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**PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
CITY HALL ALLISON CONFERENCE ROOM 225
In Person / Zoom Virtual Meeting
APRIL 18, 2023 4:00 P.M.**

ALL ITEMS ARE ON THE CONSENT AGENDA

I. **ROLL CALL**

II. **ELECTION OF OFFICERS**

III. **REVIEW OF MINUTES**

IV. **PETITIONS**

- 1) **23-TV-25, 1616 S. Buffstone Court**, Bobby Joseph. Request for an extension of time to complete repairs.
- 2) **23-TV-26, 1322 S. Woodlawn Avenue**, Choice Realty & Management (Rockport Associates, Inc.) Request for an extension of time to complete repairs.
- 3) **23-TV-27, 211 S. Kimble Drive**, Kirkwood Property Management (JSA Investments, LLC). Request for extension of time to complete repairs.
- 4) **23-TV-28, 411 N. Hillsdale Drive**, C&J Cornerstone, LLC (Joe & Bruce Partners, LLC). Request for an extension of time to complete repairs.
- 5) **23-TV-29, 1108 N. Woodlawn Avenue**, Andrew Mahler & Fred Walsh. Request for an extension of time to complete repairs.
- 6) **23-TV-30, 806 S. Auto Mall Road**, Bloomington Eastside Center. Request for an extension of time to complete repairs.
- 7) **23-TV-31, 3100 E. Braeside Drive, Unit 3117**, The Crossing @ Pete Ellis (Scott May). Request for an extension of time to complete repairs.

V. **GENERAL DISCUSSION**

VI. **PUBLIC COMMENT**

VII. **ADJOURNMENT**

**Auxiliary aids for people with disabilities are available upon request with adequate notice.
Please call [812-349-3429](tel: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: Apr 18, 2023 04:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://bloomington.zoom.us/j/93193636060?pwd=SONyRC9zajFkNFhzSU1aNzVsbUpQUT09>

Meeting ID: 931 9363 6060

Passcode: 088348

One tap mobile

+13092053325,,93193636060#,,,,*088348# US

+13126266799,,93193636060#,,,,*088348# US (Chicago)

Dial by your location

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

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: April 18 2023

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

Petition Number: 23-TV-025

Address: 1616 S Buffstone Ct

Petitioner: Boby Joseph

Inspector: Michael Arnold

Staff Report: December 02 2022 Cycle Inspection
 December 07 2022 Sent Cycle Inspection Report
 January 12 2023 Reinspection Scheduled
 February 10 2023 Reinspection Completed
 February 13 2023 Remaining Violations Report Sent
 March 10 2023 Received BHQA Application

Petitioner is requesting additional time to complete the window repair because the window is on back order.

Staff recommendation: Grant the extension of time to complete repairs

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

Compliance Deadline: May 18 2023

Attachments: Remaining Violations Report; BHQA Application



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

Property Address: 1616 Buffstone Ct.

Petitioner's Name: Boby Joseph

Address: 2505 E. Summer Creek Dr.

City: Bloomington State: IN Zip Code: 47401

Phone Number: 8126061920 Email Address: bj@ezeadvising.com

Property Owner's Name: Same as above Boby Joseph

Address: 2505 E. Summer Creek Dr.

City: Bloomington State: IN Zip Code: 47401

Phone Number: 8126061920 Email Address: bj@ezeadvising.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.

Please circle the petition type that you are requesting:

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

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

OFFICE USE ONLY
 Petition Number 23-TV-25

SEE REVERSE

MA

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.

Main Level Living Room - window replacement.
Ordered the new window, The item is
back ordered. Can finish the job by April 1st only
So please requesting to get an extension
on the next inspection.

Signature (required):

Boby Joseph

Name (please print):

BOBY JOSEPH

Date:

02-24-2023

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.



FEB 21 2023

**City Of Bloomington
Housing and Neighborhood Development**

REMAINING VIOLATIONS INSPECTION REPORT

1226

Owner(s)

Chigans
2505 E Summer Creek Dr
Bloomington IN 47401

Prop. Location: 1616 S Buffstone CT
Number of Units/Structures: 1/1
Units/Bedrooms/Max: # of Occupants: Bld 1: 1/3/3

Date Inspected: 12/01/2022
Primary Heat Source: Gas
Property Zoning: R2
Number of Stories: 2

Inspector: Mike Arnold
Foundation Type: Crawl Space
Attic Access: No
Accessory Structure: None

REINSPECTION REQUIRED

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

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

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

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

Interior

Main Level

Living Room (26x11)

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

401 N Morton St
Bloomington, IN 47404
Fax (812) 349-3582

City Hall
bloomington.in.gov

Rental Inspection (812) 349-3420
Neighborhood Division (812) 349-3421
Housing Division (812) 349-3401

M

Other Requirement:

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 required:

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)

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: April 18, 2023
Petition Type: An extension of time to complete repairs.
Petition Number: 23-TV-26
Address: 1322 S Woodlawn Ave.
Petitioner: Choice Realty & Management
Inspector: Jo Stong, John Hewett

Staff Report: December 27, 2022- Cycle inspection
January 26, 2023- received word that Choice did not manage anymore
February 26, 2023- sent billing for inspection, no permit issued.
March 3, 2023- Choice contacted us, now moving forward with plans to rent the property again
March 14, 2023- received appeal and fee

The agent is requesting time to complete the requirements of the Cycle Inspection Report. The petitioner is asking for a deadline of May 1st for the replacement of a window.

Staff recommendation: Grant extension of time.

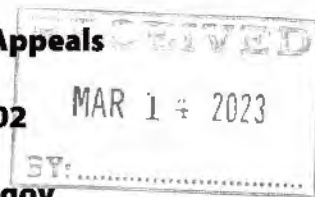
Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action, including, but not limited to, the possibility of fines.

Compliance Deadline: May 18, 2023

Attachments: Cycle inspection report, Appeal form



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



Property Address: 1322 Woodlawn

Petitioner's Name: Choice Realty & Management

Address: 1715 S Walnut St

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 8123317353

E-mail Address: dena@callchoicerealty.com

Owner's Name: Rockport Associates Inc

Address: 3040 S. Rockport Rd.

City: Bloomington

State: Indiana



Zip Code: 47403

Phone Number: 8123274934

E-mail Address: ryan@bwoodsolutions.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: 23-TV-26

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

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

Request to have an additional 30-45 days for inspection item to come in for a window that will be 4-6 weeks out for order and installation to be completed.
If we can request May 1st as a new deadline for time for this to be completed.

Signature (Required):



Name (Print): Dena Dobson - Choice Realty & Management

Date:

3/10/23

Important information regarding this application format:

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

Print Form



JAN 24 2023

City Of Bloomington
Housing and Neighborhood Development
RENTAL INSPECTION INFORMATION

Ryan Conrad
3040 S. Rockport Road
Bloomington, IN 47403

RE: 1322 S. Woodlawn Avenue

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **MAR 25 2023** to schedule a re-inspection. You have the right to appeal any violation of Bloomington Municipal Code Title 16 noted on the rental inspection report to the Board of Housing Quality Appeals.

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

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

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

Sincerely,

Housing & Neighborhood Development

Encl: Inspection Report

Xc: Choice Realty & Management: 1715 S. Walnut St. Bloomington, IN 47401

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

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

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

7L



City Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

3807

Owner

Ryan Conrad
3040 S. Rockport Road
Bloomington, IN 47404

Agent

Choice Realty & Management
1715 S. Walnut Street
Bloomington, IN 47401

Prop. Location: 1322 S. Woodlawn Avenue
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 12/27/2022
Primary Heat Source: Gas
Property Zoning: R3
Number of Stories: 1
Landlord Has Affidavit:

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

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

Existing Egress Window Measurements (double-hung; both sashes removable):
Height: 23.5 inches
Width: 27.5 inches
Sill Height: 29.5 inches
Openable Area: 4.49 sq. ft.

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

INTERIOR:

Note: Property was vacant at inspection.

Entry:

Repair the broken door frame. BMC 16.04.050(a)

Replace the closer for the storm door. BMC 16.04.050(a)

Living Room (16-0 x 13-6), Northeast Bedroom (13-5 x 9-10):
No violations noted.

Northeast Bath:

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

Hall:

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

Southeast Bedroom (11-0 x 8-1):

Replace the broken entry door. BMC 16.04.060(a)

Hall Bath:

Repair or replace the GFCI receptacle so that it functions as intended. BMC 16.04.060(b)

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

Hall Closet:

Install a cover on the plumbing access. BMC 16.04.060(a)

Kitchen (measure at reinspection):

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)

Laundry/Mechanical Room (gas furnace):

See Other Requirements at the end of the report for required furnace documentation.
3, 4, 23, 35

Properly secure the panel on the water heater. BMC 16.04.060(c)

Enclosed Porch/Mudroom:

Repair the broken window on the west wall. BMC 16.04.060(b)

Repair all windows to latch securely. BMC 16.04.060(b)

Southwest Bedroom (9-0 x 8-0):

No violations noted.

EXTERIOR:

Properly repair the roof at the northwest corner (being held down with rocks). BMC 16.04.050(a)

Garage:

Properly secure the gutter on the south side. 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.

3.9.23
5) **Servicing shall include a test for carbon monoxide.** Acceptable levels of carbon monoxide are as follows:

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

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: April 18 2023
Petition Type: Request for an extension of time to complete repairs
Petition Number: 23-TV-027
Address: 211 S Kimble Dr
Petitioner: Kirkwood Property management
Inspector: Mike Arnold/Kenny Liford
Staff Report: January 23 2023 Cycle Inspection Report
February 08 2023 Sent Inspection Report
March 14 2023 Received BHQA Application

Petitioner is requesting additional time to complete extensive remodeling of the structure and units (see petitioner's request)

Staff recommendation: Grant the extension of time
Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.
Compliance Deadline: August 06 2023
Attachments: Cycle Report; BHQA Application

JA

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

Property Address: 211 S Kimble Drive Bloomington IN

Petitioner's Name: Kirkwood Property Management

Address: PO Box 1460

City: Bloomington

State: Indiana

Zip Code: 47402

Phone Number: 8128220079

E-mail Address: info@kirkwoodpm.com

Owner's Name: JSA Investments LLC

Address: 2897 N 1375 W

City: Linton

State: Indiana

Zip Code: 47441

Phone Number: 8127987117

E-mail Address: jody@rtpmg.com

Occupants: Multiple tenants

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

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

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

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

Reminder:

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

(Will be assigned by BHQA)

Petition Number: 23-TV-27

MA, 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.

Kirkwood Property Management took over the management on 11/1/22 and immediately began planning a major renovation way beyond the required HAND inspection work including sewer line replacement, foundation repair and waterproofing, exterior lighting, general hallway and unit renovations, parking lot repair, window replacement as needed, replacement of appliances and doors as needed, drywall repair and painting, mildew removal, bath tile repair, installation of security cameras, cabinet replacement/repair as needed, electrical repair as needed, plumbing repair as needed, HVAC repair as needed, smoke detector replacement as needed, flooring replacement as needed, decking repair as needed, pest control as needed. A great deal of work has already been done and we are waiting on building department permits to complete the sewer work now before all of the work can be done. This request is for and extension for all of the work listed on the HAND cycle inspection. The sewer work will take approximately two months after which the rest can be completed within three months so we are asking for completion by 8/6/23 at which time we would be completely done and ask for re-inspection by HAND. It is important to note that many tenants have already been relocated within the community at our expense and others will be have to be relocated to allow these repairs to be completed which is another reason it takes an extended time to complete. We respectfully submit this application to allow time to get this property in the condition these low income tenant's (mostly BHA, VA, Beacon, and IU Health supported) deserve. Please keep in mind that we started this with a property with a lot of deferred maintenance and intend to operate like everything else we manage, very well maintained.

Thanks, Mark Figg, Kirkwood Property Management.

Signature (Required):



Name (Print): Mark R. Figg

Date:

3/6/23

Important information regarding this application format:

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

Print Form



City Of Bloomington
Housing and Neighborhood Development

FEB 08 2023

RENTAL INSPECTION INFORMATION

JSA Investments LLC
2897 N. 1375 W
Linton, IN 47441

RE: 211 S Kimble 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 **APR 09 2023** 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

me



**City Of Bloomington
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

855

Owner(s)

JSA Investments LLC
2897 N. 1375 W
Linton, IN 47441

Agent(s)

Kirkwood Property Management
1285 S. Barnes drive
Bloomington, IN 47401

Prop. Location: 211 S Kimble DR

Number of Units/Structures: 24/2

Units/Bedrooms/Max # of Occupants: Bld I: Bld B: 2/1/5 10/2/5, Bld C: 2/1/5 10/2/5

Date Inspected: 01/23/2023

Primary Heat Source: Gas

Property Zoning: MC

Number of Stories: 2

Inspector: Liford/Arnold

Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1970.
There were no requirements for emergency egress at the time of construction.

One Bedroom

Living Room (17-5 x 10-11)
Kitchen (10-1 x 8-9)
Bedroom 10-4 x 10-2)
Bathroom

Two Bedroom

Living Room (17-5 x 10-11)
Kitchen (10-1 x 8-9)
Bedroom (10-4 x 10-2)
Bedroom (10-4 x 10-2)
Bathroom

Existing Egress Window Measurements:

Height: 34 inches
Width: 16 inches
Sill Height: 49 inches
Openable Area: 3.77 sq. ft.

Height: 31 inches
Width: 13 inches
Sill Height: 51 inches
Openable Area: 2.79 sq. ft.

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

At the time this structure was built, there were no code requirements for emergency egress for a sleeping room. The Housing & Neighborhood Development Department strongly recommends that the sleeping room egress windows be modified or replaced with a larger window to aid in emergency escape. BMC-16.04.400 (b)

Building B

Furnace/storage closet

No violations noted.

Unit 15

Living Room

Finish remodel of this room. BMC 16.04.060(a)

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

Kitchen

All spaces to be occupied for food preparation purposes shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner. Properly install approved food preparation equipment (stove). BMC 16.04.060(a)

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

Bathroom

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

Unit 17

Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

Kitchen

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

Unit 25

Living Room

Repair the handle to the sliding door. BMC 16.04.060(a)

Hallway

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

Bathroom

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

Unit 27

Hallway

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

Unit 37

Living Room

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

Hallway

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

Bathroom

Interior walls shall be free of holes, cracks, peeling paint and/or deteriorated drywall/plaster. BMC 16.04.060(a)

Unit 35

Kitchen

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

There was no water service to this unit/room at the time of the Cycle Inspection. Water service shall be restored and all associated items shall be checked at re-inspection. Any violations noted at that time shall have the same 60 day compliance deadline as the remainder of this report. BMC 16.04.060(c)

Right Bedroom

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

Common Laundry

No violations noted.

Unit 11

Kitchen

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

Hallway

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

Bathroom

Finish remodel of this room. BMC 16.04.060(a)

Unit 13

Living Room

Repair the broken window. BMC 16.04.060(a)

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

Right Bedroom

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

Bathroom

Finish remodel of this room. BMC 16.04.060(a)

Kitchen

Finish remodel of this room. BMC 16.04.060(a)

Landing outside 23-21

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

Unit 23

Complete remodel of the entire unit. BMC 16.04.060(a)

Unit 21

Kitchen

Secure loose electrical receptacle behind the stove. BMC 16.04.060(b)

Hallway

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

Landing 31-33

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

Unit 33

Kitchen

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

Right Bedroom

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

Bathroom

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

Unit 31

No violations noted.

Building C

Common Hallway – Lower Level

Complete the repair and surface coating of the walls. BMC 16.04.060(a)

Unit 12

Kitchen

Repair window to latch securely. BMC 16.04.060(b)

Repair and surface coat the wall deterioration. BMC 16.04.060(a) (bottom right corner of window opening)

Unit 14

Hallway

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

Common Hallway – Middle Level

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

Unit 22

General Condition

Complete the installation of the flooring. BMC 16.04.060(a)

Living Room

Repair the broken window. BMC 16.04.060(a) (sliding glass door)

Kitchen

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

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)

Repair the broken window. BMC 16.04.060(a) (storm window)

Left Bedroom

Properly repair and surface coat the damage to the wall. BMC 16.04.060(a) (north wall)

Unit 22 continued

Hallway

Secure the light fixture to the ceiling. BMC 16.04.060(b)

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

Bathroom

Properly repair and surface coat the damage to the wall. BMC 116.04.060(a) (north wall)

Unit 24

Living Room

Re-install the return air vent cover. BMC 16.04.060(c)

Right Bedroom

Repair the broken window. BMC 16.04.060(a) (left pane)

Unit 32

Kitchen

Re-hang the furnace closet door. BMC 16.04.060(a)

Hallway

Replace the missing door trim. BMC 16.04.060(a)

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

Replace the missing door knob on the closet door. BMC 16.04.060(a)

Right Bedroom

Replace the broken light switch. BMC 16.04.060(b)

Repair/replace/remove the damaged window screen. BMC 16.04.060(a)

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

Bathroom

Repair the sink faucet to shut off completely. BMC 16.04.060(c)

Replace the broken stool reservoir tank lid. BMC 16.04.060(c)

Unit 34

Kitchen

Check the water pressure at reinspection. BMC 16.04.060(c)

Replace the missing drawers. BMC 16.04.060(a)

Replace the missing hot water knob on the faucet. BMC 16.04.060(c)

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

Repair the dishwasher to function as intended. BMC 16.04.060(c) (tenant request)

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

Unit 34 continued

Right Bedroom

Repair the outlet to function as intended and secure it to the wall. BMC 16.04.060(b) (behind the bed)

Verify all circuit breakers are functioning correctly. BMC 16.04.060(b)

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

Replace the missing door knob. BMC 16.04.060(a)

Hallway

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

Properly repair and surface coat the damage to the wall. BMC 16.04.060(a)

Bathroom

Complete the repair to the wall. BMC 16.04.060(a) (behind the door)

Replace the missing baseboard trim. BMC 16.04.060(a) (adjacent to the door)

Common Hallway

Repair the damage trim across the threshold of the entry door. BMC 16.04.060(a)

Unit 16

General Condition

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. BMC 16.04.090(a)(d)

Kitchen

Secure the sink faucet. BMC 16.04.060(c)

Repair/replace the damaged furnace closet door handle. BMC 16.04.060(a)

Hallway

Scrape and paint interior surfaces where paint is peeling or bare surfaces are exposed. BMC 16.04.060(f) (above the left bedroom door)

Unit 18

Kitchen

Repair the broken window. BMC 16.04.060(a) (left sash - east wall)

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

Eliminate the mold/mildew on the wall. BMC 16.04.060(a) (left wall at base of cabinets)

Living Room

Properly repair and surface coat the hole in the wall. BMC 16.04.060(a) (south wall)

Unit 18 continued

Hallway

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

Properly repair and surface coat the hole in the wall. BMC 16.04.060(a) (adjacent to the bathroom door)

Re-hang the bathroom door. BMC 16.04.060(a)

Bathroom

Properly repair and surface coat the damaged ceiling and wall. BMC 16.04.060(a) (above the shower surround)

Bedroom

Properly repair and surface coat the holes in the walls. BMC 16.04.060(a) (north wall)

Replace the missing window sash. BMC 16.04.060(a) (south wall)

Common Hallway

Complete the repairs and properly surface coat the walls. BMC 16.04.060(a) (stairs leading to middle level)

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

Unit 26

Living Room

Properly repair and surface coat the damaged ceiling and wall. BMC 16.04.060(a) (west wall -south end)

Kitchen

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

Replace the missing cabinet door handles. BMC 16.04.060(a)

Hallway

Replace the missing door trim. BMC 16.04.060(a)

Replace the missing door knobs. BMC 16.04.060(a)

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

Left Bedroom

Replace the missing door trim. BMC 16.04.060(a)

Bathroom

Eliminate the drip/water run-on at the tub faucet. BMC 16.04.060(c)

Right Bedroom

Replace the missing door trim. BMC 16.04.060(a)

Unit 28

General Conditions

Verify electrical work at reinspection (no power)

Remove the hasp lock from the entry door. BMC 16.04.060(b)

Living Room

Replace the missing door trim. BMC 16.04.060(a)

Kitchen

Repair and surface coat the damaged drywall at the opening to the kitchen. BMC 16.04.060(a)

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)

Replace the missing cold water faucet handle. BMC 16.04.060(c)

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

Properly repair and surface coat the hole in the wall. BMC 16.04.060(a) (right of cabinet – north wall)

Right Bedroom

Replace the missing door trim. BMC 16.04.060(a)

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

Hallway

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

Unit 36

General Condition

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 re-infestation. BMC 16.04.090(a)(d)

Living Room

Secure the return air vent cover. BMC 16.04.060(a)

Hallway

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

Repair and surface coat the damaged drywall at the opening to the living room. BMC 16.04.060(a)

Left Bedroom

Repair the hinge on the breaker box door to function as intended. BMC 16.04.060(b)

Unit 38

Kitchen

Replace the missing drawer front. BMC 16.04.060(a) (left of sink)

Hallway

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

Properly repair and surface coat the hole in the door. BMC 16.040.060(a) (right bedroom door)

Left Bedroom

Repair the door trim. BMC 16.04.060(a)

Bathroom

Repair/replace/remove the damage paper holder. BMC 16.04.060(a)

EXTERIOR

Building B

Replace the missing exhaust line cover. BMC 16.04.050(a) (south wall – west end)

Replace the missing spindles on the guardrail to the lower level stairs. BMC 16.04.060(south wall – east end)

Replace the damaged rim joist on the balcony. BMC 16.04.050(a) (unit 25)

All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. BMC 16.04.040(c) (patch the holes in the parking lot)

Other Requirements:

Furnace Inspection Documentation:

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

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

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

Inventory Damage List:

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: April 18 2023

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

Petition Number: 23-TV-028

Address: 411 E Hillsdale Dr

Petitioner: C & J Cornerstone LLC

Inspector: Mike Arnold

Staff Report: October 11 2022 Cycle Inspection Report
 October 31 2022 Sent Cycle Inspection
 December 09 2022 Reinspection Scheduled
 January 24 2023 Reinspection Rescheduled due to bad weather
 February 15 2023 RV Report Written
 February 27 2023 RV Report Sent
 March 15 2023 Received BHQA Application

Petitioner is requesting additional time due to delays by the window manufacturer.

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: May 18 2023

Attachments: Remaining Violations Report; BHQA Application



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

Property Address: 411 N Hillsdale Dr

Petitioner's Name: C&J Cornerstone LLC

Address: 885 S College Mall Rd BOX166

City: Bloomington

State: Alabama

Zip Code: 47401

Phone Number: 8123259093

E-mail Address: cjcornerstone.mgt@gmail.com

Owner's Name: JOE & BRUCE PARTNERS LLC

Address: 885 S College Mall Rd BOX166

City: bloomington

State: Alabama

Zip Code: 47401

Phone Number:

E-mail Address:

Occupants: Anthony Tokman

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: 27-TV-28

MA

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

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

To whom it may concern:

Please accept our request to extend the time of repair for 411 N Hillsdale Dr. The extended time is to coordinate the window replacement requirement listed on the rental inspection report for the property. We managed to schedule and paid the service of window replacement by the deadline required on the inspection report. However, the window manufacture has not been able to schedule the replacement as planned. Thus we request to extend the window repair time to March 31st to be able to finish the new window installment.

Thank you for your consideration!

Sincerely,
C&J Cornerstone LLC

Signature (Required): C&J

Name (Print): C&J Cornerstone LLC 02/23/2023 Date: 2/28/07

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





FEB 27 2023

City Of Bloomington
Housing and Neighborhood Development

REMAINING VIOLATIONS INSPECTION REPORT

11346

Joe & Bruce Partners, LLC
2603 E 3rd St
Bloomington IN 47401

C & J Cornerstone, LLC
885 S College Mall Rd Su 166
Bloomington IN 47401

Prop. Location: 411 N Hillsdale Dr
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 10/6/2022
Primary Heat Source: Gas
Property Zoning: R3
Number of Stories:
Landlord Has Affidavit: No

Inspector: Mike Arnold
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.

Interior:

Living Room/Dining Room (15-6 x 13-6):

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

Kitchen (10-0 x 9-0):

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

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

↓

Utility Room:

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)

NW Bedroom (13-1 x 8-5):

Repair the torn window screen. BMC 16.04.060(a)

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: April 18, 2023

Petition Type: An extension of time to complete repairs.

Petition Number: 23-TV-29

Address: 1108 N Woodlawn Ave

Petitioner: Andy Mahler/Fred Walsh

Inspector: C Hayes

Staff Report: November 15, 2022 Completed cycle inspection
December 22, 2022 Sent cycle report
February 21, 2023 Completed reinspection
February 27, 2023 Sent remaining violations report
March 15, 2023 Received BHQA application

During the cycle inspection it was noted the gas furnace needed to be serviced. The petitioner is in the process of installing a new HVAC system. The petitioner would like a month extension of time to finish the process.

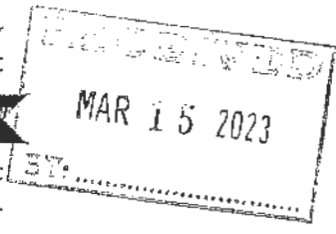
Staff recommendation: Grant the extension of time.

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

Compliance Deadline: May 18, 2023 All remaining violations

Attachments: Remaining violations report, staff report, BHQA application





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

Property Address: 1108 N Woodlawn

Petitioner's Name: ANDY MATTLER / FRED WALSH

Address: 1395 W. 8th Bloomington, IN 47404

City: Bloomington State: IN Zip Code: 47404

Phone Number: 812-325-3591 Email Address: -

Property Owner's Name: ANDY MATTLER

Address: 3875 S CO RD 50

City: Paoli State: IN Zip Code: 47454

Phone Number: 812-723-2430 Email Address: -

Occupants: 2

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

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

Please circle the petition type that you are requesting:

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

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

OFFICE USE ONLY
 Petition Number 23-TV-29

SEE REVERSE

CH

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.

Please allow one additional month to complete new furnace installation. Andy had an HVAC technician of choice who was suppose to have it installed by now but has been delayed on work in Chicago. Meeting today with a local company Low Gap Heating and Cooling to move forward with a new heat source at a quicker pace. Should have it done in the next week but asking for one month just in case any more delays arise
Thank you

Signature (required):

Fred W. U. H.

Name (please print):

Fred W. U. H.

Date:

3-15-23

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.



FEB 27 2023

City Of Bloomington
Housing and Neighborhood Development

REMAINING VIOLATIONS INSPECTION REPORT

2467

Owner

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

Agent

Fred Walsh
1395 W. 8th St.
Bloomington, IN 47404

Prop. Location: 1108 N Woodlawn AVE
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/5

Date Inspected: 11/15/2022
Primary Heat Source: Gas
Property Zoning: IN
Number of Stories: 1

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

Required Documentation

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

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

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required review of the documents. Our mailing address and telephone number are listed below.

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)

This is the end of this report.



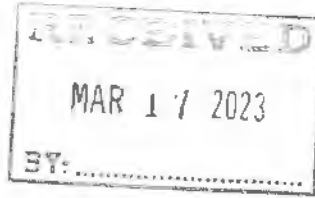
City of Bloomington
H.A.N.D.

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

Meeting Date: April 18, 2023
Petition Type: An extension of time to complete repairs.
Petition Number: 23-TV-30
Address: 806 S AutoMall Rd
Petitioner: Bloomington Eastside Center
Inspector: C Hayes
Staff Report: January 4, 2023 Completed cycle inspection
January 20, 2023 Sent cycle report
March 17, 2023 Received BHQA application

During the cycle inspection there was visible mold and water damage from the leaking doors in the units. The petitioner is in the process of replacing the doors. The doors are scheduled to be delivered on April 18, 2023. The petitioner is requesting a month extension to complete the work.

Staff recommendation: Grant the extension of time.
Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action, including, but not limited to, the possibility of fines.
Compliance Deadline: May 2, 2023 All life safety violations
May 18, 2023 All remaining violations
Attachments: Cycle report, Quote, staff report, BHQA application



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

Property Address: 806 S Auto Mall Rd

Petitioner's Name: Bloomington Eastside Center

Address: 328 S Walnut St Ste 6

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812-323-1231 Email Address: lawrie.miller@homefinder.org

Property Owner's Name: Same as petitioner

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 24-TV-30

SEE REVERSE

CH

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 are replacing the doors that are allowing moisture in which is causing the mold to grow in the areas around the doors.

When we replace the doors, we will clean any mold that still remains

We have ordered the doors. They are due to arrive on April 18th. We'd like a 60 day extension to allow for possible delays, installation and clean up.

Signature (required): Laurie Miller

Name (please print): Laurie Miller - Property Date: 3/15/23
Manager

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.

3148 S. State Rd. 446
 Bloomington, IN 47401
 PH: 812-330-8898
 FX: 812-330-8863

ORDER: 443095
 ORDER DATE: 2/16/2023
 ORDER CONTACT:

QUOTE

INVOICE INFORMATION

Jim Register

SHIPPING INFORMATION

Jim Register[Contractor]

SHIP VIA:

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF	TERMS	
443095	2/16/2023		Jim Register		
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL
1	Windgate 2-Lite Patio Door	6	TTT: 50 W x 97 3/4 H	\$1,192.34	\$7,154.04
	Custom Patio Door Size=[w=50, H=97.75]			\$351.11	\$2,106.66
	Nail Fin			\$0.00	\$0.00
	Left Operates From Outside			\$0.00	\$0.00
	Interior Color{Tan}			\$0.00	\$0.00
	Exterior Color{Tan}			\$0.00	\$0.00
	Glazing{Dual Glaze - Double Strength}			\$0.00	\$0.00
	Glass IG{Loe270/Clear IG}			\$0.00	\$0.00
	Tempered			\$0.00	\$0.00
	Patio Door Screen			\$0.00	\$0.00
	Fiberglass			\$0.00	\$0.00
	Single Point Lock			\$0.00	\$0.00
	Hardware Color Match			\$0.00	\$0.00
	Hardware Color{Tan Hardware}			\$0.00	\$0.00
ITEM SUBTOTAL:				\$1,543.45	\$9,260.70
U-Value		Solar Heat Gain		Visible Light	
0.27		0.3		0.57	
Energy Star Zones		NORTHERN & NORTH CENTRAL			
TOTALS:				6	
SUBTOTAL:					\$9,260.70
TAX 17%:					\$648.25
TOTAL:					\$9,908.95

COMMENT:

We have ordered these.
 They are supposed to
 be in April 18th



JAN 20 2023

City Of Bloomington
Housing and Neighborhood Development

RENTAL INSPECTION INFORMATION

Bloomington Eastside Center
328 S. Walnut St Ste. 5
Bloomington, IN 47401

RE: 806 S Auto Mail RD

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **MAR 21 2023** 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,

401 N Merton St
Bloomington, IN 47404
Fax (812) 349-3582

City Hall

bloomington.in.gov

Rental Inspection (812) 349-3420
Neighborhood Division (812) 349-3421
Housing Division (812) 349-3401

PC



JAN 20 2023

City Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

8859

Owner

Bloomington Eastside Center
328 S. Walnut St Ste. 100
Bloomington, IN 47401

Prop. Location: 806 S Auto Mall RD
Number of Units/Structures: 9/1
Units/Bedrooms/Max # of Occupants: Bld 1: 2/1/5 5/2/5 2/3/5

Date Inspected: 01/04/2023
Primary Heat Source: Electric
Property Zoning: CA
Number of Stories: 2

Inspector: Chastina Hayes
Foundation Type: Slab
Attic Access: No
Accessory Structure: None

The Monroe County Assessor's records indicate that this structure was built in 2009.
Minimum egress requirements for a multi-family dwelling built at the time of construction.
Openable area: 5.7 Sq. Ft.
Clear height: 22 inches
Clear width: 20 inches
Sill height: Not more than 44 inches above finished floor.

GENERAL STATEMENT: Egress window measurements for structure are as follows

TYPE 1

Existing Egress Window Measurements: Casement: Const. Yr. - 2009
Height: 54 inches
Width: 22 inches
Sill Height: 37.5 inches
Openable Area: 8.25 sq. ft.

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

TYPE 2

Existing Egress Window Measurements: Dbl hung pop out: Const. Yr. - 2009
Height: 29 inches
Width: 30 inches
Sill Height: 27 inches
Openable Area: 6.04 sq. ft.

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

Only rooms with violations will be listed in this report.

Ground floor is commercial space.

INTERIOR

UNIT 1

Utility Closet:

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

Kitchen:

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) (**Right of the sink**)

NE Bedroom:

Properly remove the mold from the balcony door. BMC 16.04.060 (a)

Properly remove the mold from the carpet adjacent to the balcony door. BMC 16.04.060

NE Bathroom:

Properly remove the mold from above the shower. BMC 16.04.060 (a)

Living Room:

Properly remove the mold from the balcony door. BMC 16.04.060 (a)

Properly remove the mold from the carpet adjacent to the balcony door. BMC 16.04.060

N Bedroom:

Properly remove the mold from the balcony door. BMC 16.04.060 (a)

Properly remove the mold from the carpet adjacent to the balcony door. BMC 16.04.060 (a)

UNIT 2

Middle Bedroom:

Properly remove the mold from the balcony door. BMC 16.04.060 (a)

Properly remove the mold from the carpet adjacent to the balcony door. BMC 16.04.060 (a)

N Bedroom:

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

Living Room:

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

S Bedroom:

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

UNIT 3

No violations noted.

UNIT 4

W Bedroom:

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

E Bedroom:

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

UNIT 5

Kitchen:

Properly remove the mold from the ceiling adjacent to the dishwasher. BMC 16.04.060 (a)

UNIT 6

Bedroom:

Properly remove the mold from the window. BMC 16.04.060 (a)

UNIT 7

Kitchen:

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

UNIT 8

W Bedroom:

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

UNIT 9

No violations noted.

EXTERIOR:

No violations noted.

OTHER REQUIREMENTS

Inventory Damage List

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

1-3-23
CH

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: April 18, 2023

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

Petition Number: 23-TV-31

Address: 3117 E. Braeside Drive

Petitioner: The Crossing @ Pete Ellis

Inspector: Jo Stong

Staff Report: December 7, 2022: Conducted complaint inspection for unit 3117
December 30, 2022: Mailed complaint report
January 11, 2023: Agent scheduled reinspection for 1.17.2023
January 17, 2023: Called agent to reschedule to a morning appointment, and she indicated that she needed to reschedule the reinspection for another date
March 8, 2023: Started legal proceedings
March 21, 2023: Received appeal

During a complaint inspection violations of the housing code were found including evidence of raccoons living in the attic. The petitioner is requesting an extension of time to complete repairs to the soffits where the raccoons are entering.

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: April 28, 2023

Attachments: Complaint Report; BHQA Application



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

Property Address: 3117 E Braeside Drive

Petitioner's Name: The Crossing @ Pete Ellis

Address: 3112 E Braeside Drive

City: Bloomington

State: Indiana

Zip Code: 47408

Phone Number: 8123391400

E-mail Address: leesa@woodingtonproperties.com

Owner's Name: Scott May

Address: 3000 S Walnut Street Pike Apt F

City: Bloomington

State: Indiana

Zip Code: 47401

Phone Number: 8123312666

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 months agenda!

(Will be assigned by BHQA)

Petition Number: 23-TV-31

JS

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

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

We have a raccoon up in the attic area of 3117 E Braeside Dr, we have been trying to caught them, we have removed 3 and we are trying to get the 4th one now. We have hired another company to help us as we have had a pest control company help with this.
We have cut the trees around the building back, however we can't patch the hole until the last raccoon is caught.

Signature (Required):

Scott May / Leesa Fleener

Name (Print):

Scott May / Leesa Fleener

Date:

3-13-23

Important information regarding this application format:

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

Print Form



City Of Bloomington
Housing and Neighborhood Development

FEB 13 2023

REMAINING COMPLAINT VIOLATIONS

47

<u>Owners</u>	<u>Agent</u>	<u>Tenant</u>
The Crossing/ May, Scott G. 3000 S Walnut Street Like #F6 Bloomington, IN 47401	The Legacy Group/Leesa Fleener 3112 E. Braeside Drive Bloomington, IN 47408	Odalys Saez 3117 E. Braeside Dr. Bloomington, IN 47408

Prop. Location: 3100 E Braeside DR
Number of Units/Structures: 140/15
Units/Bedrooms/Max # of Occupants: Bld 1: 6/2/5, Bld 2: 8/2/5 4/1/5, Bld 3: 8/2/5 4/1/5, Bld 4: 8/1/5, Bld 5: 8/2/5 4/1/5, Bld 6: 8/1/5, Bld 7: 6/2/5, Bld 8: 16/1/5, Bld 9: 8/2/5 4/1/5, Bld 10: 6/2/5, Bld 11: 8/2/5, Bld 12: 8/3/5, Bld 13: 6/2/5, Bld 14: 8/1/5, Bld 15: 8/1/5 4/2/5

Date Inspected: 12/07/2022	Inspector: Jo Stong
Primary Heat Source: Gas	Foundation Type: Slab
Property Zoning: RH	Attic Access: Yes
Number of Stories: 2	Accessory Structure: None
Landlord Has Affidavit: N/A	

REINSPECTION REQUIRED

The following items are the result of a complaint inspection conducted on **December 7, 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.

City Hall
Email: hand@bloomington.in.gov
Neighborhood Division (F 12) 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

7L

Unit 3117

INTERIOR:

Properly trap/eliminate the animals in the walls of this unit by approved processes that will not be injurious to human health. All residential rental units, their accessory structures and exterior premises shall be kept free from pests. BMC 16.04.090(a)(d)

EXTERIOR:

Properly seal the holes in the soffit on both ends of the south section over the entrance to units 3111-3117 to prevent the entry of rodents and other pests. BMC 16.04.050(a)

Trim all tree branches away from the siding and roofline to maintain a 3' clearance to eliminate an access to the roof by animals. BMC 16.04.040(e)

This is the end of this report.