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


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 Sibai. 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 (Acacla Investments, LLC). Request for an extension of time to complete repairs.

9) 22-TV-72, 2435 E. 3rd Street, Mackie 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.
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
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

Occupyants:

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.

Heard Previously:

Jun. 20, 21  Apr. 20, 22  Dec. 15, 21

Petition Number: 21-TV-92

(Will be assigned by BHQA)

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 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.
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: 812-772-4476 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 $517.8

(Will be assigned by BHQA)

Petition Number: 22-IV-65

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

A. An extension of time to complete repairs. (Petition type: TV)
   1. Specify the items that need the extension of time to complete.
   2. Explain why the extension is needed.
   3. Specify the time requested.

B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
   1. Specify the code reference number you are appealing.
   2. Detail why you are requesting the variance.
   3. Specify the modifications and or alterations you are suggesting.

C. Relief from an administration decision. (Petition type: AA)
   1. Specify the decision being appealed and the relief you are seeking.

D. Rescind a variance. (Petition type: RV)
   1. Detail the existing variance.
   2. Specify the reason the variance is no longer needed.

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):  
Name (Print):  Janet 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.
REMAINING VIOLATION INSPECTION REPORT

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.

KITCHEN/ DINING ROOM (17-4 x 6-0):
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)
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.
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
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

Petitioner's Name: Tarek Sibai

Address: 313 S. Reisner Rd

City: BLOOMINGTON State: IN Zip Code: 47401

Phone Number: 862-661 E-mail Address: t.sibai@hotmail.com

Owner's Name: same as above

Address:

City: State: Zip Code:

Phone Number: E-mail Address:

Occupants: Kristi Beehler & 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 month's agenda.

(Will be assigned by BHQA)

22 - TV - 66

Petition Number:
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 administrative 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 9/1/2022.

Signature (Required): [Signature]
Name (Print): [Name]
Date: [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.
MAY 20 2022

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.
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 re-inspection

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

Other Requirements:
Furnace Inspection Documentation:

<table>
<thead>
<tr>
<th>Desired level:</th>
<th>0 parts per million (ppm)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acceptable level in a living space:</td>
<td>9 ppm</td>
</tr>
<tr>
<td>Maximum concentration for flue products:</td>
<td>50 ppm</td>
</tr>
<tr>
<td>BMC 16.01.060(f), BMC 16.04.060(c), BMC 16.04.060(b)</td>
<td></td>
</tr>
</tbody>
</table>

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 801 South High LLC)
Address: 1015 S. Convent 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. Convent Dr., Bloomington
City: Bloomington State: IN Zip Code: 47401
Phone Number: 812-322-3615 E-mail Address: newsf@comcast.net

Occupants: Julia Failey Westby, 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 familial 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 month's agenda.

Petition Number: 22-AA-67

(Will be assigned by BHQA)
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 administrative 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, and 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): [Signature]

Name (Print): Susan Failey for 801 South High LLC   Date: 06/10/22

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.
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

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: 5085 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: 5085 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 variance (Petition type RV)

Petition Number: 22-RA-68

OFFICE USE ONLY

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): [Signature]

Name (please print): Daniel Hartman Date: June 12, 2022

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.

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.
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 Plke #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!

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): [Signature]
Name (Print): Leesa Fleener
Date: 02.22

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

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)**

<table>
<thead>
<tr>
<th>Height: 44 inches</th>
<th>OR</th>
<th>Height: 45 inches</th>
</tr>
</thead>
<tbody>
<tr>
<td>Width: 33.5 inches</td>
<td></td>
<td>Width: 33 inches</td>
</tr>
<tr>
<td>Sill Height: 36 inches</td>
<td></td>
<td>Sill Height: 36 inches</td>
</tr>
<tr>
<td>Openable Area: 10.24 sq. ft.</td>
<td></td>
<td>Openable Area: 10.31 sq. ft.</td>
</tr>
</tbody>
</table>

**Life Safety violations italicized**
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.
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)

No violations noted.

Front (west) Bedroom:
Repair the window to slide easily and to latch securely. BMC 16.04.060(b)

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)

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)

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 rage 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 within 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)
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)

No violations noted.

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

BUILDING 4
Living Room:
Replace the missing smoke detector. IC22-11-18-3.5

2nd FLOOR
Hall:
Repair closet door. BMC 16.04.060(a)

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

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 16.040.060(a)

Bathroom:
Verify there is adequate cold water pressure at the tub faucet. BMC 16.04.060(c)
No violations noted.

BUILDING 7

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)
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)

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)

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.

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 clear 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 boarding 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:
Replace 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

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

401 N Morton St
https://bloomington.in.gov/handl
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.
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
October 27, 2020
October 30, 2020
December 29, 2020
March 12, 2021
March 19, 2021
May 24, 2021

October 27, 2021
December 15, 2021
June 02, 2022
June 25, 2022

Cycle Inspection Scheduled
Cycle Inspection
Inspection Report Mailed
Reinspection Scheduled
Reinspection Completed
Reinspection Report Mailed
Reinspection Complete
Issued Temporary Permit
Received BHQA Application
Temporary Permit Expired
Ext of Time Granted
Received Ext of Time Request
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
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: 812-339-0951  E-mail Address: manager@distinctmanagement.com

Owner's Name: David Bilfield

Address: 8556 Franklin Ave.

City: Los Angeles  State: California  Zip Code: 90069

Phone Number: 812-339-0951  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
completed. 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 3/7/22. As indicated on the 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 unfortseen occurrences.

Signature (required): [Signature]

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.
$34,867.74

Custom Amount x 1 $34,867.74

Total $34,867.74

GEO'S WINDOW & SCREEN REPAIR

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

😊 😞

Visa 2385 (Keyed) Mar 12 2022 at 8:11 AM

© 2022 Square, Inc. P.O. Box 1189
360 W 14th Ave, Suite 400
San Francisco, CA 94110

Receipt Settings

Not your receipt? Turn off automatic receipts, plainviewrewards.com.
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.geowindows.com
**GEO'S WINDOW & SCREEN REPAIR, LLC**

**WINDOW & DOOR REPLACEMENT, SCREENS REPAIRED & BUILT TO CUSTOM SPECIFICATIONS, MINOR WINDOW REPAIR.**

To: DISTINCT MANAGEMENT
150 S KINGSTON DR.

leafcpg@distinctmanagement.com

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<th>Unit Total</th>
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<td></td>
<td>2,400.00</td>
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<tr>
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<td>OLD WINDOW DISMANTLE</td>
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<tr>
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**SUBTOTAL:** $7,728.74

Sales Tax: 6%

**TOTAL:** $8,197.06

---

Thank you for your business!

812-272-7100

3822 E. JONES ST. BLOOMINGTON, IN 47403 / ggray@geoswindows.biz / www.geoswindows.com

---

To accept this quotation, sign here and return.
City Of Bloomington
Housing and Neighborhood Development

MAR 19 2021

Owner(s)
Distinct Management
120 S. Kingston Dr. #13
Bloomington, IN 47408

Agent
David Bilfield
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.
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 loose 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 F:
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)

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 caves) (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.
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: Acada Investments LLC

Address: 403 E 6th Street

City: Bloomington 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 month's agenda!

(Will be assigned by BHQA)

Petition Number: 22-T1 71

APPROVED FOR PAYMENT

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.

Signature (Required): [Signature]
Name (Print): Mack Bell
Date: May 31, 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.
MAY 3-1 2022

City Of Bloomington
Housing and Neighborhood Development

REMAINING VIOLATION INSPECTION REPORT

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.

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

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

Bloomington, IN 47404
Rental Inspection (812) 349-3429
Fax (812) 349-3552
Porches:
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.
The top of the left front brick column would need to be removed in order to raise and level the structure back into position. (See attached option A, sketch).

Steel piers were placed underneath the foundation and extended down to bedrock. (See attached sketch). These steps can be used to support the structure and extend it back into position.

The method of providing this reinforcement would be to insert steel pier plates above the foundation wall, and then anchor them to the wall with bolts. This would provide additional support to prevent further foundation movement.

**Recommendations**

1. The foundation under the south half of the porch and under the south wing wall direction. The south ends of the floor joists were found to be poorly supported.

2. A section of the wood floor boards had been removed near the south end of the porch. The floor joists were found to be secured to the north/south pier.

3. Original brick

   - Support the south pier. The south pier is the support of the porch roof. The column has been partially removed in order to support the callout.

   - Two 2x20 x 20" shed brick columns exist at the southeast porch corner.

   - The pier nearest the northeast corner is a brick pier.

   - The pierpier nearest the southwest corner is a brick pier.

   - The pierpier nearest the northeast corner is a brick pier.

   - The pierpier nearest the southwest corner is a brick pier.

Original brick

   - Support the south pier. The south pier is the support of the porch roof. The column has been partially removed in order to support the callout.

   - Two 2x20 x 20" shed brick columns exist at the southeast porch corner.

   - The pierpier nearest the northeast corner is a brick pier.

   - The pierpier nearest the southwest corner is a brick pier.

   - The pierpier nearest the northeast corner is a brick pier.

   - The pierpier nearest the southwest corner is a brick pier.

   - The pierpier nearest the northeast corner is a brick pier.

   - The pierpier nearest the southwest corner is a brick pier.

   - The pierpier nearest the northeast corner is a brick pier.

   - The pierpier nearest the southwest corner is a brick pier.

   - The pierpier nearest the northeast corner is a brick pier.

   - The pierpier nearest the southwest corner is a brick pier.

   - The pierpier nearest the northeast corner is a brick pier.

   - The pierpier nearest the southwest corner is a brick pier.

   - The pierpier nearest the northeast corner is a brick pier.

   - The pierpier nearest the southwest corner is a brick pier.

   - The pierpier nearest the northeast corner is a brick pier.

   - The pierpier nearest the southwest corner is a brick pier.
Please contact us if there are questions.

Each end with the posts bearing on top of 1.2 diameter concrete footing pads.

The front porch floor, the beam would be supported by a 6 x 6 wood post at
b. 4 x 6 wood beam should be placed under the south end of the porch for
details.

Foundations and the top of the new concrete pads, see attached option "G"
structure is reused, concrete is then placed between the bottom of the existing
and under the existing foundations in order to let the structure. After the
concrete pads have gained strength, jacks can be placed on top of the new pads
pads under the porch foundations at the center and ends of the wall. After the
another method for reinforcing the porch foundation would be to install concrete
porch roof.

The foundations since the column cap was rebuilt with the porch in the settled
Option 8

Co-located underpinning

Foundation 1

Settlement areas

Steps 2

Lifted cap area. Porch is 15 feet - pedestrian to allow lift or cap removal. Cap column.

Wood floor

Brick walls

Foundation

House
STEEL PIER DETAILS

SHALLOW FOUNDATION DETAIL

CONTRACTORS

Accu-Level - (866) 669-3349
CROSSROADS FOUNDATION REPAIR (765) 582-0128
Indiana Foundation Service - (800) 978-6980
United Dynamics - (800) 359-4471

BASEMENT DETAIL
Mar 14 2022

RENTAL INSPECTION INFORMATION

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

R E: 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 Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

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)

C. 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(c)

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)

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(b) BMC 16.01.060(f)

OTHER REQUIREMENTS:

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

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

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

*Beginning January 1, 2022, Bloomington Municipal Code requires owners of Registered Rental properties to maintain a completed Occupancy Affidavit for any structures with 4 (four) or fewer units as part of the rental documents. The Ordinance does not require a copy of the Occupancy Affidavit to be maintained by the HAND Department.

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

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

This is the end of this report.
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 Song
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

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 month's agenda!

Petition Number: 22-TV-72  

(Will be assigned by BHQA)

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.

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: 7/1/22

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.
## Bill To
Mackle Properties  
811 N Walnut St  
Bloomington, IN 47404

## Job Location
Mackle Properties  
2435 E 3rd St  
Bloomington, IN 47401-5343

<table>
<thead>
<tr>
<th>Job Number</th>
<th>Service Tech</th>
<th>Terms</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Mason</td>
<td>Net 15</td>
</tr>
</tbody>
</table>

### Description
- Performed HAND inspection or boiler. Unit failed Carbon monoxide test. Locked out/tagged out unit.  
- Sales Tax

<table>
<thead>
<tr>
<th>Amount</th>
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<tr>
<td>69.00</td>
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</table>

**Total: $69.00**

**Due Date:** 6/22/2022

*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.

Past due accounts are subject to a service charge of 1% per month.
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 Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

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(h)

Bath, Living Room (20-9 x 12-0), Dining Room (12-9 x 11-0), Kitchen10-11 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: 50 ppm BMC 16.01.060(f), BMC 16.04.060(b), (c)

Inventory & Damages List

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

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

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

This is the end of this report.
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

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: lbrantleygilbert@chnaire.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.
   3. Specify the time requested.

R. 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.

Please see attached.

Extension requested - September 30, 2022.

Signature (Required):

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.

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 <LBrantleyGilbert@cinnaire.com> on behalf of Lora Brantley Gilbert
Sent: Monday, June 6, 2022 9:18 PM
To: Daniel 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 | Cinnaire®
O: 313 288 7005

From: Daniel Dixon <daniel.dixon@bloomington.in.gov>
Sent: Monday, June 6, 2022 5:53 PM
To: Lora Brantley Gilbert <LBrantleyGilbert@cinnaire.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 <LBrantleyGilbert@cinnaire.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 | Cinnaire®
O: 313 288 7005

From: Daniel Dixon <daniel.dixon@bloomington.in.gov>
Sent: Monday, June 6, 2022 4:56 PM
To: Lora Brantley Gilbert <LBrantleyGilbert@cinnaire.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,
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®.
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 Cc., 2440 S. Henderson Street Bloomington, IN 47401
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(c). 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

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 —
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)

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 —
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.

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

Clean and sanitize entire unit. BMC 16.04.060(d)

Kitchen:
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:
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. DMC 16.04.066(d)

Apt. 222 — Did not go in to many roaches
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.
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

Clean and sanitize entire unit. BMC 16.04.060(d)

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

Mechanical Closet:
- Replace the missing sprinkler eschaton ring. BMC 16.04.060(a)

Hallway:
- Repair the damaged air vent. BMC 16.04.060(a)
- Repair or replace the missing doorbell chime cover. BMC 16.04.060(a)
- Replace the missing sprinkler eschaton ring. BMC 16.04.060(a)

Bathroom:
- Replace the broken door jamb. BMC 16.04.060(a)
- Replace the missing entry door. BMC 16.04.060(a)
- Replace the missing sprinkler eschaton ring. BMC 16.04.060(a)

Bedroom:
- Repair the surface of the ceiling to be free of holes, cracks, peeling paint and/or sagging materials. BMC 16.04.060(a)
- Replace the missing closet door. BMC 16.04.60(a)
- Replace the missing sprinkler eschaton ring. BMC 16.04.060(a)
- Replace the missing electrical receptacle cover plates. BMC 16.04.060(a)

Apt. 224 –
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.

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

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)

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)

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 - Roaches

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

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)
Bedroom:

Repair the window to function as intended. Windows shall be easily and fully openable and shall remain fully operable 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:

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:

- 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.
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
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@sargorentals.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@sargorentals.com

Occupants: A - Jarec 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 month's agenda.

(Will be assigned by BHQA)

Petition Number: 22-TV-74

112
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

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-3  
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.
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 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.
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 complain 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

Property Address: 314 W 21st St.

Petitioner's Name: Liberty Aro.

Address: P.O. Box 6565

City: Bloomington State: IN Zip Code: 47407

Phone Number: 812-349-8293 Email Address: Liberty.Professor@yahoo.com

Property Owner's Name: Sheri R. Ahaamian

Address: P.O. Box 6565

City: Bloomington State: IN Zip Code: 47407

Phone Number: 812-349-8293 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
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 they will be delivered on 3/17/2022

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
Enc: Inspection Report,
City Of Bloomington
Housing and Neighborhood Development

COMPLAINT INSPECTION REPORT

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.
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: 1922 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)

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-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 Zicder

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.