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

**(<https://bloomington.zoom.us/j/84090354059?pwd=mJxCil15kPgJ0iLnlZVKW3s6bUT5qk.1>) Meeting ID 840 9035 4059
Passcode 084395**

MAY 21, 2024 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. **MINUTES** - April 16, 2024

III. **PETITIONS**

1) **24-TV-25, 830 W. 6th Street**, Julia "AB" Scherschel. Request for an extension of time to complete repairs.

2) **24-TV-26, 1112 S. Washington Street**, Parker Real Estate & Management (Joseph Christine, LLC). Request for an extension of time to complete repairs.

3) **24-TV-27, 2219 S. Sweetbriar Court**, American Homes 4 Rent Properties One, LLC c/o Business Licensing (American Homes 4 Rent Properties One, LLC). Request for an extension of time to complete repairs.

[WITHDRAWN] 24-TV-28, 454 S. Westplex Avenue, Nicklaus McKee (Pivotal Housing Partners). Request for an extension of time to complete repairs.

4) **24-TV-29, 508 W. 6th Street**, Woodington Management (Betsy Ferguson). Request for an extension of time to complete repairs.

5) **24-TV-30, 2309 S. Burberry Lane**, Town Manor Real Estate (Busk Management, LLC). Request for an extension of time to complete repairs.

IV. **GENERAL DISCUSSION**

V. **PUBLIC COMMENT**

VI. **ADJOURNMENT**

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

Housing & Neighborhood Development is inviting you to a scheduled Zoom meeting.

Topic: Board of Housing Quality Appeals

Time: May 21, 2024 04:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://bloomington.zoom.us/j/84090354059?pwd=mJxCil15kPgJ0iLnIZVKW3s6bUT5qk.1>

Meeting ID: 840 9035 4059

Passcode: 084395

One tap mobile

+13052241968,,84090354059# US

+13092053325,,84090354059# US

Dial by your location

- +1 305 224 1968 US
- +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)
- +1 360 209 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: 840 9035 4059

Find your local number: <https://bloomington.zoom.us/j/kUQQ1H9k>

BOARD of HOUSING QUALITY APPEALS
Meeting: TUESDAY, APRIL 16, 2024, 4:00 PM
ALLISON CONFERENCE RM. 225
SUMMARY

MEMBERS PRESENT: Present: Jacob Cole, Diana Opata-Powell, Christopher Ravenna, Ryan Still

STAFF PRESENT: Present: Michael Arnold, Daniel Bixler, Rob Council, Chastina Hayes, John Hewett, Anna Killion-Hanson, Kenny Liford, Jo Stong (HAND), Enedina Kassamanian, Christopher Wheeler (Legal)

GUESTS: Adam Harris (Renaissance Rentals)
Zoom: William D'Amico (708 W. 11th Street), Elizabeth Dawson (Meadowood Retirement Community – Aleris Life, Tammy Fitzpatrick (Prodigy Real Estate), Mark Kleinbauer (Peek & Associates)

Meeting start time 4:05 PM.

I. **MINUTES**

Cole made motion to accept the minutes for the February 20, 2024 meetings. Opata seconded. Motion passed, 4-0.

II. **CONSENT AGENDA**

24-TV-14, 401-403 N. Indiana Avenue/519 E. 8th Street, Property Stars (College Rentals, Inc. - Mort Rubin). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a May 19, 2024 deadline.

24-TV-15, 1270 S. College Mall Road, Alexander Mathew. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a May 19, 2024 deadline.

24-TV-20, 113 N. Concord Road, Michael Plaza. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a June 28, 2024 deadline.

24-TV-21, 1206 S. Woodlawn Avenue, Michael Pratt. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a May 01, 2024 deadline.

24-TV-22, 1841 W. Ezekiel Drive, Amanda Ross – Adams Village Apartments (Regency Consolidated Residential, LLC). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a June 30, 2024 deadline.

24-TV-23, 2455 E. Tamarack Trail, Meadowood Retirement Community – Aleris Life (Five Star Quality Care – Inc., LLC). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a May 16, 2024 deadline for all life-safety violations and a November 16, 2024 deadline for all other violations.

Approved.

III. **PETITIONS**

24-TV-16, 2716 E. 10th Street, Adam Harris (Renaissance Rentals, LLC). The petitioner, Adam Harris, was present to request an extension of time to complete repairs. Staff recommendation to grant the request with a June 1, 2024 deadline. Cole made motion to grant the request per staff recommendation. Opata seconded. Motion passed, 4-0. Request granted.

24-AA-24, 102 E. 17th Street, Adam Harris (Boathouse Development, LLC). The petitioner, Adam Harris, was present to request relief from an administrative decision. Staff recommendation to deny the request and complete all repairs with a June 16, 2024 deadline. Cole made motion to deny the request and have all repairs (gutters) completed by July 01, 2024. Opata seconded. Motion passed, 4-0. Request denied.

24-TV-17, 721-723 S. Park Square Drive, Gustavo & Andrea Malave (Prodigy Real Estate). The petitioner, Tammy Fitzpatrick, was present (via Zoom) to request an extension of time to complete repairs. Staff recommendation was to grant the request with an April 02, 2024 deadline for all life safety violations in Unit 723 and a May 31, 2024 deadline for all other violations. Cole made motion to grant the request per staff recommendation. Ravenna seconded. Motion passed, 4-0. Request granted.

24-TV-19, 708 W. 11th Street, Mark Kleinbauer – Peek & Associates (William D'Amico). Petitioners, Mark Kleinbauer & William D'Amico, were present (via Zoom) to request an extension of time to complete repairs. Staff recommendation is to grant the request with a May 2, 2024 deadline for all life safety violations and a May 30, 2024 deadline for all other repairs. Cole made motion to grant the request per staff recommendation. Opata seconded. Motion passed, 4-0. Request granted.

24-TV-18, 403 S. Mitchell Street, Sarge Rentals (Cadjon Development, LLC). Petitioner was not present to request an extension of time to complete repairs. Staff recommendation was to grant the request with an April 30, 2024 deadline for all life safety violations and a May 10, 2024 deadline for all other repairs. Cole made motion to grant the request per staff recommendation. Ravenna seconded. Motion passed, 4-0. Request granted.

IV. **GENERAL DISCUSSION**

None.

V. **PUBLIC COMMENT**

None.

VI. **ADJOURNMENT**

Cole made motion for adjournment. Ravenna seconded. Motion passed unanimously. Meeting adjourned 4:48 PM.



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

Meeting Date: May 21, 2024

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

Petition Number: 24-TV-25

Address: 830 W 6th St, Bloomington, IN 47404

Petitioner: Julia "AB" Scherschel

Inspector: Rebecca Davis

Staff Report: January 30, 2024: Cycle inspection conducted.
April 5, 2024: BHQA Appeal form submitted.
April 22, 2024: Remaining violations report mailed.

Staff recommendation: As noted in the request for an extension of time for repair, the room with the unfinished subfloor is the room occupied by the homeowner, and does not affect the other tenants. We recommend the extension of time be granted for the floor repair, and that all other repairs be completed and scheduled within a two week extension.

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

Compliance Deadline: June 7, 2024: Repair and schedule inspection for all other violations, apart from floor repair.
July 21, 2024: Repair and schedule inspection for floor repair.

Attachments: Cycle Report; RV Report; BHQA Application

JK



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
BY:

Property Address: 830 West 6th Street

Petitioner's Name: Julia "AB" Scherschel

Address: 830 West 6th Street

City: Bloomington State: Indiana Zip Code: 47404

Phone Number: 8126069932 E-mail Address: ab.schersch@gmail.com

Owner's Name: Julia "AB" Scherschel

Address: 830 West 6th Street

City: Bloomington State: Indiana Zip Code: 47404

Phone Number: 8126069932 E-mail Address: ab.schersch@gmail.com

Occupants: myself, Julia Kingery, Arlen Lucas

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

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

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

Variance Type: TV

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

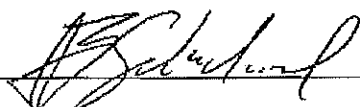
(Will be assigned by BHQA)
Petition Number: 24-TV-25

RD

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

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

I am requesting an extension of time to complete repairs. The subfloor in my, the owner's, bedroom is exposed. I no longer want to offer this residence as a rental, and I hope to do a larger remodel when the tenant moves out. I need an extension of time to allow them to save enough money and find an appropriate location to move to. I hope that one month will be enough time, but would really appreciate a two month extension to aid our transition. Thank you for your time and consideration!

Signature (Required): 
Name (Print): AB Scherschel Date: 03/25/2024

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

CYCLE INSPECTION REPORT

2181

Owner

Julia Scherschel
830 W 6th St
Bloomington, IN 47404

Prop. Location: 830 W 6th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 01/30/2024
Primary Heat Source: Gas
Property Zoning: R3
Number of Stories: 2

Inspector: Rebecca Davis
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: Garage/Studio

Monroe County Assessor's records indicate this structure was built in 1899.
There were no requirements for emergency egress at the time of construction.

INTERIOR:

Kitchen/Dining Room (15-2 x 14-7):

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Repair the burner control knob to eliminate spinning and the "off" position truly reflects the burner is off. BMC 16.04.060(c)

Living Room (15-4 x 11-9), 3/4 Bath, Hall, North Den/Office (10-0 x 8-0):

No violations noted.

Northwest Bedroom (15-4 x 13-3):

Provide a finished floor for the bedroom (currently unfinished OSB subfloor). BMC 16.04.060(a)

Existing Egress Window Measurements (double-hung; both sashes removable):

Height: 49 inches
Width: 30 inches
Sill Height: 32 inches
Openable Area: 10.21 sq. ft.

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

Laundry Mechanical Room (gas furnace):

See Other Requirements at the end of the report for required furnace documentation.
No violations noted.

SECOND FLOOR

¾ Bath, Northeast Bedroom (12-4 x 8-7), Northwest Bedroom (13-6 x 8-5), Hall, Attic:

No violations noted.

Existing Egress Window Measurements (double-hung; both sashes removable):

Height: 45 inches

Width: 30 inches

Sill Height: 27 inches

Openable Area: 9.38 sq. ft.

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

EXTERIOR:

Power-wash or otherwise remove all mold and mildew on the siding of the structure. Exterior surfaces on residential rental units and their accessory structures shall be maintained free of mold (north side). BMC 16.04.050(f)

Art Studio/Garage:

This area is utilized only by the owner of the home, with other tenants having no access, and as such was not inspected.

OTHER REQUIREMENTS:

Occupancy Affidavit

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

*Beginning January 1, 2022, Bloomington Municipal Code requires owners of Registered Rental properties to 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

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. **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)**

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)

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

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

This is the end of this report.



REMAINING VIOLATIONS INSPECTION REPORT

2181

Owner

Julia Scherschel
830 W 6th St
Bloomington, IN 47404

Prop. Location: 830 W 6th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 01/30/2024	Inspector: Rebecca Davis
Primary Heat Source: Gas	Foundation Type: Crawl Space
Property Zoning: R3	Attic Access: Yes
Number of Stories: 2	Accessory Structure: Garage/Studio
Landlord Has Affidavit: NO	

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.

REMAINING VIOLATIONS:
INTERIOR:

Kitchen/Dining Room:

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Repair the burner control knob to eliminate spinning and the "off" position truly reflects the burner is off. BMC 16.04.060(c)

Northwest Bedroom:

Provide a finished floor for the bedroom (currently unfinished OSB subfloor). BMC 16.04.060(a)

EXTERIOR:

Power-wash or otherwise remove all mold and mildew on the siding of the structure. Exterior surfaces on residential rental units and their accessory structures shall be maintained free of mold (north side). BMC 16.04.050(f)

Art Studio/Garage:

This area is utilized only by the owner of the home, with other tenants having no access, and as such was not inspected.

DOCUMENTATION REQUIRED:

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)

OTHER REQUIREMENTS:

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

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

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. **A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC 16.03.050(e) and BMC 16.10.030(b)**

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

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

This is the end of this report.



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

Meeting Date: May 21, 2024

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

Petition Number: 24-TV-26

Address: 1112 S. Washington Street

Petitioner: Parker Real Estate Management

Inspector: Jo Stong

Staff Report: February 13, 2024: Received complaint
February 26, 2024: Conducted complaint inspection
February 29, 2024: Mailed complaint report
March 19, 2024: Sent remaining violations report
April 24, 2024: Received appeal

During a complaint inspection of the above property violations of the Housing Code were found, including basement walls with significant cracking. The petitioner is seeking an extension of time of 30 days to complete 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.

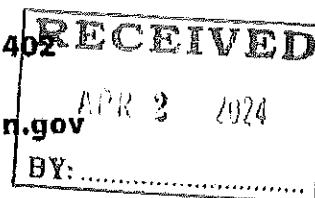
Compliance Deadline: June 30, 2024

Attachments: Complaint, Complaint RV Report; BHQA Application

JA



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



Property Address: 1112 South Washington St.

Petitioner's Name: Parker Real Estate Management

Address: 1112 South Washington St.

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 8123392115

E-mail Address: asparks@parkermgt.com

Owner's Name: Joseph Christine LLC

Address: 3756 Sterling Avenue

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 8123392115

E-mail Address: asparks@parkermgt.com

Occupants: Devin Good, Jacob Gregory, Amia Eckard, Parker Iles

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: 24-TV-26

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

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

Kevin Potter went out to do a structural report on the property. We have been unable to get this report from him. Repairs are started, they are just going in stages due to the severity of the work needed.

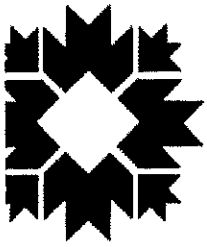
30 DAY EXT.

Signature (Required): Ch Bomba
Name (Print): Chris Bomba Date: 4-22-2024

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
RENTAL COMPLAINT FORM**

HOUSING & NEIGHBORHOOD DEVELOPMENT
P.O. BOX 100
BLOOMINGTON, IN 47401
PHONE: (812) 349-3420 FAX: (812) 349-3582
EMAIL: hand@bloomington.in.gov

RECEIVED
FEB 13 2024
BY:

ADDRESS OR LOCATION OF THE COMPLAINT: 1112 S. Washington St.

COMPLAINANT INFORMATION

NAME: <u>Amia Eckard; Parker Iles</u>		
STREET ADDRESS: <u>1112 S. Washington St.</u>		
CITY: <u>Bloomington</u>	STATE: <u>IN</u>	ZIP: <u>47401</u>
PHONE: <u>812-675-3382 (Amia); 812-327-4081</u>		

NATURE OF THE PROBLEM

There is visible black mold, standing water, and lines of moisture dripping down the walls throughout the basement.
The upstairs bathroom shower has cracks in the walls that show black mold underneath. The downstairs bathroom has visible mold all around the edge of the ceiling. We have contacted our landlord (Parker Management) about this issue twice. The second time, they sent a maintenance worker over immediately (stating it was an "emergency") to take pictures. We have not heard back since and the request was marked completed on 01/29/24.

HOW LONG HAS THE PROBLEM EXISTED: Prior to our move-in

WHEN DID YOU NOTIFY THE OWNER/AGENT: 08/17/23, 01/20/24

HOW DID YOU NOTIFY THE OWNER/AGENT: IN PERSON IN WRITING BY PHONE

COMPLAINANT SIGNATURE: *Amia Eckard*

OFFICE USE ONLY

OWNER'S NAME:
ADDRESS:
NEIGHBORHOOD COMPLIANCE OFFICER:

HOUSING CODE FILE: YES NO
CITY LIMITS: YES NO 2 MILE FRINGE: YES NO

COMPLAINT RECEIVED BY: *[Signature]* DATE: 2-13-24 TIME: 10:00

COMMENTS: Called to SCH COMPL INSP - BOTH NUMBERS - LVM. SCH COMPL INSP. 2-26-24 @ 4:00 JS AGENT NOTIFIED - LVM.



REMAINING COMPLAINT VIOLATIONS

2327

<u>Owners</u>	<u>Agent</u>	<u>Tenant</u>
Joseph Christine, LLC 3756 Sterling Ave. Bloomington, IN 47401	Parker Real Estate Mgt. P.O. Box 1112 Bloomington, IN 47402	Amia Eckard & Parker Iles 1112 S. Washington St. Bloomington, IN 47401

Prop. Location: 1112 S Washington ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/3

Date Inspected: 02/26/2024	Inspector: Jo Stong
Primary Heat Source: Gas	Foundation Type: Basement
Property Zoning: R3	Attic Access: No
Number of Stories: 2	Accessory Structure: None
Landlord Has Affidavit: N/A	

REINSPECTION REQUIRED

The following items are the result of a complaint inspection conducted on **February 26, 2024**. This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington.

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

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

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

INTERIOR:

2ND FLOOR

Bath:

Properly repair the soft wall around the shower arm and surface coat the wall. BMC 16.04.060(a)

Properly secure the shower arm. BMC 16.04.060(c)

1st FLOOR

Bath:

Remove mold from the ceiling. BMC 16.04.060(a)

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

BASEMENT

The north and south walls have significant horizontal and vertical cracking, indicating possible structural damage. Provide documentation in the form of a signed and stamped letter from a structural engineer that supports that the current state of the basement walls is structurally sound. BMC 16.04.060 (a) BMC 16.04.020 (b)

EXTERIOR:

Properly repair or terminate the gutter drain at the southwest corner (water coming into the basement at this location). BMC 16.04.040(b)

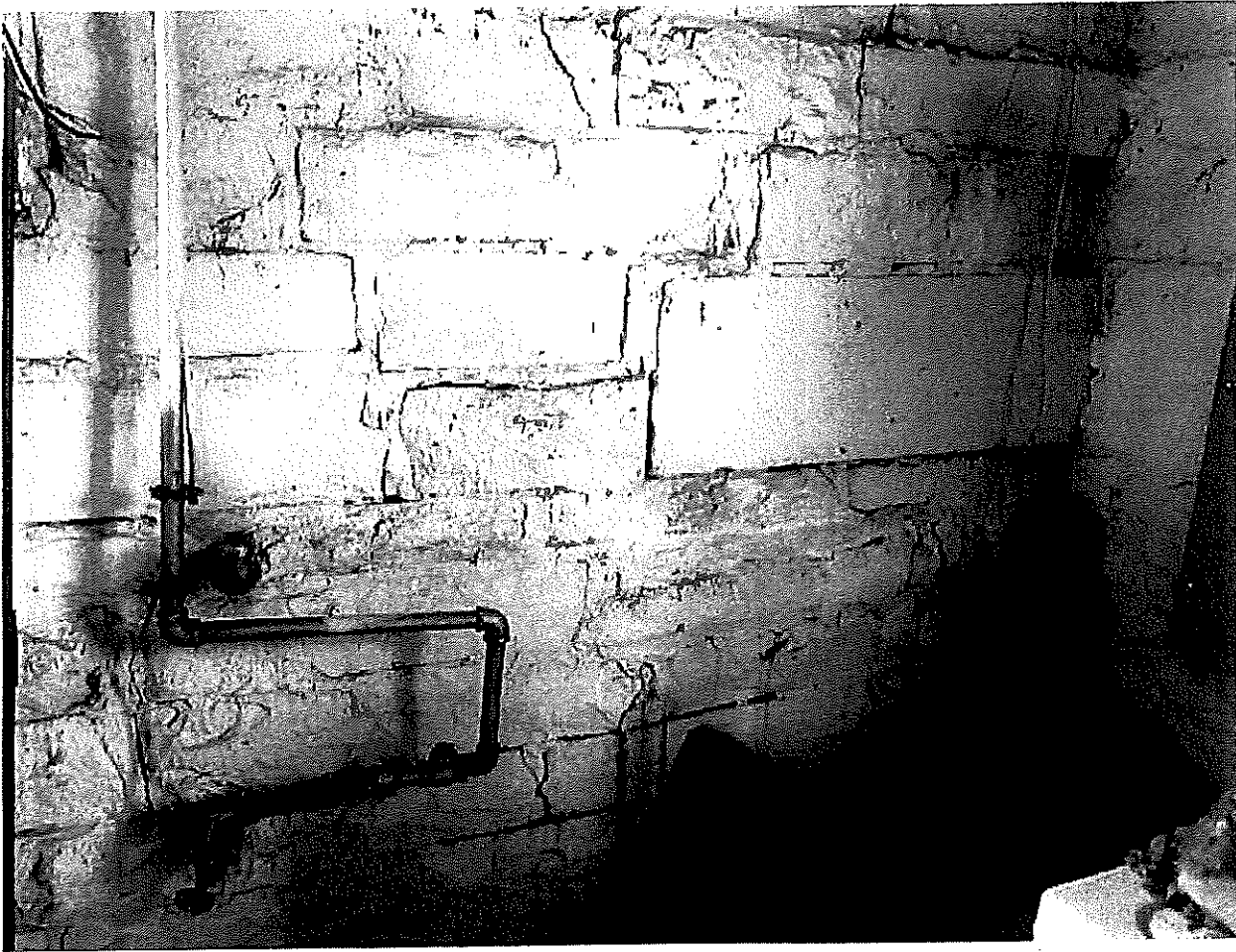
Ensure that the grading on the south side of the structure prevents water accumulation and drainage toward the structure. BMC 16.04.040(b)

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

This is the end of this report.



2-26-24
JS



2-26-24
JS



2-26-24
JS



2.26.24
JS



2-26-24
JS



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

Meeting Date: May 21, 2024

Petition Type: Request for an extension of time to schedule the Cycle inspection.

Petition Number: 24-TV-27

Address: 2219 S Sweetbriar Ct.

Petitioner: American Homes 4 Rent Properties One, LLC c/o Business Licensing

Inspector: John Hewett

Staff Report: The owner of this property has requested a temporary variance to postpone the inspection until after the tenant moves out. The most current permit expired on April 5, 2024. The appeal is dated April 4, 2024. The tenant is expected to move out on May 24, 2024 and the owner wants to schedule the inspection for June 17, 2024.

Staff recommendation: Grant the appeal.

Conditions: Schedule the Cycle inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: June 1, 2024 to schedule the Cycle inspection, although the inspection will be scheduled for a date after June 17, 2024.

Attachments: BHQA Application

WJ



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: 2219 Sweetbriar Court

Petitioner's Name: American Homes 4 Rent Properties One, LLC c/o Business Licensing

Address: PO Box 8759

City: Calabasas

State: California

Zip Code: 91372

Phone Number: 8054135300

E-mail Address: licensing@amh.com

Owner's Name: American Homes 4 Rent Properties One, LLC

Address: 280 Pilot Road

City: Las Vegas

State: Nevada

Zip Code: 89119

Phone Number: 8054135300

E-mail Address: licensing@amh.com

Occupants: Khalaf Alharbi, Mona Alharbi, Meral Alharbi, Naif Alharbi, Tejan Alharbi

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

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

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

Variance Type: Extension to schedule inspection

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: 24-TV-27

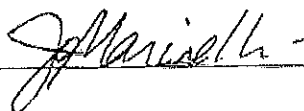
JH

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.

Extension to inspect home 06/17/2024 is being requested to minimize disruption to the current resident who is scheduled to move out on 05/24/2024.

Signature (Required):



Name (Print): American Homes 4 Rent Properties One, LLC

Date: 04/04/2024

by Jo Marinelli, its: VP - Indirect Tax

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



Manage Permit

Search

BHQA Approval 5/21/24 mtg. 3

rentpro_10232 (2219 S Sweetbriar CT Bloomington, IN 47401)

NEW PERMIT



rentpro_10232 • Rental Property

\$ 0

Summary

Details

Location

Additional Info

Workflow

Linked Records

Holds

Contacts (2)

Fees (1)

Bonds

Activities (28)

Permit (1)

Location	Project	Apply Date	Work Class	Permit Status
2219 S Sweetbriar CT Bloomington, IN 47401		08/22/2013	Rental Property	In Review

Recent Workflow Activity

Workflow Comp Summary

- Next Action: **Confirm Paperwork Complete (Generic Action)** ✓
- Next Action: **Confirm Fees Invoiced and paid (Generic Action)** ✓

Permit Descripti



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

Meeting Date: May 21, 2024

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

Petition Number: TV-24-29

Address: 508 W 6th St Bloomington, IN 47404

Petitioner: Woodington Management

Inspector: Rebecca Davis

Staff Report: January 19, 2024: Cycle inspection completed.
February 29, 2024: Cycle inspection report mailed.
April 26, 2024: BHQA Application received.

Staff recommendation: Grant the six week extension of time for all non life safety repairs and window replacement.

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

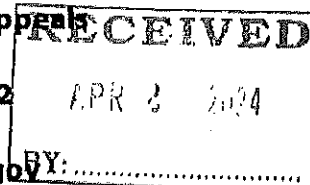
Compliance Deadline: June 7, 2024: Complete and schedule inspection for all life safety repairs.
July 2, 2024: Complete window and all other repairs and schedule inspection.

Attachments: Cycle Report; Cycle Report with Life Safety emphasized; BHQA Application

AA



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



Property Address: 508 West Sixth Street, Bloomington, IN 47403

Petitioner's Name: Woodington Management

Address: 205 East 17th Street

City: Bloomington

State: Indiana



Zip Code: 47408

Phone Number: 8123339201

E-mail Address: wagg1r@hotmail.com

Owner's Name: Betsy Ferguson

Address: 3000 South Walnut Street Pike

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 8123312666

E-mail Address: maryann@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: 24-TV-29

RD

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.

Management is requesting additional time in order for the work to be complete. There are 3 windows that need replaced and it could be an additional 4-6 weeks. We are asking for an additional 6 weeks to finish the work at this property.

Thank you for your consideration in this matter.

ALL WORK ON REPORT

Signature (Required): Woodington Mgt / M.A. Waggoner

Name (Print): Woodington Management/Mary Ann Waggoner Date: 04-26-24

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

CYCLE INSPECTION REPORT

2631

Owner(s)

Scott May/Woodington Management, LLC
3000 S Walnut St Pike Ste F-6
Bloomington, IN 47404

Agent

Woodington Management LLC
205 E 17th St
Bloomington, IN 47408

Prop. Location: 508 W 6th ST

Number of Units/Structures: 5/1

Units/Bedrooms/Max # of Occupants: Bld 1: 2/Eff/3 3/1/3

Date Inspected: 01/19/2024

Primary Heat Source: Gas

Property Zoning: R4

Number of Stories: 3

Inspector: Rebecca Davis

Foundation Type: Basement

Attic Access: No

Accessory Structure: none

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

INTERIOR

NOTE: All life safety violations aside from window repairs have been bolded and italicized and should be repaired and an inspection schedule as defined in the Notice of Board Action Letter.

Basement:

Fuel fired furnace and water heater vent connectors/flue piping shall be installed without dips or sags and shall slope upward toward the vent or chimney at least ¼ inch per foot. Replace or reconfigure the existing vent connectors/flue piping in a manner that meets the above mentioned criteria (existing piping is run at a significant downward slope). BMC 16.04.060(c)

Secure the loose duct tape hanging near the base of the boiler unit. BMC 16.04.060(c)

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

Properly clamp the wire entering the right side of the breaker box so that the exterior insulation jacket is intact where it feeds into the clamp. It is currently clamped on the individual conductors of the cable, and the external insulative jacket is split. BMC 16.04.060(b)

Properly secure all support posts at the top to eliminate the possibility of movement. BMC 16.04.060(b)

Main Level:

Unit 5:

Living Room (15-9 x 14-5):

Repair the window to remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Kitchen:

Replace or paint stained kitchen tile. BMC 16.04.060(a)

Bedroom (10-0 x 10-0):

No violations noted.

Unit 6:

Living Room (16-2 x 12-0):

Properly repair or replace damaged or deteriorated wallboard. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating wallboard and structural members (multiple areas where material is bulging and pulling away/flaking such as wall above entry door, wall above cased opening into the kitchen, and flaking ceiling). BMC 16.04.060(a)

Kitchen (10-5 x 10-4):

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

Bathroom:

Properly seal the entire perimeter and corner joints of the tub/shower including the floor (caulk failing). BMC 16.04.060(a)

Bedroom (15-9 x 7-7):

This room has a door to the exterior

Secure loose electrical receptacle (south wall). BMC 16.04.060(b)

Second Level:

There is no unit 3. Unit 2 and Unit 3 were combined to create one unit

Unit 1:

Living Room/Bedroom (15-8 x 15-2):

Repair the window to remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Repair water damaged/warped wall below west window on the right side. BMC 16.04.060(a)

Kitchen (10-6 x 7-8):

No violations noted.

Bathroom:

Properly ground the electrical receptacles. If the receptacles are on an ungrounded system, it is acceptable to install 2-pole, ungrounded receptacles, or GFCI receptacles (one at the beginning of each circuit). If GFCI receptacles are installed, the GFCI receptacle must be labeled with the wording "no equipment ground." All receptacles supplied by the GFCI receptacle must be labeled "no equipment ground" and "GFCI protected." BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3 (D) Replacements

Unit 2:

Kitchen:

Paint the stain in the lower slope of the kitchen ceiling. BMC 16.04.060(a)

Bedroom:

Secure loose electrical receptacle (north wall). BMC 16.04.060(b)

Repair the window to be weather tight. The sashes shall fit snugly and properly within the frame. Replace any missing or deteriorated glazing compound. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)
Scrape and paint interior surfaces where paint is peeling or bare surfaces are exposed (window). BMC 16.04.060(f)

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

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. If more than 10 years old, 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

Bathroom:

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Third Level:

Unit 4:

Living Room/Bedroom (16-7 x 9-0):

No violations noted.

Kitchen:

No violations noted.

Bathroom:

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

EXTERIOR:

Replace the missing light cover (back door of apt 6, north side of structure). 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:

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

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

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

This is the end of this report.

CYCLE INSPECTION REPORT

2631

Owner(s)

Scott May/Woodington Management, LLC
3000 S Walnut St Pike Ste F-6
Bloomington, IN 47404

Agent

Woodington Management LLC
205 E 17th St
Bloomington, IN 47408

Prop. Location: 508 W 6th ST

Number of Units/Structures: 5/1

Units/Bedrooms/Max # of Occupants: Bld 1: 2/Eff/3 3/1/3

Date Inspected: 01/19/2024

Primary Heat Source: Gas

Property Zoning: R4

Number of Stories: 3

Inspector: Rebecca Davis

Foundation Type: Basement

Attic Access: No

Accessory Structure: none

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

INTERIOR

Basement:

Fuel fired furnace and water heater vent connectors/flue piping shall be installed without dips or sags and shall slope upward toward the vent or chimney at least ¼ inch per foot. Replace or reconfigure the existing vent connectors/flue piping in a manner that meets the above mentioned criteria (existing piping is run at a significant downward slope). BMC 16.04.060(c)

Secure the loose duct tape hanging near the base of the boiler unit. BMC 16.04.060(c)

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

Properly clamp the wire entering the right side of the breaker box so that the exterior insulation jacket is intact where it feeds into the clamp. It is currently clamped on the individual conductors of the cable, and the external insulative jacket is split. BMC 16.04.060(b)

Properly secure all support posts at the top to eliminate the possibility of movement. BMC 16.04.060(b)

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Kitchen:

Replace or paint stained kitchen tile. BMC 16.04.060(a)

Bedroom (10-0 x 10-0):

No violations noted.

Unit 6:

Living Room (16-2 x 12-0):

Properly repair or replace damaged or deteriorated wallboard. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating wallboard and structural members (multiple areas where material is bulging and pulling away/flaking such as wall above entry door, wall above cased opening into the kitchen, and flaking ceiling). BMC 16.04.060(a)

Kitchen (10-5 x 10-4):

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

Bathroom:

Properly seal the entire perimeter and corner joints of the tub/shower including the floor (caulk failing). BMC 16.04.060(a)

Bedroom (15-9 x 7-7):

This room has a door to the exterior

Secure loose electrical receptacle (south wall). BMC 16.04.060(b)

Second Level:

There is no unit 3. Unit 2 and Unit 3 were combined to create one unit

Unit 1:

Living Room/Bedroom (15-8 x 15-2):

Repair the window to remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Repair water damaged/warped wall below west window on the right side. BMC 16.04.060(a)

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Bathroom:

Properly ground the electrical receptacles. If the receptacles are on an ungrounded system, it is acceptable to install 2-pole, ungrounded receptacles, or GFCI receptacles (one at the beginning of each circuit). **If GFCI receptacles are installed, the GFCI receptacle must be labeled with the wording "no equipment ground." All receptacles supplied by the GFCI receptacle must be labeled "no equipment ground" and "GFCI protected."** BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3 (D) Replacements

Unit 2:

Kitchen:

Paint the stain in the lower slope of the kitchen ceiling. BMC 16.04.060(a)

Bedroom:

Secure loose electrical receptacle (north wall). BMC 16.04.060(b)

Repair the window to be weather tight. The sashes shall fit snugly and properly within the frame. Replace any missing or deteriorated glazing compound. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Scrape and paint interior surfaces where paint is peeling or bare surfaces are exposed (window). BMC 16.04.060(f)

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

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. **If more than 10 years old, 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

Bathroom:

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Third Level:

Unit 4:

Living Room/Bedroom (16-7 x 9-0):

No violations noted.

Kitchen:

No violations noted.

Bathroom:

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

EXTERIOR:

Replace the missing light cover (back door of apt 6, north side of structure). 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:	50ppm BMC 16.01.060(f), BMC 16.04.060(b), (c)

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

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

This is the end of this report.



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

Meeting Date: May 21, 2024

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

Petition Number: TV-24-29

Address: 2309 S Burberry Ln

Petitioner: Town Manor Real Estate

Inspector: Michael Arnold

Staff Report: December 18, 2023 Cycle Inspection completed
January 05, 2024 Mailed Report
February 28, 2024 Reinspection Scheduled
April 10, 2024 Received BHQA application
April 11, 2024 Reinspection completed

During the cycle inspection it was noted that the foundation wall was cracked. The petitioner is requesting additional time to complete the repair. The repair falls under the HOA jurisdiction.

Staff recommendation: Grant the extension of time

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

Compliance Deadline: September 21, 2024

Attachments: Cycle Inspection Report; BHQA Application

WA



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
BY:

Property Address: 2309 S Burberry Lane

Petitioner's Name: Town Manor Real Estate

Address: 107 E 6th ST

City: Bloomington

State: Indiana

Zip Code: 47408

Phone Number: (812) 331-8951

E-mail Address: tracy@townmanor.org

Owner's Name: Busk Management LLC

Address: 107 E 6th ST

City: Bloomington

State: Indiana

Zip Code: 47408

Phone Number: 812-331-8951

E-mail Address: nllsmartin8@gmail.com

Occupants: Josh Hancock and Kathleen Sater

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: 24-TV-30

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.
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 - 1. Specify the code reference number you are appealing.
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 - 3. Specify the modifications and or alterations you are suggesting.
- C. Relief from an administration decision. (Petition type: AA)
 - 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

1) From the Cycle Inspection Report: Basement: Properly seal/repair the crack in the foundation wall.

2) This repair was found to be the responsibility of the HOA. Bids had to be taken and presented to the HOA Board. A bid from Machango Construction was just recently approved.

3) Machango Construction has asked for a 3-4 month extension of time for the repairs because we are in the rainy season and they require dry weather to make the repairs to the foundation wall. They anticipate starting the work in June of this year.

Signature (Required):  _____

Name (Print): Aaron Vaughn **Date:** 4/9/24

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



CYCLE INSPECTION REPORT

Owner(s)

Busk, Lawrence
Radhusvej 18 St.Th, 2920 Charlottenlund
Denmark

Agent

Jeanne Walters Real Estate
107 E. 6th St.
Bloomington, IN 47408

Prop. Location: 2309 S Burberry LN
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/5

Date Inspected: 12/18/2023	Inspector: Mike Arnold
Primary Heat Source: Electric	Foundation Type: Basement
Property Zoning: RM	Attic Access: N/A
Number of Stories: 2	Accessory Structure: None

Note: Basement not approved for habitable or sleeping purposes.

Monroe County Assessor's records indicate this structure was built in 1982. Minimum emergency egress requirements for the time of construction:

- Openable area required: 4.75 sq. ft.
- Clear width required: 18"
- Clear height required: 24"
- Maximum Allowable Sill Height: 48" above finished floor

INTERIOR

Main Level

Entryway, ½ Bathroom

No violations noted.

Kitchen (15-0 x 7-8)

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

Living Room (21-0 x 11-0)

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

Basement

Main Room

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

Properly seal/repair the crack in the foundation wall. BMC 16.04.060(a)

Laundry/ Utility Room

No violations noted.

Upper Level

Rear Bedroom (14-2 x 10 + 5-2 x 4-5), Front Bedroom (11-0 x 8-3)

No violations noted.

Existing Egress Window Measurements:

Height: 24.50 inches

Width: 32.25 inches

Sill Height: 27 inches

Openable Area: 5.48 sq. ft.

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

Bathroom

No violations noted

EXTERIOR

No violations noted.

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

This is the end of this report.