

# **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=mJxCil15kPgJ0iLnIZVKW3s6bUT5qk.1>**

**Meeting ID 840 9035 4059    Passcode 084395**

**NOVEMBER 19, 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 to some individuals. If you encounter difficulties accessing material in this packet, please contact Anna Killion-Hanson, at [anna.killionhanson@bloomington.in.gov](mailto:anna.killionhanson@bloomington.in.gov) and provide your name, contact information, and a link to or description of the document or web page you are having problems with.*

- I. **ROLL CALL**
- II. **MINUTES** - September 17, 2024
- III. **PETITIONS**

**[WITHDRAWN] 24-TV-53, 432 S. College Avenue**, Roric Fischer (Monroe County Convention Center Building, Corp.) Request for an extension of time to complete repairs. Item postponed from previous meeting.

- 1) **24-TV-54, 3200 E. Longview Avenue**, Angie Butler (Kingston Manor United, LLC). Request for an extension of time to complete repairs. Item postponed from previous meeting.
- 2) **24-AA-55, 1124 W Kirkwood Avenue**, Kathleen & Sean Connelly. Request for relief from an administrative decision. Item postponed from previous meeting.
- 3) **24-TV-56, 401 S. Washington Street**, Ralph Dennie (Middle Way House). Request for an extension of time to complete repairs. Item postponed from previous meeting.

#### IV. **GENERAL DISCUSSION**

- 1) Change of Time for BHQA meetings

- V. **PUBLIC COMMENT**
- VI. **ADJOURNMENT**

*Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call [812-349-3429](tel:812-349-3429) or e-mail [human.rights@bloomington.in.gov](mailto:human.rights@bloomington.in.gov).*

**BOARD of HOUSING QUALITY APPEALS**  
**Meeting: TUESDAY, SEPTEMBER 17, 2024, 4:00 PM**  
**ALLISON CONFERENCE RM. 225**  
**SUMMARY**

MEMBERS PRESENT: Present: Diana Opata Powel, Chris Ravenna, Dylan Schutte (Chair), George Snyder

STAFF PRESENT: Present: Michael Arnold, Daniel Bixler, Rebecca Davis, Chastina Hayes, John Hewett, Anna Killion-Hanson, Jo Stong (HAND), Read-Al, Enedina Kassamianian (Legal), Taylor Brown (OOTM)

GUESTS: Present: David Colman (114 N Grant Street),  
Zoom: Shaughnessy Cudmore-Keating (404 W Kirkwood Avenue), Roric Fischer (432 S. College Avenue)

Meeting start time 4:05 PM.

Item 24-TV-51: 730 W. Howe Street, a request for an extension of time to complete repair, was withdrawn from the agenda prior to the meeting.

**I. MINUTES**

Snyder made motion to accept the July 16, 2024 & August 20, 2024 minutes. Ravenna seconded. Motion passed, 4-0.

**II. CONSENT AGENDA**

**24-TV-49, 238 N. Smith Avenue**, Springfield/Leesa Fleener (Matthew Ferguson). Request for an extension of time to complete repairs. Staff recommendation was to grant the request with an October 1, 2024 deadline.

**Approved.**

**III. PETITIONS**

24-TV-50, 114 S. Grant Street, David Colman. The petitioner, David Colman, was present to request an extension of time to complete repairs. Staff recommendation was to grant the request with a July 05, 2025 deadline. Ravenna made motion to deny the request with and set the compliance deadline for November 30, 2024. Opata seconded. Motion passed, 4-0. Request denied.

24-TV-52, 404 W. Kirkwood Avenue, Shaughnessy Cudmore-Keating (Bloomington Cooperative Living,) The petitioner, Shaughnessy Cudmore-Keating, was present (virtually) to request an extension of time to complete repairs. Staff recommendation was to grant the request with an October 8, 2024 deadline to complete and schedule a reinspection for all life safety items noted in the Remaining Violations Report and with a November 15, 2024 deadline to complete & schedule a reinspection for all remaining items noted in the Remaining Violations Report. Schutte made motion to grant the request per staff recommendation. Opata seconded. Motion passed, 4-0. Request granted.

Board of Housing Quality member George Snyder, recused himself from the business related to 432 S. College Avenue per recommendation from the City of Bloomington, Indiana Legal Department.

24-TV-53, 432 S. College Avenue, Roric Fischer (Monroe County Convention Center Building, Corp.) The petitioner, Roric Fischer, was present (virtually) to request an extension of time to complete repair. Due to the recusal of George Snyder, quorum was no longer available for this issue. Therefore, the agenda item will automatically be tabled until the next meeting of the Board in October (15<sup>th</sup>).

**GENERAL DISCUSSION**

Further information on the preference for meeting dates, times and locations being gathered by the Hanson (Director). Once she has concluded her survey, the results will be presented.

**IV. PUBLIC COMMENT**

None.

**V. ADJOURNMENT**

Schutte made motion for adjournment. Ravenna seconded. Motion passed unanimously. Meeting adjourned 4:44 PM.

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

Meeting Date: November 19, 2024

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

Petition Number: 24-TV 54

Address: 3200 E Longview, Apartment 66

Petitioner: Angela Butler

Inspector: Jo Stong and Chastina Hayes

Staff Report:

May 5, 2023	Tenant scheduled a complaint inspection.
May 9, 2023	Complaint inspection is valid.
May 11, 2023	Report sent
June 2, 2023	Agent scheduled re-inspection of complaints in Unit 66
June 15, 2023	Re-inspection of units 66: not complied
June 21, 2023	Mailed Remaining Violations Reports for unit 66
Complaint inspection process interrupted due to internal errors in the process.	
June 6, 2024	Re-inspect unit 66, not complied.
July 18, 2024	Start Legal
July 19, 2024	Agent scheduled re-inspection for outstanding complaints
July 30, 2024	Re-inspection, not complied
August 9, 2024	Mailed RV report
August 30, 2024	Received another complaint about Unit 66
September 4, 2024	Complaint inspection is valid
September 19, 2024	Representatives of agent had online meeting with John Hewett to discuss this issue. They decided to Appeal to BHQA
September 20, 2024	received appeal.
October 15, 2024	Meeting cancelled. Lack of quorum.

The Agent has stated that the tenant is causing the issues and undoing the repairs prior to the re-inspections. They request 60 days to evict the tenant.

Staff recommendation: Grant the extension.

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

Compliance Deadline: December 15, 2024

Attachments: Complaint and RV reports; BHQA Application



# CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

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

Meeting Date: October 15, 2024

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

Petition Number: 24-TV 54

Address: 3200 E Longview, Apartment 66

Petitioner: Angela Butler

Inspector: Jo Stong and Chastina Hayes

Staff Report:

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Compliance Deadline: December 154, 2024

Attachments: Complaint and RV reports; 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:** 3200 E Longview Avenue Bloomington, IN 47408

**Petitioner's Name:** Angela Butler

**Address:** 701 E. Summitview Place

**City:** Bloomington

**State:** Indiana

**Zip Code:** 47401

**Phone Number:** (812) 822-3034

**E-mail Address:** abutler@hometpg.com

**Owner's Name:** Kingston Manor United LLC

**Address:** 701 E. Summitview Place

**City:** bloomington

**State:** Indiana

**Zip Code:** 47420

**Phone Number:** 812-736-2566

**E-mail Address:** dmajors@hometpg.com

**Occupants:** Ladiana Harris

**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-54

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 a 60 day extension for the repairs to be completed at 3200 E Longview Ave. apt 66, Bloomington, IN 47408. There is a history of the same issues continuously being reported. The items have been continuously repaired by management. Management has invested a lot of time, man power, and funds to make the same repairs over and over. Management believes the resident is responsible for the continuous damage to the apartment. On Monday, September 23, 2024, management is filing an eviction for non-payment of rent. A 60 day extension will allow us more time to get the court ordered eviction, and then be able to repair the issues and safe guard our asset from additional future damages. . Our regional manager Deborah Majors and our COO Rene Khan had a meeting with John Hewitt on Thursday, September 19, 2024 concerning these issues.

Signature (Required):

*Angela Butler*

Name (Print): Angela Butler

Date: 9/20/24

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





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

ADDRESS OR LOCATION OF THE COMPLAINT: 3200 Longview Ave Apt 66 Bloomington in 47408

COMPLAINANT INFORMATION

NAME: LaDiana Harris		
STREET ADDRESS: 3200 Longview Ave Apt 66		
CITY: Bloomington	STATE: Indiana	ZIP: 47408
PHONE: 317 201 1100		

NATURE OF THE PROBLEM  
outlets in bedroom doorknobs on bedroom door and front door mold in bathroom and living room window screens  
central air not working furnace filter need to be changed broken kitchen window bathroom sink cabinet water leak in bathroom and kitchen mold

Broken outlets NW 1 Secure Door Knob  
Mold in Closet in Bathroom - under cabinet - toilet  
Bath - cabinet door repair - repair ceiling above  
Shower Repair all window screens throw out apt.  
HOW LONG HAS THE PROBLEM EXISTED: 4 to 5 months

WHEN DID YOU NOTIFY THE OWNER/AGENT: 4 to 5 months ago

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

COMPLAINANT SIGNATURE: \_\_\_\_\_

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: LaDiana Harris DATE: \_\_\_\_\_ TIME: \_\_\_\_\_

COMMENTS: \_\_\_\_\_



#183721

open

3200 E Longview AVE

## Rental Complaint: Complaint

Web Form: For details see attached document. Scheduled complaint inspection Apt. 66 for 05/09/2023 (TUE) @ 10 w/CH. Mgmt. notified.

**Reported By**

LaDiana Harris

**Assigned to**

Chastina Hayes

## Attachments

645944b6cf6d6

5/8/2023

Most tickets of this type should be closed within 3 days, although some cases may be longer. 0 days have already passed.

## History

5/8/2023 14:51:34 Daniel Bixler uploaded an attachment.

5/8/2023 14:50:09 Daniel Bixler assigned this case to Chastina Hayes

► Sent notification to Chastina Hayes

5/8/2023 14:50:09 Opened by Daniel Bixler

► Sent notification to Chastina Hayes

**City** Bloomington**State** IN**Zip** 47408**Latitude** 39.167247772217**Longitude** -86.493179321289**Township** Bloomington

## People

A list of people who've listed this as their address. Note: it might not be their current address.

Hoa Le  
Charles Rondot  
Bryan Skertich  
Charles Wallace  
Nakia Wells  
Densie Woodington Mgmt

## Owner

Kingston Manor United LLC



COMPLAINT INSPECTION REPORT

647

Owner(s)

Kingston Manor United LLC  
2526 South Breaking A Way Suite 200  
Bloomington, IN 47403

Tenant(s)

LaDiana Harris  
3200 E. Longview AVE # 66  
Bloomington, IN 47408

Agent

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

Prop. Location: 3200 E Longview AVE

Number of Units/Structures: 64/4

Units/Bedrooms/Max # of Occupants: Bld 1: Bld 1: 1/Eff/5 7/1/5 16/2/5, Bld 2: 1/Eff/5 3/1/5  
8/2/5, Bld 3: 4/1/5 8/2/5, Bld 4: 1/Eff/5 1/1/5 6/2/5 8/3/5

Date Inspected: 05/09/2023

Primary Heat Source: Gas

Property Zoning: RH

Number of Stories: 2

Landlord Has Affidavit: N/A

Inspector: Chastina Hayes

Foundation Type: Basement

Attic Access: Yes

Accessory Structure: none

The following items are the result of a complaint inspection conducted on **05/09/2023**. 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.

Unit 66:

Entire Unit:

Repair/replace all window screens so that they function as intended. BMC 16.04.060 (a)

Repair/replace the central air unit so that it functions as intended. BMC 16.04.060 (c)

Living Room:

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



Repair the entry door to function as intended. (Hard to open and close) BMC 16.04.060 (a)

**Furnace Closet:**

Replace the furnace filter. BMC 16.04.060 (a)

**Kitchen:**

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)

**Right Bedroom:**

Replace all broken electrical outlets so that they function as intended. BMC 16.04.060 (b)

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)

Secure the loose door knob. BMC 16.04.060 (a)

**Bathroom:**

Repair the broken cabinet door. BMC 16.04.060 (a)

Remove all mold from the walls and ceiling. (Including in closet) BMC 16.04.060 (a)

Repair the water damaged ceiling above the shower. BMC 16.04.060 (a)

**This is the end of the report.**



# CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

## COMPLAINT INSPECTION REPORT

**MAY 11 2023**

647

Owner(s)

Kingston Manor United LLC  
2526 South Breaking A Way Suite 200  
Bloomington, IN 47403

Tenant(s)

LaDiana Harris  
3200 E. Longview AVE # 66  
Bloomington, IN 47408

Agent

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

Prop. Location: 3200 E Longview AVE

Number of Units/Structures: 64/4

Units/Bedrooms/Max # of Occupants: Bld 1: Bld 1: 1/Eff/5 7/1/5 16/2/5, Bld 2: 1/Eff/5 3/1/5  
8/2/5, Bld 3: 4/1/5 8/2/5, Bld 4: 1/Eff/5 1/1/5 6/2/5 8/3/5

Date Inspected: 05/09/2023

Primary Heat Source: Gas

Property Zoning: RH

Number of Stories: 2

Landlord Has Affidavit: N/A

Inspector: Chastina Hayes

Foundation Type: Basement

Attic Access: Yes

Accessory Structure: none

The following items are the result of a complaint inspection conducted on **05/09/2023**. 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.

Unit 66:

Entire Unit:

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Repair/replace the central air unit so that it functions as intended. BMC 16.04.060 (c)

Living Room:

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)



C Repair the entry door to function as intended. (Hard to open and close) BMC 16.04.060 (a)

**Furnace Closet:**

C Replace the furnace filter. BMC 16.04.060 (a)

**Kitchen:**

C 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)

**Right Bedroom:**

C Replace all broken electrical outlets so that they function as intended. BMC 16.04.060 (b)

C 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)

C Secure the loose door knob. BMC 16.04.060 (a)

**Bathroom:**

C Repair the broken cabinet door. BMC 16.04.060 (a)

NC Remove all mold from the walls and ceiling. (Including in closet) BMC 16.04.060 (a)

C Repair the water damaged ceiling above the shower. BMC 16.04.060 (a)

**This is the end of the report.**





# CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

## REMAINING VIOLATIONS REPORT

**JUN 21 2023**

647

Owner(s)

Kingston Manor United LLC  
2526 South Breaking A Way Suite 200  
Bloomington, IN 47403

Tenant(s)

LaDiana Harris  
3200 E. Longview AVE # 66  
Bloomington, IN 47408

Agent

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

Prop. Location: 3200 E Longview AVE

Number of Units/Structures: 64/4

Units/Bedrooms/Max # of Occupants: Bld 1: 1/Eff/5 7/1/5 16/2/5, Bld 2: 1/Eff/5 3/1/5  
8/2/5, Bld 3: 4/1/5 8/2/5, Bld 4: 1/Eff/5 1/1/5 6/2/5 8/3/5

Date Inspected: 05/09/2023

Primary Heat Source: Gas

Property Zoning: RH

Number of Stories: 2

Landlord Has Affidavit: N/A

Inspector: Chastina Hayes

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.

**Unit 66:**

**Bathroom:**

Remove all mold from the walls and ceiling. (Including in closet) BMC 16.04.060 (a)

**This is the end of the report.**



FILE # 647

## TRIP SHEET/SCHEDULING

EW DW



PROPERTY ADDRESS:

3200 E. LONGVIEW AVE UNIT 66

CYCLE INSP

RE-INSPECTION



COMPLAINT



HOME

FIRE

DATE(S) SCHEDULED:

7.30.24Tue

TIME SCHEDULED:

1:30

INSPECTOR(S) ASSIGNED

JS

# OF BLDGS

1

# OF UNITS

1

NAME/COMPANY OF PERSON SCHEDULING

ANGIE

OWNER

AGENT



TENANT

OTHER (EXPLAIN)

DATE OF CALL

7.19.24F

PHONE # OF CALLER

822-3018

HOW OLD IS REG FORM?

2024

DO WE NEED A NEW REG FORM?

YES OR NO

WHO WILL BE MEETING US?

SAME

PHONE # OF WHO WILL BE MEETING US

SAMEWHERE WILL THEY  
MEET US?UNIT 30NOTES FOR  
INSPECTOR:

ADDED TO SCHEDULE



ADDED IN EPL



ADDED TO PULL LIST



ADDED TO FILE



IS THERE A PHYSICAL FILE

YES OR NO

DOES INSPECTOR NEED A REG FORM FOR APPT

YES OR NO



**REMAINING COMPLAINT VIOLATIONS**

**Property was reinspected on June 6, 2024**

647

**Owners**

Kingston Manor United LLC  
3200 E. Longview Ave  
Bloomington, IN 47401

**Agent**

Hometown Property Group LLC  
169 Ramapo Valley Rd.  
Oakland, NJ 07436

**Tenant**

LaDiana Harris  
3200 E. Longview #66  
Bloomington, IN 47401

Prop. Location: 3200 E Longview AVE

Number of Units/Structures: 64/4

Units/Bedrooms/Max # of Occupants: Bld 1: Bld 1: 1/Eff/5 7/1/5 16/2/5, Bld 2: 1/Eff/5 3/1/5 8/2/5, Bld 3: 4/1/5 8/2/5, Bld 4: 1/Eff/5 1/1/5 6/2/5 8/3/5

Date Inspected: 05/09/2023

Primary Heat Source: Gas

Property Zoning: RH

Number of Stories: 2

Landlord Has Affidavit: N/A

Inspector: Chastina Hayes, Jo Stong

Foundation Type: Basement

Attic Access: Yes

Accessory Structure: none

**REINSPECTION REQUIRED**

The following items are the result of a complaint inspection conducted on **May 5, 2023**. 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:**

**Unit 66:**

**Entire Unit:**

Repair/replace all window screens so that they function as intended. BMC 16.04.060 (a)

**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)

**Bathroom:**

Remove all mold from the walls and ceiling. (Including in closet) BMC 16.04.060 (a)

Repair the water damaged ceiling above the shower. BMC 16.04.060 (a)

**This is the end of the report.**





REMAINING COMPLAINT VIOLATIONS

**Property was reinspected on June 6, 2024**

*Re-ins*  
*7.30.24*  
*NC* *JS*  
647

Owners

Kingston Manor United LLC  
3200 E. Longview Ave  
Bloomington, IN 47401

Agent

Hometown Property Group LLC  
169 Ramapo Valley Rd.  
Oakland, NJ 07436

Tenant

LaDiana Harris  
3200 E. Longview #66  
Bloomington, IN 47401

Prop. Location: 3200 E Longview AVE

Number of Units/Structures: 64/4

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Date Inspected: 05/09/2023

Primary Heat Source: Gas

Property Zoning: RH

Number of Stories: 2

Landlord Has Affidavit: N/A

Inspector: Chastina Hayes, Jo Stong

Foundation Type: Basement

Attic Access: Yes

Accessory Structure: none

**REINSPECTION REQUIRED**

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**INTERIOR:**

**Unit 66:**

**Entire Unit:**

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**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)

**Bathroom:**

Remove all mold from the walls and ceiling. (Including in closet) BMC 16.04.060 (a)

Repair the water damaged ceiling above the shower. BMC 16.04.060 (a)

Both BRs

W. Wills

carpet soaked L BR closet  
in front of Bath

K. Swin to ~~open p.~~  
fair

Bath  
attic have tree

This is the end of the report.



Unit #66



**CITY OF  
BLOOMINGTON**

HOUSING AND NEIGHBORHOOD DEVELOPMENT

JUN 24 2024

REMAINING COMPLAINT VIOLATIONS

Property was reinspected on June 6, 2024

Reins  
7.30.24

647

Owners

Kingston Manor United LLC  
3200 E. Longview Ave  
Bloomington, IN 47401

Agent

Hometown Property Group LLC  
169 Ramapo Valley Rd.  
Oakland, NJ 07436

Tenant

LaDiana Harris  
3200 E. Longview #66  
Bloomington, IN 47401

Prop. Location: 3200 E Longview AVE

Number of Units/Structures: 64/4

Units/Bedrooms/Max # of Occupants: Bld 1: Bld 1: 1/Eff/5 7/1/5 16/2/5, Bld 2: 1/Eff/5 3/1/5 8/2/5, Bld 3: 4/1/5 8/2/5, Bld 4: 1/Eff/5 1/1/5 6/2/5 8/3/5

Date Inspected: 05/09/2023

Primary Heat Source: Gas

Property Zoning: RH

Number of Stories: 2

Landlord Has Affidavit: N/A

Inspector: Chastina Hayes, Jo Stong

Foundation Type: Basement

Attic Access: Yes

Accessory Structure: none

**REINSPECTION REQUIRED**

The following items are the result of a complaint inspection conducted on **May 5, 2023**. 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:**

**Unit 66:**

**Entire Unit:**

Repair/replace all window screens so that they function as intended. BMC 16.04.060 (a)

**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)

**Bathroom:**

Remove all mold from the walls and ceiling. (Including in closet) BMC 16.04.060 (a)

Repair the water damaged ceiling above the shower. BMC 16.04.060 (a)

**This is the end of the report.**

W Windows  
Both DRs  
not openable  
carpet soaked



REMAINING COMPLAINT VIOLATIONS

**Property was reinspected on June 6 and July 30, 2024**

647

Owners

Kingston Manor United LLC  
3200 E. Longview Ave  
Bloomington, IN 47401

Agent

Hometown Property Group LLC  
169 Ramapo Valley Rd.  
Oakland, NJ 07436

Tenant

LaDiana Harris  
3200 E. Longview #66  
Bloomington, IN 47401

Prop. Location: 3200 E Longview AVE

Number of Units/Structures: 64/4

Units/Bedrooms/Max # of Occupants: Bld 1: Bld 1: 1/Eff/5 7/1/5 16/2/5, Bld 2: 1/Eff/5 3/1/5 8/2/5, Bld 3: 4/1/5 8/2/5, Bld 4: 1/Eff/5 1/1/5 6/2/5 8/3/5

Date Inspected: 05/09/2023

Primary Heat Source: Gas

Property Zoning: RH

Number of Stories: 2

Landlord Has Affidavit: N/A

Inspector: Chastina Hayes, Jo Stong

Foundation Type: Basement

Attic Access: Yes

Accessory Structure: none

**REINSPECTION REQUIRED**

The following items are the result of a complaint inspection conducted on **May 5, 2023**. 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.

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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:**

**Unit 66:**

**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)

**Bathroom:**

Remove all mold from the walls and ceiling. (Including in closet) BMC 16.04.060 (a)

**NOTE: At the reinspection on July 30, 2024 it was noted that the west casement windows in both bedrooms would not open or function as intended. These windows must both be repaired to function as intended. Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)**

Additionally, the carpet was very wet in the left bedroom closet and in front of the bathroom. The bathroom had loose cove base, a missing kickplate on the front of the vanity, and missing floor covering. There was what appeared to be mold and/or water damage behind the cove base. The south window in the kitchen would also not function as intended. **It is strongly recommended that these issues be addressed.**

**This is the end of this report.**



**CITY OF  
BLOOMINGTON**  
HOUSING AND NEIGHBORHOOD DEVELOPMENT

REMAINING COMPLAINT VIOLATIONS

**AUG 09 2024**

**Property was reinspected on June 6 and July 30, 2024**

647

Owners

Kingston Manor United LLC  
3200 E. Longview Ave  
Bloomington, IN 47401

Agent

Hometown Property Group LLC  
169 Ramapo Valley Rd.  
Oakland, NJ 07436

Tenant

LaDiana Harris  
3200 E. Longview #66  
Bloomington, IN 47401

Prop. Location: 3200 E Longview AVE

Number of Units/Structures: 64/4

Units/Bedrooms/Max # of Occupants: Bld 1: Bld 1: 1/Eff/5 7/1/5 16/2/5, Bld 2: 1/Eff/5 3/1/5 8/2/5, Bld 3: 4/1/5 8/2/5, Bld 4: 1/Eff/5 1/1/5 6/2/5 8/3/5

Date Inspected: 05/09/2023

Primary Heat Source: Gas

Property Zoning: RH

Number of Stories: 2

Landlord Has Affidavit: N/A

Inspector: Chastina Hayes, Jo Stong

Foundation Type: Basement

Attic Access: Yes

Accessory Structure: none

**REINSPECTION REQUIRED**

The following items are the result of a complaint inspection conducted on **May 5, 2023**. 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:**

**Unit 66:**

**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)

**Bathroom:**

Remove all mold from the walls and ceiling. (Including in closet) BMC 16.04.060 (a)

**NOTE: At the reinspection on July 30, 2024 it was noted that the west casement windows in both bedrooms would not open or function as intended. These windows must both be repaired to function as intended.** Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

Additionally, the carpet was very wet in the left bedroom closet and in front of the bathroom. The bathroom had loose cove base, a missing kickplate on the front of the vanity, and missing floor covering. There was what appeared to be mold and/or water damage behind the cove base. The south window in the kitchen would also not function as intended. **It is strongly recommended that these issues be addressed.**

**This is the end of this report.**



**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

AUG 30 2024

TR

ADDRESS OR LOCATION OF THE COMPLAINT: 3200 Longview Ave Apt 66 Bloomington Indiana 47408

**COMPLAINANT INFORMATION**

NAME: <u>LaDiana Harris</u>		
STREET ADDRESS: <u>3200 Longview Ave Apt 66</u>		
CITY: <u>Bloomington</u>	STATE: <u>Indiana</u>	ZIP: <u>47408</u>
PHONE: <u>8126797892</u>		

NATURE OF THE PROBLEM - see attachment -

mold in bathroom around baseboards, walls in bathroom breaking apart from bottom up beyond the mold and mildew, bedroom window does not lock or open  
kitchen window still doesn't work, mold and standing water in bedroom room closing, missing carpet and bedroom floor is coming apart. you guys have been to my apartment three or four times for the same matter  
and now the landlord has started to retaliate against me I've been here for 5 years never late on my rent and never any complaints since you guys came out and sent me a letter and for a letter she's been putting duplicate publications on my door that is unlawful  
I've had to leave that I have a job 7 days a week 12 to 14 hours a day and that my grandkids cannot come and spend the night with me they can't get off the bus here that's a violation of my lease she said I can only have company for 4 hours so that's not fair to have that I have an son

HOW LONG HAS THE PROBLEM EXISTED: since she moved in 7 months ago but it's been there since she moved in 7 months ago

WHEN DID YOU NOTIFY THE OWNER/AGENT: Problem existed for 7 months - Property notified a year ago

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

COMPLAINANT SIGNATURE: LaDiana Harris

**OFFICE USE ONLY**

OWNER'S NAME: <u>Hometown Properties / Kingston Manor</u>
ADDRESS: <u>3200 E Longview Ave, Bloomington IN 47408</u>
NEIGHBORHOOD COMPLIANCE OFFICER: <u>Christina Hayes</u>

HOUSING CODE FILE: ☒ YES ☐ NO

CITY LIMITS: ☒ YES ☐ NO 2 MILE FRINGE: ☐ YES ☐ NO

COMPLAINT RECEIVED BY: Touba Kadum DATE: 8/30/2024 TIME: 8:45 am

COMMENTS: Insp sched for 9/4/2024 @ 10:30 am w/ w/CH.  
Property mgr informd 9/3/24 @ 10:30 am of Complaint Insp date time

Report #193310

Bathroom Seal tub / ~~toilet~~ toilet leaking  
mold on walls Covebase secure behind  
toilet

Sink stopper missing Water under vinyl  
Floor missing in front of cabinet  
replace moldy flooring

1st Bed  
Window to open

2nd Bedroom - Carpet deteriorating at  
door  
Carpeting in closet missing

Window to close - crank not working

locate water leak

Carpet / pad wet in 2nd Bed  
mold



AUG 30 2024

TJR

mold in bathroom around baseboards, walls in bathroom breaking apart from bottom up beyond the mold and mildew, bedroom window does not lock or open

kitchen window still doesn't work, mold and standing water in bedroom room closing, missing carpet and bedroom floor is coming apart. you guys have been to my apartment three or four times for the same matter

and now the landlord has started to retaliate against me I've been here for 3 years never late on my rent and never any complaints since you guys came out and melt me a letter and her a letter she's been putting duplicate notifications on my door that is unfounded

I've had to prove that I have a aid 7 days a week 12 to 14 hours a day she told me that my grandkids cannot come and spend the night with me they can't get off the bus here that's a violation of my lease she said I can only have company for 4 hours so that's why I had to prove that I have an aide she's been and today she came up while I was sitting outside because the smell is so horrendous in my home and it literally makes me sick till I've been to the doctor twice and today emergency room once which I have notified her about that and she came up taking pictures and then told me she got two more notices to put on my door and then she can file for eviction which she has no reason for only because they're not putting my apartment up to code

~~Ladiana Harris 2~~

Harris Ladiana 2 @gmail

Tonda  
Notes:

phone call from tenant 9/3/2024  
to confirm receipt & to  
request info / resources. - TJR

✓ Gave contact info for  
Eviction Prevention Project

✓ Gave contact info for  
Human Rights Commission - she  
said has meeting w/ Michael Shermis (HRC Director)  
Sept 12th



FILE # 647

## TRIP SHEET/SCHEDULING

EW DW DB

TR

PROPERTY ADDRESS:		<u>3200 E Longview Apt 66</u>		<u>Kingston Manor</u>	
CYCLE INSP		RE-INSPECTION		COMPLAINT	<input checked="" type="checkbox"/>
		HOME		FIRE	
DATE(S) SCHEDULED:		<u>9/4/2024</u>		TIME SCHEDULED: <u>10:30 am</u>	
INSPECTOR(S) ASSIGNED		<u>Chastina Hayes</u>			
# OF BLDGS		# OF UNITS			
NAME/COMPANY OF PERSON SCHEDULING		<u>La Diana Harris</u>			
OWNER		AGENT		TENANT	<input checked="" type="checkbox"/>
		OTHER (EXPLAIN)			
DATE OF CALL		<u>8/30/24 Form entered / 9/3/24 phone call</u>		PHONE # OF CALLER <u>812-679-7892</u>	
HOW OLD IS REG FORM?		<u>N/A</u>		DO WE NEED A NEW REG FORM? YES OR NO	
WHO WILL BE MEETING US?		<u>La Diana (w/ her health aide)</u>			
PHONE # OF WHO WILL BE MEETING US:		<u>812-679-7892</u>			
WHERE WILL THEY MEET US?		<u>@ the rental</u>			
NOTES FOR INSPECTOR:		<u>Left msg for Angie Butler (812) 822-3034 Local Property Mgr</u> <u>✓ 9/3/2024 @ 10:30am with date/time of insp.</u> <u>✓ U Report # 193310 - gave tenant EPP info &amp; Human Rights Commission contact #</u>			
ADDED TO SCHEDULE		<input checked="" type="checkbox"/>	ADDED IN EPL		<input checked="" type="checkbox"/>
ADDED TO PULL LIST		<input checked="" type="checkbox"/>	ADDED TO FILE		<input checked="" type="checkbox"/>
IS THERE A PHYSICAL FILE		<input checked="" type="checkbox"/>		DOES INSPECTOR NEED A REG FORM FOR APPT?	
YES OR NO		YES OR NO		YES OR NO	

on John  
Hewitt's  
desk  
as of 9/3/24



# CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

## Rental Complaint Inspection Information

9/4/2024

**Owner, Applicant**  
Kingston Manor United LLC  
3200 E Longview AVE  
Bloomington IN 47408

**Representative, Agent**  
Home Town Property Group LLC  
169 Ramapo Valley Road  
Oakland NJ 07436

### RE: NOTICE OF COMPLAINT INSPECTION

On **9/4/2024** a complaint inspection was performed at 3200 E Longview AVE. During the inspection violations of the Residential Rental Unit and Lodging Establishment Inspection Program were found.

Please correct the violations cited on the enclosed inspection report and call this office no later than **9/18/2024**, to schedule the required re-inspection. Our mailing address and telephone number are listed below.

This directive is issued in accordance with Sections BMC 16.03.040 (c) and 16.10.040 (a) of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington. You have the right to appeal to the Board of Housing Quality Appeals. If you need time to correct the violations beyond **9/18/2024** or if you want to appeal any violation, an appeal form can be found at [bloomington.in.gov/hand](http://bloomington.in.gov/hand). If you do not have access to the internet, you may contact HAND at 812-349-3420 and a form will be provided.

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

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

Sincerely,

Housing & Neighborhood Development  
Encl: Complaint Inspection Report





# CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

## COMPLAINT INSPECTION REPORT

647

### Owner(s)

Kingston Manor United LLC  
3200 E Longview Ave  
Bloomington, IN 47408

### Tenant(s)

LaDiana Harris  
3200 E. Longview AVE #66  
Bloomington, IN 47408

### Agent

Hometown Properties  
169 Ramapo Valley Rd  
Oakland, NJ 07436

Prop. Location: 3200 E Longview AVE

Number of Units/Structures: 64/4

Units/Bedrooms/Max # of Occupants: Bld 1: Bld 1: 1/Eff/5 7/1/5 16/2/5, Bld 2: 1/Eff/5 3/1/5  
8/2/5, Bld 3: 4/1/5 8/2/5, Bld 4: 1/Eff/5 1/1/5 6/2/5 8/3/5

Date Inspected: 09/04/2024

Primary Heat Source: Gas

Property Zoning: RH

Number of Stories: 2

Landlord Has Affidavit: N/A

Inspector: Chastina Hayes

Foundation Type: Basement

Attic Access: Yes

Accessory Structure: none

The following items are the result of a complaint inspection conducted on 09/04/2024. 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:

#### Bathroom:

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

Remove and replace water damaged/moldy vinyl flooring. BMC 16.04.060 (a)

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Repair the water leak at the toilet. BMC 16.04.060 (a)

Secure all loose cove base. BMC 16.04.060 (a)

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

**1<sup>st</sup> 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) (Window does not open all the way)

**2<sup>nd</sup> 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) (Crank not functioning properly and window falls out)

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

Remove and replace all water damaged/moldy carpet and padding. BMC 16.04.060 (a)

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

**This is the end of the report.**

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

Meeting Date: November 19, 2024

Petition Type: Relief from an administrative decision

Variance Request: Relief from the requirement to register the property as a rental.

Petition Number: 24-AA-55

Address: 1124 W Kirkwood

Petitioner: Katherine and Sean Connelly

Staff Report:

January 8, 2021	Rental inspection process discontinued.
September 10, 2024	Routine check shows this house is occupied. Owners live elsewhere.
September 12, 2024	Mailed notice to register and schedule an inspection.
September 30, 2024	Received an appeal for exemption from requirements of Title 16.
October 15, 2024	Meeting cancelled, lack of Quorum.

This property is owned by the parents of a disabled adult. His government support from the State of Indiana does not allow for him to own property. His parents maintain this home for him.

Staff recommendation: Grant the relief from administrative decision.

Conditions: This unit will be granted relief from the requirements of Title 16 for as long as the current owners and tenant are unchanged from the current status. The owner will be required to provide a yearly Occupancy Affidavit to verify no changes have been made. If this status changes, the requirements of Title 16 may be reinstated.

Compliance Deadline: none

Attachments: Application for Appeal

**RECEIVED**

SEP 5 0 2024

Application for Appeal  
To The **BY:** .....

**Board of Housing Quality Appeals**  
P.O. Box 100  
Bloomington, IN 47402  
812-349-3420  
[hand@bloomington.in.gov](mailto:hand@bloomington.in.gov)

**Property Address:** 1124 W Kirkwood Ave, Bloomington, IN 47404

**Petitioner's Name:** Katherine and Sean Connelly

**Address:** 222 W Genesee St

**City:** Lansing **State:** MI **Zip Code:** 48933

**Phone Number:** 812-391-7159 **Email Address:** kaydoll@gmail.com

**Property Owner's Name:** Katherine and Sean Connelly

**Address:** 222 W Genesee St

**City:** Lansing **State:** MI **Zip Code:** 48933

**Phone Number:** 812-391-7159 **Email Address:** kaydoll@gmail.com

**Occupants:** Fionn Connelly

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

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

**Please circle the petition type that you are requesting:**

- A) An extension of time to complete repairs (Petition type TV)
- B) A modification or exception to the Housing Property Maintenance Code (Petition type V)
- C) Relief from an administrative decision (Petition type AA)
- D) Rescind a variance (Petition type RV)

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

OFFICE USE ONLY

Petition Number 24-AA-55

SEE REVERSE

JLH



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.

Our son, Fionn Connelly, has lived in Bloomington all of his life with us. He is now an adult, but is disabled.

We had to move away for our jobs, but all of Fionn's support network and medical practitioners are in Bloomington,

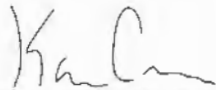
so he wants to remain there. For his long term stability, we purchased a one-story, one-bedroom home for him

to live in. Because he is disabled and receives government support for his healthcare, he cannot own assets.

Thus, he is not on the deed. We are currently providing housing and other non-healthcare expenses for him, as

he is unable to earn a living due to his disabilities.

Signature (required):



Name (please print): Kay Connelly

Date: 9-23-2024

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.

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

Meeting Date: November 19, 2024

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

Petition Number: 24-TV-56

Address: 401 S Washington St

Petitioner: Ralph Dennie

Inspector: Chastina Hayes

Staff Report: July 22, 2024 Completed cycle inspection  
August 26, 2024 Mailed cycle report  
October 08, 2024 Received BHQA application

During a cycle inspection of the above property it was noted that there were some windows that need repaired, tree work required, and the elevator handrail required some repairs. The petitioner is requesting an extension of time due to finding contractors to complete the work.

Staff recommendation: Approve the request for 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: April 1, 2025

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](mailto:hand@bloomington.in.gov)



**NOTE:** A \$20 filing fee must accompany this application. The property will not be placed on the meeting agenda until the filing fee is received.

**Property Address:** The Rise/ Middle Way House

**Petitioner's Name:** Ralph Dennie

**Address:** 401 S Washington St

**City:** Bloomington    **State:** IN    **Zip Code:** 47401

**Phone Number:** 812-337-4510 **Email Address:** [ralph@middlewayhouse.org](mailto:ralph@middlewayhouse.org)

**Property Owner's Name:** Middle Way House

**Address:** 320 S Washington St

**City:** Bloomington    **State:** IN    **Zip Code:** 47401

**Phone Number:** 812-336-0846 **Email Address:** [carrie@middlewayhouse.net](mailto:carrie@middlewayhouse.net)

**Occupants:** 69

**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 check the petition type that you are requesting:**

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

OFFICE USE ONLY

Petition Number

24-TV-56

CH

**SEE REVERSE**

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

I am reaching out to request an extension on the time to complete repairs. We have completed majority of the deficiencies listed in the HAND inspection; however, there are some repairs that we have yet to complete due to availability; we currently have one maintenance personnel who handles all our on site needs (general maintenance/ unit turnovers/). The immediate needs take precedence and unfortunately limit our ability to complete all repairs within the original specified time frame.

We are committed to ensuring that the property remains in compliance and are working to address all issues. However, due to staffing limitations, we would like to request an extension to allow us the necessary time to complete all required repairs while continuing to meet the daily needs of the property. We would like to request an additional 6 months to address all repairs (April 2025); the major repairs being windows, elevator, and the exterior areas.

Repairs needing an extension on:

**Windows**

There are a few units that are needing repairs for the windows. The issue that we are finding for several windows throughout the building is that the wood around the window has started to deteriorate and we do not currently have a means to make the necessary repairs. We do not have the equipment to safely make the repairs and parts are hard to find for the windows; parts for the windows are no longer carried by the manufacturer and companies that do window repair are not willing to service the window due to them needing to be replaced entirely.

Trim all tree branches away from the siding and roofline to maintain a 3' clearance. (BMC 16.04.040 (e)). The trees mentioned are property of the city, they've been added to the pruning list. I was told that they couldn't give me a time frame on when it would be trimmed due to previous storms this year and that they were currently 2.5 months behind.

Elevator- Secure the loose handrail (BMC 16.04.060 (b))  
We are awaiting pricing, this repair will require two elevator technicians.

Signature (required): Ralph Dennie

Name (please print): **Ralph Dennie**      Date: **10/08/2024**

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.

CYCLE INSPECTION REPORT

5269

Owner(s)

The Rise 1 Middle Way House's Transitional Housing  
PO Box 95  
Bloomington, IN 47402

Agent

Jennifer Parker (Property Manager)  
401 S. Washington St.  
Bloomington, IN 47401

Prop. Location: 401 S Washington ST

Number of Units/Structures: 28/1

Units/Bedrooms/Max # of Occupants: Bld 1: 20/3/5 8/2/5

Date Inspected: 07/22/2024

Primary Heat Source: Electric

Property Zoning: MH

Number of Stories: 4

Inspector: Chastina Hayes

Foundation Type: Slab

Attic Access: No

Accessory Structure: None

The Monroe County Assessor's records indicate that this structure was built in 1997. Minimum egress requirements for a multi-family dwelling built at the time of construction.

Openable area: 5.7 Sq. Ft.

Clear height: 24 inches

Clear width: 20 inches

Sill height: Not more than 44 inches above finished floor.

**GENERAL STATEMENTS**

**Window Measurements in 2-bedroom units:**

Existing Window Measurements (casement):

Height: 51 inches

Width: 28.5 inches

Sill Height: 25 inches

Openable Area: 10.09 sq. ft.

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

**Window measurements in 3-bedroom units:**

Existing Window Measurements (casement):

Height: 51 inches

Width: 25 inches

Sill Height: 26.5 inches

Openable Area: 8.85 sq. ft.

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

## **INTERIOR:**

### **LEVEL ONE:**

#### **Main Hall: (adjacent to elevator)**

Repair/replace the electrical outlet under the fire alarm so that it functions as intended. BMC 16.04.060 (b)

#### **Unit 105:**

##### **Bathroom:**

Repair/replace the towel bar so that it functions as intended. BMC 16.04.060 (a)

##### **Right Bedroom:**

Replace the missing light switch cover plate. BMC 16.04.060 (b)

#### **Unit 106:**

##### **Utility Closet:**

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

#### **2<sup>nd</sup> Bedroom:**

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

Remove the bag covering the fire sprinkler. BMC 16.04.060 (b)

##### **Bathroom:**

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

#### **Unit 107:**

##### **Whole Unit:**

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

**Utility closet:**

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

**Back Left Bedroom:**

Secure loose electrical receptacle. BMC 16.04.060(b) (adjacent to the door)

**Mechanical Room 111:**

No violations noted.

**Laundry Room, Sprinkler Room 110:**

Replace the missing door knob. BMC 16.04.060 (a)

Clothes dryer exhaust shall be exhausted to the exterior of the structure and not recirculated to any space. Properly repair the existing system, or install a ventilation system that exhausts to the exterior of the structure. BMC 16.04.060(c)

Repair the hole in the wall adjacent to the dryers. BMC 16.04.060 (a)

**Unit 108:**

This unit was not inspected at the time of this inspection, as it was not accessible. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.**  
BMC 16.03.040

**Unit 109:**

**Kitchen:**

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

**LEVEL TWO:**

**Unit 205:**

**Kitchen:**

Repair/replace the overhead microwave so that it functions as intended. BMC 16.04.060 (c)

**Right Bedroom:**

Secure the loose smoke detector. BMC 16.04.060 (b)

**Unit 204:**

**Kitchen:**

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

**Living Room:**

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

**Unit 201:**

**Entry:**

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

**Utility Closet:**

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

**Middle Bedroom:**

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

**Last Bedroom Right Closet:**

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

**Hall Bath:**

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

**Left Bedroom:**

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

Replace the missing outlet cover plate under the window. BMC 16.04.060 (b)

**Left Master Bath:**

Replace the oversized toilet seat so that it functions as intended. BMC 16.04.060 (a)

**Unit 202:**

**Bathroom:**

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

**Left Bedroom:**

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



**Unit 203:****Whole Unit:**

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

**Kitchen:**

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

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

**Bathroom:**

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

**Back Right Bedroom:**

Secure the loose electrical outlet on north wall adjacent to closet. BMC 16.04.060 (b)

Repair the window screen so that it functions as intended. BMC 16.04.060 (a)

**Left Bedroom:**

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

**Master Bath:**

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

Repair/replace the toilet so that it functions as intended. BMC 16.04.060 (c)

**Unit 206:**

This unit was not inspected at the time of this inspection, as it was not accessible. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.**  
BMC 16.03.040 (Dog)

**Unit 207:****Whole Unit:**

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

**Utility Closet:**

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

Replace the furnace filter. BMC 16.04.060 (a)

**Main Bathroom:**

Replace the missing toilet seat. BMC 16.04.060 (a)

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

**Back Left Bedroom:**

Repair/replace the window screen so that it functions as intended. BMC 16.04.060 (a)

**Middle Bedroom:**

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

Repair/replace the window screen so that it functions as intended. BMC 16.04.060 (a)

**Living Room:**

Repair the deteriorating window sills. BMC 16.04.060 (a)

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

Repair/replace the window screen so that it functions as intended. BMC 16.04.060 (a)

**Master Bath:**

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

**Unit 208:**

This unit was not inspected at the time of this inspection, as it was not accessible. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.**  
BMC 16.03.040

**Unit 209:**

**Kitchen:**

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

**Utility Closet:**

Secure the loose furnace plenum. BMC 16.04.060 (a)

Fire caulk line set penetrations. BMC 16.04.060(b)

**Laundry Room 210:**

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)

**LEVEL THREE:**

**Unit 308:**

**Kitchen:**

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

**Utility Closet:**

Fire caulk line set penetrations. BMC 16.04.060(b)

**Living Room:**

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)

**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)

**Middle 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)

**Main Bath:**

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

**Unit 309:**

**Whole Unit:**

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

**Living Room:**

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

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

Repair the window screen so that it functions as intended. BMC 16.04.060 (a)

**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)

**Middle Bedroom:**

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

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

**Laundry Room 310:**

Secure the loose wall cover behind washer. BMC 16.04.060 (a)

Check the washing machines/Dryers to confirm they are functioning as intended. (Smells like something is burning) BMC 16.04.060 (b)

**Unit 307:**

**Kitchen:**

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

**Utility Closet:**

Replace the missing furnace filter. BMC 16.04.060 (a)

**Bath:**

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

**Middle 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)

**Master Bedroom:**

Replace the missing electrical cover plate under the window. BMC 16.04.060 (b)

**Master Bath:**

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

**Unit 306:**

**Whole Unit:**

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

**Unit 305:**

**Kitchen:**

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

**Bathroom:**

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

**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)

**Living Room:**

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

Repair the deteriorating window sill. BMC 16.04.060 (a)

**Unit 304:**

This unit was not inspected at the time of this inspection, as it was not accessible. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

**Unit 301:**

**Bathroom:**

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

**Unit 303:**

This unit was not inspected at the time of this inspection, as it was not accessible. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040



**Unit 302:**

**Kitchen:**

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

**Living Room:**

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)

**Left 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)

**Bathroom:**

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

**LEVEL FOUR:**

**Unit 405:**

**Kitchen:**

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

**Unit 406:**

This unit was not inspected at the time of this inspection, as it was not accessible. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040 (Renovations of unit)

**Unit 407:**

**Kitchen:**

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

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

**Master Bath:**

Replace the deteriorating sink. BMC 16.04.060 (a)

**Laundry Room 410:**

No violations noted.

**Unit 409:**

**Kitchen:**

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

**Utility Closet:**

Replace the furnace filter so that it functions as intended. BMC 16.04.060 (a)

**Unit 408:**

**Whole Unit:**

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

**Elevator:**

Secure the loose handrail. BMC 16.04.060 (b)

**EXTERIOR:**

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

It is unlawful for the owner of any lot or tract of ground within the city to allow it to become overgrown with weeds, grass, or noxious plants beyond the height of 8 inches. Remove and properly dispose of overgrowth of weeds/grass on premises. (BMC 6.06.050)

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

**REQUIRED DOCUMENTATION**

Provide documentation that the elevator has been tested and approved for use. BMC 16.01.060(f)

Provide documentation of the fire suppression/fire alarm systems annual inspection as required by the Indiana Fire Prevention Code. BMC 16.01.060(f)

**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)**

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.**