitchen:

Repair sagging cabinet floor under sink. BMC 16.04.060(a)

Bedroom:

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

Loft:

This room does NOT meet the minimum safety requirements for a sleeping room, and may not be used for sleeping purposes. **Bed must be removed.**

3258:

Kitchen:

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

Living Room:

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

3260:

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

TENANT VIOLATION (the tenant will receive a separate report for this violation):

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)

Remove and properly dispose of all accumulated or scattered trash in unit. BMC 16.04.040(d)

3262:

Living Room:

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

Kitchen:

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

Bath:

Repair sagging cabinet floor under sink. BMC 16.04.060(a)

3264:

Entry:

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

Living Room:

Repair or replace lock on sliding door so that it functions as intended. BMC 16.04.060(b)

Kitchen:

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

Bedroom:

Repair window to function as intended. Window shall be openable without special knowledge or effort. BMC 16.04.060(b)

Repair damaged sill. BMC 16.04.060(a)

3266:

Kitchen:

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

Loft:

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

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

3268:

Kitchen:

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

Bathroom:

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

Install approved transition strips along the edge of floor covering in a manner that reduces trip hazards. BMC 16.04.060(a)

Bedroom:

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

Living Room:

Install approved transition strips along the edge of floor covering in a manner that reduces trip hazards. BMC 16.04.060(a)

3270:

Living Room:

Replace missing sliding door handle. BMC 16.04.060(c)

Replace broken/non-functioning electrical outlet. BMC 16.04.060(c) **(Left of sliding door)**

3272

No violations noted.

3274:

Living Room:

Secure sliding door in casement. BMC 16.04.060(a) **(Entire door is loose in frame)**

Kitchen:

Repair stove to function as intended. BMC 16.04.060(c) **(Bad burners)**

Bath 2:

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

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

BUILDING 9

3276

Living Room:

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

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

Hall:

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

Bath 2:

Repair sagging cabinet floor under sink. BMC 16.04.060(a)

3278:

Kitchen:

Repair stove to function as intended. BMC 16.04.060(c) (Bad burners)

Repair sagging cabinet floor. BMC 16.04.060(a)

Living Room:

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

3280

Living Room:

Repair sliding door to latch securely. BMC 16.04.060(b)

Bedroom 1:

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

Bath 1:

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

Repair sagging cabinet floor under sink. BMC 16.04.060(a)

Bedroom 2:

Reattach hanging vent cover. BMC 16.04.060(a)

Bath 2:

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

3282:

Entry:

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

Living Room:

Reattach hanging vent cover. BMC 16.04.060(a)

Deck:

Repair holes in siding. BMC 16.04.060(a)

Remove and properly dispose of all accumulated or scattered trash on deck. BMC 16.04.040(d)

Mechanical Closet:

Reattach doors. BMC 16.04.060(a)

Bedroom 1:

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

Bedroom 2:

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

TENANT VIOLATION (the tenant will receive a separate report for this violation)

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)

Remove and properly dispose of all accumulated or scattered trash in unit. BMC 16.04.040(d)

3284:

Living Room:

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

Bedroom:

Repair closet light to function as intended. BMC 16.04.060(c)

3286:

Kitchen:

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

Repair sagging cabinet floor under sink. BMC 16.04.060(a)

This unit has no gas service at time of inspection. Restart gas service. Gas fueled appliances will be inspected during reinspection of property. BMC 16.04.060(a)

Bedroom 1:

Remove cabinets blocking window/emergency egress. BMC-16.04.020 (b).

3288:

Deck:

Repair or Replace rotting wood on deck. BMC 16.04.060(a)

Kitchen:

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

Bedroom 1:

Repair window to function as intended. BMC 16.04.060(a) **(Difficult to open/close)**

Unit 3290:

Bedroom 1:

Repair window to function as intended. BMC 16.04.060(b) **(Difficult to open)**

3292:

Kitchen:

Repair the loose faucet. BMC 16.04.060(c)

Living Room:

Repair outlet to function as intended. BMC 16.04.060(b) **(Open Neutral)**

Bedroom 1:

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

(Tape holding glass in frame)

Bath 1:

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

Bath 2:

Clean and service the exhaust fan so that it functions as intended. 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) (**Ants in bathroom**)

3294:

Entry:

Repair entry door to latch. BMC 16.04.060(a)

Kitchen:

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

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) (**Corner dining area**)

Living Room:

Repair damaged sliding door screen. BMC 16.04.060(a)

Replace or Repair damaged window sills. BMC 16.04.060(a)

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) (**By mechanical closet**)

Bedroom 1:

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

Bath 1:

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

Bedroom 2:

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

Bath 2:

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

3296:

Bath 1:

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

Replace all damaged or missing tile(s) in the bathtub surround. BMC 16.04.060(a)

Bedroom 1:

Repair damaged or missing trim at doorway. BMC 16.04.060(a)

3298:

Kitchen:

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

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

Deck:

Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet of combustible construction.

Exceptions:

- 1. One & Two family dwellings*
- 2. Where the buildings & decks are protected by an automatic sprinkler system*

LP gas burners shall not be located on combustible balconies or within 10 feet of combustible construction.

Exception:

- 1. One and two family dwellings.*
- 2. Where buildings, balconies, and decks are protected by an automatic sprinkler system.*

Charcoal grills may be stored in these locations. Gas grills may be stored in these locations without the propane tank attached. (Propane tanks shall not be stored in the living space, garage or storage shed). BMC 16.04.020(a)(3), Indiana Fire Code Sec. 308.3.1 & Sec. 308.3.1.1

Hall:

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

Bedroom 1:

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

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 (Bed in front of window)

Bath 1:

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

Bedroom 2:

Replace or Repair damaged window sill. BMC 16.04.060(a)

Bath 2:

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

BUILDING 10

3251

No violations noted.

3253

Living Room:

Replace the broken outlet plate to the left of the entry door. BMC 16.04.060(b)

2nd FLOOR

Bath:

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

Laundry Closet:

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

3255

Half Bath:

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

Kitchen:

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

3257

Dining Room:

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

3259

2nd FLOOR

Bath:

Properly seal the tub/shower where it meets the floor. BMC 16.04.060(a)

Unit 3261

2nd FLOOR

Bath:

Properly seal the tub/shower where it meets the floor. BMC 16.04.060(a)

BUILDING 11

3217

Right Bedroom:

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

3219

Kitchen:

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

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

Mechanical Room:

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

3221

Living Room:

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

Kitchen:

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

3223

Right Bedroom:

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

Left Bedroom:

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

Units 3225, 3227, 3229

No violations noted.

3231

Right Bedroom:

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

BUILDING 12

3201

No violations noted.

3203

Kitchen:

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

3205

Living Room:

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

Kitchen:

Repair the light in the range hood vent to function as intended. BMC 16.04.060(c)

Dining Room:

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

2nd FLOOR

Hall:

Properly secure the smoke detector so that it may function as intended. IC22-11-18-3.5

Bath:

Remove the old moldy caulk and properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Replace the missing towel bar. BMC 16.04.060(a)

3207

2nd FLOOR

Front Left Bedroom (southeast):

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

Replace the damaged window screen. BMC 16.04.060(a)

3209

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)

2nd FLOOR

Rear Bedroom:

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

3211

2nd FLOOR

Bath:

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

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

3213

2nd FLOOR

Bath:

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

Unit 3215

2nd FLOOR

Front Left Bedroom:

Repair the damaged window screen. BMC 16.04.060(a)

BUILDING 13

3165

Rear Bedroom:

This room was not accessible at the time of this inspection (door locked; tenant would not respond). This room must be brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

3167

2nd FLOOR

Bath:

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

Units 3169, 3171, 3173

No violations noted.

3175

Dining Room:

Replace the missing handle on the sliding glass door. BMC 16.04.060(b)

Kitchen:

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

Repair the front of the dishwasher (front panel separating). BMC 16.04.060(a)

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

2nd FLOOR

Bath:

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

BUILDING 14

3135

Kitchen:

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

3137

Dining Room:

Replace the missing handle on the sliding glass door. BMC 16.04.060(b)

Bath:

Repair the exhaust fan to eliminate excessive noise. BMC 16.04.060(c)

3139

Bedroom:

Repair the window to latch securely. BMC 16.04.060(b)

3141

Dining Room:

Repair the sliding glass door to latch securely. BMC 16.04.060(b)

Repair the screen in the sliding glass door. BMC 16.04.060(a)

Bath:

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

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

3143

Bath:

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

TENANT VIOLATION (the tenant will receive a separate report for this violation)

Entire Unit:

Remove all trash and food waste.

Kitchen:

Clean and sanitize the entire kitchen, including food preparation surfaces, stovetop, oven, sinks, countertops, refrigerator and floor. Remove all trash and food particles to prevent pests.

Bathroom:

Clean and sanitize all surfaces including floors, walls, sink, toilet, bathtub and tub surround.

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)

3145

Dining Room:

Replace the missing sliding glass door handle. BMC 16.04.060(b)

Kitchen:

Repair the light in the range hood vent to function as intended. BMC 16.04.060(c)

Hall:

Ensure that the smoke detector functions as intended (tenant states that it beeps). BMC 16.04.060(b)

3147

Dining Room:

Properly repair the screen in the sliding glass door so that it may function as intended. BMC 16.04.060(a)

3149

No violations noted.

BUILDING 15

3111

No violations noted.

3113

Dining Room:

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

Bath:

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

3115

Bath:

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

3117

Deck:

Replace the deteriorated decking boards. BMC 16.04.050(a)

Bath:

Properly adjust the handle on the faucet so that the faucet may function as intended. BMC 16.04.060(c)

3119

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)

Front Bedroom:

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

Units 3121, 3123

No violations noted.

3125

Dining Room:

Repair the screen in the sliding glass door to function as intended. BMC 16.04.060(b)

Left Bedroom:

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

Right Bedroom:

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

3127

Dining Room:

Replace the missing sliding glass door handle. BMC 16.04.060(b)

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

Bedroom:

Repair the window to slide easily and to latch securely. BMC 16.04.060(b)

3129

Kitchen:

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

Bath:

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

Units 3131, 3133

No violations noted.

EXTERIOR:

Properly repair cracked sidewalk at entry of **Unit 3170**. BMC 16.04.050(a)

Replace the missing protective cover for the light fixture between **Units 3124 and 3126**. BMC 16.04.050(a)

Repair or replace the deteriorated siding outside of **Units 3100 and 3102** (to right and left of doors, at the bottom). BMC 16.04.050(a)

Repair the broken fence post outside of **Unit 3127**. BMC 16.04.050(a)

Remove the broken/unused AC unit outside of **Unit 3294**. BMC 16.04.050(a)

OTHER REQUIREMENTS:

Fireplace Inspection Documentation

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

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d): All residential rental units shall display a current occupancy permit in an accessible location inside said unit. The permit shall contain the name of the owner and the agent, the occupant load of the unit,

the number of bedrooms, the expiration date of the permit, and any variances that have been granted for the property. BMC 16.03.030(c)

Thank you for your cooperation in the Residential Rental Occupancy Permit Program.
This is the end of this report.



City Of Bloomington
Housing and Neighborhood Development

REMAINING TENANT VIOLATION INSPECTION REPORT

47

Owner

The Crossing/ May, Scott G.
3000 S Walnut Street Pike #F6
Bloomington, IN 47401

Agent

The Legacy Group/Leesa Fleener
3112 E. Braeside Drive
Bloomington, IN 47408

Tenant

Alec Denney
3260 E. Braeside Dr.
Bloomington, IN 47408

Agent

The Legacy Group/ Leesa Fleener
3112 E. Braeside Drive
Bloomington, IN 47408

Prop. Location: 3100 E Braeside DR

Number of Units/Structures: 140/15

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

Date Inspected: 04/05/2022

Primary Heat Source: Gas

Property Zoning: RH

Number of Stories: 2

Landlord Has Affidavit: N/A

Inspector: Jo Stong

Foundation Type: Slab

Attic Access: Yes

Accessory Structure: None

REINSPECTION REQUIRED

During an inspection for renewal of the Rental Occupancy Permit on this property, violations were noted that are the responsibility of the tenant(s) to correct. 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 16.10.010 of the Bloomington Municipal Code.

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

City Hall
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 3260

Remove and properly dispose of all accumulated or scattered trash in unit. BMC 16.04.040(d)

Note: At the reinspection conducted on July 11, 2022 the apartment had a large amount of pet feces on the carpet. The feces must be removed and the carpet must be cleaned and sanitized. This is the responsibility of the tenant. There was also a large amount of trash in the unit. All trash must be removed.

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)

This property will be reinspected with the cycle reinspection on **August 8, 2022** and this unit must be in compliance at that time to avoid further action by the HAND Department.

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: July 20, 2022
 Petition Type: Request for an extension of time to complete repairs
 Petition Number: 22-TV-070
 Address: 120 S Kingston Dr
 Petitioner: Distinct Management -- Jenny Bowles
 Inspector: Michael Arnold

Staff Report:	August 05, 2020	Cycle Inspection Scheduled
	October 27, 2020	Cycle Inspection
	October 30, 2020	Inspection Report Mailed
	December 29, 2020	Reinspection Scheduled
	March 12, 2021	Reinspection Completed
	March 19, 2021	Reinspection Report Mailed
	May 24, 2021	Reinspection Complete
		Issued Temporary Permit
	October 27, 2021	Received BHQA Application
		Temporary Permit Expired
	December 15, 2021	Ext of Time Granted
	June 02, 2022	Received Ext of Time Request
	June 25, 2022	Initial BHQA Deadline

During the cycle inspection it was noted that there was flaking and peeling paint on the exterior of the structures. The temporary permit expired on October 27, 2021. Petitioner is having difficulty finding a contractor to do the work and is requesting additional time to complete the repairs and the Board granted an extension until June 25, 2022. The petitioner is now replacing the windows and requesting additional to complete the installation.

Staff recommendation: Grant the Extension of Time

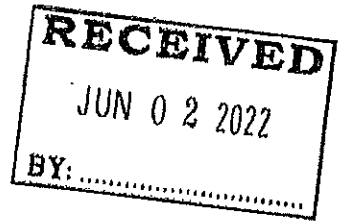
Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: September 30, 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: 120 S Kingston Dr

Petitioner's Name: Jenny Bowles- Distinct Management

Address: 120 S Kingston Dr. #13

City: Bloomington State: Indiana Zip Code: 47408

Phone Number: 8123390951 E-mail Address: manager@distinctmanagement.com

Owner's Name: David Bilfeld

Address: 8556 Franklin Ave.

City: Los Angeles State: California Zip Code: 90069

Phone Number: 8123390951 E-mail Address: manager@distinctmanagement.com

Occupants: 74 apartments

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-70

MA

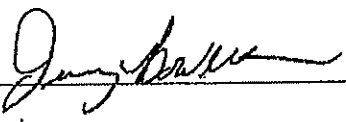
In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.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

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

I am requesting an extension of time. We were granted an extension until 6/25/2022 originally. To complete all work, we are waiting on the installation of 152 new windows. The windows were ordered 3/12/22. As indicated on attached estimate and email, the windows should be in the first week of August and the estimated completion date is 8/31/2022.

I am requesting an extension to 9/30/22.

I'm asking for 30 days past the estimated completion date to allow for unforeseen occurrences.

Signature (Required): 

Name (Print): Jenny Bowles

Date: 6/2/22

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.



Receipt from GEO'S WINDOW & SCREEN REPAIR

1 message

Sat, Mar 12, 2022 at 0:17 AM

GEO'S WINDOW & SCREEN REPAIR via Square <receipts@mosesgiving.squareup.com>
Reply-To: GEO'S WINDOW & SCREEN REPAIR via Square
<CAESPJAQGFyX21mmZmM3NobVqZHF6bGNuZmbaW1sbW81d3d3MmJkbXksZGlhZGVVNTJ3Y3FkghkaWFb2d1Z0lpKkLcsU3W6C2HDqbltk8Q8KmwY32P1hC+ozlFzqRQe=@reply2.squareup.com>
To: leasing@disdn.com

Square automatically sends receipts to the email address you used at any Square seller. Learn more



GEO'S WINDOW & SCREEN REPAIR

Let GEO'S WINDOW & SCREEN REPAIR know
how your experience was



\$34,867.74

Custom Amount x 1	\$34,867.74
Total	\$34,867.74

GEO'S WINDOW & SCREEN REPAIR
812-272-7100

Visa 2288 (Keyed) Mar 12, 2022 at 6:11 AM
VISA #Pnhtc
Auth code: 03486G



Receipt Settings
Not your receipt? Turn off automatic receipts
Manage preferences

© 2022 Block, Inc. Privacy Policy
1465 Market Street, Suite 600
San Francisco, CA 94103

COMPLETION DATE

George Gray <ggray@geoswindows.biz>
To: Leasing Manager <leasing@distinctmanagement.com>


Tue, May 31, 2022 at 7:36 PM

Hey Jenny,

I was just reading emails and was updated on shipping. The windows are due to ship the 1st week of august. I am sure we can have it completed by the end of august. Thanks

Sincerely,

George Gray
Geo's Window & Screen Repair, LLC
812 272 7100
www.geoswindows.com

 DISTINCT MANAGEMENT WINDOW REPL FINAL REVISED QUOTE 2-28-22.pdf
158K

Estimate

GEO'S WINDOW & SCREEN REPAIR, LLC
 WINDOW & DOOR REPLACEMENT, SCREENS REPAIRED & BUILT TO
 TO CUSTOM SPECIFICATIONS. MINOR WINDOW REPAIR.

DATE: February 11, 2022
 Invoice #:
 Expiration Date: 3/12/2022
CREDIT CARDS ACCEPTED.
VENMO PAYMENT ACCEPTED

To: **DISTINCT MANAGEMENT**
 120 S KINGSTON DR.

leasing@distinctmanagement.com

JOB	Payment Terms	Due Date
WINDOW REPLACEMENT	Due upon receipt	

Qty	Description	Location	Unit Price	Line Total
1.00	LOT OF 162 VI WIN TECH CORVUS PICTURE, SGL. GLIDER, AND 3 LITE GLIDER PER ATTACHED VWT QUOTE SHEET.		\$ 34,847.74	34,847.74
1.00	SUPPORT MATERIALS		5,000.00	5,000.00
1.00	LIFT RENTAL		1,800.00	1,800.00
1.00	LABOR		26,400.00	26,400.00
1.00	OLD WINDOW DISPOSAL		700.00	700.00
9.00	ROLLS WHITE ALUM COILS/STOCK		164.00	1,386.00
1.00	LABOR TO WRAP APPROX 75 EXISTING WINDOWS		2,378.00	2,378.00
THIS UPDATED INSTALLATION AND COMPLETION DATE FOR THE WINDOWS IS 3/31/2022. GEORGE GRAY 3/31/22				
NO PAINTING STAINING IS INCLUDED. Quote prepared by: <u>George Gray</u>			Subtotal	\$ 72,728.74
To accept this quotation, sign here and return:			Sales Tax	INCL.
_____			Total	\$ 72,728.74

Thank you for your business
 812-272-7100 812-272-7100
 3822 S. YONKERS ST. BLOOMINGTON IN 47403 / ggray@geoswindows.biz / www.geoswindows.com



**City Of Bloomington
Housing and Neighborhood Development**

REMAINING VIOLATION INSPECTION REPORT

MAR 19 2021

480

Owner(s)

Distinct Management
120 S. Kingston Dr. #13
Bloomington, IN 47408

Agent

David Bilfeld
120 S. Kingston Dr #13
Bloomington, IN 47408

Prop. Location: 120 S Kingston DR

Number of Units/Structures: 75/6

Units/Bedrooms/Max # of Occupants: Bld 1: Bld A: 2/Eff/5 4/1/5 6/2/5, Bld B: 2/Eff/5 4/1/5 6/2/5, Bld C: 6/1/5 6/2/5, Bld D: 6/1/5 6/2/5, Bld E: 9/1/5 3/3/5, Bld F: 12/1/5 3/3/5

Date Inspected: 10/27/2020
Primary Heat Source: Other
Property Zoning: RH
Number of Stories: 2

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

REINSPECTION REQUIRED

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

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

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

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

<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>
---	--	--

Building C:**Unit 28:**

Tenant Violation issued for this unit

Living Room:

Repair window to latch securely. BMC 16.04.060(b) (East wall)

Kitchen:

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

Repair/replace the latch/lock on the sliding door. BMC 16.04.060(c)

Replace the torn transition strip. BMC 16.04.060(a)

Hallway:

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

Bathroom:

Repair/replace the broken towel rack. BMC 16.04.060(a)

Properly repair and surface coat the ceiling and walls. BMC 16.04.06(a)

South Bedroom:

Secure the lose door hinges. BMC 16.04.060(a)

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

Unit 29:**Living Room:**

Re-install the closet door. BMC 16.04.060(a)

Repair/replace the gfci outlet to function as intended. BMC 16.04.060(b) (South wall)

Replace the missing latch on the sliding door. BMC 16.04.060(c)

Bathroom:

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

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

Bedroom:

Re-install the closet doors. BMC 16.04.060(a)

Building D:**Unit 40:****Hallway:**

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

Unit 41:

Deck:

Complete the finish work around the sliding door. BMC 16.04.050(q)

Building E:

Unit 49:

Kitchen:

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

Unit 50:

Re-install the smoke detector. BMC 16.04.060(b)

N Center Bedroom:

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

Unit 58:

Kitchen:

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

Unit 60:

Bathroom:

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

Building F:

Unit 62:

Furnace Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

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

Bathroom:

Replace the defective GFCI receptacle, won't trip. BMC 16.04.060 (b)

Unit 66:

Bathroom:

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

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

Unit 69:

Bathroom:

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

Exterior:

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(including but not limited to the eaves) **(This item has a deadline of 27 October 2021)**

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: July 20, 2022

Petition Type: An extension of time to complete repairs.

Petition Number: 22-TV-71

Address: 211 N. Grant St.

Petitioner: Mack Bell/Olympus Properties

Inspector: Rob Council

Staff Report: March 7, 2022 Conducted Cycle Inspection
March 14, 2022 Mailed Cycle Report
May 26, 2022 Conducted Reinspection, Not all complied
June 7, 2022 Received Appeal

During a cycle inspection of the above property, violations of the Residential Rental Unit and Lodging Establishment Program were found, including foundation repairs needing completion.

Staff recommendation: Grant extension of 1 year to complete foundation 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, but not limited to, the possibility of fines.

Compliance Deadline: May 26, 2023

Attachments: Cycle Report, Third-party foundation inspection, and 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: 211 N Grant Street

Petitioner's Name: Mack Bell- Olympus Properties

Address: 2620 N Walnut Street

City: Bloomington State: Indiana Zip Code: 47404

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

Owner's Name: Acacia Investments LLC

Address: 403 E 6th Street

City: Blomington State: Indiana Zip Code: 47408

Phone Number: 8123322113 E-mail Address: dlfs@ferglaw.com

Occupants: Rachel (Howell) M. Petty, Sydney A. Weber, and Anya D. Ehlers

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-71

APPROVED FOR PAYMENT

\$ [Signature]

RC

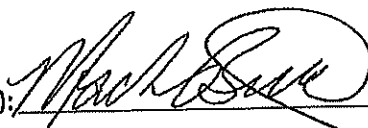
In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.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

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

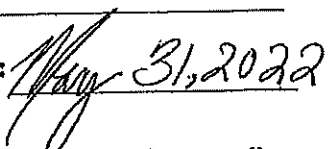
1. Repair foundation South side of porch. Bricks pulled away from structure and listing south. Review of documentation detailing the proper design and completion of this work from a Licensed Engineer and the Monroe County Building Department will be required. BMC 16.04.050(a) BMC 16.01.060(f)

2. I (Mack) has already had a structural engineer (Kevin Potter) on site to give his recommendations. I reached out to (6) subcontractors to get this repaired. Awaiting on final proposals and to get this scheduled.

3. With subcontractors being so busy right now. I request one year from this appeal to get this work completed. 5/26/2023.

Signature (Required): 

Name (Print): Mack Bell

Date: 

Important information regarding this application format:

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

Print Form



City Of Bloomington
Housing and Neighborhood Development

MAY 31 2022

REMAINING VIOLATION INSPECTION REPORT

505

Owner(s)

Acacia Investments, LLC
403 E. 6th St.
Bloomington, IN 47408

Agent

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

Prop. Location: 211 N Grant ST
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: Bld 1: 2/1/5

Date Inspected: 03/07/2022
Primary Heat Source: Gas
Property Zoning: MM
Number of Stories: 1
Landlord Has Affidavit: N/A

Inspector: Rob Council
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

REINSPECTION REQUIRED

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

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

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

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

EXTERIOR

Porch:

Repair foundation South side of porch. Bricks pulled away from structure and listing south.
BMC 16.04.050(a) BMC 16.01.060(f)

Complete repairs in accordance with detailed plans provided by engineer Kevin Potter.

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.

KEVIN B. POTTER
Structural Engineering
P.O. Box 5563
Bloomington, IN 47407
Phone (812) 331-7981
EMAIL- kevinbpotter@gmail.com

May 17, 2022

Mack Bell
Olympus Properties
2620 North Walnut Street
Bloomington, IN 47404

Re: 211 North Grant Street

Per your request, we recently performed a structural inspection for the front porch located at 211 North Grant Street, Bloomington, IN. The results of this inspection are summarized as follows:

1. The perimeter walls of the front porch are brick masonry construction. The walls on the south half of the porch have settled and rotated with the southeast (left front) corner being the low point. We estimate that about 3" of settlement has occurred over time at this corner.
2. A 20" x 20" "L" shaped brick column exists at the southeast porch corner for support of the porch roof. This column has been partially rebuilt in order to support the roof. The brick installed in the repair area does not match the original brick.
3. Brick wing walls exist on both sides of the entry steps. The south (left) wing wall has also settled and rotated.
4. A section of the wood floor boards had been removed near the south end of the porch floor. The floor joists were found to be oriented in the north/south direction. The south ends of the floor joists were found to be poorly supported.

RECOMMENDATIONS

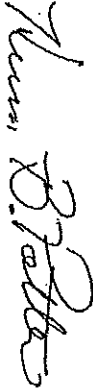
- a. The foundations under the south half of the porch and under the south wing wall along the steps should be reinforced to prevent further foundation movement. One method of providing this reinforcement would be to install steel piers placed under the foundations and extended down to bedrock. (See attached typical steel pier details and contractor list). The steel piers can be used to attempt to raise and level the structure back into position. (see attached option "A" details) The top of the left front brick column would need to be removed in order to raise

the foundations since the column cap was rebuilt with the porch in the settled position. After the foundations are raised, the cap would then be rebuilt up to the porch roof.

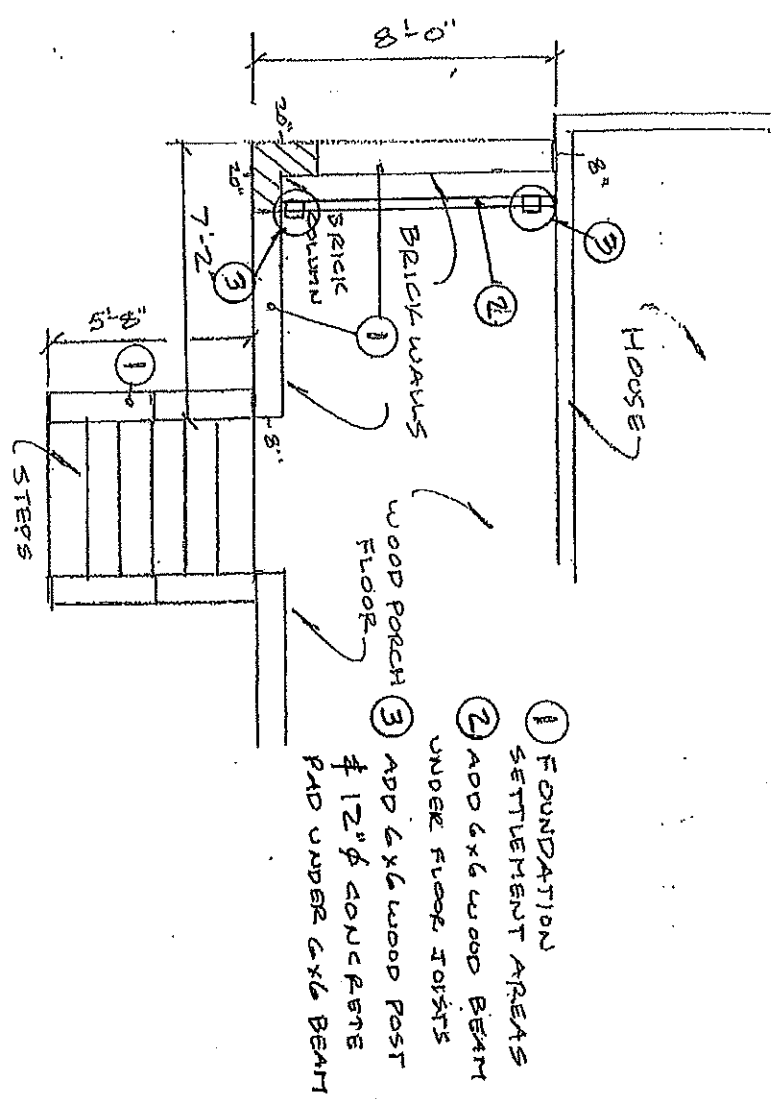
Another method for reinforcing the porch foundation would be to install concrete pads under the porch foundations at the corners and ends of the walls. After the concrete pads have gained strength, jacks can be placed on top of the new pads and under the existing foundations in order to lift the structure. After the structure is raised, concrete is then placed between the bottom of the existing foundations and the top of the new concrete pads. (see attached option "B" details)

- b. A 6 x 6 wood beam should be placed under the south end of the floor joists for the front porch floor. The beam would be supported by a 6 x 6 wood post at each end with the posts bearing on top of 12" diameter concrete footing pads.

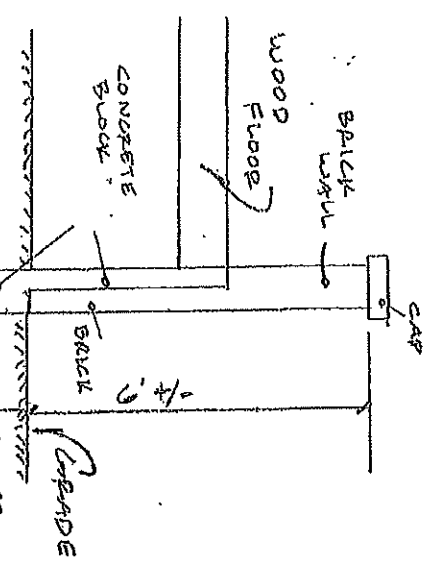
Please contact us if there are questions.



Kevin B. Potter
Structural Engineer/ Inspector



- ① FOUNDATION SETTLEMENT AREAS
- ② ADD 6x6 WOOD BEAM UNDER FLOOR JOISTS
- ③ ADD 4x4 WOOD POST # 12"Ø CONCRETE PAD UNDER 6x6 BEAM

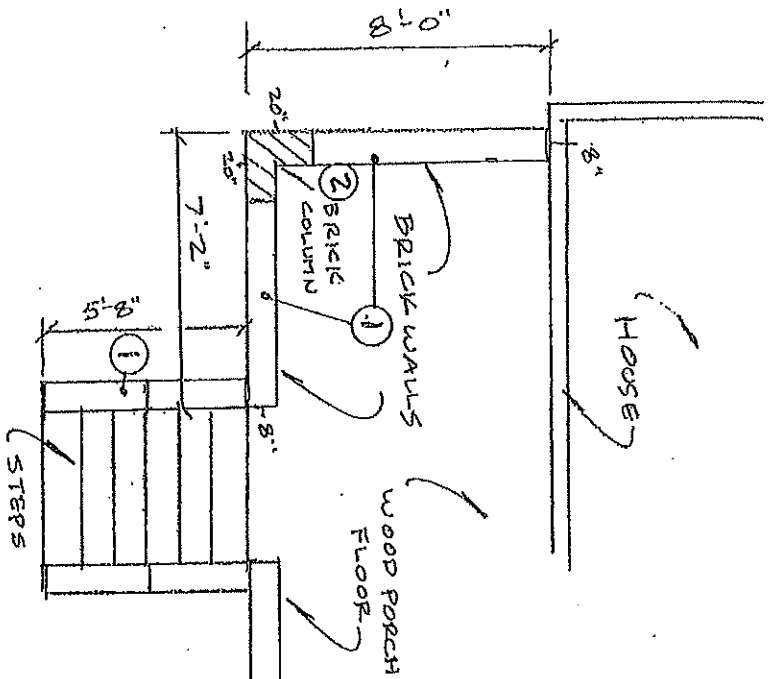


OPTION "A"
STEEL PIER LIFTING

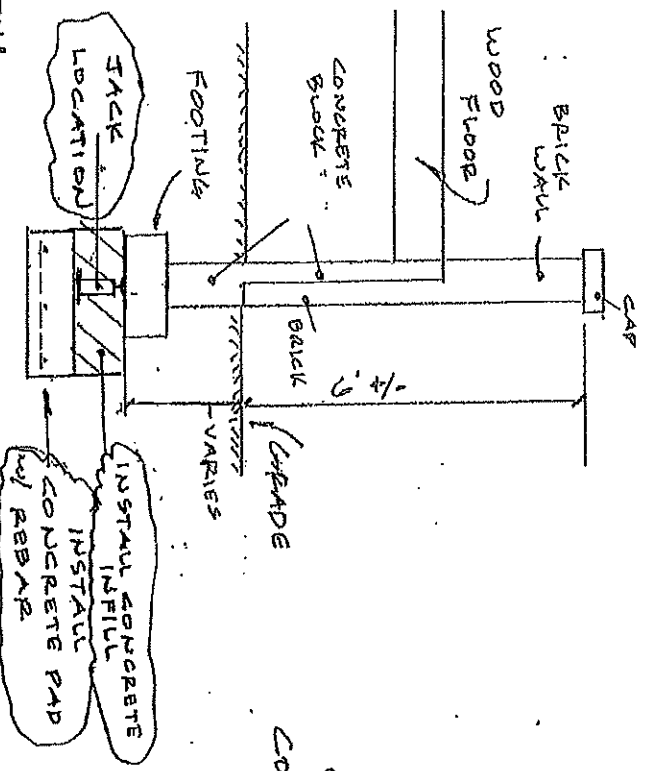
PROPOSED STEEL PIER FOUNDATION UNDERPINNING

BY:
POTTER ENGINEERING
P.O. BOX 5563
INDIANAPOLIS, IN 47407

OLYMPIUS PROPERTIES
211 N. GRANT STREET
BLOOMINGTON, INDIANA



- ① FOUNDATION SETTLEMENT AREAS
- ② REMOVE COLUMN CAP TO ALLOW LIFTING OF PORCH - REINSTALL CAP AFTER PORCH IS LIFTED

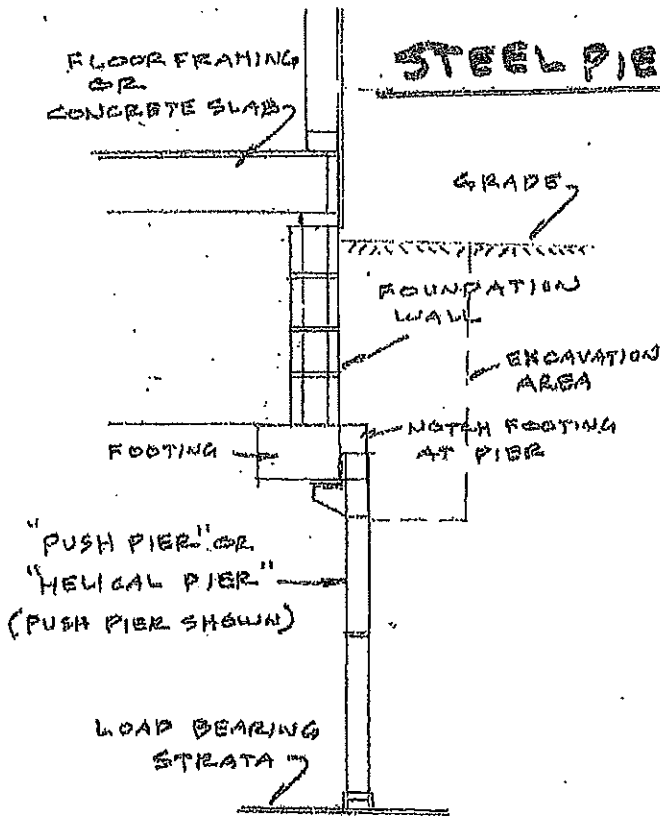


OPTION "B"
CONCRETE UNDERPINNING

BY:
POTTER ENGINEERING
P.O. BOX 5563
BLOOMINGTON, IN 47407

OLYMPUS PROPERTIES
211 N. GRANT STREET
BLOOMINGTON, INDIANA

STEEL PIER DETAILS



SHALLOW FOUNDATION DETAIL

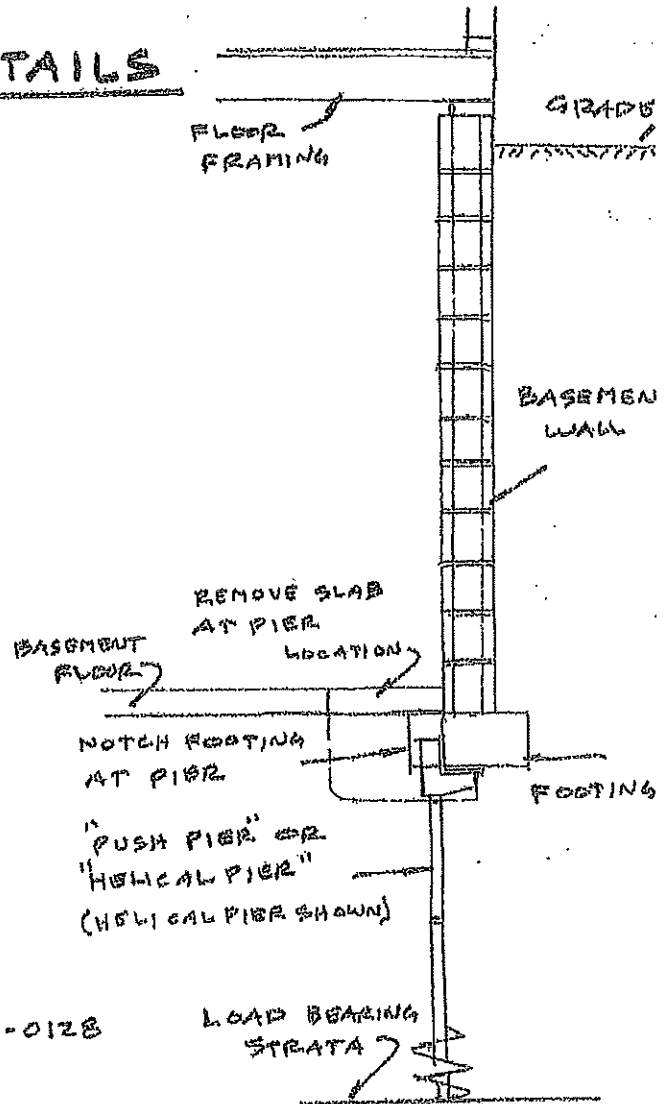
CONTRACTORS

Accu-Level - (866) 669-3349

CROSSROADS FOUNDATION REPAIR (765) 588-0128

Indiana Foundation Service - (800) 978-6980

United Dynamics - (800) 359-4471



BASEMENT DETAIL



**City Of Bloomington
Housing and Neighborhood Development**

RENTAL INSPECTION INFORMATION

MAR 14 2022

Acacia Investments, LLC
403 E. 6th St.
Bloomington, IN 47408

RE: 211 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 13 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: Olympus Properties: 2620 N. Walnut Street Suite 1000, 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

FL



City Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

505

Owner(s)

Acacia Investments, LLC
403 E. 6th St.
Bloomington, IN 47408

Agent

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

Prop. Location: 211 N Grant ST
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: Bld 1: 2/1/5

Date Inspected: 03/07/2022
Primary Heat Source: Gas
Property Zoning: MM
Number of Stories: 1
Landlord Has Affidavit: N/A

Inspector: Rob Council
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

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

INTERIOR

Unit A

Living Room (11-6 x 14-6), Bedroom (10-10 x 12-10):
No violations noted.

Existing Egress Window Measurements:
Height: 22 inches
Width: 31 inches
Sill Height: 22 inches
Openable Area: 4.73 sq. ft.

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

Laundry Closet:

No violations noted.

Bathroom:

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

Kitchen (12-10 x 14-0):

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

Basement:

C Replace damaged bottom step. BMC 16.04.060(a)

✓ Recommend checking for termite infestation.

Unit B

Living Room (14-10 x 11-7):

C Repair door to open and close easily. BMC 16.04.060(a)
(Adjust threshold)

Bedroom (10-4 x 11-8):

No violations noted.

Existing Egress Window Measurements:

Height: 29 inches

Width: 31 inches

Sill Height: 22 inches

Openable Area: 6.24 sq. ft.

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

Laundry Closet:

No violations noted.

Bathroom:

No violations noted.

Kitchen (12-4 x 11-9):

No violations noted.

EXTERIOR

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

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

Porch:

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

eng report
provided
for review

Repair foundation South side of porch. Bricks pulled away from structure and listing south.

Review of documentation detailing the proper design and completion of this work from a Licensed Engineer and the Monroe County Building Department will be required. BMC 16.04.050(a) BMC 16.01.060(f)

N/C ↑

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)

C
A+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

C
A+B

*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: July 20, 2022
Petition Type: Request for an extension of time to complete repairs
Petition Number: 22-TV-72
Address: 2435 E. 3rd Street
Petitioner: Mackie Properties – Kathryn Baker
Inspector: Jo Stong
Staff Report: April 26, 2022: Conducted cycle inspection
May 2, 2022: Mailed inspection report
July 1, 2022: Received appeal
July 5, 2022: Agent scheduled reinspection for July 19, 2022

During a cycle inspection of this property violations of the housing code were found, including a gas boiler which failed its required inspection. The petitioner is seeking an extension of time until September 23, 2022 to allow time to complete the installation of a new boiler.

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: September 23, 2022
Attachments: Cycle Report, appeal, boiler inspection



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

RECEIVED JUL 01 2022 BY:

Property Address: 2435 E 3rd St, Bloomington, IN 47401

Petitioner's Name: Mackle Properties - Kathryn Baker

Address: 811 N Walnut St

City: Bloomington

State: Indiana



Zip Code: 47404

Phone Number: 8122878036

E-mail Address: kbaker@macklerentalproperties.com

Owner's Name: Forgeland Properties, LLC

Address: 1080 Pintail Ct

City: Columbus

State: Indiana



Zip Code: 47201

Phone Number: 4747228633

E-mail Address: David.stevens1@me.com

Occupants: Melanie Brunner, Aimee Lee, Hyunjin Chung

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-72

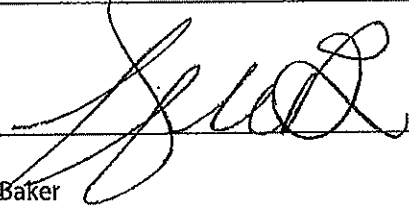
In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.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

Mackle Properties is requesting an extension of time for the re-inspection of 2435 E 3rd St to meet the safe and appropriate requirement for this property's boiler.

A boiler inspection with documentation was listed as a requirement on the unit's recent cycle inspection report, dated 5/2/22. The inspection was completed by Eco Friendly Mechanical (HVAC vendor) on 6/7/22 but the boiler failed inspection and is not safe for use. We have been in contact with vendors, obtaining bids for boiler replacement, but we are unable to have the replacement completed before the re-inspection scheduling deadline, 7/1/22 (today).

We are asking that the deadline be extended to 9/23/22 (12 weeks from today) to allow an HVAC vendor enough time to order, schedule, and install a new boiler at this property. If approved, Mackle Properties can supply documentation of the replacement for Housing and Neighborhood Development Department records.

Signature (Required):  _____

Name (Print): Kathryn Baker _____ Date: 7/11/22 _____

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

eco-friendly mechanical



heating & cooling specialists
1297 N Loesch Road
Bloomington, IN 47404
812-333-1223

Invoice

Date	Invoice #
6/7/2022	45569

Bill To
Mackie Properties 811 N Walnut St Bloomington, IN 47404

Job Location
Mackie Properties 2435 E 3Rd St Bloomington, IN 47401-5343

Job Number	Service Tech	Terms
	Mason	Net 15

Description	Amount
Performed HAND inspection on boiler. Unit failed Carbon monoxide test. Locked out/tagged out unit.	69.00
Sales Tax	0.00

Limited Warranty: All materials, parts and equipment are warranted only by the manufacturer's or supplier's written warranty. All labor performed by Eco-Friendly Mechanical is warranted for 30 days or as otherwise indicated in writing. Eco-Friendly Mechanical makes no other warranties, express or implied. Its agents and technicians are not authorized to make any such warranties on behalf of Eco-Friendly Mechanical.

Due Date	Total	
6/22/2022		\$69.00



City Of Bloomington
Housing and Neighborhood Development
RENTAL INSPECTION INFORMATION

MAY 02 2022

Forgeland Properties, LLC
1080 Pintail Court
Columbus, IN 47201

RE: 2435 E 3rd ST

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **JUL 01 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 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

3851

Owners

Forgeland Properties, LLC
1080 Pintail Court
Columbus, IN 47201

Agent

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

Prop. Location: 2435 E 3rd ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 04/26/2022
Primary Heat Source: Gas Boiler
Property Zoning: R3
Number of Stories: 1
Landlord Has Affidavit: No

Inspector: Jo Stong
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: Detached Garage

Monroe County Assessor's records indicate this structure was built in 1948.
There were no requirements for emergency egress at the time of construction.

Existing Egress Window Measurements (double-hung):

Height: 26 inches
Width: 30 inches
Sill Height: 26 inches
Openable Area: 5.42 sq. ft.

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

INTERIOR:

Entry:

No violations noted.

Southeast Bedroom (11-11 x 10-7):

Properly repair the ceiling where there has been a leak, and properly surface-coat the repair. BMC 16.04.060(a)

Northwest Bedroom (17-0 x 12-10):

Repair the west window to latch securely. BMC 16.04.060(b)

Bath, Living Room (20-9 x 12-0), Dining Room (12-9 x 11-0), Kitchen 10-11 x 9-9), Sunroom, Southwest Bedroom (12-10 x 11-1), Hall Bath:

No violations noted.

Garage:

No violations noted.

Note: This space is not approved for the storage of vehicles or motorized equipment. In order for this space to be used for vehicle storage, the flooring must be of a non-combustible material.

BASEMENT (gas boiler)

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

Rec Room, Center Room:

No violations noted.

Laundry Area:

Repair the GFCI outlet to function as intended (will not trip). BMC 16.04.060(b)

EXTERIOR:

Fill the hole under the electric service meter on the north wall to prevent the entry of birds and pests. BMC 16.04.050(a)

Detached Garage:

Repair the GFCI outlet on the south wall near the door to function as intended (will not trip). BMC 16.04.060(b)

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.

Gas Boiler Inspection Documentation

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

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

Inventory & Damages List

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

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: July 20, 2022

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

Petition Number: 22-TV-73

Address: 2446 S. Henderson St.

Petitioner: Crawford Apartments II, LP

Inspector: Maria McCormick

Staff Report: January 12, 2021 – Completed HOME inspection
March 26, 2021 – Mailed HOME Remaining Violations Report
May 17, 2021 – Completed a re-inspection
June 8, 2021 – Mailed HOME Remaining Violations Report
August 9, 2021 – Inspection canceled. Tenants were not notified.
September 13, 2021 – Completed a re-inspection. Violations remained.
September 20, 2021 - Sent to legal
June 30, 2022 – Received BHQA Application for appeal

The petitioner is requesting additional time to complete the outstanding violations on the HOME inspection report.

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: September 30, 2022

Attachments: BHQA Application for Appeal; HOME Remaining Violation Report



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

RECEIVED
JUN 30 2022
BY:

Property Address: 2446 S. Henderson St.

Petitioner's Name: Crawford Apartments II, LP

Address: 2446 S. Henderson St.

City: Bloomington State: Indiana Zip Code: 47401

Phone Number: 8128220719 E-mail Address: John.wilson@kmgprestige.com

Owner's Name: Pres-Crawford, LLC

Address: 1118 S. Washington

City: Lansing State: Michigan Zip Code: 48910

Phone Number: 3132887005 E-mail Address: lbrantleygllbert@cinnalre.com

Occupants: Supportive Housing/Chronically Homeless

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-73

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.
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 - 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.

Please see attached. Extension requested - September 30, 2022.

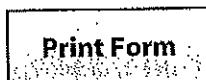
DocuSigned by:
Lora Brantley Gilbert
 Signature (Required): _____
2EFAB629004140E...

Name (Print): Lora Brantley-Gilbert

Date: 6/6/2022 | 9:38 PM EDT

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.



Crawford Apartments II Board of Housing Quality Appeals

Please see the attached correspondence to Mr. Daniel Dixon, Assistant City Attorney, in response to the Notice of Violation dated May 25, 2022. Mr. Dixon agreed to allow us to apply for an extension.

As mentioned during the appeal hearing for Crawford Apartments I, the population that resides at the property makes it challenging to complete all the repairs with the intent to reinspect at one time. Unfortunately, residents often cause additional damage following the repairs before the re-inspection.

We are committed to maintaining the property; however, given this vulnerable population and its challenges, we hope that we can once again discuss the possibility of photo and video confirmation to close out completed repairs.

Because we do not have June 8, 2021, letter and Inspection Report, I cannot provide more specific details or updates on repairs that may have been completed. We expect to have a copy of the report before the appeal hearing.

The following is true.

1. Management Change
 - a. On February 1 we transitioned management oversight to KMG Prestige.
2. Ownership Change
 - a. On June 1, the General Partnership transferred. LifeDesigns is no longer the General Partner. Transfer of operating documents and other ownership items will occur over 30 days.
3. Occupied Units
 - a. \$75,000 of work is planned for 2022.
4. Vacant Units
 - a. Crawford II -- Currently working to make eight (8) units rent-ready.
5. Additional Improvements
 - a. We will complete projects in the 3rd and 4th quarters as we prioritize the property's needs.
6. The woods are adjacent to the property.
 - a. 3/18 -- Beacon and the Health Department did a syringe clean-up.
 - b. 4/2 -- Beacon coordinated a clean-up.
 - c. 4/20 -- Management removed tents from the woods.

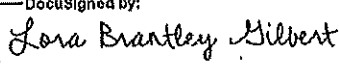
Crawford Apartments II Board of Housing Quality Appeals

7. Beginning June 8, the Bloomington Health Department will do a weekly needle pick-up to reduce the number of needles in possession of residents. In addition, to Sharp Containers being distributed.
8. All residential rental units, accessory structures, and exterior premises shall be kept free from pests. The entire building is infested with cockroaches. All units are inspected/treated twice a month. In addition, the exterior is being inspected/treated for mice.
9. Properly clean and sanitize all building common areas, including hallways, stairways, and elevators. Red Oaks Industries, Inc. cleans the common areas three times a week and cleans the bathrooms daily with unforeseen incidents (spills).
10. Remove and properly dispose of all accumulated or scattered trash on the property. Red Oaks Industries, Inc. cleans the grounds daily.

The work we will complete in the occupied and vacant units will address some of the concerns identified in the city inspection.

We are committed to making marked improvements at the property throughout 2022, and we believe our actions will yield results. We are utilizing all available resources; however, like many today, we are hampered by the difficulty in finding staff. We are currently using a temporary worker to fill our essential Maintenance Assistant position. Along with a cleaning company to complete the cleaning responsibilities.

We look forward to collaborating with the HAND team in 2022 to improve the property. Thank you for your consideration, patience, and attention in this matter.

DocuSigned by:

2EFAB629804140E...
Lora Brantley-Gilbert
REO Manager

Cc: John Wilson – KMG Prestige
Connie Mathes – KMG Prestige
Cassandra Oracz – Cinnaire
Kristin Bolan – Cinnaire
Andrea Bailey – Cinnaire
Mike Witt – Cinnaire

Eddie Wright

From: Lora Brantley Gilbert <L.BrantleyGilbert@cinnare.com> on behalf of Lora Brantley Gilbert
Sent: Monday, June 6, 2022 9:18 PM
To: Danjel Dixon
Cc: John Zody; Eddie Wright
Subject: Re: [legal] Crawford II Apartment II - 2446 S. Henderson St., Bloomington, IN

I will get the appeal filed and copy you.

Thank you

Lora Brantley Gilbert
REO Manager | Cinnare®
O: 313 288 7005

From: Daniel Dixon <daniel.dixon@bloomington.in.gov>
Sent: Monday, June 6, 2022 5:53 PM
To: Lora Brantley Gilbert <L.BrantleyGilbert@cinnare.com>
Cc: John Zody <john.zody@bloomington.in.gov>; Eddie Wright <wrighte@bloomington.in.gov>
Subject: Re: [legal] Crawford II Apartment II - 2446 S. Henderson St., Bloomington, IN

Lora,

You are correct, for some reason I thought the last appeal was for both I and II. Please proceed as you have indicated with regard to the BHQA extension for II.

John and Eddie, can you please see to it that Lora gets copies of the reports she needs? Do we need an update to our registration form for this property? Sorry again for the confusion.

On Mon, Jun 6, 2022, 5:08 PM Lora Brantley Gilbert <L.BrantleyGilbert@cinnare.com> wrote:

Thank you for the quick response. The appeal last month was for Crawford I. I thought this letter was for Crawford II.

Mr. Bonanno told me this was for Crawford II.

Lora Brantley Gilbert
REO Manager | Cinnare®
O: 313 288 7005

From: Daniel Dixon <daniel.dixon@bloomington.in.gov>
Sent: Monday, June 6, 2022 4:56 PM
To: Lora Brantley Gilbert <L.BrantleyGilbert@cinnare.com>; John Zody <john.zody@bloomington.in.gov>
Subject: Fwd: [legal] Crawford II Apartment II - 2446 S. Henderson St., Bloomington, IN

Good afternoon Lora,

Thank you for your email. I reviewed the records for this property and it appears this referral to the legal department was by mistake given the extension granted by the Board of Housing Quality Appeals. Please disregard my letter and follow the requirements set out in the notice of board action as approved by the Board of Housing Quality Appeals at the May 16 meeting. I apologize for the confusion this caused. Feel free to let me know if you have any further questions or concerns.

With best regards,

Daniel A. Dixon
Assistant City Attorney
City of Bloomington Legal Department
401 N. Morton St., P.O. Box 100
Bloomington, IN 47402-0100
Telephone: (812) 349-3426
Facsimile: (812) 349-3441

CONFIDENTIALITY NOTICE: This message and any attachments contain legally privileged or confidential information intended only for the addressee. If you are not the addressee, or if this message has been addressed to you in error, you are not authorized to read, copy, or distribute it or any attachments. Please delete this message and attachments and notify the sender by return e-mail or by phone (812) 349-3426. Delivery of this message other than to the intended addressee is not a waiver of confidentiality or privilege.

----- Forwarded message -----

From: **Nicole DeCriscio Bowe** <nicole.decrisciobowe@bloomington.in.gov>
Date: Mon, Jun 6, 2022 at 4:43 PM
Subject: Fwd: [legal] Crawford II Apartment II - 2446 S. Henderson St., Bloomington, IN
To: Daniel Dixon <daniel.dixon@bloomington.in.gov>, City of Bloomington Legal Dept.
<legal@bloomington.in.gov>

----- Forwarded message -----

From: **Lora Brantley Gilbert** <LBrantleyGilbert@cinnare.com>
Date: Mon, Jun 6, 2022 at 4:40 PM
Subject: [legal] Crawford II Apartment II - 2446 S. Henderson St., Bloomington, IN
To: legal@bloomington.in.gov <legal@bloomington.in.gov>
Cc: Andrea Bailey <ABailey@cinnare.com>, john.wilson@kmgprestige.com
<john.wilson@kmgprestige.com>, Connie Mathes <cmathes@kmgprestige.com>, Cassandra Oracz
<COrazc@cinnare.com>, Kristin Bolan <KBolan@cinnare.com>, john.zody@bloomington.in.gov
<john.zody@bloomington.in.gov>

Hello Mr. Dixon,

As I am unsure what you know about Life Designs and Crawford Apartments I and II, I would like to offer some background. We are in receipt of the attached letter sent to Russel Bonanno at Life Designs dated May 25, 2022. Mr. Bonanno forwarded the letter to the Property Manager with no additional information regarding the completion of the deficiencies. Additionally, we do not have the letter and Inspection Report dated June 8, 2021, sent to Mr. Bonanno.

Background

LifeDesigns revised its mission statement, no longer serving the population that resides at the Crawford's. Toward the end of 2021, Developmental Services Inc. purchased LifeDesigns. Bradley Company discontinued managing in June of 2021, transitioning the management to LifeDesigns. At the request of LifeDesigns and in response to these changes, the Investor Limited Partner agreed to transition the LifeDesigns General Partner's interest. In the interim, the Special Assets and Real Estate

Owned (REO) Management Teams at Cinnaire worked with LifeDesigns to prepare for the change. On January 1, 2022, KMG Management took over management from LifeDesigns. The owner transfer transaction was completed on June 1, 2022.

2021 HAND Inspection

Because we cannot provide proof that the repairs were completed, we will submit a request to HAND for an Appeal Hearing to ask for an extension. Given the above, I respectfully request that the City of Bloomington Legal Department hold off assessing fines and penalties per BMC Title 16:10.030 and allow us time to make the request and meet with HAND.

I would appreciate it if you would send a copy of the June 8, 2021, letter, and Inspection Report. Once received, we will review and plan to complete the repairs. As discussed recently with the Appeal Board, we are working to address several issues as the new General Partner/Owner. Providing the additional time will allow us to work on bringing the property into compliance.

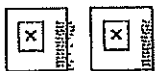
We will submit the request for an extension prior to June 10, 2022. I have included John Zody in this response because we are working closely with HAND to improve the property.

Thank you for your attention in this matter.

Lora Brantley Gilbert
REO Manager

O: 313 288 7005
F: 517 574 7752
M: 248 703 6779

2111 Woodward Ave., Suite 600
Detroit, MI 48201
cinnaire.com | 844 4 CINNAIRE



We have an unwavering belief that all people deserve the opportunities provided by living in healthy communities. We are Cinnaire®.
{v062821.1}

Nicole DeCriscio Bowe
BHRC/ Legal Assistant
City of Bloomington Legal Department
401 N. Morton Street
P O Box 100
Bloomington, IN 47402-0100
(812) 349-3429
(812) 349-3441 (fax)

CORPORATION COUNSEL
Beth Cate



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

CITY ATTORNEY
Michael M. Rouker

City of Bloomington
Legal Department

May 25, 2022

Russell Bonanno
200 E. Winslow Rd
Bloomington, IN 47401

NOTICE OF VIOLATION
RE: 2446 S. Henderson St., Bloomington, Indiana

Russell:


You are in violation of Bloomington Municipal Code Title 16 ("BMC") for permitting the above-referenced rental property ("Property") to be occupied without a valid Title 16 Occupancy Permit. See *BMC 16.03.030(a)*. City of Bloomington Housing and Neighborhood Development ("HAND") sent a letter and Inspection Report to you on June 8, 2021, listing violations and requiring you to correct the violations and schedule a re-inspection. You have failed to do so. The occupancy permit for the Property cannot be renewed until you complete the inspection process. You must immediately, and **no later than June 10, 2022**, correct all violations listed in the Inspection Report and contact HAND to schedule a re-inspection for the Property.

Failure to do so will result in the City issuing fines up to \$2,500.00 per violation, per day, for each day that this rental property has been and continues to be in violation of BMC Title 16 as permitted by *BMC § 16.10.030*. Furthermore, the City may initiate legal proceedings against you to, without limitation, enforce the BMC, collect fines, and seek an Order to vacate the property until such time as you prove to the Court that this Property is in full compliance with BMC Title 16.

Any decision by HAND may be appealed to the Board of Housing Quality Appeals. To do so, please contact HAND at 812-349-3401, or visit HAND at City Hall, 401 N. Morton Street, Suite 130, Bloomington, IN 47404.

Your prompt attention to this matter is greatly appreciated. If you have any questions or concerns, you may contact me at 812-349-3426.

With Best Regards,


Daniel A. Dixon
Assistant City Attorney

cc: Department of Housing and Neighborhood Development
Bradley Co., 2440 S. Henderson Street Bloomington, IN 47401

CORPORATION COUNSEL
Beth Cate



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

CITY ATTORNEY
Michael M. Rouker

**City of Bloomington
Legal Department**

May 25, 2022

Russell Bonanno
200 E. Winslow Rd
Bloomington, IN 47401

NOTICE OF VIOLATION
RE: 2446 S. Henderson St., Bloomington, Indiana

Russell:

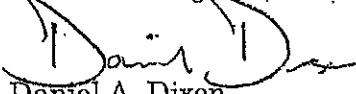
You are in violation of Bloomington Municipal Code Title 16 ("BMC") for permitting the above-referenced rental property ("Property") to be occupied without a valid Title 16 Occupancy Permit. See *BMC 16.03.030(a)*. City of Bloomington Housing and Neighborhood Development ("HAND") sent a letter and Inspection Report to you on June 8, 2021, listing violations and requiring you to correct the violations and schedule a re-inspection. You have failed to do so. The occupancy permit for the Property cannot be renewed until you complete the inspection process. You must immediately, and no later than June 10, 2022, correct all violations listed in the Inspection Report and contact HAND to schedule a re-inspection for the Property.

Failure to do so will result in the City issuing fines up to \$2,500.00 per violation, per day, for each day that this rental property has been and continues to be in violation of BMC Title 16 as permitted by *BMC § 16.10.030*. Furthermore, the City may initiate legal proceedings against you to, without limitation, enforce the BMC, collect fines, and seek an Order to vacate the property until such time as you prove to the Court that this Property is in full compliance with BMC Title 16.

Any decision by HAND may be appealed to the Board of Housing Quality Appeals. To do so, please contact HAND at 812-349-3401, or visit HAND at City Hall, 401 N. Morton Street, Suite 130, Bloomington, IN 47404.

Your prompt attention to this matter is greatly appreciated. If you have any questions or concerns, you may contact me at 812-349-3426.

With Best Regards,


Daniel A. Dixon
Assistant City Attorney

cc: Department of Housing and Neighborhood Development
Bradley Co., 2440 S. Henderson Street Bloomington, IN 47401



City Of Bloomington
Housing and Neighborhood Development

REMAINING VIOLATION INSPECTION REPORT

JUN 08 2021

10761

Owner(s)

Bonanno, Russell
200 E. Winslow Road
Bloomington, IN 47401

Agent

Bradley Co.
2440 S. Henderson Street
Bloomington, IN 47401

Prop. Location: 2446 S Henderson ST
Number of Units/Structures: 36/1
Units/Bedrooms/Max # of Occupants: Bld 1: 36/1/5

Date Inspected: 01/05/2021
Primary Heat Source: Gas
Property Zoning: MC
Number of Stories: 36

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

REINSPECTION REQUIRED

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

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

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

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

All Common Areas –

NC These spaces shall be maintained in a clean and sanitary condition. It is the responsibility of the owner/agent to maintain all public areas in buildings with 2 or more rental units. BMC 16.04.060(e)

NC 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)

Apt. 220 –

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

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

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

NC Clean and sanitize entire unit. BMC 16.04.060(d)

Kitchen:

C Repair or replace the receptacles adjacent to the stove to function as intended. BMC 16.04.060(a)

Hallway:

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

Bedroom:

C 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. Clean all the animal feces from the floor. BMC 16.04.060(d)

Apt. 222 – Did not go in to many roaches

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

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

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

NC Clean and sanitize entire unit. BMC 16.04.060(d)

Kitchen:

NC Repair or replace all counter receptacle to function as intended. BMC 16.04.060(a)

Mechanical Closet:

NC Replace the missing sprinkler eschaton ring. BMC 16.04.060(a)

Hallway:

NC Repair the damaged air vent. BMC 16.04.060(a)

NC Repair or replace the missing doorbell chime cover. BMC 16.04.060(a)

NC Replace the missing sprinkler eschaton ring. BMC 16.04.060(a)

Bathroom:

NC Replace the broken door jamb. BMC 16.04.060(a)

NC Replace the missing entry door. BMC 16.04.060(a)

NC Replace the missing sprinkler eschaton ring. BMC 16.04.060(a)

Bedroom:

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

NC Replace the missing closet door. BMC 16.04.60(a)

NC Replace the missing sprinkler eschaton ring. BMC 16.04.060(a)

NC Replace the missing electrical receptacle cover plates. BMC 16.04.060(a)

Apt. 224 -

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

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

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

NC Reduce the amount of clutter to an average and manageable amount for a single adult. BMC 16.04.080(a), 16.04.060(d)

NC A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the exterior. Remove clutter that is obstructing access to all ingress & egress areas in a manner that will provide a safe path of travel. Provide clear and unobstructed access to all cooking, cleaning, and or sanitary facilities and fixtures. This includes but is not limited to kitchen sink and surrounding area, cooking facilities, and bathroom or sanitary fixtures/areas. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. BMC 16.04.020 and BMC 16.04.060(c)

NC Tenant(s) must remove or rearrange items in a manner that allows the inspector access to all items and areas subject to inspection in regards to the City of Bloomington Residential Rental Unit and Lodging Establishment Inspection Program. This includes but is not limited to all windows, doors, electrical receptacles and appliances, mechanical appliances, plumbing facilities, and attic/basement areas. BMC 16.04.030(a)

NC Clean and sanitize entire unit. BMC 16.04.060(d)

Kitchen:

NC Replace the damaged entry door frame. BMC 16.04.060(a)

Hallway:

NC 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

NC Repair or replace the missing doorbell chime cover. BMC 16.04.060(a)

Bedroom:

NC Replace the broken ceiling light fixture. BMC 16.04.060(a)

Bathroom:

NC Repair the damaged air vent. BMC 16.04.060(a)

NC Properly secure the ceiling lights. BMC 16.04.060(a)

Apt. 227 - Roachs

Hallway:

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

Bedroom:

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

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

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

Apt. 228 -

Bedroom:

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

326 - No access

Bedroom:

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

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

Remove the hasp lock from the closet door. BMC 16.04.060(a)

EXTERIOR:

NC Remove and properly dispose of all accumulated or scattered trash on property. BMC 16.04.040(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:

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

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: July 20, 2022

Petition Type: An extension of time to complete repairs.

Petition Number: 22-TV-74

Address: 108 W 6th St

Petitioner: Sarge Rentals

Inspector: C Chipman

Staff Report: January 26, 2022 Completed cycle inspection
February 2, 2022 Mailed cycle report
March 23, 2022 Tiffany scheduled reinspection
April 18, 2022 Heather rescheduled reinspection
May 12, 2022 Completed reinspection
May 16, 2022 Mailed remaining violations report
June 8, 2022 Received BHQA application

During the cycle inspection it was noted that the annual fire suppression/fire alarm systems annual inspection documentation was required. The petitioner is requesting an extension of time due B-Tech being a few weeks behind schedule. The petitioner is requesting an extension of time until August 2022.

Staff recommendation: Grant the extension of time.

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

Compliance Deadline: August 3, 2022 All remaining violations.

Attachments: Remaining Violations report, BHQA application

JK



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

Property Address: 108 W 6th St, Bloomington, IN

Petitioner's Name: Sarge Rentals

Address: 2623 N Walnut St

City: Bloomington

State: Indiana

Zip Code: 47404

Phone Number: 8123301501

E-mail Address: tiffany@sargerentals.com

Owner's Name: 6th Street North, Llc

Address: PO Box 1611

City: Ames

State: Iowa

Zip Code: 50010

Phone Number: 8123301501

E-mail Address: tiffany@sargerentals.com

Occupants: A - Jared Goldman, Jack Frischman, Jake Gallitto; B - Jackson Liss, Brandon Rabovsky, Justin DiStaulo; C - Spencer Brody, Alec Cummings, Sam Botwinick

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!

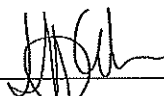
(Will be assigned by BHQA)

Petition Number: 22-TV-74

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 need time to acquire the fire suppression/fire alarm system inspection. The outside company we use (B-Tech) is scheduled a few weeks out and we have to work with their schedule to get this item completed and sent over. This should be completed and documentation acquired by August 2022.

Signature (Required): _____ 

Name (Print): Tiffany Adams for Sarge Rentals **Date:** 2/28/07 6/2/22

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**

MAY 16 2022

REMAINING VIOLATION INSPECTION REPORT

10657

Owner(s)

6th Street North, Llc
P.O. Box 1611
Ames, IA 50010

Agent

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

Prop. Location: 108 W 6th ST
Number of Units/Structures: 3/1
Units/Bedrooms/Max # of Occupants: Bld 1: 3/3/5

Date Inspected: 01/26/2022
Primary Heat Source: Electric
Property Zoning: MD-CS
Number of Stories: 1
Landlord Has Affidavit: No

Inspector: Chastina Chipman
Foundation Type: Slab
Attic Access: N/A
Accessory Structure: none

Required Documentation

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.

Failure to provide required documentation will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.03.050 of the Bloomington Municipal Code.

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required review of the documents. 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

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 the Occupancy Affidavit to be submitted to HAND.

Required documentation:

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

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

- **Inventory & Damages List**

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement.

BMC 16.03.050(e) and BMC 16.10.030(b)

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: July 20, 2022

Petition Type: An extension of time to complete repairs.

Petition Number: 22-TV-75

Address: 314 W 2nd St

Petitioner: Liberty Property

Inspector: C Chipman

Staff Report: May 27, 2022 Completed complaint inspection with tenant
June 2, 2022 Mailed Complaint report
June 7, 2022 Received BHQA application

During the complaint inspection it was noted that the dryer was not functioning as intended and the refrigerator door did not close completely. The owner is requesting an extension of time due to replacements being on order through Lowes. The items are expected to be delivered by July 11, 2022.

Staff recommendation: Grant the extension of time.

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

Compliance Deadline: August 3, 2022 All remaining violations.

Attachments: Complaint inspection report, BHQA application



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

RECEIVED
 JUN 07 2022
 BY:

Property Address: 314 W 2d St.

Petitioner's Name: Liberty Pro.

Address: P.O. Box 6565

City: Bloom. State: IN Zip Code: 47407

Phone Number: 812-340-8393 Email Address: Liberty-Problems@yahoo.com

Property Owner's Name: Shahpur Acharya

Address: P.O. Box 6565

City: Bloom. State: IN Zip Code: 47407

Phone Number: 812-340-8393 Email 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.

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-75

SEE REVERSE

CC

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

To whom it may concern

I already bought them and Louis will be delivery

on July 11 2022

Signature (required): _____

Name (please print): _____ Date: _____

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



City Of Bloomington
Housing and Neighborhood Development

JUN 02 2022

Liberty Properties
Po Box 6565
Bloomington, IN 47407

RE: NOTICE OF COMPLAINT INSPECTION

Dear Liberty Properties

On 05/27/2022 a complaint inspection was performed at 314 W 2nd ST. During the inspection violations of the Residential Rental Unit and Lodging Establishment Inspection Program were found.

Please correct the violations cited on the enclosed inspection report within fourteen days (14) and call this office no later than **JUN 16 2022**, to schedule the required re-inspection. Our mailing address and telephone number are listed below.

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

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

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

Sincerely,

Housing & Neighborhood Development
Encl: Inspection Report,

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

Re



City Of Bloomington
Housing and Neighborhood Development

COMPLAINT INSPECTION REPORT

2997

Owner(s)

Liberty Properties
Po Box 6565
Bloomington, IN 47407

Prop. Location: 314 W 2nd ST
Number of Units/Structures: 3/1
Units/Bedrooms/Max # of Occupants: Bld 1: 3/1/5

Date Inspected: 05/27/2022
Primary Heat Source: Gas
Property Zoning: MM
Number of Stories: 2
Landlord Has Affidavit: N/A

Inspector: Chastina Chipman
Foundation Type: Basement
Attic Access: N/A
Accessory Structure: none

The following items are the result of a complaint inspection conducted on 05/27/2022. It is your responsibility to repair these items and to schedule a re-inspection within **fourteen (14)** days of the mailing of this report. Failure to comply with this inspection report will result in this matter being referred to the City of Bloomington Legal Department. Failure to comply with this complaint inspection report may result in fines. If you have questions regarding this report, please contact this office at 349-3420.

Kitchen:

Repair the refrigerator door seal to function as intended. (Does not seal completely when closed) BMC 16.04.060 (c)

Laundry Closet:

Repair/replace the dryer so that it functions as intended. (Tenant states the dryer does not dry the clothes and smells like something is burning) BMC 16.04.060 (c)

OTHER REQUIREMENTS:

Registration Form:

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

This is the end of this report.

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

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

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



City of Bloomington
H.A.N.D.

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

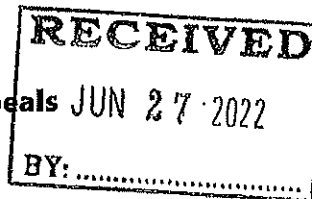
Meeting Date: July 20, 2022
Petition Type: Request for an extension of time to complete repairs
Petition Number: 22-TV-76
Address: 1022 W. Meadow Lane
Petitioner: Sy Zickler
Inspector: Maria McCormick
Staff Report: April 14, 2022 – Completed Cycle Inspection
July 6, 2022 – Completed Re-inspection

At the Cycle Inspection it was noted that windows in the living room and two of the bedrooms were not functioning as intended and needed to be replaced. The petitioner is requesting an extension of time to receive and install the windows. The windows have been purchased and ordered. All other violations were complied at re-inspection.

Staff recommendation: Grant the extension of time
Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.
Compliance Deadline: November 1, 2022
Attachments: BHQA Application, Receipt



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: 1022 W MEadow Ln

Petitioner's Name: Sy Zickler

Address: 727 W 2nd St

City: Seymour

State: Indiana



Zip Code: 47274

Phone Number: 8125286742

E-mail Address: syzickler10@hotmail.com

Owner's Name: Sy Zickler

Address: 727 W 2nd St

City: Seymour

State: Indiana



Zip Code: 47274

Phone Number: 8125286742

E-mail Address: syzickler10@hotmail.com

Occupants: Short term rental

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

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

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

Variance Type: A modification or exception to the Housing Property Maintenance Code. (Petition Type: ~~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-76

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 were required to replace three of the windows. We checked at a handful of different places and the quickest order time we found was 3-4 months. The order was placed but we are at the mercy of supply chain issues unfortunately. All other issues were taken care of immediately.

Signature (Required): _____

Name (Print): Sy Zickler _____

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.



QUOTE

INVOICE INFORMATION
 QUOTE NO. 2022-001

DATE 7/15/2022

DESCRIPTION
 1. Grand View Double Hung
 EXACT SIZE WHITE HALF FIBERGLASS SCREEN DUAL GLAZE CLEAR CLEAR INTERCEPT HEAD EXPANDER NO. THIS DOES NOT CONTAIN A NON-STANDARD OPTION

2. Grand View Double Hung
 EXACT SIZE WHITE HALF FIBERGLASS SCREEN DUAL GLAZE CLEAR CLEAR INTERCEPT HEAD EXPANDER DOUBLE LOCKS JAMB ADJUSTER SILL ANGLE VENT LOCK NO. THIS DOES NOT CONTAIN A NON-STANDARD OPTION

TOTALS 5
SUBTOTAL [REDACTED]
INDIANA SALES TAX 7% [REDACTED]
TOTAL [REDACTED]

COMMENT