

Microsoft Word - Agenda -June 21, 2023 BHQA meeting final	2
Microsoft Word - BHQA Zoom meeting Invitation June 21 2023	3
01 23-TV-39 713 W Dodds Street	5
02 23-TV-40 2307 S Brandon Court	12
03 23-TV-41 1009 W 11th Street	17
04 23-AA-42 4292 E Janet Drive	25
05 23-TV-43 1042 E Summitview Place	28
06 23-AA-44 2015 E Southdowns Drive	34
07 23-TV-45 804 S Rogers Street	37
08 23-TV-46 1501 S Arbors Lane Unit 1529	43
09 23-TV-47 3286 S Waknut Street Pike	48
10 23-TV-48 117 N Hillsdale Drive	53

**PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
CITY HALL McCLOSKEY CONFERENCE ROOM 135
In Person / Zoom Virtual Meeting
JUNE 21, 2023 4:00 P.M.**

ALL ITEMS ARE ON THE CONSENT AGENDA

“The City is committed to providing equal access to information. However, despite our efforts, at times, portions of our board and commission packets are not accessible for some individuals. If you encounter difficulties accessing material in this packet, please contact the **Housing & Neighborhood Development Department** at **812-349-3420** and provide your name, contact information, and a link to or description of the document or web page you are having problems with.” City of Bloomington Policy

I. **ROLL CALL**

II. **REVIEW OF MINUTES**

III. **PETITIONS** - All requests for extension of time to complete repairs, except where noted.

- 1) **23-TV-39, 713 W. Dodds Street.** Mackie Properties (Brian Kearney).
- 2) **23-TV-40, 2381 S. Brandon Court.** Brandon Court (Megan Guyer).
- 3) **23-TV-41, 1009 W. 11th Street.** Rick & Mary Davis.
- 4) **23-AA-42, 4292 E. Janet Drive.** Patricia Wang.
- 5) **23-TV-43, 1042 E. Summitview Place.** Summit Pointe United.
- 6) **23-AA-44, 2015 E. Southdowns Drive.** Beck Culp. Relief from an administrative decision.
- 7) **23-TV-45, 804 S. Rogers Street.** Jane Henderson.
- 8) **23-TV-46, 1501 S. Arbors Lane.** Timothy Roberts (Birge & Held Indy Arbors, LLC).
- 9) **23-TV-47, 3286 S. Walnut Springs Drive.** Timothy Roberts (Birge & Held Walnut Springs, LLC).
- 10) **23-TV-48, 117 N. Hillsdale Drive.** Mackies Properties (Itamar Raizman).

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](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: Jun 21, 2023 04:00 PM Eastern Time (US and Canada)

Every month on the Third Wednesday

Jun 21, 2023 04:00 PM

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)

Meeting ID: 931 9363 6060

Passcode: 088348

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



City of Bloomington
H.A.N.D.

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

Meeting Date: June 21st, 2023
Petition Type: An extension of time to complete repairs.
Petition Number: 22-TV-39
Address: 713 W. Dodds Street
Petitioner: Kathryn Baker
Inspector: Kenny Liford
Staff Report: January 26th, 2023 Completed Cycle Inspection.
May 18th, 2023 Re-inspection completed.
May 1st, 2023 BHQA application received

The owner has requested an extension of time to complete repairs due to a window needing replaced.

Staff recommendation: Approve the request.

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

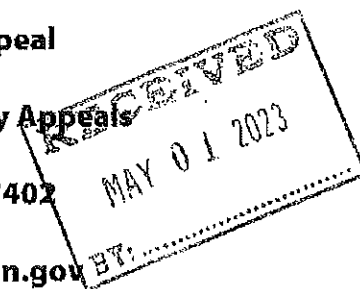
Complete all repairs and schedule the re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: July 7th, 2023

Attachments: Cycle report, BHQA Appeal



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



Property Address: 713 W Dodds St

Petitioner's Name: Kathryn Baker - Mackie Properties

Address: 1800 W 17th St, Suite A

City: Bloomington

State: Indiana



Zip Code: 47404

Phone Number: 8122878036

E-mail Address: kbaker@mackierentalproperties.com

Owner's Name: Brian Kearney

Address: 25 Wolf Rd

City: Croton-on-Hudson

State: New York



Zip Code: 10520

Phone Number: 8123609791

E-mail Address: kearneybj@gmail.com

Occupants: Chloe Maginity, Kyle Ivin, Laxmi Palde

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-39

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

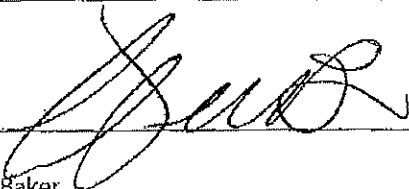
- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: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

I am requesting an extension of time to complete repairs for the following item on the cycle inspection report:

- Repair the window to open and close completely as intended and to be weather tight. 16.04.060(a)

Mackie Properties has had the window assessed by two vendors. Both have advised that the window in question should be replaced. We have approved a window replacement quote with a vendor, but lead times for window delivery are around 6 weeks, and the vendor is scheduling about 4 weeks out.

We are requesting an extension of 10 weeks to accommodate the window supply order and installation. The proposed extension deadline would be Friday, 7/7/23.

Signature (Required):  _____

Name (Print): Kathryn Baker Date: 4/28/23

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**

RENTAL INSPECTION INFORMATION

Brian Kearney
25 Wolf Rd
Croton-on-Hudson, NY 10520

RE: 713 W Dodds 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 _____ 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

11102

Owner(s)

Brian Kearney
 25 Wolf Rd
 Croton-on-Hudson, NY 10520

Agent(s)

Mackie properties
 PO Box 236
 Ellettsville, IN 47429

Prop. Location: 713 W Dodds ST
 Number of Units/Structures: 1/1
 Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/3

Date Inspected: 01/26/2023
 Primary Heat Source: Gas
 Property Zoning: R3
 Number of Stories: 2

Inspector: Kenny Liford
 Foundation Type: Basement
 Attic Access: Yes
 Accessory Structure: shed, storage building

Monroe County records show this structure was built in 1995. The minimum emergency egress requirements at the time of construction were as follows:

- Height: 24 inches
- Width: 18 inches
- Sill Height: 44 inches
- Openable Area: 4.75 sq. ft.

Conditions were noted during the cycle inspection that may indicate this property is over occupied and in violation of the Bloomington Municipal Code (BMC) Title 20. This property shall be brought into compliance with Title 20 requirements within 60 days of the date of this inspection to avoid possible legal action by the City of Bloomington Legal Department.

INTERIOR

Main Structure

Lower Level

North Room

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

Kitchenette, Bathroom

No violations noted.

Common Room/Bedroom (20-0 x 14-0): This room has a door to the exterior

No violations noted.

Main Level

Living Room/Dining Room (30-0 x 15-0), Bathroom, Kitchen (15-0 x 14-0)

No violations noted.

Hallway

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

Bedroom (15-0 x 12-0)

No violations noted.

Existing Egress:

Height: 64 inches (both sashes removed)

Width: 26.5 inches

Sill Height: 19 inches

Openable Area: 11.8 sq. ft.

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

Upper Level

Master Bedroom (30-0 x 14-0)

Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

Repair the window to open and close completely as intended and to be weather tight. BMC 16.04.060(a)

Existing Egress:

Height: 44 inches (both sashes removed)

Width: 26 inches

Sill Height: 34 inches

Openable Area: 7.9 sq. ft.

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

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)	

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 present 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 kept by the HAND Department, only reviewed.

**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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: June 21st, 2023
Petition Type: An extension of time to complete repairs.
Petition Number: 23-TV-40
Address: 2307 S. Brandon Court
Petitioner: Megan Guyer
Inspector: Kenny Liford
Staff Report: March 8th, 2023 Completed Complaint Inspection Report
May 3rd, 2023 BHQA application received

The owner has requested an extension of time to complete repairs due to the timeline in receiving bids for the work.

Staff recommendation: Deny the request.

Conditions: 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: Immediately call and schedule the re-inspection.

Attachments: Complaint inspection report, BHQA Appeal

AA



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: 2307
~~2307~~ S Brandon Ct.
~~2381~~

Petitioner's Name: Megan Gruyer

Address: Same as below

City: _____ State: _____ Zip Code: _____

Phone Number: (812) 360-1899 Email Address: mgruyer@elonnmgmt.com

Property Owner's Name: Brandon Court

Address: 2381 S. Brandon Ct.

City: Bloomington State: IN Zip Code: 47401

Phone Number: (812) 961-8807 Email Address: elon6683@elonnmgmt.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-40

SEE REVERSE

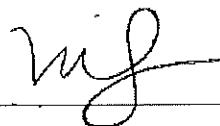
Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance,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

Resident at 2307 made complaint - we are working w/roof vendor to get it fixed but they are still working on putting it together and submitted for approval.

Crawlspace work has been approved - working to schedule to get it completed.

Waiting on roof vendor quote / bid for work.

Signature (required):



Name (please print):

Megan Bruser

Date:

5/3/23

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.



**City Of Bloomington
Housing and Neighborhood Development**

Brandon Court Apartments of Bloomington
2381 S. Brandon Court
Bloomington, IN 4740

RE: NOTICE OF COMPLAINT INSPECTION

Dear Brandon Court Apartments of Bloomington

On 03/08/2023 a complaint inspection was performed at **2307 Brandon Court**. During the inspection violations of the Residential Rental Unit and Lodging Establishment Inspection Program were found.

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

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

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

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

Sincerely,

Housing & Neighborhood Development
Encl: Inspection Report,

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

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

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



City Of Bloomington
Housing and Neighborhood Development
COMPLAINT INSPECTION REPORT

590

Owner(s)

Brandon Court Apartments of Bloomington
 2381 S. Brandon Court
 Bloomington, IN 47401

Tenant(s)

Elizabeth Allison
 2307 Brandon Court
 Bloomington, IN 47401

Prop. Location: 2381 S Brandon CT

Number of Units/Structures: 78/13

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

Date Inspected: 03/08/2023

Primary Heat Source: Electric

Property Zoning: RM

Number of Stories: 1

Landlord Has Affidavit: N/A

Inspector: Kenny Liford

Foundation Type: Crawl Space

Attic Access: Yes

Accessory Structure: none

The following items are the result of a complaint inspection conducted on 03/08/2023. It is your responsibility to repair these items and to schedule a re-inspection within **fourteen (14)** days of the mailing of this report. Failure to comply with this inspection report will result in this matter being referred to the City of Bloomington Legal Department. Failure to comply with this complaint inspection report may result in fines. If you have questions regarding this report, please contact this office at 349-3420.

INTERIOR

Unit 2307

Attic

Repair the split rafter in a workmanlike manner using approved materials. BMC 16.04.060(b)

EXTERIOR

Roof

Repair or replace damaged or deteriorating roofing. This is to be done in a workmanlike manner and includes but is not limited to damaged or deteriorating roofing material, sheathing, and all structural members. BMC 16.04.050(a)

Crawl Space

Remove all standing water from crawl space. BMC 16.04.050(a)

Clean and sanitize any areas that may contain mold due to the standing water. BMC 16.04.050(a)

This is the end of this report.



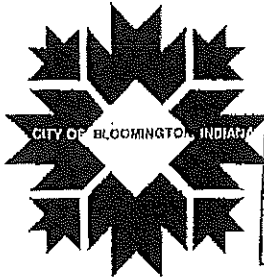
City of Bloomington
H.A.N.D.

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

Meeting Date: June 21, 2023
Petition Type: An extension of time to complete repairs.
Petition Number: 23-TV-41
Address: 1009 W 11th St
Petitioner: Rick & Mary Davis
Inspector: C Hayes
Staff Report: March 1, 2023 Completed cycle inspection
March 16, 2023 Sent report
May 8, 2023 Received BHQA application

During the cycle inspection there were violations noted concerning deck boards and a foundation wall on the north end of the structure. The petitioner has requested an extension of time due to health issues and being able to complete the repairs on time.

Staff recommendation: Grant the extension of time.
Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action, including, but not limited to, the possibility of fines.
Compliance Deadline: July 5, 2023 All remaining violations
Attachments: Cycle inspection report, Staff report, BHQA application



RECEIVED
MAY 08 2023
BY:

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

Property Address: 1009 W 11th St, Bloomington, IN

Petitioner's Name: Rick + Mary Davis (RVD + MLD, LLC)

Address: PO Box 5157

City: Bloomington State: IN Zip Code: 47407

Phone Number: _____ Email Address: _____

Property Owner's Name: Rick + Mary Davis

Address: Po Box 5157, Bloom

City: Bloomington State: IN Zip Code: 47407

Phone Number: 505 259 7705 Email Address: davistrue@aol.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 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 23-TV-41

P.S. This form was already submitted, but I forgot the check

SEE REVERSE

CH

6-5-23

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.

All of the violations have been fixed, except caulking in bathroom and a few loose deck boards. This has been delayed, because I've been out of state until late April. Now I've had a serious hand infection - unable to work. The wall guy had health issues & personal problems but finally completed the repair. The two remaining problems were promised to me to be completed this week by Tamar Property Management.

Signature (required): Rick Davis

Name (please print): Rick Davis Date: 6-5-23

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.



MAR 16 2023

City Of Bloomington
Housing and Neighborhood Development
RENTAL INSPECTION INFORMATION

Rick & Mary Davis
2144 N Mount Gilead Rd
Bloomington, IN 47408

RE: 1009 W 11th 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 15 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, Jamar Property, 220 E 17th St, Bloomington, IN 47407

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

55



**City Of Bloomington
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

7653

Owner(s)

Rick & Mary Davis
2144 N Mount Gilead Rd
Bloomington, IN 47408

Agent

Jamar Property Mgmt
220 E 17th St
Bloomington, IN 47407

Prop. Location: 1009 W 11th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 03/01/2023
Primary Heat Source: Gas
Property Zoning: R3
Number of Stories: 1

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

Monroe County records show this structure was built in 1920. There were no minimum emergency egress requirements at the time of construction.

INTERIOR:

Basement:

This room was not accessible at the time of this inspection. This room must be brought into compliance within the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

Main Level:

Enclosed Porch Room:

Properly seal the crack at the top of the brick on the northwest wall. BMC 16.04.060 (a)

Living Room (13-4 x 13-4), Dining Room (13-4 x 13-0):

No violations noted.

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

Bathroom:

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

Properly install or replace the aerator on the sink faucet so that it functions as intended.
BMC 16.04.060(c)

Kitchen (11-5 x 9-5):

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

Seal the cracks on the window sills. BMC 16.04.060 (a)

Hallway:

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

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

No violations noted.

Existing Egress:

Height: 23 inches

Width: 26.5 inches

Sill Height: 23.75 inches

Openable Area: 4.23 sq. ft.

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

Center Bedroom (11-4 x 8-5):

No violations noted.

Existing Egress:

Height: 23 inches

Width: 26.5 inches

Sill Height: 23.75 inches

Openable Area: 4.23 sq. ft.

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

SW Bedroom (11-1 x 9-3):

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) (Top sash falls)

Repair the windows to lock. BMC 16.04.060 (b)

Existing Egress:

Height: 23 inches

Width: 26.5 inches

Sill Height: 23.75 inches

Openable Area: 4.23 sq. ft.

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

EXTERIOR:

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

Repair/replace the brick wall on the northwest corner of the house. BMC 16.04.050 (b)

Secure all loose deck boards on the east deck. BMC 16.04.050 (b)

Replace the rotten deck boards on the east deck. BMC 16.04.050 (b)

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 present 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 kept by the HAND Department, only reviewed.

**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

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

RECEIPT

No. 906

Received Date: 05/08/2023
Received From: Rick Davis
For Property Located at: 1009 W 11th Street
Amount Received: \$ 20.00
Inspection Fee: \$ 0.00
Reinspection Fee: \$ 0.00
No Show Fee: \$ 0.00
B.H.Q.A. Fine: \$ 0.00
Balance Due: \$ 0.00
Paid by: Check # 901
Units/Buildings: 1/1

Approved by the State Board of Accounts, 2004.

Thank you for your payment



City of Bloomington
H.A.N.D.

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

Meeting Date: June 21, 2023
Petition Type: Administrative Appeal
Petition Number: 23-AA-42
Address: 4292 E. Janet Drive
Petitioner: Patricia Wang
Inspector: John Hewett

Staff Report: The petitioner has decided to stop renting the property at the end of this lease on July 31, 2023. She has asked to be exempt from completing the Cycle Inspection process prior to the completion of the lease.

Staff recommendation: Grant the appeal.

Conditions: None

Compliance Deadline: N/A

Attachments: Appeal form.



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

RECEIVED
03/08/13
BY:

Property Address: 4292 E Janet Dr, Bloomington, IN 47401

Petitioner's Name: Patricia Wang

Address: 350 Gyarr Ave APT#1503

City: South Elgin

State: Illinois



Zip Code: 60177

Phone Number: 8123695772

E-mail Address: patty26345748@gmail.com

Owner's Name: Patricia Wang

Address: 350 Gyarr Ave APT#1503

City: South Elgin

State: Illinois



Zip Code: 60177

Phone Number: 8123695772

E-mail Address: patty26345748@gmail.com

Occupants:

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

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

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

Variance Type: Relief from an administrative decision. (Petition Type: 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 months agenda!

(Will be assigned by BHQA)

Petition Number: 23-AA-42

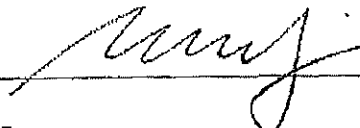
JH

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.

My current Residential Rental Occupancy Permit expires on 6/7/2023. However, I'm not considering continue renting after the current tenants left at the end of July 2023. I'm writing this application to notify the situation that there are less than 60 before the leasing time period. After consulted with the staff at City of Bloomington, I can submit this application to waive the HAND permit renewal process before the current lease ends (end of July 2023)

Thank you!
Patricia Wang

Signature (Required): 
Name (Print): Patricia Wang Date: 5/8/2023

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





City of Bloomington
H.A.N.D.

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

Meeting Date: June 21, 2023

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

Petition Number: 23-TV-43

Address: 1042 E. Summitview Pl.

Petitioner: Rachel Hardy

Inspector: Rob Council

Staff Report: October 26, 2022 – Conducted cycle inspection.
April 4, 2023 – TV sent to tenant.
April 11, 2023 – Reinspection completed. Not complied.
April 18, 2023 – Mailed TV RV.
May 8, 2023 – Tenant scheduled and canceled reinspection.
May 12, 2023 – Received BHQA Application.

During a cycle inspection of the above property, violations of the Residential Rental Unit and Lodging Establishment Program were found. Including unsanitary living conditions.

Petitioner is requesting an extension of time to complete cleaning and move out of unit.
Petitioner is moving out June 16, cleaning up until June 20, with a move out inspection date of June 22 2023

Staff recommendation: Grant an extension of time to complete move out.

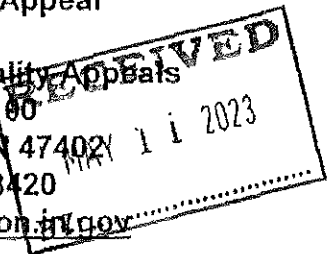
Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: June 30, 2023

Attachments: Tenant Violation 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: 1042 E Summitview Place

Petitioner's Name: Rachel Hardy

Address: 1042 E Sum

City: Bloomington State: IN Zip Code: 47401

Phone Number: (812) 929-9071 Email Address: rachelmehardy@gmail.com

Property Owner's Name: _____

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 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 _____

SEE REVERSE

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

We will be needing an extension of time due to the extenuating circumstances that the kids need to be out of the apartment for a couple of days. This is going to be an estimated 8 weeks from now (July-ish). We also need time to save money to pay since the job will be something we'll pay for. Husband is recovering from hip surgery as well, so it takes time to get the house ready on my own as he cannot lift.

Signature (required): Rebel Hardy

Name (please print): Rebel Hardy Date: 9/12/23

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.



**City Of Bloomington
Housing and Neighborhood Development**

REMAINING TENANT VIOLATION INSPECTION REPORT

APR 18 2023

736

Owner(s)

Summit Pointe United LLC
2565 Breaking A Way, Suite 200
Bloomington, IN 47403

Tenant

Rachael Hardy
1042 Summit View Pl.
Bloomington, IN 47403

Agent

Hayes Gibson Property Services
2565 S. Breaking A Way Suite 200
Bloomington, IN 47403

Prop. Location: 701 E Summit View PL
Unit 1042

Date Inspected: 10/24/2022
Primary Heat Source: Gas
Property Zoning: RH
Number of Stories: 2
Landlord Has Affidavit: No

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

REINSPECTION REQUIRED

During an inspection for renewal of the Rental Occupancy Permit on this property, violations were noted that are the responsibility of the tenant(s) to correct. This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington. If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.10.010 of the Bloomington Municipal Code.

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

City Hall	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

SS

Unit 1042:

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.

MOVING OUT JUNE 16

CHARTERS CANCELED JUNE 20

MOVING OUT INSP JUNE 22.

MIKE CARMIN. IS ATTY.

RECEIVED HARTSON



City of Bloomington
I.L.A.N.D.

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

Meeting Date: June 21, 2023
Petition Type: Administrative Appeal
Petition Number: 23-AA-44
Address: 2015 E Southdowns Drive
Petitioner: Becky Culp
Inspector: John Hewett

Staff Report: The petitioner has purchased this home as a possible retirement home, but it will be occupied by the petitioner's daughter for the next year, until she graduates from IU. The daughter will have two roommates.

Staff recommendation: Deny the appeal.

Conditions: Schedule a 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: July 12, 2023

Attachments: Appeal form.



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

RECEIVED
MAY 1 2 2023
BY:

Property Address: 2015 E. Southdowns Dr, Bloomington, IN 47401

Petitioner's Name: Becky Culp

Address: 10220 Hickory Ridge Dr

City: Zionsville State: Indiana Zip Code: 46077

Phone Number: 3173450490 E-mail Address: zbeckyculp@gmail.com

Owner's Name: Becky Culp

Address: same as above

City: State: Zip Code:

Phone Number: E-mail Address:

Occupants: Prospective for fall 2023: Madeline Culp (daughter) and two female roommates who attend IU and will be juniors.

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

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

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

Variance Type: A modification or exception to the Housing Property Maintenance Code. (Petition Type) 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 months agenda!

(Will be assigned by BHQA)
Petition Number: 23-APR-44

JLH

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 seek to have an exemption to register with HAND for the 2023/2024 school year. We purchased a house which we plan to be our retirement house, after our daughter graduates in 2 years. Our daughter lived in this home for the spring semester due to a deplorable living situation with a landlord on the west side of Bloomington. Our newly purchased home has 5 bedrooms. For next year, she desires to have 2 roommates, so she is not alone in a more off-campus location with families. We have a 2 car garage & large drive, so there will be no parking on the street. We have the support of neighbors and can provide letters, if helpful. My desire is not to be a "landlord", but this is the living situation we feel will be most beneficial to my daughter's success while attending IU. We will have a lease and follow all HAND rules on disclosures/fire detection. Since this is a temporary situation, we did not want to undergo the HAND process. This living situation will 1) promote public health, safety, and general welfare since it was recently inspected when we purchased it (and we've made several improvements already). 2) the value of the area about the property will not be negatively impacted. Since purchasing, we have made improvements of new HVAC (2 units), new windows replacing original 100 year old windows, pest remediation, new hardwired fire detectors and carbon monoxide detectors, & have addressed all recommendations made by inspector during Fall 22 inspection. It is a safe and stable home in an improving neighborhood.

We are still paying rent to my daughter's previous landlord after she lived in deplorable and unsafe conditions across town, so we seek an exemption here so we may make plans for the fall on our new property while remaining within the rules. Thank you for your consideration.

Signature (Required): Becky Culp / Baulp

Name (Print): Becky Culp Date: 5/12/23

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
H.A.N.D.

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

Meeting Date: June 21, 2023
Petition Type: An extension of time to complete repairs.
Petition Number: 23-TV-45
Address: 804 S Rogers St.
Petitioner: Jane Henderson
Inspector: John Hewett

Staff Report: Cycle inspection- January 9, 2023
Report in review- January 14, 2023
Report sent- March 14, 2023
Received Appeal Form- May 18, 2023

The Petitioner has asked for an extension of time to replace some windows that are deteriorating and are no longer weathertight, and also for the masonry contractor to make necessary repairs to the foundation of the front porch. She is asking for an extension until June 30, 2023. All other items have been re-inspected and are in compliance.

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: July 31, 2023

Attachments: Cycle inspection report, Appeal form, window receipt.



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

Property Address: 804 S. Rogers
 Petitioner's Name: JANE HENDERSON/H+H PROPERTIES
 Address: P.O. Box 1394
 City: Bloomington State: IN Zip Code: 47402
 Phone Number: 812-322-2050 Email Address: jane-henderson@sbcglobal.net
 Property Owner's Name: H + H Properties
 Address: 804 S. ROGERS
 City: Bloomington State: IN Zip Code: 47404
 Phone Number: 812-322-2050 Email Address: jane-henderson@sbcglobal.net
 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-45

SEE REVERSE

JH

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.

Windows mold
Contractor still has not done foundation work - backed up!
Extension to June 30, 2023 requested

Signature (required): Jane Henderson
Name (please print): JANE AHENDERSON Date: 5-18-23

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.



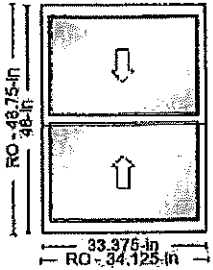
Lowe's Custom Order Quote

Quote # 779624143
Quote Name: wood windows
Date Printed: 5/8/2023

Customer: John Williams
Email: merriwether311@gmail.com
Address: 402 E Hillside Dr
Bloomington, IN 47401
Phone: (812) 360-8249

Store: (634) LOWE'S OF BLOOMINGTON, IN
Associate: TIMOTHY ELLETT (4794889)
Address: 350 NORTH GATES DR.,
BLOOMINGTON, IN 47404-4821
Phone: (812) 323-0899

Item Total: 2
PreSavings Total: \$1,408.98
Freight Total: \$0.00
Labor Total: \$0.00
Pre-Tax Total: \$1,127.18
Savings Total: (\$281.80)



JELD-WEN 33.375-in x 48-in Clad W-2500
Double Hung
Room Location: Not Specified

Product Warranty



Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
100-1	JELD-WEN 33.375-in x 48-in Clad W-2500 Double Hung	28 days	\$704.49	\$563.59	2	(\$281.80)	\$1,127.18

Valid thru: 08/04/2023

*804 S Rogers
on John Williams
Jones card
reimbursed ck # 7083*

Begin Line 100 Description

--- Line 100-1 ---

JELD-WEN Clad W-2500 Double Hung
 Assembly = Full Unit
 Sash Model = Standard
 Energy Efficiency = Energy Star North-Central
 Exterior Trim Type = No Drip Cap/No Nail Fin
 Exterior Trim Options = No
 Regional Compliance = US National-
 WDMA/ASTM
 Vent Division = Even Divide
 Order By = Rough Opening Size
 Rough Opening Width = 34 1/8
 Rough Opening Height = 48 3/4

Species = Auralast Pine
 Interior Finish Type = Primed-
 Finish - Interior = Primed
 Finish - Exterior = Brilliant White
 Sash to Match Exterior Finish = Yes
 Finish - Sash (Exterior) = Brilliant White
 STC / OITC Rating = Standard
 Glazing = Insulated
 Glass Energy Options = SunStable with
 HeatSave
 Glass Color = SunStable with HeatSave
 Glass Type = Annealed
 Neat Glass = No
 Glass Thickness = Standard Default Thickness
 Protective Film = Protective Film
 Spacer Color = Black Spacer
 Glass Options = Argon
 Type of Grille = None
 Grid Type = No Grids
 Sash Limiter = No Sash Limiter
 Rating = PG 35
 Prep for Stool = No
 Hardware Finish - Interior = White
 Number of Locks = 1
 Storm Screen/Combo = No Combo
 Screen Options = Fiberglass Mesh
 Screen Finish = Brilliant White
 Jamb Width = 4 9/16
 Certification = None
 Jambliner = White Jambliner
 Concealed Jambliner = Concealed from Exterior

Is This a Remake = No
 Clear Opening Dimensions = 29 13/16 -in w
 20 5/16 -in h
 4.21sf
 U-Factor = 0.25
 Energy Star Qualified = Northern; North-
 Central
 Solar Heat Gain Coefficient = 0.29
 Visible Light Transmittance = 0.54
 Condensation Resistance = 43
 CPD# = JEL-N-850-02072-00001
 SOS = 937074
 SOS Description = WTS JW W2500 Window
 Delivery Method = In-Store Pick-Up
 Production Time (Does not include transit
 time) = 28 Days
 Customer Service Number = 1-800-825-0706
 Option 2
 Unit Of Measure = EA
 Manufacturer = JELD-WEN
 Rantoul(IL)
 Catalog Version Date = 02/20/2023
 Catalog Version = 23.1.6.3

End Line 100 Description

Accepted by: _____

Date: 5/8/2023

Pre-Tax Total	\$1,127.18
---------------	------------

This quote is an estimate only and valid for 30 days on all regularly priced items. For promotional items please refer to the dates listed above.
 This estimate does not include tax or delivery charges. Estimated arrival will be determined at the time of purchase. All of the above
 quantities, dimensions, specifications and accessories have been verified and accepted by the customer.

**** Special order configured products returned or canceled after 72 hours from purchase are subject to a 20% restocking fee. ****



LOWE'S HOME CENTERS, LLC
 350 NORTH GATES DR.
 BLOOMINGTON, IN 47404 (812) 323-0899

ORDER INFORMATION

TO OBTAIN A STATUS OF YOUR ORDER VISIT

WWW.LOWES.COM/STATUS

AFTER BEING NOTIFIED THAT THE PICKUP LATER ORDER IS
 AVAILABLE, PLEASE COME TO THE CUSTOMER SERVICE DESK
 TO PICK UP THE MERCHANDISE.

- SALE -

SALESH: S0634RHW 4794883 TRANSH: 49568079 05-08-23

107204 0.00 N

LCC SYSTEM USE ONLY

INVOICE 86660 SUBTOTAL: 0.00



- SOS SALE -

SALESH: S0634RHW 4794883 TRANSH: 49568079 05-08-23

937074 -1 1,070.82

JW 33.075X48.5 DBLEHUNG

553.59 DISCOUNT EACH -28.18

2 @ 535.41

(PICK UP LATER - LOWES # 634 on 06/05/2023)

PO #: 227989137

INVOICE 86661 SUBTOTAL: 1,070.82



INVOICE 86660 SUBTOTAL: 0.00

INVOICE 86661 SUBTOTAL: 1,070.82

SUBTOTAL: 1,070.82

TAX: 74.96

BALANCE DUE: 1,145.78

LCC: 1,145.78

TOTAL DISCOUNT: 56.36

LCC:XXXXXXXXXX3779 AMOUNT:1,145.78 AUTHCD:000650

SWIPED REFID:971212 05/08/23 13:47:23

STORE: 0634 TERMINAL: 56 05/08/23 13:48:05

THANK YOU FOR SHOPPING LOWE'S.

FOR DETAILS ON OUR RETURN POLICY, VISIT

LOWES.COM/RETURNS

A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE
 AT OUR CUSTOMER SERVICE DESK

STORE MANAGER: JUSTIN DETTY



City of Bloomington
H.A.N.D.

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

Meeting Date: June 21 2023

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

Petition Number: 23-TV-046

Address: 1501 S Arbors Ln Unit 1529

Petitioner: Timothy Roberts

Inspector: Michael Arnold

Staff Report:

September 27 2022	Cycle Inspection
October 04 2022	Sent Cycle Inspection Report
December 08 2022	Reinspection Scheduled
January 20 2023	Reinspection Completed
February 06 2023	Sent RV Report
February 15 2023	Reinspection Scheduled
March 06 2023	Reinspection Completed
March 24 2023	Sent RV Report
March 30 2023	Reinspection Scheduled
May 17 2023	Reinspection Completed
May 22 2023	Received BHQA Application

During the initial Cycle Inspection it was noted that there was a broken window in the Living Room of Unit 1529. At the May 17 2023 Reinspection the petitioner indicated that they replacement was on back order. Petitioner is requesting an extension until July 15 2023.

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: July 15 2023

Attachments: Remaining Violations Report; BHQA Application

24



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: 1501 S. Arbutus Ln Apt 1529 Bloomington, IN 47401

Petitioner's Name: Timothy Roberts

Address: 3296 S. Walnut Springs Dr Bloomington, IN 47401

City: _____ State: _____ Zip Code: _____

Phone Number: 812 822 1231 Email Address: T.Roberts@birgeandheld.com

Property Owner's Name: BH Ddy Arbutus LLC

Address: 3296 S. Walnut Springs Dr

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812 822 1231 Email Address: T.Roberts@birgeandheld.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-46

SEE REVERSE

MA, KL

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.

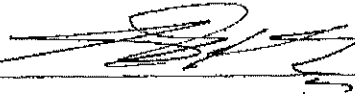
This is for 2 window replacement

Windows have been ordered but there is a 8 week waiting list, plus installation schedule.

So, it's likely going to be July before we can get this finished

Let's go with 15 July 23.

Signature (required):



Name (please print):

Timothy Roberts - Com

Date:

22-May-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.



**City Of Bloomington
Housing and Neighborhood Development**

REMAINING VIOLATIONS INSPECTION REPORT

7062

MAR 24 2023

Owner

BH Walnut Springs Llc
3296 S. Walnut Springs Drive
Bloomington, IN 47401

Agent

Timothy Roberts
3296 Walnut Springs Dr.
Bloomington, IN 47401

Prop. Location: 1501 S Arbors LN

Number of Units/Structures: 24/4

Units/Bedrooms/Max # of Occupants: Bld 1: 4/2/3 2/3/3, Bld 2: 4/2/3, Bld 3: 4/2/3 2/3/3, Bld 4: 6/2/3 2/3/3

Date Inspected: 09/27/2022

Primary Heat Source: Electric

Property Zoning: RH

Number of Stories: 2

Inspector: Kenny Liford/Mike Arnold

Foundation Type: Crawl Space

Attic Access: No

Accessory Structure: Detached Garages (2)

REINSPECTION REQUIRED

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

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

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

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

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

INTERIOR

BLDG 1 North Building

1509 (sick)

Kitchen

Verify the dishwasher has been replaced or the existing dishwasher functions as intended. BMC

16.04.060(c)

Front Bedroom

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

Replace the missing outlet cover plate. BMC 16.04.06(b) (right of the window)

Jack and Jill Bathroom

Replace the missing furnace filter. BMC 16.04.060(b)

BLDG 3

1529 (ordered)

Living Room

Repair the broken window. BMC 16.04.060(a)

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: June 21 2023

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

Petition Number: 23-TV-047

Address: 3286 S Walnut Street Pk

Petitioner: Timothy Roberts

Inspector: Michael Arnold

Staff Report: February 09 2023 Cycle Inspection
February 27 2023 Sent Cycle Inspection Report
May 11 2023 Sent RV Report
May 22 2023 Received BHQA Application

During the Cycle Inspection it was noted that there was damage to the sliding door in the Dining Area. Petitioner attempted to repair the damage but determined that the door would need to be replaced.

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 01 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: 3286 S. Walnut Springs Dr Bldg, IN 47401

Petitioner's Name: Timothy Roberts

Address: 3296 S. Walnut Springs Dr

City: Bldg State: IN Zip Code: 47401

Phone Number: 812 822 1231 Email Address: TRoberts@BirgeandHeld.com

Property Owner's Name: BH Walnut Springs LLC

Address: 3296 S. Walnut Springs Dr

City: Bldg State: IN Zip Code: 47401

Phone Number: 812 822 1231 Email Address: TRoberts@BirgeandHeld.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-47

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.

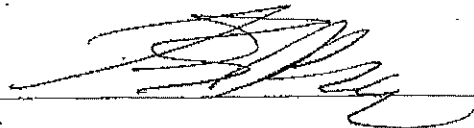
The issue is an exterior door that we initially believed could be repaired.

However, that has proven to be incorrect, so we've contacted a contractor for replacement.

At this point in time, it will likely be the first of August before we can get a new one installed.

So let's go with 1-Aug-23.

Signature (required):



Name (please print):

Timothy E. Roberts - con

Date: 22-May-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.



City Of Bloomington

Housing and Neighborhood Development

REMAINING VIOLATIONS INSPECTION REPORT

MAY 11 2023

5593

Owner(s)

Andrew Held
770 3rd Ave. S.W.
Carmel, IN 46032

Agent

Timothy Roberts
3296 Walnut Springs Dr.
Bloomington, IN 47401

Prop. Location: 3286 S Walnut Springs DR
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/5

Date Inspected: 02/09/2023
Primary Heat Source: Gas
Property Zoning: RH
Number of Stories: 2

Inspector: Mike Arnold
Foundation Type: Slab
Attic Access: Yes
Accessory Structure: None

REINSPECTION REQUIRED

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

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

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

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

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

Interior:

Living Room/Dining Room (21-0 x 15-0):

Repair/replace the damaged door. BMC 16.04.060(a) (leading to balcony – water damage)

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 or his agent and the expiration date of the permit. BMC 16.03.030(c)

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: June 21 2023

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

Petition Number: 23-TV-048

Address: 117 N Hillsdale Dr

Petitioner: Kathryn Baker (Mackie Properties)

Inspector: Michael Arnold

Staff Report: March 27 2023 Cycle Inspection Report
April 03 2023 Sent Cycle Inspection Report
May 25 2023 Received BHQA Application

During the Cycle Inspection it was noted that there missing/broken floor tiles in the Kitchen. Petitioner is requesting additional time because replacement tiles are on order until mid-June 2023.

Staff recommendation: Grant the extension of time

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

Compliance Deadline: June 23 2023

Attachments: Cycle Inspection Report; BHQA Application



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

Property Address: 117 N Hillsdale Dr

Petitioner's Name: Kathryn Baker (Mackie Properties)

Address: 1800 W 17th St, Suite A

City: Bloomington

State: Indiana



Zip Code: 47404

Phone Number: 8122878036

E-mail Address: kbaker@mackierentalproperties.com

Owner's Name: Itamar (Eran) Raizman

Address: 1222 E Washington Ave, Apt #131

City: Madison

State: Wisconsin



Zip Code: 53703

Phone Number: 7655863430

E-mail Address: eraizman@gmail.com

Occupants: Emmanuel A. Alvarez, Elliot T. Stevens, Dominic A. Solomito

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-48

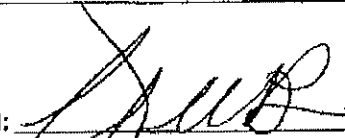
In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.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

Mackie Properties is requesting an extension of time to complete the following repair:
 Kitchen - "Repair/replace the missing/broken floor tiles. BMC 16.04.060(a) (at entry to the living room)"

During the course of the weeks since receiving the inspection report, we have consulted with several flooring vendors about replacing the broken and missing floor tiles with a matching tile. All three vendors that we worked with were unable to find a close match without long-wait specialty order, or were not able to locate a close match at all. Mackie Properties independently ordered matching tile, which is scheduled to be delivered during the second week of June 2023.

We are requesting an extension of three weeks from the original deadline for the above inspection requirement, to allow our maintenance team time to receive the tile shipment and install it. The new proposed deadline would be Friday, June 23, 2023.

Signature (Required): 

Name (Print): Kathryn Baker Date: 5/25/23

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**

APR 03 2023

RENTAL INSPECTION INFORMATION

Itamar S. Raizman
PO Box 236
Ellettsville IN 47429

RE: 117 N Hillsdale DR

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **JUN 03 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:Mackie Properties: P.O. Box 236, Ellettsville, IN 47429

<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>
---	--	--

55



**City Of Bloomington
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

10315

Owner(s)

Itamar S. Raizman
PO Box 236
Ellettsville IN 47429

Agent

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

Prop. Location: 117 N Hillsdale DR
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 03/27/2023
Primary Heat Source: Gas
Property Zoning: R3
Number of Stories: 1

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

Monroe County records show this structure was built in 1957. There were no minimum emergency egress requirements at the time of construction.

INTERIOR

Main Level

Living Room (20-6 x 11-6), Family Room (22-6 x 15-3, Utility Room, Garage, Bathroom
No violations noted.

Kitchen (16-2 x 12-9):

Repair/replace the missing/broken floor tiles. BMC 16.04.060(a) (at entry to the living room)

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

NE Bedroom (11-5 x 8-10)

Existing Egress:

Height: 48.25 inches

Width: 22 inches

Sill Height: 29 inches

Openable Area: 7.37sq. ft.

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

No violations noted.

SE Bedroom (13-0 x 11-0)

Existing Egress:

Height: 48.25 inches

Width: 22 inches

Sill Height: 29 inches

Openable Area: 7.37sq. ft.

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

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

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

SW Bedroom (12-0 x 12-0)

Existing Egress:

Height: 48.25 inches

Width: 22 inches

Sill Height: 29 inches

Openable Area: 7.37sq. ft.

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

No violations noted.

EXTERIOR

No violations noted.

OTHER REQUIREMENTSFurnace 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

C
email
4/12/23

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:

C
email
4/12/23

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)**

Affidavit Required:

C
email
4/12/23

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 or his agent and the expiration date of the permit. BMC 16.03.030(c)

This is the end of this report.