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**PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
CITY HALL McCloskey CONFERENCE ROOM
In Person / Zoom Virtual Meeting
SEPTEMBER 21, 2022 4:00 P.M.**

ALL ITEMS ARE ON THE CONSENT AGENDA

I. ROLL CALL

II. REVIEW OF SUMMARY

III. PETITIONS

- 1) **[WITHDRAWN] 21-TV-92, 302-308 W. 2nd Street**, Killion Building (Betty Ferguson). Previously heard December 15, 2021, April 20, 2022 and July 20, 2022. Request for an extension of time to complete repairs.
- 2) **22-TV-59, 1700 S. Maxwell Street**, Donaval Avila (Boshu Liu). Previously heard June 15, 2022. Request for an extension of time to complete repairs. Item tabled.
- 3) **22-TV-77, 801 E. Hunter Avenue**, Lexi Carmichael (Nick Weybright). Request for extension of time to complete repairs.
- 4) **22-TV-78, 809 E. Hunter Avenue**, Lexi Carmichael (Nick Weybright). Request for an extension of time to complete repairs.
- 5) **22-TV-79, 111-111 ½ E. 9th Street**, Elkins Apartments (Powder Monkey, LLC). Request for an extension of time to complete repairs.
- 6) **22-TV-81, 105 S. Hillsdale Drive**, Daniel Miller (Raelene Oslund). Request for an extension of time to complete repairs.
- 7) **22-TV-82, 2223 S. Sweetbriar Drive**, Dimitar & Andrea Nikolova. Request for an extension of time to complete repairs.
- 8) **22-TV-83, 1004 W. Ralston Drive**, Christina Kruse (Steve Hogan). Request for an extension of time to complete repairs.
- 9) **22-TV-85, 1310 N. Washington Street**, Jeff & Angie Brown. Request for an extension of time to complete repairs.
- 10) **22-TV-86, 1814 W. Gray Street**, Coy McMillan. Request for an extension of time to complete repairs.
- 11) **22-TV-87, 113 E. 15th Street**, Granite Student Living (John Lukens). Request for an extension of time to complete repairs.
- 12) **22-TV-88, 3008 S. Acadia Court**, Acadia Court (Elon Property Management). Request for an extension of time to complete repairs.

- 13) **22-TV-89, 502 W. 6th Street**, Olde Towne (Betsy Ferguson). Request for an extension of time to complete repairs.
- 14) **22-TV-90, 2631 N. Dunn Street**, Charles Howell. Request for an extension of time to complete repairs.
- 15) **22-TV-91, 315 E. 7th Street**, Stasny & Horn, IGP. Request for an extension of time to complete repairs.
- 16) **22-TV-92, 630 E. Ridgecrest Court**, Angie Butler – Summit Pointe Apartments (Hayes Gibson Property Services). Request for an extension of time to complete repairs.
- 17) **[WITHDRAWN] 22-AA-93, 2428 S. Bryan Street**, Stephanie Kane –Pearl Properties. Request for an extension of time to complete repairs.

IV. **GENERAL DISCUSSION**

V. **PUBLIC COMMENT**

VI. **ADJOURNMENT**

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

HAND Staff is inviting you to a scheduled Zoom meeting.

Topic: Board of Housing Quality Appeals Meeting

Time: Sep 21, 2022 04:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://bloomington.zoom.us/j/93193636060?pwd=S0NyRC9zaJFkNFhzSU1aNzVsbUpQUT09>

Meeting ID: 931 9363 6060

Passcode: 088348

One tap mobile

+13017158592,,93193636060# US (Washington DC)

+13092053325,,93193636060# US

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 386 347 5053 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 719 359 4580 US

Meeting ID: 931 9363 6060

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



City of Bloomington
H.A.N.D.

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

Meeting Date: September 21, 2022
Petition Type: An extension of time to complete repairs.
Petition Number: 22-TV-59
Address: 1700 South Maxwell St.
Petitioner: Donaval Avila
Inspector: Kenny Liford
Staff Report: March 24th, 2022 Completed Cycle Inspection Report
May 18th, 2022 BHQA application received

The owner has requested an extension of time to complete repairs due to the current tenants being evicted. This was tabled in June. We have not received a update on the status of this property.

Staff recommendation: Approve the request.

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

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

Compliance Deadline: October 6th, 2022

Attachments: Cycle report, BHQA Appeal



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

RECEIVED
MAY 17 2022
BY:

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

Petitioner's Name: Donaval Avila

Address: 5798 S Ornamental Dr

City: Bloomington

State: Indiana

Zip Code: 47401

Phone Number: (254) 228-9266

E-mail Address: donaval@hotmail.com

Owner's Name: Boshu Liu

Address: 2810 Newbury Court

City: Zionsville

State: Indiana

Zip Code: 46077

Phone Number:

E-mail Address: lilu.liu@gmail.com

Occupants: Cody Garmon, Carl Shelton and Krystal Shelton

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

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

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

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

Reminder:

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

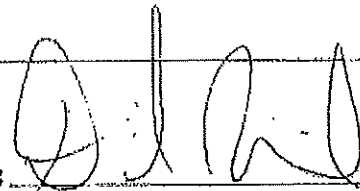
(Will be assigned by BHQA)
Petition Number: 22-TV-59

KL

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

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

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

Signature (Required): 

Name (Print): Donaval Avila

Date: 5/16/22

Important information regarding this application format:

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





City Of Bloomington
Housing and Neighborhood Development

RENTAL INSPECTION INFORMATION

MAR 29 2022

Boshu Liu
2810 Newbury Court
Zionsville, IN 46077

RE: 1700 S Maxwell ST

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **MAY 28 2022** to schedule a re-inspection. You have the right to appeal any violation of Bloomington Municipal Code Title 16 noted on the rental inspection report to the Board of Housing Quality Appeals.

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

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

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

Sincerely,

Housing & Neighborhood Development
Encl: Inspection Report,
Xc: Donaval Avila: 5798 Ornamental Drive, Bloomington, IN 47401



City Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

9400

Owner(s)

Boshu Liu
2810 Newbury Court
Zionsville, IN 46077

Agent

Donaval Avila
5798 Ornamental Drive
Bloomington, IN 47401

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

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

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

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

INTERIOR

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

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

Existing Egress Window Measurements: Dbl hung pop out: Const. Yr. - 2000
Height: 24 inches
Width: 33 inches
Sill Height: 23 inches
Openable Area: 5.50 sq. ft.

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

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

No violations noted.

Hall Bath

Secure toilet to its mountings. BMC 16.04.060(c)

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

No violations noted.

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

Secure toilet to its mountings. BMC 16.04.060(c)

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

Kitchen (13-3 x 10-1)

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

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

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

Garage

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

BASEMENT

Stairway

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

Center Room, S Room

No violations noted.

N Room

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

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

EXTERIOR

No violations noted.

OTHER REQUIREMENTS

Furnace Inspection Documentation

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

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: September 21, 2022

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

Petition Number: 22-TV-077

Address: 801 E Hunter Ave

Petitioner: Lexi Carmichael

Inspector: Michael Arnold

Staff Report:

April 11, 2022	Cycle inspection – No show
April 28, 2022	Cycle inspection
May 05, 2022	Sent cycle inspection
June 08, 2022	Reinspection completed
June 14, 2022	Sent remaining violations report
July 12, 2022	Received BHQA Application
July 14, 2022	Reinspection completed
July 21, 2022	Sent remaining violations report

During the initial inspection there were violations noted on the windows for units 7, 10 and 16. The petitioner is requesting additional time to complete the repairs due to difficulty getting scheduled by the vendor.

Staff recommendation: Grant the extension of time to complete the repairs

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

Compliance Deadline: October 30, 2022 for window repairs
Schedule immediately for the outstanding smoke detector violation in unit 16

Attachments: Remaining violations report, appeal



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

RECEIVED
JUL 12 2022
BY:

Property Address: 801 E Hunter Ave

Petitioner's Name: Lexi Carmichael

Address: 124 E. Kirkwood Ave.

City: Bloomington

State: Indiana



Zip Code: 47408

Phone Number: 8127277000

E-mail Address: lcarmichael@granitel.com

Owner's Name: Nick Weybright

Address:

City:

State:



Zip Code:

Phone Number:

E-mail Address:

Occupants:

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

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

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

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



Reminder:

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

(Will be assigned by BHQA)

Petition Number

22-TV-77

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 modification 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.

The windows in unit 7/10/16 have not been fixed because we are having issues getting a vendor to find time to schedule us in. We have called city glass and are waiting to hear back.

would like extension until September 22!

Signature (Required): _____

Name (Print): Alexs Carmichael Date: _____

Important information regarding this application format:

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

Print Form



**City Of Bloomington
Housing and Neighborhood Development**

JUL 21 2022

REMAINING VIOLATION INSPECTION REPORT

886

Owner(s)

Csf Bloomington, Llc
511 Woodscrest Drive
Bloomington, IN 47401

Agent

Granite Student Living
124 E Kirkwood Avenue
Bloomington, IN 47408

Prop. Location: 801 E Hunter AVE
Number of Units/Structures: 16/1
Units/Bedrooms/Max # of Occupants: Bld 1: 16/1/5

Date Inspected: 04/28/2022
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2
Landlord Has Affidavit: N/A

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

REINSPECTION REQUIRED

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

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

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

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

Main Level:

Unit 7:

Living Room:

Repair the seal on the lower sash window pane. BMC 16.04.060(c)

Upper Level:

Unit 10:

Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b) (upper sash to stay up when window is unlocked)

Unit 16:

Hallway:

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

Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b) (upper sash to stay up when window is unlocked)

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

This is the end of this report.



City of Bloomington
H.A.N.D.



**City of Bloomington
Housing and Neighborhood Development**

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

Meeting Date: September 21, 2022
 Petition Type: Request for an extension of time to complete repairs
 Petition Number: 22-TV-077
 Address: 809 E Hunter Ave
 Petitioner: Lexi Carmichael
 Inspector: Michael Arnold
 Staff Report: May 20, 2022 Cycle inspection
 June 14, 2022 Sent report
 July 12, 2022 Received BHQA application
 July 14, 2022 Reinspection completed
 July 21, 2022 Sent remaining violations report

During the initial inspection there were violations noted on the windows for unit 4. The petitioner is requesting additional time to complete the repairs due to difficulty getting scheduled by the vendor.

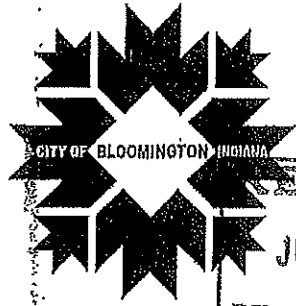
Staff recommendation: Grant the extension of time to complete the repairs
 Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.
 Compliance Deadline: October 30, 2022 for window repair
 Schedule immediately for all other outstanding violations
 Attachments: Remaining violations report, appeal

401 N. Morton
PO Box 100
Bloomington, IN 47402

City Hall

www.bloomington.in.gov/hand

Rental Inspections: (812) 349-3420
 Housing Division: (812) 349-3401
 Fax: (812) 349-3582



RECEIVED
JUL 12 2022
BY:

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

Property Address: 809 E, Hunter Ave

Petitioner's Name: Lexi Carmichael

Address: 124 E, Kirkwood Ave.

City: Bloomington

State: Indiana



Zip Code: 47408

Phone Number: 8127277000

E-mail Address: lcarmichael@granites.com

Owner's Name: Nick Weybright

Address:

City:

State:



Zip Code:

Phone Number:

E-mail Address:

Occupants:

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

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

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

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



Reminder:

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

(Will be assigned by BHQA)

Petition Number: 22-78-78

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 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.

The window in unit four is still needing repaired. Called city glass and are still waiting to hear back about scheduling.

Would like extension until September 22nd

Signature (Required): _____

Name (Print): Alexis Carmichael

Date: _____

Important information regarding this application format:

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

Print Form



City Of Bloomington

Housing and Neighborhood Development
REMAINING VIOLATION INSPECTION REPORT

JUL 21 2022

889

Owner(s)

Csf Bloomington, Llc
511 Woodcrest Drive
Bloomington, IN 47401

Agent

Granite Student Living
124 E Kirkwood Avenue
Bloomington, IN 47408

Prop. Location: 809 E Hunter AVE
Number of Units/Structures: 16/1
Units/Bedrooms/Max # of Occupants: Bld 1: 16/1/5

Date Inspected: 06/08/2022
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2
Landlord Has Affidavit: N/A

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

REINSPECTION REQUIRED

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

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

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

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

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

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

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

766

Interior:

Main Level:

Unit 3:

Kitchen:

Secure/re-attach the faucet handle. BMC 16.04.060(c)

Unit 4:

Bedroom:

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

Unit 6:

Kitchen:

Secure/re-attach the faucet handle. BMC 16.04.060(c)

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

Hallway:

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

Bedroom:

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

Upper Level:

Unit 14:

Kitchen:

Secure/re-attach the faucet handle. BMC 16.04.060(c)

Exterior:

Secure the light fixture to the wall. BMC 16.04.050(a) (at entry to Unit 1)

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: September 21, 2022

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

Petition Number: 22-TV-079

Address: 111-111½ E 9th St

Petitioner: Sherri Hillenberg/Elkins Apartments

Inspector: Michael Arnold

Staff Report:

July 26, 2021	Owner scheduled cycle inspection
August 18, 2021	Cycle inspection report
August 19, 2021	Received new owner registration form
August 27, 2021	Mailed report
December 22, 2021	Reinspection completed
December 27, 2021	Sent temporary occupancy permit
June 23, 2022	Sent exterior extension reminder
July 15, 2022	Received BHQA application
August 01, 2022	BHQA report written
	Spoke with petitioner regarding time line

Exterior painting was noted on the cycle inspection report which included window and window trim. Owner is in the process of replacing windows and is requesting additional time to complete the installation of the windows and the trim work. Supplier has indicated that some parts and windows may take up to five months for delivery.

Staff recommendation: Grant the extension of time to complete the repairs

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

Compliance Deadline: February 28, 2023

Attachments: Exterior extension report, appeal

JS



RECEIVED

JUL 15 2022

BY:

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

Property Address: 111 + 111 1/2 E. 9th Street

Petitioner's Name: Sheeri Hillenburg, ELKINS Apts.

Address: 940 N. Walnut Street

City: Bloomington State: IN Zip Code: 47404

Phone Number: 812-339-2859 E-mail Address: cs@elkinsapartments.com

Owner's Name: Powder Monkey LLC

Address: 940 N. Walnut Street

City: Bloomington State: IN Zip Code: 47404

Phone Number: 812-339-2859 E-mail Address: cs@elkinsapartments.com

Occupants: _____

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

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

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

Variance Type: An extension of time to complete repairs

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-79

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 Requesting an additional extension of time for windows. Part of the new windows are installed but not fully wrapped. Some windows still on order. Time needed due to supplier issues.

② Request not to lose time off occupancy permit

Signature (Required):

Sheepi Hillenburg

Name (Print):

Sheepi Hillenburg

Date:

7-12-11

Important information regarding this application format:

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

Print Form



City Of Bloomington
Housing and Neighborhood Development
EXTERIOR EXTENSION REMINDER INSPECTION REPORT

JUN 23 2022

3056

Owner(s)

Powder Monkey, Llc
 940 N. Walnut St
 Bloomington, IN 47404

Agent

Elkins Apartments
 940 N. Walnut Street
 Bloomington, IN 47404

Prop. Location: 111 E 9th ST

Number of Units/Structures: 2/1

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

Date Inspected: 08/08/2021

Primary Heat Source: Gas

Property Zoning: RM

Number of Stories: 2

Landlord Has Affidavit: N/A

Inspector: Mike Arnold

Foundation Type: Basement

Attic Access: N/A

Accessory Structure: none

This report is your reminder from the Housing and Neighborhood Development Office that this rental property is operating under a Temporary Permit that expires on 08/18/2022.

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

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

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

Exterior:

Main Structure:

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e) (This item has a deadline of August 18 2022)

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

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

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



City of Bloomington
H.A.N.D.

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

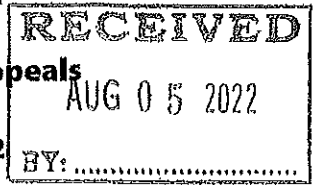
Meeting Date: September 21, 2022
Petition Type: Request for an extension of time to complete repairs
Petition Number: 22-TV-81
Address: 105 S. Hillsdale Drive
Petitioner: Daniel O. Miller
Inspector: Maria McCormick
Staff Report: March 18, 2022 – Completed Cycle Inspection
July 13, 2022 – Re-inspection completed.

The petitioner is requesting an extension of time to complete the repairs to the siding and vents due to vendor delay. All other violations from the cycle inspection have been re-inspected and complied.

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: October 1, 2022
Attachments: Application for Appeal; Remaining Violations Report



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



Property Address: 105 S. Hillsdale

Petitioner's Name: Daniel O. Miller

Address: 105 W 7th street, Suite 105D

City: Bloomington

State: Indiana



Zip Code: 47404

Phone Number: 8123206806

E-mail Address: damiller@homefinder.org

Owner's Name: Raelene Oslund

Address: 3535 St Andrew Point

City: Boyne City

State: Michigan



Zip Code: 49712

Phone Number: 7138821986

E-mail Address: raeleneo@sbcglobal.net

Occupants: Adeeb Yacoub, Emily Zimmermam, Griffin Hammons

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

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

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

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



Reminder:

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

(Will be assigned by BHQA)

Petition Number: 22-TV-81

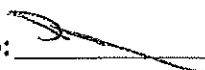
MM, JS

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.

gable vents have to be replaced and vinyl siding repaired. RCV Roofing informed me that the vents are a special order and have not come in. I have been assured by the end of August 2022. They plan to also make the vinyl siding repairs when the vents are replaced. All other items on the inspection report have been completed.

Signature (Required):



Name (Print): Daniel O. Miller

Date: 8/4/22

Important information regarding this application format:

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

Print Form



City Of Bloomington
Housing and Neighborhood Development

JUL 26 2022

REMAINING VIOLATION INSPECTION REPORT

9858

Owners

Raelene & Jeffrey Oslund
03535 St. Andrews Point
Boyer City, MI 49712

Agent

Daniel Miller
P.O. Box 1641
Bloomington, IN 47402

Prop. Location: 105 S Hillsdale DR
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/3

Date Inspected: 03/18/2022
Primary Heat Source: Gas
Property Zoning: R3
Number of Stories: 1
Landlord Has Affidavit: Yes

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

NOTE: Southwest basement room not to be used for sleeping purposes.

REINSPECTION REQUIRED

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

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

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

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

EXTERIOR:

Properly repair or replace damaged or deteriorated siding on the west side of the structure in a manner that leaves the structure weather tight. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating siding and structural members. BMC 16.04.050(a)

Replace the missing louver in the attic vent on the south side of the structure or replace the vent. BMC 16.04.050(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.



City of Bloomington
H.A.N.D.

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

Meeting Date: September 21, 2022

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

Petition Number: 22-TV-82

Address: 2223 S. Sweetbriar Dr.

Petitioner: Dimitar Nikolov

Inspector: Norman Mosier, John Hewett

Staff Report: June 18, 2021: Conducted cycle inspection
July 6, 2021: Mailed cycle report
June 15, 2022: Mailed Remaining Violations report
July 7, 2022: Front line staff called owner, guided him to State variance website and explained the BHQA process.
August 5, 2022: Received appeal

During a cycle inspection it was noted that the windows in the southeast and south center bedrooms did not meet the egress requirements at the time of construction. The petitioner is seeking an extension of time to obtain a variance from the state for the windows.

Staff recommendation: Grant an extension of time

Conditions: Submit proof of a variance from the State of Indiana for the windows, 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 15, 2022

Attachments: Cycle report, Remaining Violations report, appeal



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

Property Address: 2223 S Sweetbriar Dr, Bloomington, IN 47401

Petitioner's Name: Dimitar Nikolov

Address: 1044 E Jennifer Dr

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 2243929411

E-mail Address: dimitar.g.nikolov@gmail.com

Owner's Name: Dimitar Nikolov, Andrea Nikolova

Address: 1044 E Jennifer Dr

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 2243929411

E-mail Address: dimitar.g.nikolov@gmail.com

Occupants: Joshua Ford

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; the application will not be considered to be complete if a completed application has to be submitted prior to the next application deadline in order to be placed on that month's agenda.

(Will be assigned by BHQA)

Petition Number

22-TV-82

JH, NM

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

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

I am requesting an extension of 60 days to allow time to submit a variance application for the master bedroom window whose area does not meet the 4.75 sq ft requirement. After the inspection by Norman Mosier in 2021 I had mistakenly assumed there would be some sort of follow-up from the city and didn't realize the variance application needed to be submitted.

Signature (Required): 

Name (Print): Dimitar Nikolov

Date: 8/3/2022

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





City Of Bloomington
Housing and Neighborhood Development

JUL 06 2021

RENTAL INSPECTION INFORMATION

Dimitar Nikolov & Andrea Nikolova
1044 E Jennifer Dr
Bloomington, IN 47401

RE: 2223 S Sweetbriar DR

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **SEP 04 2021** to schedule a re-inspection. You have the right to appeal any violation of Bloomington Municipal Code Title 16 noted on the rental inspection report to the Board of Housing Quality Appeals.

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

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

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

Sincerely,

Housing & Neighborhood Development
Encl: Inspection Report,



**City Of Bloomington
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

10584

Owner(s)

Dimitar Nikolov & Andrea Nikolova
1044 E Jennifer Dr
Bloomington, IN 47401

Prop. Location: 2223 S Sweetbriar DR
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 06/18/2021
Primary Heat Source: Gas
Property Zoning: R2
Number of Stories: 1

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

Monroe County Assessor's records indicate this structure was built in 1998.
These are the minimum requirements for emergency egress windows at the time of construction:

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

INTERIOR:

Living Room 15-1 x 12-3, Dining Room 13-5 x 9-11, Deck, Kitchen 11-1 x 8-7:
No violations noted.

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

Hallway, Hall Bath:
No violations noted.

Southeast Bedroom (Master) 13 x 10-11:

No violations noted.

The emergency egress window does not meet the minimum requirements for a one and two family dwelling built in 1998. The relevant code is the 1993 Indiana Residential Code, section: 310:

(windows are single-hung)

Openable area required: 4.75 sq. ft.	Existing area: 4.41 sq. ft.
Clear width required: 20 inches	Existing width: 26.75 inches
Clear height required: 22 inches	Existing height: 23.75 inches
Maximum sill height: 44" above finished floor	Existing sill: 23.75 inches

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.04.020 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Master Bath, Walk-In Closet:

No violations noted.

South Center Bedroom 10 x 9-7:

No violations noted.

The emergency egress window does not meet the minimum requirements for a one and two family dwelling built in 1998. The relevant code is the 1993 Indiana Residential Code, section: 310:

(window is single-hung)

Openable area required: 4.75 sq. ft.	Existing area: 4.41 sq. ft.
Clear width required: 20 inches	Existing width: 26.75 inches
Clear height required: 22 inches	Existing height: 23.75 inches
Maximum sill height: 44" above finished floor	Existing sill: 21 ½ inches

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.04.020 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Southwest Bedroom 9-10-x 9-7:

No violations noted.

Existing Egress Window Measurements (single-hung):

Height: 23.75 inches
Width: 31 inches
Sill Height: 24.5 inches
Openable Area: 5.11 sq. ft.

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

EXTERIOR:

No violations noted.

OTHER REQUIREMENTS:

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

This is the end of this report.



**City Of Bloomington
Housing and Neighborhood Development**

REMAINING VIOLATION INSPECTION REPORT

JUN 15 2022

10584

Owner(s)

Dimitar Nikolov & Andrea Nikolova
1044 E Jennifer Dr
Bloomington, IN 47401

Prop. Location: 2223 S Sweetbriar DR
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 06/18/2021
Primary Heat Source: Gas
Property Zoning: R4
Number of Stories: 1
Landlord Has Affidavit: N/A

Inspector: Norman Mosier
Foundation Type: Slab
Attic Access: Yes
Accessory Structure:

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 received a variance to the egress requirements as listed on this report, provide a copy to the HAND office for review.

Failure to make repairs or to schedule the required review of documents 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 provide the documents. Our mailing address and telephone number are listed below.

Monroe County Assessor's records indicate this structure was built in 1998.
These are the minimum requirements for emergency egress windows at the time of construction:

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

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

The emergency egress window does not meet the minimum requirements for a one and two family dwelling built in 1998. The relevant code is the 1993 Indiana Residential Code, section: 310:
(window is single-hung)

Openable area required: 4.75 sq. ft.	Existing area: 4.41 sq. ft.
Clear width required: 20 inches	Existing width: 26.75 inches
Clear height required: 22 inches	Existing height: 23.75 inches
Maximum sill height: 44" above finished floor	Existing sill: 21 ½ inches

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.04.020 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: September 21, 2022

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

Petition Number: 22-TV-83

Address: 1004 W. Ralston Drive

Petitioner: Christina Kruse

Inspector: Maria McCormick

Staff Report: May 24, 2022 – Petitioner Father denied access for cycle inspection.
June 22, 2022 – Petitioner stated that children had COVID and inspection would need to be reschedule.
July 19, 2022 – Cycle inspection completed.

At the cycle inspection conditions were noted that resulted in a tenant violation being issued to the petitioner for housekeeping. The floors in the house were covered in animal feces. The petitioner is requesting an extension of time to complete the cleaning and sanitizing of the house.

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: October 1, 2022

Attachments: Application for Appeal; Tenant Violation Report, Cycle Report



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

RECEIVED
AUG 08 2022
BY:

Property Address: 1004 W Ralton Drive, Bloomington, IN 47403

Petitioner's Name: Christina Kruse

Address: 1004 W Ralston Drive

City: Bloomington

State: Indiana



Zip Code: 47403

Phone Number: 8122724190

E-mail Address: chmkruse@lu.edu

Owner's Name: Steve Hogan

Address: 8992 Ella Street

City: Nashville

State: Indiana



Zip Code: 47448

Phone Number: 8123603743

E-mail Address: srhogan1972@gmail.com

Occupants: Christina Kruse
Aryn Kruse & Gunner Kruse

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

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

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

Variance Type: Relief from an administrative decision. (Petition Type: ^{TV}AA)



Reminder:

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

(Will be assigned by BHQA)

Petition Number: 22-TV-83

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.

I'm requesting an extension as I caught COVID 2 days after the first inspection and was very ill and had to also take time off work.

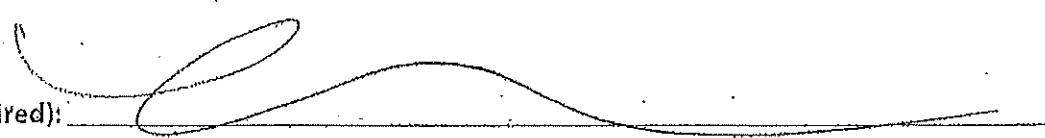
I was in the hospital on Sunday July 31st, as they thought I was having a heart attack

I have extreme health issues that I'm currently going to a Specialist. I have Lupus along with other stomach issue that they are trying find out what is going on. I have a CT scan on Wednesday August 10th, I have throat surgery and a colonoscopy on October 24th.

I was double over in pain all weekend to where I could hardly move.

I have been currently approved for FMLA, as I have been miss about 2 days a week of work for month now.

Signature (Required):



Name (Print): Christina Kruse

Date: 8.8.2022

Important information regarding this application format:

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

Print Form



City Of Bloomington
Housing and Neighborhood Development

JUL 27 2022

Hogan, Steven R.
8992 Ella St.
Nashville, IN 47448

RE:NOTICE OF TENANT VIOLATION INSPECTION

Dear Resident(s)

On 07/19/2022, a complaint inspection was performed at 1004 W Ralston DR. During the inspection violations of the Bloomington Housing Code were found. Enclosed is the inspection report which cites violations that are the responsibility of the resident(s) to correct. Please correct the violations within 14 days and contact this office no later than **AUG 10 2022** to schedule the required re-inspection. Our mailing address and telephone number are listed below.

This directive is issued in accordance with BMC 16.10.020(a) and 16.10.040(a) of the Residential Rental Unit and Lodging Establishment Inspection Program. You have the right to appeal to the Board of Housing Quality Appeals. If you need more than 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 Office to schedule the required re-inspection.

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

Sincerely,

Housing & Neighborhood Development
Encl: Inspection Report,
XC: Tenant: Christina Kruse, 1004 W. Ralston Dr. Bloomington, IN 47403



JUL 27 2022

City Of Bloomington
Housing and Neighborhood Development

TENANT VIOLATION INSPECTION REPORT

7075

Owner(s)

Hogan, Steven R.
8992 Blla St.
Nashville, IN 47448

Tenant

Christina Kruse
1004 W. Ralston Dr.
Bloomington, IN 47403

Prop. Location: 1004 W Ralston DR
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 07/19/2022
Primary Heat Source: Gas
Property Zoning: R2
Number of Stories: 1
Landlord Has Affidavit: No

Inspector: Maria M^cCormick
Foundation Type: Basement
Attic Access: No
Accessory Structure: None

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. The violations must be corrected and re-inspected for compliance with the Residential Rental Unit and Lodging Establishment Inspection Program within 14 days of the date on which this notice was mailed. It is the responsibility of the tenant to contact this office to schedule the required re-inspection at 349-3420. Any questions can be addressed to the inspector at 349-3420.

Failure to comply with the requirements of this notice will result in this matter being forwarded to the City's Legal Department for legal action and fines under the provisions of Title 16 of the Bloomington Municipal Code.

Tenant Violation –

Properly clean and sanitize all the floors and baseboards to remove all the animal feces in all rooms of the house. 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 is the end of this report.



City Of Bloomington
Housing and Neighborhood Development

JUL 27 2022

RENTAL INSPECTION INFORMATION

Hogan, Steven R.
8992 Ella St.
Nashville, IN 47448

RE: 1004 W Ralston DR

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **SEP 25 2022** to schedule a re-inspection. You have the right to appeal any violation of Bloomington Municipal Code Title 16 noted on the rental inspection report to the Board of Housing Quality Appeals.

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

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

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

Sincerely,

Housing & Neighborhood Development
Encl: Inspection Report,



City Of Bloomington
Housing and Neighborhood Development

JUL 27 2022

CYCLE INSPECTION REPORT

7075

Owner(s)

Hogan, Steven R.
8992 Ella St.
Nashville, IN 47448

Prop. Location: 1004 W Ralston DR
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 07/19/2022
Primary Heat Source: Gas
Property Zoning: R2
Number of Stories: 1
Landlord Has Affidavit: No

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

Monroe County Assessor's records indicate that this structure was built in 1960. At that time there were no minimum requirements for emergency egress.

INTERIOR:

Tenant Violation -

Properly clean and sanitize all the floors and baseboards to remove all the animal feces in all rooms of the house. 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)

Living Room 16-7 x 15-0; Dining Room 12-10 x 12-0:

No violations noted.

Kitchen 14-7 x 5-11:

Replace the missing cover for the oven. BMC 16.04.060(c)

Secure the sink faucet. BMC 16.04.060(c)

Hallway:

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

City Hall

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

401 N Morton St

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

Bloomington, IN 47404

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

Bathroom:

Provide a transition strip at the doorway to the hall. BMC 16.04.060(a)

SE Bedroom 12-6 x 11-8; SW Bedroom 12-6 x 11-8:

No violations noted.

Existing Egress Window Measurements:

Height: 44 inches

Width: 34 inches

Sill Height: 36 inches

Openable Area: 10.39 sq. ft.

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

NW Bedroom 12-6 x 11-8:

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

Existing Egress Window Measurements:

Height: 44 inches

Width: 34 inches

Sill Height: 36 inches

Openable Area: 10.39 sq. ft.

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

Basement -

Main Room 27-0 x 16-5:

No violations noted.

Bedroom:

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

This room has a door to the exterior for egress requirements.

Bathroom:

Repair or replace the toilet to function as intended. The base is cracked. BMC 16.04.060(c)

Laundry/Mechanical Room:

Replace the duct tape on the duct work with metal tape. BMC 16.04.060(c)

EXTERIOR:

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

Replace the missing fence boards. BMC 16.04.050(a)

OTHER REQUIREMENTS:

Furnace Inspection Documentation:

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

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

Inventory Damage List:

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

Occupancy Affidavit:

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

****Beginning July 1, 2022, A completed copy of the Occupancy Affidavit must be reviewed by the inspector within 60 days of this mailing of the Cycle Report or a \$25.00 fine will be levied. BMC 16.03.025**

***Beginning January 1, 2022, Bloomington City Code requires owners of Registered Rental properties to maintain a completed Occupancy Affidavit to Housing and Neighborhood Development (HAND) for any structures with 4 (four) or fewer units. The Ordinance does not require the Occupancy Affidavit to be submitted to HAND only reviewed upon request. Please simply keep the form in your records. BMC 16.03.025**

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: September 21, 2022

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

Petition Number: 22-TV-85

Address: 1310 N. Washington St.

Petitioner: Jeff & Angie Brown

Inspector: Maria McCormick

Staff Report: April 26, 2022 – Completed cycle inspection.
May 09, 2022 – Report mailed to the owner.
July 7, 2022 – Petitioner scheduled re-inspection for 08/16/2022.
August 11, 2022 – Petitioner applied for BHQA extension of time. Re-inspection was also canceled at this time.

Petition Type: The petitioner is requesting an extension of time of 60 additional days to complete repairs and determine what they need to do to bring the situation with the washing machine grey water discharge into compliance.

Staff recommendation: Grant the extension.

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 21, 2022

Attachments: Application for Appeal; Cycle Report; Photos



RECEIVED
AUG 11 2022
BY:

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

Property Address: 1310 N. Washington St.
Petitioner's Name: Jeff & Angie Brown
Address: 2105 S. 6th St.
City: Lafayette State: IN Zip Code: 47905
Phone Number: 812-361-1021 Email Address: brownpropertymgmt899@gmail.com
Property Owner's Name: Same as above
Address: _____
City: _____ State: _____ Zip Code: _____
Phone Number: _____ 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 Housing Property Maintenance Code (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-85

SEE REVERSE

MM

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.

We need more time to investigate the grey water discharge to see if it actually flows into the sump pump + is discharged outside. The plumbing in the laundry room has not been changed since we purchased the house in 1998. This would be an expensive repair if and I want time to investigate our options. If we could extend 60 days would be very helpful.

Signature (required): Angie Brown
Name (please print): Angie Brown Date: 8/11/22

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



City Of Bloomington
Housing and Neighborhood Development

MAY 09 2022

RENTAL INSPECTION INFORMATION

Jeffrey B. & Angela D. Brown
2105 S 6th St
Lafayette, IN 47905

RE: 1310 N Washington 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 08 2022** to schedule a re-inspection. You have the right to appeal any violation of Bloomington Municipal Code Title 16 noted on the rental inspection report to the Board of Housing Quality Appeals.

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

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

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

Sincerely,

Housing & Neighborhood Development
Encl: Inspection Report,



City Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

4048

Owner(s)

Jeffrey B. & Angela D. Brown
2105 S 6th St
Lafayette, IN 47905

Prop. Location: 1310 N Washington ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/5

Date Inspected: 04/26/2022
Primary Heat Source: Gas
Property Zoning: MS
Number of Stories: 2
Landlord Has Affidavit: No

Inspector: Maria M^cCormick
Foundation Type: Basement
Attic Access: No
Accessory Structure: None

Monroe County Assessor's records indicate that this structure was built in 1955; At that time there were no minimum requirements for emergency egress.

INTERIOR:

Entry; Living Room:

No violations noted.

Kitchen 12-0 x 8-9:

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)

Basement –

Stairway:

No violations noted.

Bedroom 16-0 x 12-7:

No violations noted.

This room has a door to the exterior for egress.

Laundry/Mechanical Room:

Discontinue use of the extension cord as permanent wiring. Replace extension cord providing electrical power to the sump pump with permanent electrical wiring and electrical receptacle(s) installed in an approved manner. BMC 16.04.060(b), BMC 16.04.060(c)

Remove the duct tape from the electrical receptacle on the wall behind the washer and dryer. BMC 16.04.060(b)

2nd Level –

Stairway; Hallway:

No violations noted.

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

NW Bedroom 14-9 x 11-2; W Center Bedroom 8-8 x 7-5; SW Bedroom 14-9 x 11-2:

No violations noted.

Existing Egress Window Measurements:

Height: 16 ¼ inches

Width: 34 ¾ inches

Sill Height: 42 ¾ inches

Openable Area: 3.92 sq. ft.

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

EXTERIOR:

Properly repair or replace damaged/deteriorated soffit/fascia on the NE corner in a manner that seals all openings. BMC 16.04.050(a)

Eliminate the washing machine discharge tube that runs in the yard. Grey water must be discharged in to the sanitary sewer. Contact the City of Bloomington Utilities Department (812-339-1444) for requirements and permits. BMC 16.04.040(a), 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)

Inventory Damage List:

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

Occupancy Affidavit:

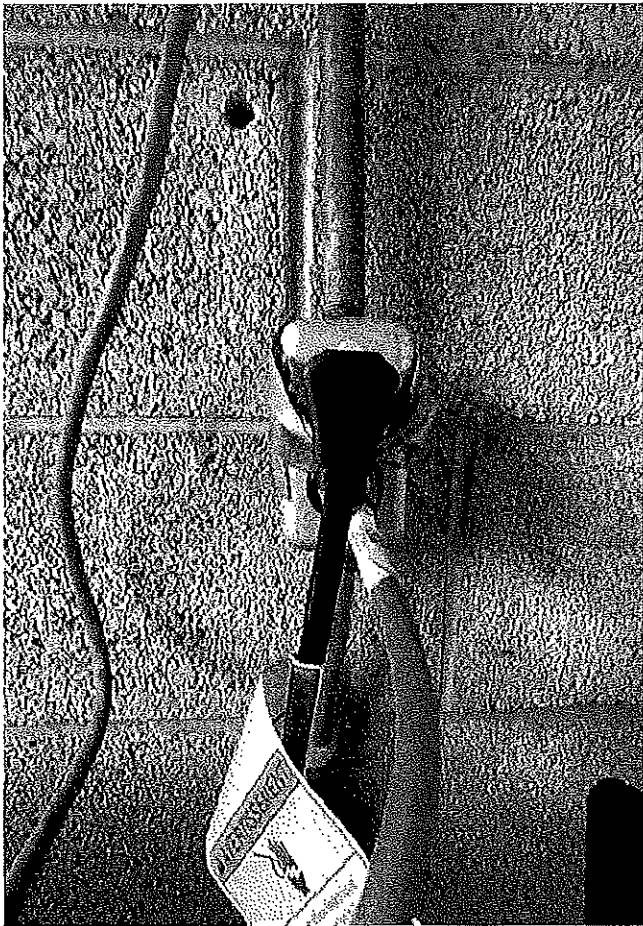
Provide a completed copy of the Occupancy Affidavit for this Registered Residential Rental property to the inspector for review. BMC 16.03.025

*Beginning January 1, 2022, Bloomington City Code requires owners of Registered Rental properties to maintain a completed Occupancy Affidavit to Housing and Neighborhood Development (HAND) for any structures with 4 (four) or fewer units. The Ordinance does not require the Occupancy Affidavit to be submitted to HAND only reviewed upon request. Please simply keep the form in your records. BMC 16.03.025

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

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

This is the end of this report.





City of Bloomington
H.A.N.D.

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

Meeting Date: September 21, 2022

Petition Type: An extension of time to complete repairs.

Petition Number: 22-TV-86

Address: 1814 W Gray St

Petitioner: Coy McMillan

Inspector: C Hayes

Staff Report: May 13, 2022 Completed cycle inspection
May 24, 2022 Sent cycle report
June 27, 2022 Sent Remaining violations report
August 9, 2022 Received BHQA application

During the cycle inspection it was noted that there were several violations including cabinet doors, smoke detectors, electrical cover plates, broken doors and other minor violations. The petitioner is requesting a 60 day extension due to covid and money concerns.

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: October 5, 2022 All life safety violations
November 21, 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

RECEIVED
AUG 09 2022
BY:

Property Address: 1814 W Gray Street

Petitioner's Name: Coy McMillan

Address: 1650 S Sycamore Court

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 8122197331

E-mail Address: cmmcmillan67@gmail.com

Owner's Name: Coy McMillan

Address: 1650 S Sycamore Court

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 8122197331

E-mail Address: cmmcmillan67@gmail.com

Occupants: Kody & Summer Vest

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

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

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

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



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

(Will be assigned by BHQA)
Petition Number: 22-TV-86

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.

Respectfully request an extension of 60 days be granted in order to complete and repair the deficiencies noted during the housing inspection. An extension is requested for the following reasons: There was a two to three week period I could not enter the residence due to one of the occupants testing positive for COVID 19. I did not want to enter, nor work in an environment with a person testing positive for the COVID 19 virus. Additionally, I was trying to obtain and collect the monies necessary to do the repairs and schedule a time that fit both my schedule and the tenants.

Signature (Required):



Name (Print): Coy M. McMillan

Date: 8/8/22

Important information regarding this application format:

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





**City Of Bloomington
Housing and Neighborhood Development**

REMAINING VIOLATION INSPECTION REPORT

7445

Owner(s)

Coy M. Mcmillan
1650 S. Sycamore Ct.
Bloomington, IN 47401

Prop. Location: 1814 W Gray ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 05/13/2022
Primary Heat Source: Electric
Property Zoning: R2
Number of Stories: 1
Landlord Has Affidavit: No

Inspector: Chastina Chipman
Foundation Type: Crawl Space
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.

INTERIOR:

Living Room 16 x 12-3:

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

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

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

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

Kitchen:

Repair the holes in drywall above stove. BMC 16.04.060 (a)

Replace the missing electrical outlet cover plate to the left of the stove. BMC 16.04.060 (b)

Repair/replace all broken or missing cabinet doors. BMC 16.04.060 (a)

Replace the missing electrical switch cover plate adjacent to the entry door. BMC 16.04.060 (b)

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

Repair/replace the broken or missing floor tiles. BMC 16.04.060 (a)

Water Heater 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)*

Hallway:

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

Secure the attic access door on the ceiling. BMC 16.04.060 (a)

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

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

Furnace Closet:

Replace the missing door knob. BMC 16.04.060 (a)

Replace the missing door trim. BMC 16.04.060 (a)

SW Bedroom 11-4 x 10-9:

Replace the missing door. BMC 16.04.060 (a)

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

Replace missing window trim on the south window. BMC 16.04.060 (a)

NW Bedroom 11 x 9-10:

Replace the broken door. BMC 16.04.060 (a)

Bathroom:

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

Replace the missing toilet back cover. BMC 16.04.060 (a)

EXTERIOR:

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

Secure the top of porch posts on the south side of the structure. BMC 16.04.050 (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.

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

- **Inventory & Damages List**

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

BMC 16.03.050(e) and BMC 16.10.030(b)

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: September 21, 2022

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

Petition Number: 22-TV-87

Address: 113 E. 15th ST

Petitioner: Granite Student Living

Inspector: Rob Council

Staff Report: March 23, 2022- Conducted Cycle Inspection.
March 30, 2022- Mailed Report.
May 19, 2022- Conducted Reinspection. Not all complied.
July 21, 2022- Conducted 2nd Reinspection. Not all complied.
August 9, 2022- Received BHQA application.

Staff recommendation: Deny Extension of time. Two reinspections completed with no compliance on any item in report including the removal of accumulated garbage from property.

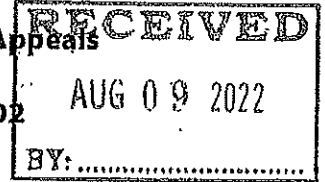
Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: Immediately

Attachments: Cycle Report, RV Reports, 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: 113 E 15th St

Petitioner's Name: Granite Student Living

Address: 124 E. Kirkwood Ave

City: Bloomington State: IN Zip Code: 47408

Phone Number: 812-727-7000 E-mail Address: scurtis@granitesl.com

Owner's Name: Joan Lurens

Address: 113 E. 15th St

City: Bloomington State: IN Zip Code: 47408

Phone Number: 812-606-7771 E-mail Address: joanrl@bluemarble.net

Occupants: currently vacant. New tenants move-in on 8/10:
Evan Beasley, Hayden Nickell, Oliver Eweler, Austin Florida

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

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

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

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

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

(Will be assigned by BHQA)
Petition Number: 22-TV-87

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

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

We would like to get an extension on window work needing completed. We have been working to get this scheduled, but we are having trouble securing a contractor that can get this completed in a timely manner. We would like to propose an extension date of 10/14/2022.

Signature (Required): Stephanie Curtis

Name (Print): Stephanie Curtis

Date: 8/4/2022

Important information regarding this application format:

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

Print Form



City Of Bloomington
Housing and Neighborhood Development

JUL 29 2022

REMAINING VIOLATION INSPECTION REPORT

2859

Owner(s)

Baseline Properties
P.O. Box 303
Clear Creek, IN 47426

Agent

Granite Student Living
124 E Kirkwood Avenue
Bloomington, IN 47408

Prop. Location: 113 1/2 E 15th ST
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/1/5 1/2/5

Date Inspected: 03/23/2022
Primary Heat Source: Gas
Property Zoning: MS
Number of Stories: 2
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.

KL

INTERIOR

113 E 15th St.

Living Room (16-3 x 13-5):

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

Bathroom/laundry:

Repair the broken window. 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:

C
re
7/27/22

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

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

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

This is the end of this report.



City Of Bloomington
Housing and Neighborhood Development

REMAINING VIOLATION INSPECTION REPORT

MAY 25 2022

2859

Owner(s)

Baseline Properties
P.O. Box 303
Clear Creek, IN 47426

Agent

Granite Student Living
124 E Kirkwood Avenue
Bloomington, IN 47408

Prop. Location: 113 1/2 E 15th ST
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/1/5 1/2/5

Date Inspected: 03/23/2022
Primary Heat Source: Gas
Property Zoning: MS
Number of Stories: 2
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.

INTERIOR

113 E 15th St.

Living Room (16-3 x 13-5):

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

Bathroom/laundry:

N/C Repair the broken window. BMC 16.04.060(a)

EXTERIOR

N/C Remove and properly dispose of all accumulated or scattered trash on property. BMC 16.04.040(d)

OTHER REQUIREMENTS:

Furnace Inspection Documentation:

N/C 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.



City Of Bloomington
Housing and Neighborhood Development

RENTAL INSPECTION INFORMATION

MAR 30 2022

Baseline Properties
P.O. Box 303
Clear Creek, IN 47426

RE: 113 1/2 E 15th ST

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **MAY 29 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: Granite Student Living: 124 E Kirkwood Avenue, Bloomington, IN 47408

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

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

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



City Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

2859

Owner(s)

Baseline Properties
P.O. Box 303
Clear Creek, IN 47426

Agent

Granite Student Living
124 E Kirkwood Avenue
Bloomington, IN 47408

Prop. Location: 113 1/2 E 15th ST
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/1/5 1/2/5

Date Inspected: 03/23/2022
Primary Heat Source: Gas
Property Zoning: MS
Number of Stories: 2
Landlord Has Affidavit: N/A

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

Monroe County records show this structure was built in 1928. There were no minimum emergency egress requirements at the time of construction.

INTERIOR

113 E 15th St.

Kitchen:

- C Replace/repair outlet behind stove and install cover plate. BMC 16.04.060(c)
- C Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)
- C Repair incorrectly wired electrical receptacle. BMC 16.04.060(b) (Open neutral left of sink)

Living Room (16-3 x 13-5):

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

SW Bedroom (10-9 x 13-2):

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

Bathroom/laundry:

- C Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)
- N/C Repair the broken window. BMC 16.04.060(a)
- C Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

NE Bedroom (9-11 x 13-5):

No violations noted.

Existing Egress Window Measurements:

Height: 24 inches
Width: 27.5 inches
Sill Height: 20 inches
Openable Area: 4.58 sq. ft.

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

Basement:

See other requirements.

- C Remove vacuum and table and debris from sump. BMC 16.04.060(a)
- C Repair sump to function as intended. BMC 16.04.060(c)
- C Reinforce stairs. BMC 16.04.060(a)

2nd Floor Unit (113 ½)

Kitchen:

No violations noted.

Stairs:

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

Hallway:

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

Attic (West side):

No violations noted.

Living Room (14-4 x 12-6) (South room):

- C Replace missing door handle. BMC 16.04.060(a)
- C Provide operating power to the smoke detector. IC 22-11-18-3.5
- C Properly repair or replace damaged or deteriorated wallboard. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a) (Under windows)

NE Bedroom (10-0 x 12-8): This room has a door to the exterior for emergency egress.

- C Replace missing outlet cover plate. BMC 16.04.060(b) (By air conditioning unit.)
- C Provide operating power to the smoke detector. IC 22-11-18-3.5

Bathroom:

No violations noted.

EXTERIOR

- C Trim all tree branches away from the siding and roofline to maintain a 3' clearance. BMC 16.04.040(e)
(Bushes on west side of structure)
- C Remove the vines that are growing on the structure. BMC 16.04.050(a)
- N/C 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)

Inventory Damage List:

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

Occupancy Affidavit:

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

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

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: September 21, 2022

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

Petition Number: 22-TV-88

Address: 3008 S. Acadia Court

Petitioner: Acadia Court

Inspector: Chastina Hayes, Kenny Liford

Staff Report: August 12, 2021: Conducted cycle inspection
September 3, 2021: Mailed cycle report
October 29, 2021: Received 1st appeal
December 15, 2021: BHQA granted extensions of time until January 15, 2022 for all life-safety violations and until March 1, 2022 for all other violations
January 20, 2022: Agent scheduled reinspection
March 1, 2022: Remaining violations inspection conducted
March 7, 2022: Mailed remaining violations report
April 21, 2022: Conducted 2nd RV inspection
April 27, 2022: Mailed 2nd RV report
June 9, 2022: Conducted 3rd RV inspection
June 10, 2022: Started Legal
June 29, 2022: Sent Demand Letter
July 19, 2022: Conducted partial reinspection
August 9, 2022: Received 2nd appeal

After several inspections at the above property there were several units that could not be inspected. The petitioner is seeking an extension of time to enter and repair the units, stating that evictions for tenants of the units are pending.

Staff recommendation: Grant an extension of time

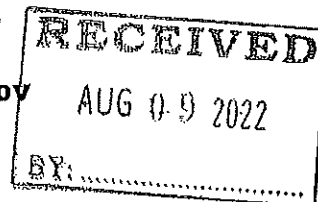
Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: October 5, 2022

Attachments: Remaining violations report, demand letter, 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: 3008
~~2995~~ S. Acadia Ct.

Petitioner's Name: Acadia Court.

Address: 2995 S. Acadia Ct.

City: Bloomington State: IN Zip Code: 47401

Phone Number: (812) 961-5461 E-mail Address: elon6759@elonmgmt.com

Owner's Name: Elon Property Management

Address: _____

City: Lakewood. State: NJ Zip Code: _____

Phone Number: (812) 360-1899 E-mail Address: mguyer@elonmgmt.com
(Megan Gruyer)

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: _____

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-88

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 had our inspection and had 3 residents that failed to cooperate/comply. Unfortunately, we had no choice but to file for evictions on these 3 residents. 2 of court dates are on August 18th and the other one is on September 15th.

I have been in contact with Daniel Dixon with this situation and he has all the cause numbers for the cases.

Signature (Required): *MJ*

Name (Print): Megan Gruyer Date: 8/9/22

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

Print Form

CORPORATION COUNSEL
Beth Cate



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

CITY ATTORNEY
Michael M. Rouker

City of Bloomington
Legal Department

June 29, 2022

Acadia Court Apartments of Bloomington II, Ltd
2995 S. Acadia Ct
Bloomington, IN 47401

NOTICE OF VIOLATION
RE: 3008 S. Acadia Ct. Bloomington, Indiana

To whom it may concern:

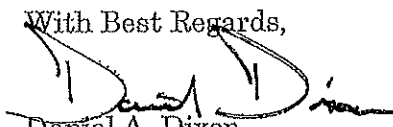
You are in violation of Bloomington Municipal Code Title 16 ("BMC") for permitting the above-referenced rental property ("Property") to be occupied without a valid Title 16 Occupancy Permit. See *BMC 16.03.030(a)*. City of Bloomington Housing and Neighborhood Development ("HAND") sent a Notice of Complaint Inspection on May 26, 2022, listing violations of the BMC in the Complaint Inspection Report and requiring you to correct the violations and schedule a re-inspection no later than June 9, 2022. You have failed to do so. You must immediately, and **no later than July 8, 2022**, correct all violations listed in the Complaint 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
Elon Property Management LLC, 2995 S Acadia Ct Bloomington, IN 47401



City Of Bloomington
Housing and Neighborhood Development

REMAINING VIOLATION INSPECTION REPORT

APR 27 2022

Owner(s)

Acadia Court Apartments Of Bloomington Ii, Ltd
2995 S Acadia Ct
Bloomington, IN 47401

Agent

Elon Property Management Llc
2995 S. Acadia Court
Bloomington, IN 47408

Prop. Location: 3008 S Acadia CT

Number of Units/Structures: 199/27

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

Date Inspected: 08/05/2021
Primary Heat Source: Electric
Property Zoning: RM
Number of Stories: 1
Landlord Has Affidavit: N/A

Inspector: C Chipman/K Liford
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: none

REINSPECTION REQUIRED

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

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

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

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

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

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

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

AN

BUILDING 2:

Unit 3127:
Living Room:

Center Stone/Complied on 7-19-22

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

BUILDING 4:

Unit 3229:

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) (Roaches)

Kitchen:

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

Living Room:

Secure the smoke detector to the wall. BMC 16.04.060 (a)

BUILDING 6:

Unit 3247:

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) (Roaches)

Living room:

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

Unit 3251

Screen door locked - No access - Start legal.

This unit was not inspected at the time of this inspection, as it was not accessible (Covid). 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

7-19-22

BUILDING #1 EVEN:

Unit 3000:

Kitchen:

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

C Bathroom:
Replace any/all rotten trim and wallboard in bathroom. BMC 16.04.060(a)

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

✓ NO change on 7-19-22

BUILDING 6:

Unit 3128: 2nd refusal by tenant. Hoarding - no SD - cont get to anything.
This unit was not inspected at the time of this inspection, as it was not accessible (Tenant did not want anyone inside). 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

MC
JU
Health

Unit 3126: (No access) - No access - still legal - NO change in conditions.

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 and sanitize entire unit before the re-inspection) BMC 16.04.060(d) NO changes 7-19-22

MC

BUILDING 10:

Unit 3330: - Center Stone

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:

✓ Complied on 7-19-22

MC
all of
trash.
SD
gone.

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

BUILDING 12:

C Unit 3416:
Bathroom:
Properly repair, then clean and surface coat damaged or stained ceiling area. BMC 16.04.060 (a)

EXTERIOR:

C General statement #2: Label all of the main electrical shutoffs to each unit on all buildings. BMC 16.04.020 IBC 230.70(b)

OTHER REQUIREMENTS:

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: September 21, 2022

Petition Type: An extension of time to complete repairs.

Petition Number: 22-TV-89

Address: 502 W 6th St

Petitioner: Old Towne

Inspector: C Hayes

Staff Report: September 23, 2021 Completed cycle inspection
October 14, 2021 Sent cycle report
December 15, 2021 Mary Ann scheduled reinspection
December 30, 2021 Completed reinspection
January 7, 2022 Sent remaining violations report
January 10, 2022 Mary Ann scheduled reinspection
January 12, 2022 Completed reinspection
January 19, 2022 Mailed temporary occupancy permit
July 27, 2022 Sent Exterior extension reminder report
August 31, 2022 Received BHQA application

During the cycle inspection it was noted that the paint on the window sills was peeling off and would require new paint. The petitioner is requesting an extension of time due to having a hard time finding someone to do the job.

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: November 21, 2022 All remaining violations.

Attachments: Exterior Extension Report, BHQA application



RECEIVED
AUG 31 2022
BY:

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

Property Address: 502 West Sixth Street

Petitioner's Name: Old Towne

Address: 502 West Sixth Street

City: Bloomington

State: Indiana



Zip Code: 47403

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: 47403

Phone Number: 8123339201

E-mail Address: wagg1r@hotmail.com

Occupants:

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

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

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

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



Reminder:

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

(Will be assigned by BHQA)

Petition Number: 22-TV-89

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 for the exterior painting of the window sills. We have had no luck finding anyone to do the job.

We really appreciate your patience with us in this matter. Thank you for your consideration in this matter.

Signature (Required):

Woodington Mgt / M.A. Waggoner

Name (Print): Woodington Management/Mary Ann Waggoner

Date: 8-31-22

Important information regarding this application format:

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





**City Of Bloomington
Housing and Neighborhood Development**

JUL 27 2022

EXTERIOR EXTENSION REMINDER INSPECTION REPORT

2630

Owner(s)

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

Agent

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

Prop. Location: 502 W 6th ST
Number of Units/Structures: 10/1
Units/Bedrooms/Max # of Occupants: Bld 1: 10/1/3

Date Inspected: 09/23/2021
Primary Heat Source: Electric
Property Zoning: R3
Number of Stories: 2
Landlord Has Affidavit: N/A

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

This report is your reminder from the Housing and Neighborhood Development Office that this rental property is operating under a Temporary Permit that expires on 09/23/2022.

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

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

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

EXTERIOR:

Scrape and paint all peeling paint on window sills. BMC 16:04.050 (a)

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

OTHER REQUIREMENTS

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: September 21, 2022

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

Petition Number: 22-TV-90

Address: 2631 N. Dunn St.

Petitioner: Charles Howell

Inspector: Rob Council

Staff Report: July 15, 2022 – Conducted Cycle Inspections
July 21, 2022 – Mailed Cycle Report
August 25, 2022- Received BHQA Application

During a cycle inspection of the above property, violations of the Residential Rental Unit and Lodging Establishment Program were found including non-functioning windows and rotted or damaged soffit.

Petitioner is seeking an extension of time to complete repairs.

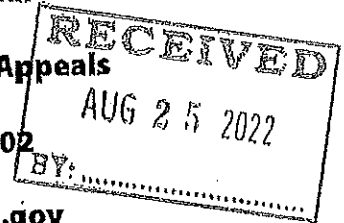
Staff recommendation: Grant an extension of time.

Conditions: **Schedule reinspection for all non BHQA items.** 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 18, 2022

Attachments: Cycle Report, appeal

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



Property Address: 2631 N. Dunn street ,Bloomington, In 47408

Petitioner's Name: Charles Howell

Address: 5027 west 138th street

City: Hawthorne State: California Zip Code: 90250

Phone Number: 310-386-0795 E-mail Address: cvhh.howell@gmail.com

Owner's Name: Charles Howell

Address: same as above

City: State: Alabama N/A Zip Code:

Phone Number: E-mail Address:

Occupants: Samuel J. Roldenback and laura o. Foreman

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

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

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

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

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

(Will be assigned by BHQA)
Petition Number: 22-TV-90

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

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

The window(s) parts necessary for the repairs were very hard to locate due to age of windows . The parts were ordered from a vendor in New York on August 23th, 2022. additionally the repairman will not be available ^{OCTOBER 31} until sometime in ~~September~~ or later due to his work schedule.

We are still having difficulty acquiring repairmen to repair the soffits/fasciae on the exterior.

There are both interior and exterior repairs required and we are addressing each one but at this time of year to find available repairmen, very difficult.

^{is} we are requesting an additional sixty days.

Signature (Required): Charles L. Howell owner

Name (Print): Charles L. Howell Date: 2/28/07 8/24/22

Important information regarding this application format:

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





JUL 21 2022

City Of Bloomington
Housing and Neighborhood Development

RENTAL INSPECTION INFORMATION

Howell, Charles
5027 W. 138th Street
Hawthorne, CA 90250

RE: 2631 N Dunn 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 **SEP 19 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: Taylor, William: 130 E. 75th Street, Indianapolis, IN 46245

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

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

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



JUL 21 2022

City Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

6955

Owner(s)

Howell, Charles
5027 W. 138th Street
Hawthorne, CA 90250

Agent

Taylor, William
130 E. 75th Street
Indianapolis, IN 46245

Prop. Location: 2631 N Dunn ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/3

Date Inspected: 07/15/2022
Primary Heat Source: Gas
Property Zoning: R2
Number of Stories: 1
Landlord Has Affidavit: N/A

Inspector: Rob Council
Foundation Type: Slab
Attic Access: Yes
Accessory Structure: Shed

Monroe County Assessor's records indicate this structure was built in 1952. There were no requirements for emergency egress at the time of construction.

INTERIOR:

Living Room (28-6 x 12-5):

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

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

Kitchen:

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

Breezeway:

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

Properly install a door sweep on the bottom of the entrance door to reduce air infiltration as completely as possible. BMC 16.04.060(a) (north and south egress doors)

Breezeway cont.

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

Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b) (Remove screws sealing left west window and replace crank)

Garage:

Provide a complete and correct directory of all service panels and circuits. BMC 16.04.020(a) IEC 408.4

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

Repair the hole in the wall. BMC 16.04.060(a) (Left of breaker)

Attic (Furnace): (See other requirements.)

No violations noted.

Hallway:

No violations noted.

Hall Bathroom:

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c) (Recommend extending ventilation line to run to exterior of structure to reduce mildew buildup.)

N Bedroom (11-3 x 7-6):

No violations noted.

S Bedroom (12-9 x 11-4):

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

Existing Egress Window Measurements: Casement: Const. Yr. - 1952

Height: 35 inches

Width: 16.5 inches

Sill Height: 43 inches

Openable Area: 4.01 sq. ft.

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

EXTERIOR:

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

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

Properly repair or replace damaged/deteriorated soffit/fascia in a manner that seals all openings. BMC 16.04.050(a) (Northeast corner)

Properly repair or replace damaged/deteriorated soffit/fascia in a manner that seals all openings. BMC 16.04.050(a) (West side rear)

Repair or replace water damaged/rotting door frames on rear of house. BMC 16.04.050(a)

OTHER REQUIREMENTS:

Furnace Inspection Documentation:

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

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

Registration Form:

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

Inventory Damage List:

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

Occupancy Affidavit:

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

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

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: September 21, 2022

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

Petition Number: 22-TV-91

Address: 315 E. 7th ST

Petitioner: Stasny & Horn IGP

Inspector: Rob Council

Staff Report: June 17, 2022- Conducted Cycle Inspection.
June 23, 2022- Mailed Report.
August 26, 2022- Received BHQA application.
August 31, 2022- Conducted Reinspection. Not all complied.

During a cycle inspection of the above property, violations of the Residential Rental Unit and Lodging Establishment Program were found, including a furnace due for replacement. Owners have scheduled and are awaiting installation.

Staff recommendation: Grant an extension of time.

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

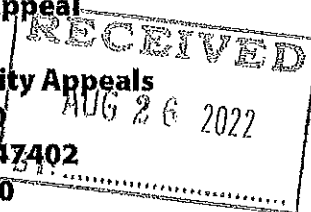
Compliance Deadline: December 21, 2022

Attachments: Cycle Report, RV Reports, Appeal

FA



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: 315 E Seventh Street Units 1-10, Bloomington, IN

Petitioner's Name: Stasny & Horn IGP

Address: 509 E Cottage Grove Ave Ste 1, PO Box 7676

City: Bloomington

State: Indiana



Zip Code: 47407

Phone Number: 8123394676

E-mail Address: info@hpliu.com

Owner's Name: Stasny & Horn IGP

Address: 509 E Cottage Grove Ave Ste 1, PO Box 7676

City: Bloomington

State: Indiana



Zip Code: 47407

Phone Number: 8123394676

E-mail Address: info@hpliu.com

Occupants: C Friedman, J Bartok, J Gutman, A Jacobs, E Kugelman, J Lamberg, Z Mirviss, C Schonberg, J Cohen, N Miller, J Parls, O Souza

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

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

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

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



Reminder:

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

(Will be assigned by BHQA)

Petition Number: 22-TV-91

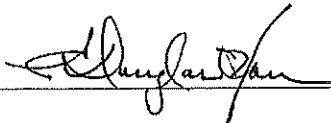
nc

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.

Thank you for considering our application for an extension of time to complete repairs. All violations but one noted at a recent cycle inspection have been addressed. The remaining item requires the replacement of a furnace part that has been ordered and its receipt has been delayed. The affected furnace has been disabled until such time as the part can be installed. We have been told to expect the part "In short order." Given general supply issues within the marketplace, we request a 90 day extension of time to complete this repair. Thank you for your service to our community.

Signature (Required):



Name (Print): E. Douglas Horn -- General Partner, Stasny & Horn IGP

Date: 8/25/2022

Important information regarding this application format:

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

Print Form

RECEIPT
No. 44005

Received Date: 08/26/2022
Received From: Stasny & Horn
For Property Located at: 315 E 7th ST
Amount Received: \$ 20.00
Appeal Fee: \$ 20.00
Balance Due: \$ 0.00
Paid by: Check #31316
Units/Buildings: 10 / 1

Approved by the State Board of Accounts, 2004.

Thank you for your payment



City Of Bloomington
Housing and Neighborhood Development

JUN 23 2022

RENTAL INSPECTION INFORMATION

Stasny & Horn, Igp
P.O. Box 7676
Bloomington, IN 47407-7676

RE: 315 E 7th 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 **AUG 22 2022** to schedule a re-inspection. You have the right to appeal any violation of Bloomington Municipal Code Title 16 noted on the rental inspection report to the Board of Housing Quality Appeals.

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

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

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

Sincerely,

Housing & Neighborhood Development
Encl: Inspection Report,

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

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

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



City Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

646

Owner(s)

Stasny & Horn, Igp
P.O. Box 7676
Bloomington, IN 47407-7676

Prop. Location: 315 E 7th ST
Number of Units/Structures: 10/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/5 2/1/5 7/1/5

Date Inspected: 06/17/2022
Primary Heat Source: Gas
Property Zoning: MM
Number of Stories: 2
Landlord Has Affidavit: N/A

Inspector: Rob Council
Foundation Type: Basement
Attic Access: No
Accessory Structure: None

Variance: 05/29/1986 Granted a variance to the tub/shower requirement and to the requirement that the bathroom facilities be on the same floor as the rooming units. This variance is on condition that the occupancy be limited to 6 people or one person in each of the 6 sleeping rooms.

This property was previously granted a variance to the bath/shower requirements of the Property Maintenance Code and the requirement that the bathroom facilities be on the same floor as the rooming units. The Residential Rental and Lodging Establishment Inspection Program does not include these requirements and the Building Code in place at the time of construction did not address these requirements; therefore the variance must be rescinded by the Board of Housing Quality Appeals. This process may slightly delay the issuance of your Rental Occupancy Permit, but will not negatively affect the length of your permit.

Note: Monroe County records show this property was built prior to 1972 and the addition was built in 1940. There were no minimum emergency egress requirements at the time of construction.

Interior:

North Basement:

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

South Basement:

No violations noted. Tenants do not have access.

Main Level:

Common Areas:

No violations noted.

Hallway/Stairway:

No violations noted.

Kitchen (16-8 x 12-3):

No violations noted.

½ Bathroom:

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

Unit 1:

Living Room/Bedroom (11-6 x 11-6):

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

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

Existing Egress Window Measurements:

Height: 38 inches

Width: 33 inches

Sill Height: 17 inches

Openable Area: 8.70 sq. ft.

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

Unit 2:

Living Room/Bedroom (16-6 x 11-5):

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

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

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

Replace broken electrical outlet. BMC 16.04.060(b) (Right outlet north wall.)

Existing Egress Window Measurements:

Height: 38 inches

Width: 33 inches

Sill Height: 17 inches

Openable Area: 8.70 sq. ft.

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

Kitchen (10-10 x 9-1):

No violations noted.

Bathroom:

Properly secure shower door frame. BMC 16.04.060(a)

Unit 3:

Living Room/Bedroom (15-8 x 13-1):

No violations noted.

Existing Egress Window Measurements:

Height: 26 inches
Width: 34 inches
Sill Height: 42 inches
Openable Area: 6.14 sq. ft.

North Unit:

Living Room (16-3 x 11-10), Kitchen (11-10 x 10-8):

No violations noted.

East Bathroom:

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

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

West Bathroom:

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

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

Unit 10 (11-6 x 11-10):

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

Existing Egress Window Measurements:

Height: 19.5 inches
Width: 31 inches
Sill Height: 34 inches
Openable Area: 4.20 sq. ft.

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

Unit 11 (11-6 x 10-8), Unit 12 (11-6 x 10-9), Unit 13 (11-7 x 10-9):

No violations noted.

Existing Egress Window Measurements:

Height: 19.5 inches
Width: 31 inches
Sill Height: 34 inches
Openable Area: 4.20 sq. ft.

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

Upper Level:

Common Hallway:

Repair the broken window pane. BMC 16.04.060(a)

Common Bathrooms; 2nd Floor Hallway:

No violations noted.

Unit 4:

Repair lower window sash. BMC 16.04.060(a) (West window.)

Unit 5, Unit 6, Unit 7: (It is recommended that only the main room be used for sleeping purposes.)

No violations noted.

Existing Egress Window Measurements:

Height: 38 inches
Width: 33 inches
Sill Height: 17 inches
Openable Area: 8.70 sq. ft.

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

Unit 8: (It is recommended that only the main room be used for sleeping purposes.)

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

Repair the broken window pane. BMC 16.04.060(a)

Existing Egress Window Measurements:

Height: 38 inches
Width: 33 inches
Sill Height: 17 inches
Openable Area: 8.70 sq. ft.

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

Third Level:

Main Room/Kitchen Area (32-6 x 13-10):

No violations noted.

Existing Egress Window Measurements:

Height: 38 inches
Width: 33 inches
Sill Height: 17 inches
Openable Area: 8.70 sq. ft.

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

Bathroom:

No violations noted.

Unit 9:

Repair the broken window pane. BMC 16.04.060(a)

Exterior:

No violations noted.

OTHER REQUIREMENTS:

Furnace Inspection Documentation:

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

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

Occupancy Affidavit:

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

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

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: September 21, 2022
Petition Type: Request for an extension of time to complete repairs
Petition Number: 22-TV-92
Address: 630 E. Ridgecrest Court (Summit Pointe Apartments)
Petitioner: Angie Butler representing Summit Pointe Apartments
Inspector: Jo Stong
Staff Report: June 29, 2022: Conducted Complaint Inspection
June 30, 2022: Mailed Complaint Report
July 20, 2022: Mailed Remaining Complaint Violations report
August 26, 2022: Received appeal

During a complaint inspection of 630 E. Ridgecrest Court in Summit Pointe Apartments violations of the housing code were found. The petitioner is requesting an extension of time until September 12, 2022 to complete repairs of the master bath and trimming of bushes at the entry of the property.

Staff recommendation: Grant an extension of time
Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.
Compliance Deadline: October 6, 2022
Attachments: Remaining Complaint Violations report, appeal



Page 1 of 2
RECEIVED
AUG 25 2022
BY: _____

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

Property Address: 630 Ridgecrest Court, Bloomington, IN 47401

Petitioner's Name: Angle Butler representing Summit Pointe Apartments

Address: 701 E Summit View Place

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 822-3034

E-mail Address: abutler@hayesgibson.com

Owner's Name: Hayes Gibson Property Services

Address: 2565 Souin Breaking A Way, #200

City: Bloomington

State: Indiana



Zip Code: 47403

Phone Number: 876-5478

E-mail Address: dmajors@hayesgibson.com

Occupants: Cherrl Thornton

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 1 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-92

FOUND 189 FILE 701 E. SUMMIT VIEW PLACES 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.

A:

(1) Master Bath: Properly repair the soft floor. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. BMC 16.04.060(c)

Repair the shower to function as intended (no water at inspection.) BMC 16.04.060(c)

Ensure that the shower drain functions as intended (tenant states water goes under the tile flooring and into the master bedroom.) BMXC 16.04.060(c)

Exterior: Trim the bushes at the entry to the edge of the sidewalk. BMC 16.04.040(c)

(2) We have been short staff in our maintenance department and vendors have been hard to schedule with.

(3) I would like to request an extension through September 12, 2022.

Thank you!

Signature (Required): Amie Butler

Name (Print): Amie Butler Date: 8/26/22

Important information regarding this application format:

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





City Of Bloomington
Housing and Neighborhood Development

JUL 20 2022

REMAINING VIOLATION INSPECTION REPORT

736

<u>Owner</u>	<u>Agent</u>	<u>Tenants</u>
Summit Pointe United LLC 2565 Breaking A Way, Suite 200 Bloomington, IN 47403	Hayes Gibson Property Services 2565 Breaking A Way, Ste 200 Bloomington, In 47403	Cheri Thornton, Lana Thomas 630 E. Ridge Crest Ct. Bloomington, IN 47401

Prop. Location: 701 E Summit View PL

Number of Units/Structures: 288/22

Units/Bedrooms/Max # of Occupants: Bld 1: 16/1/5, Bld 2: 8/1/5 4/2/5, Bld 4: 16/2/5, Bld 5: 16/1/5, Bld 6: 8/1/5 4/2/5, Bld 7: 8/1/5 4/2/5, Bld 9: 8/1/5 4/2/5, Bld 10: 16/2/5, Bld 11: 4/1/5 8/2/5, Bld 12: 8/1/5 4/2/5, Bld 13: 8/1/5 4/2/5, Bld 14: 4/1/5 8/2/5, Bld 15: 4/1/5 8/2/5, Bld 16: 16/1/5, Bld 17: 16/2/5, Bld 18: 16/2/5, Bld 8: 4/1/5 8/2/5, Bld 3: 8/1/5 4/2/5, Bld 19: 16/2/5, Bld 20: 16/2/5, Bld 21: 8/1/5 4/2/5

Date Inspected: 06/29/2022
Primary Heat Source: Gas
Property Zoning: RH
Number of Stories: 2
Landlord Has Affidavit: N/A

Inspector: Jo Stong
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: Carport

REINSPECTION REQUIRED

The following items are the result of a complaint inspection conducted on June 29, 2022. This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington.

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

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

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

KL

630 E. Ridge Crest Ct.

INTERIOR:

Master Bath:

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

Repair the shower to function as intended (no water at inspection). BMC 16.04.060(c)

Ensure that the shower drain functions as intended (tenant states water goes under the tile flooring and into the master bedroom). BMC 16.04.060(c)

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

EXTERIOR:

Trim the bushes at the entry to the edge of the sidewalk. BMC 16.04.040(c)

This is the end of this report.

