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PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
CITY HALL ALLISON CONFERENCE ROOM 225
In Person / Zoom Virtual Meeting
OCTOBER 17, 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. **PETITIONS**

- 1) **23-TV-57, 100 N. Bryan Avenue**, Cedarwood Properties, LLC. Previously scheduled for September 19, 2023 meeting. Request for an extension of time to complete repairs.
- 2) **23-AA-58, 611 E. 2nd Street**. Russell Pleasants. Previously scheduled for September 19, 2023 meeting. Request for relief from an administrative decision.
- 3) **23-TV-59, 2036 N. Walnut Street**, Tabitha Pitzer (Core SVA Bloomington Platis 1, LLC). Request for an extension of time to complete repairs.
- 4) **23-TV-60, 501 W. Hoosier Court**, Tara White (Hunter Hoosier Court Properties, LLC). Request for an extension of time to complete repairs.
- 5) **23-AA-62, 1501-1531 S. Dorchester Drive**. A-1 Town Homes & Apartments, LLC (Robert Tamborrino). Request for relief from an administrative decision.
- 6) **23-TV-63, 114 S. Grant Street**, David J. Colman (Michelle E. Martin-Colman & David J. Colman). Request for an extension of time to complete repairs.
- 7) **23-TV-64, 1305 N. Lincoln Street**. Granite Properties - Stephanie Curtis (John Lukens). Request for an extension of time to complete repairs.
- 8) **23-TV-65, 508 N. Washington Street**, Brawley Property Management. Request for an extension of time to complete repairs.
- 9) **23-TV-66, 612 S. State Road 446**. Russell Pleasants. Request for an extension of time to complete repairs.
- 10) **23-TV-67, 115 E.12th Street**, Parker Real Estate & Management – Amanda Sparks (Judith Barnes). Request for an extension of time to complete repairs.

III. GENERAL DISCUSSION

IV. PUBLIC COMMENT

V. ADJOURNMENT

**Auxiliary aids for people with disabilities are available upon request with adequate notice.
Please call [812-349-3429](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: Oct 17, 2023 04:00 PM Eastern Time (US and Canada)

Every month on the Third Tue,

Join Zoom Meeting

<https://bloomington.zoom.us/j/93193636060?pwd=S0NyRC9zajFkNFhzSU1aNzVsbUpQUT09>

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: October 17, 2023

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

Petition Number: 23-TV-57

Address: 100 N. Bryan Ave.

Petitioner: Lynne Chang

Inspector: Rob Council

Staff Report: 06/13/23 – Conducted cycle inspection
06/16/23 – Mailed Report
08/07/23 – Received Appeal and Owner scheduled reinspection for non
BHQA Items

During a cycle inspection of the above property, violations of the Residential Rental Unit and Lodging Establishment Program were found, including damaged door frames, windows not functioning as intended, and exterior structural damage in need of repair.

Petitioner is seeking an extension of time to complete the necessary repairs.

Staff recommendation: Grant an extension of time.

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

Compliance Deadline: December 29, 2023

Attachments: Cycle 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: 100 N Bryan Ave, Bloomington, IN 47408

Petitioner's Name: Lynne Chang

Address: 4665 E Inverness Woods Rd

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 8123200659

E-mail Address: Lchang@homefinder.org

Owner's Name: Cedarwood Properties LLC - Lynne Chang, Sole Member

Address: 4665 E Inverness Woods Rd

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 8123200659

E-mail Address: Lchang@homefinder.org

Occupants: Ashley Wening, Lydia Bladen, Maddie Richards (until 8/5/23)
Ashley Wening, Jasmine Tater, Natalie Vahnish (after 8/5/23)

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-57

RC

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

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

The inspection of this house took place on June 13. After waiting a month and not receiving the inspection report, I emailed the inspector, Rob Council. On July 18, he responded and told me that the report had been mailed on June 16, but I never received it. It seems to have been lost in the mail. So finally on July 18, he emailed me a copy of the inspection report containing the required repairs.

In the last 2 weeks since July 18, I have been scrambling to try to get the smaller repairs done, and estimates lined up for the bigger items. It has been extremely difficult as we are in the middle of rental turnover season. As a small property owner, I do not have my own employees and must rely on outside contractors. Even the ones I normally use are completely booked and cannot fit substantial new projects into their schedules for weeks.

I am requesting an extension until November 30, 2023 on the following items:
 FAMILY ROOM/DINING ROOM: To address the 2 issues, we will be replacing the entire atrium door set. This requires lead time to order and receive the doors, then scheduling labor.
 EAST BEDROOM: The window is old and cannot be properly repaired. We will be replacing the window, which again requires lead time to order and receive the window, then scheduling labor.
 EXTERIOR: Repair rot at window frames SW, NW, NE corners. At the NE corner, our assessment revealed that the rot is more extensive than just one window frame. That lower framing of entire corner used to be below a deck, and now that the deck is gone, we can see extensive wood damage. We plan to re-build that entire corner, framing up new walls and replacing the patio doors. The NE corner is a major project that will take several months to plan, acquire materials, schedule and complete. We will do the SW and NW window frames at the same time (these are just window sills) using the same contractor.

Signature (Required): *Lynne Chang*

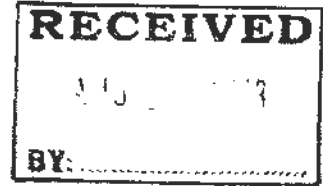
Name (Print): Lynne Chang, Sole Member, Cedarwood Properties LLC Date: 8/1/2023

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.



RECEIPT
No. 1369



Received Date: August 07, 2023
Received From: Lynne Chang
Property Located at: 100 N Bryan AVE
Amount Received: \$20
BHQA Application Fee : \$20
Balance Due: \$0
Paid by: Credit Card
Units/Buildings: 1/1

Approved by the State Board of Accounts, 2004.

Thank you for your payment



CITY OF
BLOOMINGTON
HOUSING AND NEIGHBORHOOD DEVELOPMENT

Rental Inspection Information

Date Mailed: 6/16/2023

Representative, Applicant

Chang, Lynne L.
4665 E. Inverness Woods Rd.
Bloomington IN 47401

Owner

Cedarwood Properties, Llc
4665 E. Inverness Woods Rd.
Bloomington IN 47401

Re: 100 N Bryan AVE

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 8/15/2023 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 <https://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



CYCLE INSPECTION REPORT

4198

Owner(s)

Cedarwood Properties, LLC
4655 E. Inverness Woods Rd.
Bloomington, IN 47401

Agent

Chang, Lynne L.
4665 E. Inverness Woods Rd.
Bloomington, IN 47401

Prop. Location: 100 N Bryan AVE

Number of Units/Structures: 1/1

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

Date Inspected: 06/13/2023

Primary Heat Source:

Property Zoning: R4

Number of Stories: 2

Inspector: Rob Council

Foundation Type: Crawl Space

Attic Access: No

Accessory Structure: None

**Monroe County Assessor's records indicate this structure was built in 1945.
There are no minimum requirements for emergency egress at the time of construction.**

EXTERIOR

Living Room (18-1 x 13-4):

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 under window.**)

Second Floor Bedroom (12-11 x 11-1):

Reattach hanging ceiling trim. BMC 16.04.060(a)

Existing Egress Window Measurements:

Height: 40 inches

Width: 41 inches

Sill Height: 36 inches

Openable Area: 11.38 sq. ft.

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

Kitchen (17-3 x 8-7):

No violations noted.

Laundry Closet:

No violations noted.

Bathroom/ Furnace Closet:

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

Secure toilet to its mountings. BMC 16.04.060(c)

Family Room/ Dining Room (17-6 x 13-4):

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

Properly install a door sweep on the bottom of the entrance door to reduce air/water infiltration as completely as possible. BMC 16.04.060(a)

Hallway:

No violations noted.

East Bedroom (10-5 x 9-6):

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

Caulk window frame to seal gaps. BMC 16.04.060(a)

Existing Egress Window Measurements:

Height: 42 inches

Width: 34 inches

Sill Height: 34 inches

Openable Area: 9.91 sq. ft.

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

West Bedroom (13-8 x 9-8): (Same windows)

No violations noted.

Hall Bathroom:

No violations noted.

Storage Area:

Reattach missing condensate line. BMC 16.04.060(c)

EXTERIOR

Secure loose conduit at front ac unit. BMC 16.04.050(c)

Secure junction box at front ac. BMC 16.04.050(c)

Repair rot at window frame Southwest, Northwest, and Northeast corners of structure. BMC 16.04.050(a)

Remount disconnect at rear ac. BMC 16.04.050(c)

OTHER REQUIREMENTS

Furnace Inspection Documentation:

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

Desired level: 0 parts per million (ppm)

Acceptable level in a living space: 9 ppm

Maximum concentration for flue products: 50 ppm

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

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: October 17, 2023

Petition Type: Relief from an administrative decision

Variance Request: Relief from the loss of a 5-year permit length.

Petition Number: 23-AA-58

Address: 611 E 2nd Street

Petitioner: Pleasants Rentals

Staff Report: March 14, 2023- The Rental Occupancy Permit for this property expired.
March 16, 2023- HAND sent 1st Notice to schedule Cycle inspection.
March 22, 2023- Owner scheduled the Cycle Inspection for May 31, 2023.
April 4, 2023- Cycle Inspection Report sent.
June 6, 2023- Owner scheduled re-inspection for July 25, 2023.
July 25, 2023- Re-inspection completed, all items complied.
August 18, 2023- Owner paid inspection fee.
August 18, 2023 -- Received BHQA Application for Appeal
September 19, 2023- No Meeting.

The previous permit was expired when the petitioner called to schedule the inspection. HAND has routinely sent notification prior to expiration of all permits. This is not a requirement of Title 16. During the transition to the new software program, those advance notices have not always been sent. The petitioner believes that he is due a 5 year permit.

Staff recommendation: Deny the relief from administrative decision.

Conditions: The 3 year permit will stay in effect.

Compliance Deadline: none

Attachments: Application for Appeal



RECEIVED
AUG 21 2023

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: 611 EAST 2ND Street

Petitioner's Name: Russell Pleasants

Address: 720 MOCKINGBIRD PLACE

City: DAVIS State: CA Zip Code: 95616

Phone Number: 925-254-4206 Email Address: Pleasantr@aol.com

Property Owner's Name: Russell Pleasants

Address: 720 MOCKINGBIRD PLACE

City: DAVIS State: CA Zip Code: 95616

Phone Number: 925 254 4206 Email Address: Pleasantr@aol.com

Occupants: 4 Students

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-AA-58

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.

See Attached two page document

Signature (required): Russell B Pleasants
Name (please print): Russell B Pleasants Date: 8/20/23

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.

Application for Appeal: Comments

RE: 611 East 2nd Street Occupancy Permit Term-(5 vs 3 year Term)

Relief from an administrative decision (Petition type AA)

I would like reconsideration of the Occupancy permit term for this house which recently completed an successful inspection process to renew the occupancy permit. I have been the owner of this house for 15 years and have been through this inspection process several times receiving 5 year permit terms. This property has been maintained to the highest standards and the feedback we have received from inspectors has reflected that each time our house is evaluated. I live in California and direct through my agent here what is to be accomplished and when to proceed. This last review had a few noted issues which were resolved. One of which was the exterior stone foundation stone and missing mortar in certain places which we addressed. We have always welcomed the city as a third set of eyes in looking for ways to improve the property. Having said this, we took a broader view on this last issue and did a complete refurbishing of all mortar joints around the entire footprint of the house which was a much larger project than the noted concern. This resulted in a request for an extension so we could complete this project successfully before having HAND come back and conduct the final re-inspection. Through this entire cycle I was never informed in any of the communications received from HAND that I had forfeited my 5 year renewal , and thus being issued a 3 year in its place.

After arriving in Bloomington, It was explained to me in person by HAND when I came in to get the permit and pay the fees that we did NOT schedule the inspection, starting the process, before the expiration of the old permit on March 14th. With my four houses, in the past I would get a notice that the house was up for inspection and that I needed to call HAND and schedule that inspection. HAND acknowledged to me that was the case but their process had changed and they were no longer sending curtesy notices, and their process was currently moving to a new management application.

15 years ago, when I got involved in this process and not being familiar with it, I would call to make sure I got these inspections done to keep my permits in a active status. At that time they would tell me that I would be notified and should schedule at that point which I have done successfully t with all my houses receiving 5 year terms. I was left with the impression as long as I was actively pursuing the renewal after the HAND notice the actual expiration date was not critical to determine compliance in terms of the objective of the HAND inspection protocol.

In this case I received what I would have called the first notice which was sent by HAND on March 16th to me in California. I probably received 3 days later and we called to schedule the inspection on 3/22/23. Inspection was scheduled for 3/31/23. I received the inspectors report dated 4/3/23 in California by US Mail several days later. We then proceeded to take corrective action. As you can see, what I would have assumed was the first notice was received 5 or so days after the expiration date. We schedule right away on 3/22/23 or 8 days after the expiration date. I got the actual inspection report On April 6th in California, approximately 3 weeks after the expiration date. I believe knowing what I understood the process to be, based on my previous experience ,that we acted in good faith in a reasonable timeframe. If I knew the process had changed I would obviously had made sure to call independently before March 14th. My three other houses have seen very similar cycle times like this one where the existing permit expiration date had passed before the re-inspection was completed. A similar timeline was realized here.

In closing, our house is in excellent condition, remodeled inside and out. It has always been my understanding the shorter term is a result of a HAND concern on how the property is being maintained or managed over time. 611 East 2nd Street has had 5 year terms when under my ownership and supervision. This specific exception due to mis -understanding on my part does not tie back to the safety and soundness of the property and the wellbeing of the IU students living in the house.

Have said this, I would appreciate your consideration this one time to reinstate the 5 year term on this current permit. Going forward, I can assure the Board I will manage to the current process which is to independently call to schedule before the expiration date of the current permits. Managing our houses to a high standard has been our primary goal and I feel the inspections done and how we respond reflect that. With this in mind I would ask for your re-consideration of this administrative decision. Thank you.

Russell Pleasants

925-254-4206

Pleasantr@aol.com

Darusrentals.com



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

RESIDENTIAL RENTAL OCCUPANCY PERMIT

Complied: 7/25/2023
Inspected: 3/31/2023
Expires: 7/25/2026

611 E 2nd ST

Owner, Applicant

JWAIDEH/PLEASANTS RENTALS, LLC

720 MOCKINGBIRD PLACE

DAVIS CA 95616

Representative

LOWERS, ROBERT

1119 W. MAIN STREET

ELLETTSVILLE IN 47429

Inspector: Rob Council

The permit certifies compliance with the provision of Title 16 of the Bloomington Municipal Code, "Bloomington Residential Rental Unit and Lodging Establishment Inspection Program", and does not represent compliance with any other Title of the Bloomington Municipal Code or other relevant statutes or ordinances, particularly in regards to laws which regulate the zoning of this property. No change of use shall be made in this location without the prior approval of the applicable departments.

Housing Official

<u>Structure Identifier</u>	<u>Units</u>	<u>Bedrooms per Unit</u>	<u>Max Occupant Load per Unit</u>
1	$\frac{1}{1}$	$\frac{4}{4}$	5

A copy of the permit must be displayed on the inside of the main entrance of the rental units
A copy of this permit and the rental file are available for the public to view during regular business hours at the Housing and Neighborhood Development office.



APR 03 2023

City Of Bloomington
Housing and Neighborhood Development
RENTAL INSPECTION INFORMATION

Jwaideh/Pleasants Rentals, LLC
720 Mockingbird Place
Davis, CA 95616

RE: 611 E 2nd 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 **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: Lowers, Robert: 1119 W. Main Street, Ellettsville, IN 47429



**City Of Bloomington
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

2577

Owner(s)

Jwaideh/Pleasants Rentals, LLC
720 Mockingbird Place
Davis, CA 95616

Agent

Lowers, Robert
1119 W. Main Street
Ellettsville, IN 47429

Prop. Location: 611 E 2nd ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/5

Date Inspected: 03/31/2023
Primary Heat Source: Gas
Property Zoning: RH
Number of Stories: 1

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

**Monroe County Assessor's records indicate this structure was built in 1914.
There were no requirements for emergency egress at the time of construction.**

INTERIOR

Living Room (14x18):
No violations noted.

Kitchen (9x7):
No violations noted.

½ Bath:
C Properly install or replace the aerator on the sink faucet so that it functions as intended.
BMC 16.04.060(c)

Bathroom:

- C Secure loose shower faucet. BMC 16.04.060(c)

Basement:

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

- C Proper TPR valve discharge tube needs to be installed on water heater. BMC 16.04.060(c)

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)**

SW Bedroom (12x14):

- C 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

Existing Egress:

Height: 26 inches

Width: 46 inches

Sill Height: 24 inches

Openable Area:sq. ft.

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

SE Bedroom (12x10):

No violations noted.

Existing Egress:

Height: 22 inches

Width: 27 inches

Sill Height: 24 inches

Openable Area: 4.12 sq. ft.

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

West Central Bedroom (11x11):

c 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

Existing Egress:

Height: 22 inches

Width: 30 inches

Sill Height: 24 inches

Openable Area: 4.58 sq. ft.

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

e NW Bedroom (9x10):

No violations noted.

Existing Egress:

Height: 29 inches

Width: 30 inches

Sill Height: 46 inches

Openable Area: 6.04 sq. ft.

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

EXTERIOR

Properly tuck point all missing or defective mortar joints. BMC 16.04.050(a)

c

OTHER REQUIREMENTS:

Furnace Inspection Documentation:

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

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

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. **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
H.A.N.D.

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

Meeting Date: October 17, 2023

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

Petition Number: 23-TV-59

Address: 2036 N Walnut St

Petitioner: Tabitha Pitzer

Inspector: Chastina Hayes/Rob Council

Staff Report: May 23, 2023 Completed cycle inspection
June 8, 2023 Mailed cycle report
August 3, 2023 Kylie scheduled reinspection
September 21, 2023 Completed reinspection
September 22, 2023 Mailed remaining violations report
September 25, 2023 Received BHQA application

During a cycle inspection of the above property it was noted that there was a water damaged floor that required repair, a couple broken window locks, a water damaged ceiling and a garbage disposal not functioning. The petitioner is requesting an extension of time to complete the repairs.

Petitioner is seeking an extension of time to complete the necessary repairs.

Staff recommendation: Approve 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: December 19, 2023 All remaining violations

Attachments: Remaining Violations report; BHQA Application



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

Property Address: 2036 N. Walnut St. Bloomington, IN. 47404

Petitioner's Name: Tabitha Pitzer

Address: 2036 N. Walnut St.

City: Bloomington

State: Indiana



Zip Code: 47404

Phone Number: 8123342898

E-mail Address: Tpitzer@corespaces.com

Owner's Name: Core SVA Bloomington Platis 1 LLC

Address: 2036 N. Walnut Street

City: Bloomington

State: Indiana



Zip Code: 47404

Phone Number: 8123342898

E-mail Address: tpitzer@corespaces.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-59

CH

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

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

We are asking for a 60 day extension for the following violations:

B-04 Water damage to ceiling - We are actively working with Serv Pro to get resolved
F-19 Kitchen GFI
F-12 Garbage Disposal
C-29 Entry door frame - Workin with Tommy D's to get door frame ordered and replaced
C-33 Threshold at front door
C-35 Floor in Kitchen - Working with Hays & Sons to have flooring repaired
D-10 Bedroom C window lock - Ordering Window from City Glass
D-24 Bedroom B window lock - Ordering Window from City Glass
D-30 Entry strike plate

Signature (Required): Tabbitha Pitzer

Name (Print): Tabbitha Pitzer Date: 9-21-2023

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**

HOUSING AND NEIGHBORHOOD DEVELOPMENT

SEP 22 2023

REMAINING VIOLATIONS REPORT

2251

Owner(s):

Core SVA Bloomington Platos 1 LLC
2036 N Walnut St
Bloomington, IN 47404

Prop. Location: 2036 N Walnut ST

Number of Units/Structures: 200/6

Units/Bedrooms/Max # of Occupants: Bld 1: Bld A: 2/5/5 1/1/5 20/2/5 13/3/5, Bld B: 1/3/5
2/1/5 33/3/5, Bld C: 2/5/5 2/1/5 4/2/5 32/3/5, Bld D: 2/1/5 19/2/5 15/3/5, Bld E: 22/1/5, Bld
F: 30/1/5

Date Inspected: 05/22/2023

Primary Heat Source: Electric

Property Zoning: MS

Number of Stories: 2

Inspector: C Hayes/R Council

Foundation Type: Slab

Attic Access: No

Accessory Structure: none

REINSPECTION REQUIRED

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

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

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

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

INTERIOR:
BUILDING B:

Unit 4B:

NW Bedroom:

Repair the water damaged ceiling. BMC 16.04.060 (a)

BUILDING F:

Unit 19F:

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)

Unit 12F:

Kitchen:

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

BUILDING C:

Unit 29:

Entry:

Properly repair damaged door frame. BMC 16.04.060(a) (Taped currently.)

Unit 33:

Entry:

Properly secure loose threshold to eliminate trip hazard. BMC 16.04.060(b)

Unit 35:

Kitchen:

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

BUILDING D:

Unit 10:

Bed C:

Repair window to latch securely. BMC 16.04.060(b)

Unit 24:

Bed B:

Repair window to latch securely. BMC 16.04.060(b)

Unit 30:

Entry:

Adjust strike plate so door latches as intended. BMC 16.04.060(a) (Plate missing)

OTHER REQUIREMENTS

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: October 17, 2023

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

Petition Number: 23-TV-60

Address: 501 W Hoosier Ct

Petitioner: Tara White

Inspector: Chastina Hayes

Staff Report: June 23, 2022 Completed cycle inspection
June 30, 2022 Mailed report
September 9, 2022 Mailed remaining violations report
October 4, 2022 Tara scheduled reinspection
November 3, 2022 Completed reinspection
November 10, 2022 Mailed remaining violations report
November 30, 2022 Tara scheduled reinspection
December 16, 2022 Arrived for reinspection and it was a no show
December 21, 2022 Shannon scheduled reinspection
January 3, 2023 Arrived for reinspection and it was a no show
January 9, 2023 Tara scheduled reinspection
January 13, 2023 Completed reinspection
September 5, 2023 Tara scheduled reinspection
September 7, 2023 Completed reinspection

During a cycle inspection of the above property it was noted that the window in the back left bedroom was not working properly. The petitioner is requesting an extension of time due to parts being on order. I recommend denying the request due to the fact that the initial inspection was in June of 2022.

Petitioner is seeking an extension of time to complete the necessary repairs.

Staff recommendation: Deny 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: The deadline for this has passed, please call to schedule

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: 501 W Hoosier Court Ave, Bloomington, IN 47404

Petitioner's Name: Tara White

Address: 1200 S Rolling Ridge Way

City: Bloomington **State:** Indiana **Zip Code:** 47403

Phone Number: 8125580800 **E-mail Address:** tara.white@hunterbloomington.com

Owner's Name: Hunter Hoosier Court Properties LLC

Address: 2201 Main St

City: Evanston **State:** Illinois **Zip Code:** 60202

Phone Number: 8125580800 **E-mail Address:** tara.white@hunterbloomington.com

Occupants: Alexandra Capelli, Cristal Quintero-Pliego

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-60

CH

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.

Window needs to be replaced - need extension of time due to length of time the vendor needs to order replacement windows.

NEED UNTIL 11-3-23.

Signature (Required): Tara M White

Name (Print): Tara M White Date: 9/15/2023

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.

Print Form



City Of Bloomington
Housing and Neighborhood Development

NOV 10 2022

REMAINING VIOLATION INSPECTION REPORT

4795

Owner(s)

Hunter Bloomington Properties
2201 Main Street
Evanston, IL 60202

Agent

Tara White- Hunter Bloomington Properties
1200 S Rolling Ridge Way - Office
Bloomington, IN 47403

Prop. Location: 501 W Hoosier Court AVE
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/5

Date Inspected: 06/23/2022
Primary Heat Source: Electric
Property Zoning: MS
Number of Stories: 2
Landlord Has Affidavit: N/A

Inspector: Chastina Hayes
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

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

INTERIOR:

Hall Bath:

Repair the electrical outlet to function as intended. (No power) BMC 16.04.060 (b)

Upstairs

Back Left Bedroom (10 x 11): Same window measurements as Back Right 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)

EXTERIOR:

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

OTHER REQUIREMENTS

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

This is the end of this report.

1/13/23
C
will file
DAAA window on order



City of Bloomington
H.A.N.D.

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

Meeting Date: October 17, 2023

Petition Type: Relief from an administrative decision

Variance Request: Relief from the requirement to pay fines for required documents.

Petition Number: 23-AA-62

Address: 1501-1531 S Dorchester Dr.

Petitioner: A-1 Town Homes and Apartments, LLC, by Robert Tamborrino, Manager

Staff Report: March 30, 2023- Conducted Cycle inspection with maintenance. No documents reviewed.
April 5, 2023- Cycle report sent to owner.
April 27, 2023- Received the furnace documentation via email.
June 5, 2023- Owner scheduled the re-inspection for July 12, 2023.
July 12, 2023- Re-inspection with owner, not all complied, did not review Inventory and Damages Lists.
July 13, 2023- Sent RV report, report states the documents were not reviewed.
July 19, 2023- Owner scheduled re-inspection for August 3, 2023
August 3, 2023- Re-inspection with owner, documents reviewed.
September 5, 2023- Billing statement sent.
September 20, 2023- Received a partial payment, only permit fee. The fine amount was not sent as part of the payment. The petitioner included a letter. HAND Director John Zody spoke with owner, and informed the owner that he would need to appeal to the BHQA for relief from the fines.

The petitioner states that he had the documents with him at the inspections prior to the notice that he had missed the deadline, but the inspector did not ask for them. HAND department policy states that the documents must be received or reviewed by the inspector within the same 60 day deadline as given for scheduling the re-inspection. All of the notes in the file show that this did not happen.

Staff recommendation: Deny the relief from administrative decision.

Conditions: The petitioner shall pay the fines as shown on the billing statement sent to the owner for this current Cycle inspection.

Compliance Deadline: Remit payment immediately.

Attachments: Application for Appeal, Petitioner's letter about the fines, Cycle Inspection report, RV report.



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

RECEIVED
SEP 27 2023
BY:

Property Address: Dorchester Apartments - 1501 to 1531 Dorchester, Bloomington, IN 47401

Petitioner's Name: A-1 Town Homes and Apartments, LLC by Robert Tamborrino, Manager

Address: P.O. Box 145

City: Bloomington

State: Indiana

Zip Code: 47402

Phone Number: (812) 345-5009

E-mail Address: rtamborr@gmail.com

Owner's Name: A-1 Town Homes and Apartments, LLC

Address: Same as above

City:

State:

Zip Code:

Phone Number:

E-mail Address:

Occupants: not applicable

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-62

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.

We are seeking relief from the \$400 penalty imposed by HAND Inspector for our supposed failure to present tenant files at the time of inspection. At the inspection on 3/30/23, the re-inspection on 7/12/23, and the final inspection on 8/3/23, I had all of the tenant files physically with me to present to the inspector. At no time during inspection, re-inspection or final inspection was I asked to provide those files to the inspector, as had been the custom in the past.

Since 1994, I have managed properties in the Bloomington community and always followed the requests of the inspectors. Never have I told the inspector how to do their job or the interrupt them with their requests. Never during the three dates noted above was I asked by the inspector to present my files. For some reason, the inspector found it appropriate to fine me \$400 for what I perceive as a lack of doing their job and following HAND procedures.

I request an abatement of the \$400 penalty on the basis that I was at all times prepared to comply with presentation of tenant files but was never requested to do so.

Signature (Required):

Robert A. Tamborrino

Name (Print): Robert Tamborrino, Manager

Date: 9/26/23

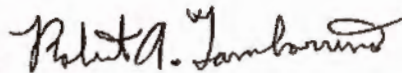
Important information regarding this application format:

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

TO: John Zody, Director of H.A.N.D.

FROM: Robert A. Tamborrino, owner and property manager



A-1 Town Homes and Apartments, LLC

P.O. Box 145, Bloomington, IN 47402

DATE: September 12, 2023

RE: Rental Inspection Billing

The purpose of this communication is to express my complete dissatisfaction with my most recent experience with HAND and one of its inspectors. I received a \$400 fine for documentation that was with me at each inspection but never requested by the inspector. I respectfully request an abatement of that fine.

Following is a summary of my position, prior experience as a property manager and a detailed outline of my experience with the most recent property inspector.

I have been a property owner since 2005, and a property manager in the Bloomington community since 1994. During this time, I have always had a positive relationship with HAND and its inspectors, I have always done what is necessary to remain in compliance, and I have always received my Rental Occupancy Permits without issue. Unfortunately, your most recent inspection of one of my properties has drastically changed my opinion of HAND and its inspection process.

The inspection of our sixteen town homes located on Dorchester Drive took place on March 30, 2023 and was conducted by Ms. Chastina Hayes. My maintenance man and I were both present for the inspection, as we have been for every inspection. I instructed my maintenance man to accompany the inspector throughout every unit, and to take notes regarding the violations and the materials need to correct the violation. At the same time, I stayed one unit ahead of the inspector to alert tenants, unlock doors, and check for pets that might interfere with the inspection process. In the past, this has always proved to be an efficient use of the inspector's time. The only unit that we were not able to gain access to was 1517 Dorchester Drive. Ms. Hayes informed me that she would inspect that unit during the reinspection of the other 15 units. At the conclusion of the inspection, the three of us walked around the exterior of both buildings, making notes of what exterior violation existed at the time. I did not interrupt the conversations between Ms. Hayes and my maintenance man by attempting to present my tenant files, since I knew there would be time at the end for this. Before leaving the property, Ms. Hayes reminded me that all furnaces needed to be inspected, and that she would be mailing me a report. Ms. Hayes did not ask to view any of the check-in inspection sheets for the current tenants living at this property, although I had files on all 16 units with me at the time. Having been told that we were done for the day, I thanked her for her time. She then left the property.

On April 3, 2023, four days after the initial inspection, I had HFI Heating and Cooling inspect all sixteen furnaces on the property. The result of that inspection was that fifteen furnaces passed inspection, and one furnace had to be replaced. After the furnace was replaced on April 25, 2023, HFI emailed both the

furnace inspection report and the invoice for the new furnace to HAND. Prior to June 5, 2023 I called HAND and scheduled the re-inspection of the property.

Ms. Hayes returned on July 12, 2023 to find that all violations had been corrected. The only remaining violations were those found in unit 1517 which we did not have access to at the initial inspection, and some trash and furniture which had accumulated on the property. These violations were corrected immediately following the reinspection. Unlike the initial inspection, Ms. Hayes seemed to be in a hurry during the reinspection. Although my maintenance man who performed all the repairs was prepared to show Ms. Hayes all the correction that had been made, she didn't seem interested in checking to see that every single item on her report was in compliance. After all the time and money that was spent on these required repairs, I would have appreciated having the inspector confirm compliance of every item on the report. Once again, Ms. Hayes left the property without requesting any documentation, although I had all of my files with me once again. I assumed that she would request to view my tenant files at the very end of the final inspection, in the same manner that all of the other HAND inspectors have done during my multitude of rental property inspections.

The most frustrating part of this entire process came on August 3, 2023. Ms. Hayes returned for the final inspection of the few remaining violations. She and my maintenance man did a quick walk through of the only unit left to be inspected. Suddenly, Ms. Hayes informed me that I would be receiving a fine for not showing her my tenant files and check-in sheets, although I was actually standing on the sidewalk with the file box in my hand, like I had at the two previous inspections of this property. I explained to Ms. Hayes that I had the files in my possession all three times that she came to the property, but I did not want to interrupt the inspection process and was waiting for her to be ready to view the documents. She reluctantly viewed a small number of my files at that time, and proceeded to argue with me about the fine. When I asked her how much the fine would be, her very flippant response was "I don't do billing." Following this, she began to walk back to her truck. I asked her to please finish the inspection of remaining violations by walking around the exterior of the buildings, so that she could clearly see that we did in fact remove all trash and furniture that she documented in the remaining violations report. She then proceeded to walk by herself around the north building only, and then got in her truck and drove away. My maintenance man and I were left standing there wondering why HAND would employ anyone with such an unprofessional attitude. I do not wish to ever have Ms. Chastina Hayes assigned to inspect any of my rental properties in the future, and I will make it a point to request a seasoned inspector who knows the importance of developing a relationship between HAND and local property owners.

As I stated earlier, I have always had a stellar track record with all the HAND inspectors I have worked with over my years as a landlord and property manager, and not once was I ever fined for not having every bit of required documentation ready upon request. Enclosed you will find a check for \$679.00, which is what I believe I owe for the inspection and re-inspection my property on Dorchester Drive. I am simply not willing to pay a fine that I do not deserve. My maintenance man and I would be more than happy to sit down and discuss this matter with you regarding Ms. Hayes behavior, if you feel that is necessary. I do not wish to discuss this before a judge as I hope that never becomes necessary.

Thank you for your time regarding this matter, and I look forward to receiving my Occupancy Permit in the mail.

**INVOICE (INV-00000178)
FOR CITY OF BLOOMINGTON**

BILLING CONTACT

A1 Townhomes & Apartments, LLC
Bloomington, IN 47402



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00000178	09/05/2023	10/05/2023	Due	Rental Inspection Billing

REFERENCE NUMBER	FEE NAME	TOTAL	
rentpro_1274	Missing Inventory Damages List	\$400.00	
	Multi-Family	\$602.00	
	Re-Inspection Fee - Rental Units	\$77.00	
1501 S Dorchester Dr Bloomington, IN 47401		SUB TOTAL	\$1,079.00

REMITTANCE INFORMATION
City of Bloomington 401 N Morton ST Bloomington IN 47404

TOTAL **\$1,079.00**



**CITY OF
BLOOMINGTON**

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Sent
9-5-23
DUE
10-5-23

BILLING STATEMENT

DATE:

OWNER: A1 Townhomes & Apartments, LLC
P.O. Box 145
Bloomington, IN 47402

AGENT:

RENTAL PROPERTY ADDRESS: 1501-1531 S Dorchester DR
NUMBER OF UNITS: 16
NUMBER OF BUILDINGS: 2

ASSESSMENT

Inspection Fee:	\$602.00
Reinspection Fee (08/03/2023):	\$77.00
No Show Fee :	\$0.00
Failure to Timely Provide Occupancy Affidavit:	\$0.00
Failure to Timely Provide Inventory & Damage List:	\$400.00
Credit:	\$0.00
TOTAL AMOUNT DUE:	\$1,079.00

DUE BY:

* RENTAL PERMIT WILL BE ISSUED UPON RECEIPT OF PAYMENT

Cash, check, money order and credit cards are acceptable payment types. Please make your check or money order payable to "City of Bloomington". A copy of this statement must be returned with your payment within 30 days to: City of Bloomington, Housing and Neighborhood Development, P.O. Box 100, Bloomington, IN 47402.

If payment is not received within 30 days, any long-term occupancy permit will revert to a three-year permit, and this matter will be referred to the City Legal Department. You are responsible for all fees incurred regardless of whether you complete the entire inspection process or the property will no longer be used as a rental.



2023 8 1 707

REMAINING VIOLATIONS REPORT

1274

Owner(s)

A1 Townhomes & Apartments, Llc
P.O. Box 145
Bloomington, IN 47402

Prop. Location: 1501 S Dorchester DR

Number of Units/Structures: 16/2

Units/Bedrooms/Max # of Occupants: Bld 1: Bld 1: 8/2/5, Bld 2: 8/2/5

Date Inspected: 03/30/2023

Primary Heat Source: Gas

Property Zoning: RH

Number of Stories: 2

Inspector: Chastina Hayes

Foundation Type: Slab

Attic Access: No

Accessory Structure: None

REINSPECTION REQUIRED

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

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

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

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

INTERIOR:

SOUTH BUILDING:

Unit 1517:

Mechanical Room:

Repair the water heater to function as intended. (Leaking from bottom) BMC 16.04.060 (c)

Half Bathroom:

① Secure the loose sink to the wall. BMC 16.04.060 (a)

Upstairs:

Bathroom:

① 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)

EXTERIOR:

① Remove all furniture and trash from the property. BMC 16.04.050 (a)

OTHER REQUIREMENTS:

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

• **Inventory & Damages List**

①
8.3.23
late

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

BMC 16.03.050(e) and BMC 16.10.030(b)

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

This is the end of this report.



City Of Bloomington
Housing and Neighborhood Development
RENTAL INSPECTION INFORMATION

APR 05 2023

A1 Townhomes & Apartments, Llc
P.O. Box 145
Bloomington, IN 47402

RE: 1501 S Dorchester 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 05 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



**City Of Bloomington
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

1274

Owner(s)

A1 Townhomes & Apartments, Llc
P.O. Box 145
Bloomington, IN 47402

Prop. Location: 1501 S Dorchester DR
Number of Units/Structures: 16/2
Units/Bedrooms/Max # of Occupants: Bld 1: Bld 1: 8/2/5, Bld 2: 8/2/5

Date Inspected: 03/30/2023
Primary Heat Source: Gas
Property Zoning: RH
Number of Stories: 2

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

Monroe County Assessor's records indicate this structure was built in 1963. There were no minimum requirements for emergency egress at the time of construction.

Egress window measurements for structures are as follows:

Existing Egress Window Measurements: Dbl hung pop out
Height: 19.5 inches
Width: 38 inches
Sill Height: 29.25 inches
Openable Area: 5.15 sq. ft.

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

Room Dimensions:

Main Level:

Living Room 18-6 x 15
Kitchen 8-6 x 6
Dining Area 8-6 x 8
½ Baths (end units only)

Upper Level

E Bedroom 13-2 x 12-8
W Bedroom 13 x 12
Bathroom

Note: Only rooms with violations will be listed on this report.

City Hall

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

401 N Morton St

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

Bloomington, IN 47404

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

INTERIOR:

NORTH BUILDING:

Unit 1501:

Kitchen:

Replace the missing safety guard on the top of the garbage disposal. BMC 16.04.060 (b)

Unit 1503:

Kitchen:

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

Unit 1505:

Bathroom:

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

West Bedroom:

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

Unit 1507:

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)

Furnace Closet:

Replace the deteriorating/rusted vent pipe on the furnace. BMC 16.04.060 (b)

Upstairs:

Bathroom:

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

Unit 1509:

Kitchen:

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

West Bedroom:

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

Unit 1511:

West Bedroom:

Repair the window to seal and lock as intended. BMC 16.04.060 (b)

Unit 1513:

W Bedroom:

Secure the loose vent on the east wall. BMC 16.04.060 (a)

Unit 1515:

Kitchen:

Repair the hole in vinyl flooring. BMC 16.04.060 (a)

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

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

C Living Room:
Repair the screen door to function as intended. BMC 16.04.060 (a)

C Upstairs:
Bathroom:
Secure toilet to its mountings. BMC 16.04.060(c)

C East Bedroom:
Repair the ceiling light to function as intended. (Flashing) BMC 16.04.060 (c)

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

C West Bedroom:
Repair the closet doors to function as intended. BMC 16.04.060 (a)

COC Repair/replace the outlet on the south wall so that it functions as intended. (ground blocked) BMC 16.04.060 (b)

COC Replace the missing vent cover on the east wall. BMC 16.04.060 (a)

SOUTH BUILDING:

Unit 1517:

Complete all renovations in the unit to bring the unit into compliance. BMC 16.04.060 (a)

Water header leaking

UP Bath GFI

Half Bath - sink loose

Unit 1519:

Hallway:

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

Stairs:

Repair/replace the torn carpet. BMC 16.04.060 (a)

Upstairs:

Hallway:

Repair/replace the torn carpet. BMC 16.04.060 (a)

Bathroom:

Secure the globe on the ceiling light. BMC 16.04.060 (a)

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

East Bedroom:

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

Rearrange furniture in a manner that does not block or hinder access to emergency egress window. BMC 16.04.020(a)(3), 2014 IFC 1003.6, 1030

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

Unit 1521:

No violations noted.

Unit 1523:

Kitchen:

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

Unit 1525:

Hallway:

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

All residential rental units, their accessory structures and exterior premises shall be kept free from pests. All residential rental units or accessory structures thereof in which pests are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination proper precautions shall be taken to prevent reinfestation. (a) The owner of any residential rental unit shall be responsible for extermination within the unit. Its accessory structures or on the exterior premises for extermination of pests prior to letting the unit. (d)The owner of a structure containing two or more dwelling units. A multiple occupancy or a rooming house shall be responsible for extermination of pests. BMC 16.04.090(a)(d) (Roaches)

Kitchen:

Repair the sink drain to function as intended. (Not draining) BMC 16.04.060 (c)

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

Replace the broken refrigerator door handles. BMC 16.04.060 (a)

Upstairs:

Hallway:

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

Unit 1527:

Kitchen:

Repair/replace the electrical outlet to the left of the stove so that it functions as intended. (Ground blocked) BMC 16.04.060 (b)

Unit 1529:

Living Room:

Secure the electrical outlet on the south wall. BMC 16.04.060 (b)

East Bedroom:

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

Unit 1531:

Furnace Closet:

Maintain minimum clearances from combustibles:

- Fuel-fired appliances: 36" clearance from combustible storage
- Single-wall vent connectors: 1" clearance from Flow Guard Gold CPVC
6" clearance for other combustibles
- Double-wall vent connectors: 1" clearance for all combustibles
- Draft hood: 6" clearance for all combustibles

BMC 16.04.060(c)

Upstairs:

Hallway:

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

Bathroom:

Properly remove the mold from the walls and ceiling. BMC 16.04.060 (a)

Laundry Rooms:

No violations noted.

EXTERIOR:

Repair the hole in the soffit above unit 1521. BMC 16.04.050 (a)

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

Remove all furniture and trash from the property. BMC 16.04.050 (a)

OTHER REQUIREMENTS:

Furnace Inspection Documentation

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

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

Inventory Damage List

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement. A completed copy of the Inventory & Damage List must be provided to the office 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 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: October 17, 2023

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

Petition Number: 23-TV-63

Address: 114 S. Grant Street

Petitioner: David J. & Michelle E. Martin-Colman

Inspector: Jo Stong, Rebecca Davis

Staff Report: June 9, 2023: Conducted cycle inspection
June 14, 2023: Mailed inspection report
August 14, 2023: Plan review for exterior stairs completed
August 25, 2023: Mailed remaining violations report
September 6, 2023: Received appeal

During an inspection of the above property violations of the housing code were found, including exterior stairs which appeared to be improperly built. The petitioner was seeking an extension of time to complete the process for obtaining a county building permit and inspection. The stairs have been inspected and approved by the county, however there are still areas of the property that have not been inspected (basement).

Staff recommendation: Grant an extension of time

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

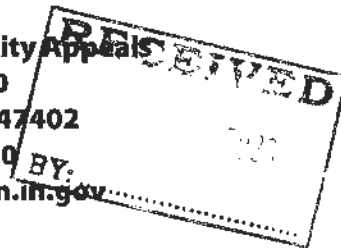
Compliance Deadline: October 31, 2023

Attachments: Remaining Violations Report; BHQA Application

22



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: 114 S. Grant St. Bloomington, IN. 47408

Petitioner's Name: David J. Colman

Address: 1116 E. 1st.

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 322-1661

E-mail Address: Venue.colman@gmail.com

Owner's Name: David J. and Michelle E. Martin-Colman

Address: Same as above

City:

State:



Zip Code:

Phone Number:

E-mail Address:

Occupants:

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

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

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

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



Reminder:

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

(Will be assigned by BHQA)

23-TV-63


Petition Number: _____

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

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

The inspection of my outside staircase gave raise to the preceived need for a building permitt, for repairs that had already been completed. While I did not necessarily agree with the need for a permitt, I have applied for a permitt and paid a \$100.00 fee.. There has been some delay in their process, not by me, but it has been inspected and I awaite receipt of a permitt. I will need an extension of time until I recieve my permitt, a time frame I do not control.

NEEDS UNTILL OCT 31

Signature (Required): 

Name (Print): David S. Colman Date: 9/6/23

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

REMAINING VIOLATIONS INSPECTION REPORT

AUG 25 2023

534

Owner

Colman, David
114 S. Grant
Bloomington, IN 47401

Prop. Location: 114 S Grant ST
Number of Units/Structures: 4/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/Eff/5 3SR/1/1

Date Inspected: 06/09/2023
Primary Heat Source: Gas
Property Zoning: MD-UV
Number of Stories: 3

Inspector: Stong, Davis
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

REINSPECTION REQUIRED

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

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

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

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

INTERIOR:

BASEMENT

The basement was not inspected. The basement must be brought into compliance with-in the same 60 day deadline as the remainder of this property. This applies even if the tenants do not have access to this area of the property. BMC 16.03.040

Previous inspection reports indicate that there is a gas furnace in the basement. See Other Requirements at the end of the report for required furnace documentation.

EXTERIOR:

The exterior stairs have been recently rebuilt. Provide documentation from the Monroe County Building Department that the exterior stairs have received a Certificate of Occupancy. BMC 16.01.060(f), BMC 16.04.020(a)(1)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e)
(the painting violation has a one-year deadline from the date of the cycle inspection)

OTHER REQUIREMENTS:

Registration Form

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

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:	50ppm BMC 16.01.060(f), BMC 16.04.060(b), (c)

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

• **Inventory & Damages List**

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

BMC 16.03.050(e) and BMC 16.10.030(b)

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: October 17, 2023

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

Petition Number: 23-TV-064

Address: 1305 N Lincoln St

Petitioner: Stephanie Curtis

Inspector: Michael Arnold

Staff Report: August 24, 2023 Complaint Inspection
August 28, 2023 Sent Complaint Inspection report
September 08, 2023 Received BHQA Application

A complaint inspection was scheduled regarding standing water in the basement and cracks in the foundation of the basement walls. The work to replace the missing drywall from the clean-up and the work to repair the crack in the foundation wall has not been reinspected. The Petitioner is requesting time to complete the repairs.

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

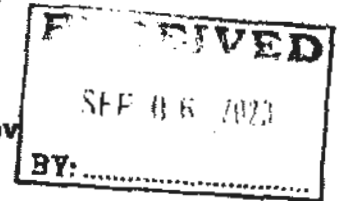
Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: October 31, 2023

Attachments: Complaint Inspection Report; BHQA Application



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



Property Address: 1305 N Lincoln St

Petitioner's Name: Stephanie Curtis

Address: 401 E 4th St

City: Bloomington

State: Indiana



Zip Code: 47408

Phone Number: 8127277000

E-mail Address: scurtis@granitesl.com

Owner's Name: John Lukens

Address: PO Box 303 Clear Creek

City: Clear Creek

State: Indiana



Zip Code: 47426

Phone Number: 8126067771

E-mail Address: johnrl@bluemarble.net

Occupants: Lauren Campbell, Madison Metz, Sydney Ruppert, Katharina Collins, Jessica DiBella

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!

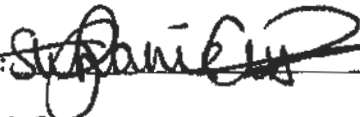
(Will be assigned by BHQA)
Petition Number: 23-TV-64

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.

We have engaged Indiana Foundation Services for the foundation crack in the west wall. They are not able to schedule the repair until late September-early October. I am happy to send confirmation that the work has been scheduled.

Signature (Required): 
Name (Print): Stephanie Curtis Date: 9/5/2023

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.

Print Form



AUG 28 2023

COMPLAINT INSPECTION REPORT

736

Owners

CJ Satellite LLC
PO Box 337
Bloomington IN 47426

Agent

Granite Management LLC
401 E 4th St
Bloomington IN 47408

Tenant

Dan Brown
2522 Pebbleford Ln
Glenview IL 60026

Prop. Location: 1305 N Lincoln St
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/5/5

Date Inspected: 08/24/2023
Primary Heat Source: Gas
Property Zoning: MS
Number of Stories: 1
Landlord Has Affidavit:

Inspector: Mike Arnold
Foundation Type: Basement
Attic Access: NA
Accessory Structure: None

The following items are the result of a complaint inspection conducted on August 24, 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:

Basement:

Complete the replacement of the damaged drywall in the basement. BMC 16.04.060(a)

Provide documentation from the cleaning service or work that was completed. BMC 16.01.060(f)

Complete work required to eliminate the crack in the west foundation wall as recommended by the foundation company assessment. BMC 16.04.010(f)



City of Bloomington
H.A.N.D.

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

Meeting Date: October 17, 2023

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

Petition Number: 23-TV-065

Address: 508 N Washington St

Petitioner: Brawley Property Management

Inspector: Michael Arnold

Staff Report:

December 23 2021	Cycle Inspection Report
December 29 2021	Mailed Cycle Inspection Report
January 05 2022	Re-sent Cycle Inspection Report
January 18 2022	Reinspection scheduled
January 27 2022	Reinspeciton completed
January 28 2022	Issued Temporary Permit
November 11 2022	Sent Exterior Extension reminder
December 08 2022	Received BHQA Application
January 20 2023	BHQA grant Extension of Time
July 31 2023	Extension of Time expired
August 03 2023	Start Legal
September 27 2023	Received BHQA Application

After the reinspection was completed, a Temporary Permit was issued for exterior painting with a deadline of December 23, 2022. The petitioner applied for an extension of time on December 08, 2022 and was granted an extension of time thru July 31, 2023. The deadline passed and Legal was notified. The petitioner stated they lost their contractor that was supposed to complete the work over the summer and is requesting additional time thru November 01, 2023.

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

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



Compliance Deadline: November 01, 2023

Attachments: Exterior Extension Reminder 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: 508 N Washington

Petitioner's Name: Brawley Property Management

Address: PO Box 5543

City: Bloomington

State: Indiana



Zip Code: 47407

Phone Number: 8442547368

E-mail Address: tim@thebrawleygroup.com

Owner's Name: BMI Properties LLC

Address: PO Box 5543

City: Bloomington

State: Indiana



Zip Code: 47407

Phone Number:

E-mail Address:

Occupants:

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

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

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

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



Reminder:

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

(Will be assigned by BHQA)

Petition Number: 23-TV-65

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.

Please extend deadline for exterior painting. We lost our original contractor who was supposed to complete exterior painting over the summer and are working on securing staff to do the work before winter. Prefer extension until November 1st.

Signature (Required):



Name (Print): Tim Vinson-Chastain

Date: 8/24/23

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.



NOV 21 2022



City Of Bloomington
Housing and Neighborhood Development
EXTERIOR EXTENSION REMINDER

2283

Owner(s)

BMI Properties LLC
PO Box 5543
Bloomington IN 47407

Agent

Brawley Property Management
PO Box 5543
Bloomington IN 47407

Prop. Location: 508 N Washington St
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/9/5

Date Inspected: 12/23/2021
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 3
Landlord Has Affidavit: N/A

Inspector: Mike Arnold
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: detached garage

EXTERIOR EXTENSION REMINDER

This report is your reminder from the Housing and Neighborhood Development Office that this rental property is operating under a Temporary Permit that expires on 11-16-2022

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

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

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

EXTERIOR:

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e) (This item has a deadline of 12/23/2022)

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)

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: October 17, 2023

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

Petition Number: 23-TV-66

Address: 612 S State Rd 446

Petitioner: Knightridge

Inspector: Chastina Hayes

Staff Report: September 16, 2022 Completed cycle inspection
September 28, 2023 Sent cycle report
November 10, 2022 Received BHQA application
January 17, 2023 Leesa scheduled reinspection
February 14, 2023 Completed reinspection
February 21, 2023 Leesa scheduled reinspection
February 24, 2023 Mailed remaining violations report
March 20, 2023 Completed reinspection
March 24, 2023 Mailed remaining violations report
May 4, 2023 Completed reinspection
May 5, 2023 Mailed temporary permit
July 26, 2023 Mailed exterior extension report
September 13, 2023 Received BHQA application

During a cycle inspection of the above property it was noted there were some painting issues on the exterior of the buildings. The petitioner is requesting an extension of time due to complications with painting companies.

Petitioner is seeking an extension of time to complete the necessary repairs.

Staff recommendation: Approve the extension of time

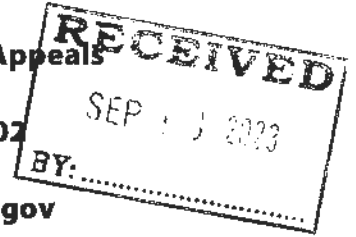
Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: November 30, 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: 612 S State Road 446

Petitioner's Name: Knightridge

Address: 612 S State Road 446

City: Bloomington

State: Indiana

Zip Code: 47401

Phone Number: 8123391400

E-mail Address: legacygroup@woodingtonproperties.com

Owner's Name: Matthew Ferguson

Address: 3000 S Walnut Street Pike #F6

City: Bloomington

State: Indiana

Zip Code: 47401

Phone Number: 8123391400

E-mail Address: legacygroup@woodingtonproperties.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-66

CH, RC

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

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

Asking for more time to complete painting repairs, we are having a very hard time finding a painting company that shows up, however we did find someone and they have us on their schedule but they can't do it until late October.

Signature (Required): Leesa Fleener

Name (Print): Leesa Fleener Date: 9.8.2023

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.

Print Form



CITY OF
BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

JUL 26 2023

EXTERIOR EXTENSION REPORT

1197

Owner(s)

Knightridge Apartments/ Matthew Ferguson
3000 S Walnut Street Pike #F6
Bloomington, IN 47401

Agent

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

Prop. Location: 612 S State Road 446

Number of Units/Structures: 104/15

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

Date Inspected: 09/16/2022
Primary Heat Source: Electric
Property Zoning: RM
Number of Stories: 2
Landlord Has Affidavit: N/A

Inspector: C Hayes/R Council
Foundation Type: Slab
Attic Access: No
Accessory Structure: none

This report is your reminder from the Housing and Neighborhood Development Office that this rental property is operating under a Temporary Permit that expires on 09/16/2023.

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

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

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

EXTERIORS:

General Violations for all buildings:

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e)
This violation has a one-year deadline from the date of the Cycle Inspection.

OTHER REQUIREMENTS:

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: October 17, 2023

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

Petition Number: 23-TV-67

Address: 115 E. 12th St.

Petitioner: Amanda Sparks (Parker Real Estate Management)

Inspector: Rob Council

Staff Report: 01/31/2022 – Conducted cycle inspection.
02/22/2022 – Mailed report.
06/09/2022 – Conducted reinspection. Exterior not complied.
06/09/2022 – Issued Temporary Permit.
09/27/2023 – Conducted drive-by to check exterior compliance.
Not complied. Contacted Parker about exterior.
09/28/2023 – Received Appeal.

Staff recommendation: Deny petitioners appeal for extra time to complete scrape and paint.

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: The compliance deadline has passed. Please bring the property into compliance with all requirements in Title 16.

Attachments: Cycle 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: 115 E 12th Street

Petitioner's Name: Amanda Sparks

Address: 621 N Walnut Street

City: Bloomington **State:** Indiana **Zip Code:** 47404

Phone Number: 8123392115 **E-mail Address:** asparks@parkermgt.com

Owner's Name: Judith Barnes

Address: 144 Columbia Heights

City: Brooklyn **State:** New York **Zip Code:** 11201

Phone Number: 6467630195 **E-mail Address:** vpropera@gmail.com

Occupants: vacant

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 agendal

(Will be assigned by BHQA)

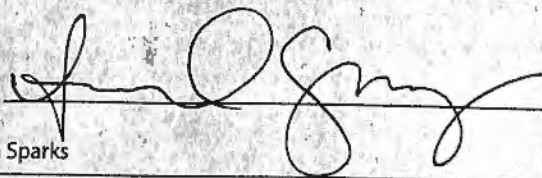
Petition Number: 23-TV-67

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

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

We would like to request an extension for the exterior scrape and paint. This item was overlooked by a former employee. May we please have one month extension to complete the repairs?

Signature (Required):



Name (Print): Amanda Sparks

Date: 09/28/23

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



401 N. Morton St.
Suite 130
Bloomington, IN 47404
(812) 349-3420

TEMPORARY RENTAL OCCUPANCY PERMIT

Address 115 E. 12th St

This Temporary Permit indicates that the interior violations listed on the Cycle Inspection Report dated 1/31/2022, are now in compliance, and the only remaining violations are not life-safety in nature.

The remaining violations are noted in the Remaining Violation Report dated 1/31/2022; this document is incorporated by reference into the Temporary Permit.

All remaining violations shall be in compliance and the owner or agent shall call HAND to schedule a re-inspection of the property prior to the expiration of this Temporary Permit.

This Temporary Permit expires, 1-31-2023

Director: [Signature] Date 6-10-22



**City Of Bloomington
Housing and Neighborhood Development**

JUN 10 2022

REMAINING VIOLATION INSPECTION REPORT

807

Owner(s)

Barns, Judith
219 Court Street
Brooklyn, NY 11201

Agent

Parker Real Estate Management
P O Box 1112
Bloomington, IN 47402

Prop. Location: 115 E 12th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/5

Date Inspected: 01/31/2022
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 1
Landlord Has Affidavit: N/A

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

REINSPECTION REQUIRED

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

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

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

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

EXTERIOR

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e)

Eliminate the mold/mildew growth on rear of structure. BMC 16.04.060(a)

(These items has a deadline of 01/31/2023)

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.