

PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
ALLISON CONFERENCE ROOM 215

In Person / Zoom Virtual Meeting

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

Meeting ID 840 9035 4059 Passcode 084395

DECEMBER 16, 2025 4:15 P.M.

ALL ITEMS ARE ON THE CONSENT AGENDA

- I. **ROLL CALL**
- II. **MINUTES** – November 18, 2025
- III. **PETITIONS**
 - 1) **25-TV-84, 3200 E. Longview Avenue**, Angie Butler (Summit Pointe United, LLC). Request for an extension of time to complete repairs.
 - 2) **25-TV-85, 520 S. Park Ridge Road**, Isabelle Hamric (Reserve on Third). Request for an extension of time to complete repairs.
 - 3) **25-TV-86, 320 S. Washington Street**, Ralph Dennie (Middle Way House). Request for an extension of time to complete repairs.
 - 4) **25-AA-87, 613 W. 12th Street**, Hugh Farrell (Ruth Hagerty). Request for relief from an administrative decision.
 - 5) **25-TV-88, 609 S. Washington Street**, Jason Cheek (Granite Student Living). Request for an extension of time to complete repairs.
 - 6) **25-TV-89, 118 N. Jefferson Street**, Valerie French (Grant Management, LLC). Request for an extension of time to complete repairs.
- IV. **GENERAL DISCUSSION**
- V. **PUBLIC COMMENT**
- VI. **ADJOURNMENT**

Board of Housing Quality Appeals - Members			
Jacob Cole	Mayoral Appointee	Current Term Exp. 01/31/2027	06/07/2021 to Present
Christina Geels	Mayoral Appointee	Current Term Exp. 01/31/2027	07/15/2022 to Present
Benjamin Atkinson	Mayoral Appointee	Current Term Exp. 01/31/2026	06/26/2025 to Present
Zachary Taylor	Mayoral Appointee	Current Term Exp. 01/31/2027	10/16/2025 to Present
Navdeep Badhni	Council Appointee	Current Term Exp. 01/31/2027	08/06/2025 to Present
Zoe Zollman	Council Appointee	Current Term Exp. 01/31/2026	08/06/2025 to Present
Joshua Brewer	Council Appointee	Current Term Exp. 01/31/2027	09/30/2025 to Present

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BOARD of HOUSING QUALITY APPEALS
Meeting: TUESDAY, NOVEMBER 18, 2025, 4:15 PM
ALLISON CONFERENCE RM. 225
SUMMARY

MEMBERS PRESENT: **Present:** Benjamin Atkinson, Joshua Brewer, Zachary Taylor, Zoe Zollman
Zoom: Navdeep Badhni

STAFF PRESENT: **Present:** Michael Arnold, Jeremy Bettis, Daniel Bixler, Sean Hampton, Anna Killion-Hanson, Jo Stong, Steve Tamewitz, Angela van Rooy (HAND),
Zoom: Taylor Brown (Legal)

Meeting start time 4:15 PM.

I. MINUTES

Brewer made motion to accept October 21, 2025 minutes. Zollman seconded. Motion pass, 5-0.

II. CONSENT AGENDA

25-TV-79, 2548 E. Eastgate Lane, Rambabu Koppineni. Request for an extension of time to complete repairs. Staff recommendation to grant the request with an April 4, 2026 deadline.

25-TV-80, 348 S. Grant Street, Parker Real Estate & Management (Grant 10, LLC). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a May 18, 2026 deadline.

25-TV-83, 1326 N. Woodburn Avenue, Choice Realty & Management (Four Seas, LLC). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a December 12, 2025 deadline for all interior life safety items and a January 11, 2026 deadline for all other items.

Approved.

III. PETITIONS

1) **25-TV-81, 1516 S. Dorchester Drive**, Facilitatech. Pulled by Badhni. The petitioner was not present to request an extension of time to complete repairs. Staff recommendation grant the request for an extension of time to complete tree work until January 18, 2026. Brewer made motion to grant request per staff recommendation. Zollman seconded. Motion pass, 5-0.

2) **25-TV-77, 307 N. Pete Ellis Drive**, Cambridge Square Apartments, Bloomington (Gene B. Glick & Co., LLC). Pulled by Atkinson. The petitioner was not present to request an extension of time to complete repairs. Staff recommendation to grant the request with a December 02, 2025 deadline for all life safety issues and an April 06, 2026 deadline for all other items. Zollman made motion to grant the request per staff recommendation. Badhni seconded. Motion pass, 5-0.

IV. GENERAL DISCUSSION

None.

V. PUBLIC COMMENT

None.

VI. ADJOURNMENT

Atkinson made motion for adjournment. Brewer seconded. Motion passed unanimously. Meeting adjourned 4:26 PM.

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

Meeting Date: December 16, 2025

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

Petition Number: 25-TV-84

Address: 3200 E Longview Ave

Petitioner: Summit Pointe United LLC

Inspector: Hayes/Davis/Arnold

Staff Report: February 10, 2025 Cycle inspection completed
February 24, 2025 Mailed cycle report
April 28, 2025 Remaining violations report mailed
September 24, 2025 Completed reinspection
September 30, 2025 Mailed remaining violations report
November 3, 2025 Received BHQA application

During a cycle inspection of the above property violations of the Housing Code were found including drywall repairs, water repairs, and electrical repairs. The petitioner is requesting an extension of time to complete repairs due to 3 different properties requiring housing code repairs.

Staff recommendation: Grant an extension of time

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

Compliance Deadline: December 30, 2025 All life Safety Violations
February 28, 2026 All remaining violations

Attachments: Remaining violations Report; BHQA Application



City of Bloomington
Housing and Neighborhood
Development (HAND)
bloomington.in.gov

401 N Morton ST Suite 130
PO Box 100
Bloomington IN 47404

Phone: (812) 349-3420
Fax: (812) 349-4582
hand@bloomington.in.gov

City Permit #: BHQA2025-0094
Application Date: 11/3/2025

Application For Appeal To The Board of Housing Quality Appeals

25-TV-84

Property Address: 3200 E Longview AVE
Parcel Number: 53-05-35-300-026.000-005

Applicant

Summit Pointe United LLC
701 E Summitview
Bloomington IN 47401

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.

Requested Variance Type: TV

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:

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

Variance Request:

I am requesting an extension through February 28, 2026 to complete the remaining repairs at Kingston Manor, 3200 E Longview Ave, Bloomington, IN 47408. The repairs include an extensive amount of drywall work, water repairs, and electrical repairs. We have three properties; Summit Pointe, Kingston Manor, and Northcrest apartments that we are working on completing property repairs for the City of Bloomington along with keeping up with our every day maintenance responsibilities.



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

2ND REMAINING VIOLATIONS INSPECTION REPORT

Reinspection completed on 09/24/2025

647

Owner(s)

Kingston Manor United LLC
701 E. Summit View Place
Bloomington, IN 47401

Agent

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

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: 02/10/2025

Primary Heat Source: Electric

Property Zoning: RH

Number of Stories: 2

Owner/Agent Has Affidavit: N/A

Inspector: Hayes/Davis/Arnold

Foundation Type: Basement

Attic Access: Yes

Accessory Structure: none

REINSPECTION REQUIRED

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

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

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

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

INTERIOR:

All Life Safety Items are highlighted

General Notes: All lights in common interior spaces and outside of the buildings should be in working order with functioning light bulbs. BMC 16.04.060 (a)

The inspectors highly recommend that smoke detectors be installed in the common hallways and stairwells of the apartment buildings, one on each level.

Units 1-6:

Main Stairwell:

Repair/replace the exterior entry doors so that they function as intended. (Do not close properly) BMC 16.04.060 (a) (East and West doors)

Replace the missing protective covers for the light fixtures. BMC 16.04.060(c)

Properly ground the electrical receptacle. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. If a GFCI receptacle is installed, mark receptacle with the wording "no equipment ground". BMC16.04.020(a)(5); 2009 IEC Article 406.3(B)Grounding & 2009 IEC Article 406.3 (D)Replacements (Between closet 1 & 2)

Unit 3:

Kitchen:

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

Repair/replace the deteriorated base of the cabinet under sink. BMC 16.04.060 (a)

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

Living Room:

Repair the water damaged walls and ceiling. BMC 16.04.060 (a)

Bathroom:

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

Repair/replace the deteriorating base of the cabinet under the sink. BMC 16.04.060 (a)

Bedroom:

Repair the water damaged walls and ceiling. 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) (East window) (Window crank)

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

Unit 6:

Kitchen:

Secure the loose sprayer base. BMC 16.04.060 (a)

Bedroom:

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

Main Hallway:

Replace the missing closet door handle adjacent to Unit 6. BMC 16.04.060 (a)

Replace the missing floor tile at the west entry door. BMC 16.04.060 (a)

Unit 5:

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

Hallway:

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

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

Bathroom:

Repair the water damaged walls and ceiling. BMC 16.04.060 (a)

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

Replace the missing cabinet doorknobs. BMC 16.04.060 (a)

Unit 2:

Kitchen:

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

Locate and eliminate the water leak under the sink. BMC 16.04.060 (a)

Repair the water damaged walls and ceiling. BMC 16.04.060 (a)

Hallway:

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

Repair the water damaged walls and ceiling. BMC 16.04.060 (a)

Bathroom:

Repair the water damaged walls and ceiling. BMC 16.04.060 (a)

Left Bedroom:

Secure the loose access panel behind the door. BMC 16.04.060 (a)

Unit 4:

Kitchen:

Repair/replace the torn vinyl flooring. BMC 16.04.060 (a)

Bathroom:

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

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

Unit 1:

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

Units 7-12 Hallway:

Repair/replace the exterior entry doors so that they function as intended. (Do not close properly) BMC 16.04.060 (a) (East and West doors)

Replace the missing protective covers for the light fixtures. BMC 16.04.060(c)

Unit 9:**Living Room:**

Secure the loose carpet at the entry door. BMC 16.04.060 (a)

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)

Unit 12:

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

Living Room:

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

Bathroom:

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

Repair the water damaged walls and ceiling. BMC 16.04.060 (a)

Unit 11:**Kitchen:**

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

Hallway:

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

Bathroom:

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

Right Bedroom:

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

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

Unit 8:

All residential rental units, their accessory structures and exterior premises shall be kept free from pests. All residential rental units or accessory structures thereof in which pests are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination proper precautions shall be taken to prevent reinfestation. (a) The owner of any residential rental unit shall be responsible for extermination

within the unit. Its accessory structures or on the exterior premises for extermination of pests prior to letting the unit. (d)The owner of a structure containing two or more dwelling units, a multiple occupancy, or a rooming house shall be responsible for extermination of pests. BMC 16.04.090(a)(d) (Roaches)

Kitchen:

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

Left Bedroom:

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

Bathroom:

Replace the missing cabinet doorknobs. BMC 16.04.060 (a)

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

Unit 7:

Living Room:

Repair the peeling ceiling. BMC 16.04.060 (a)

Replace the missing vent cover on the ceiling. BMC 16.04.060 (a)

Kitchen:

Repair the peeling ceiling. BMC 16.04.060 (a)

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

Bathroom:

Repair the peeling ceiling. BMC 16.04.060 (a)

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

Right Bedroom:

Repair the peeling ceiling. BMC 16.04.060 (a)

Repair the water damaged walls and ceiling. BMC 16.04.060 (a)

Unit 10:

Kitchen:

Secure the loose sink faucet handle. BMC 16.04.060 (a)

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

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

Hallway 13-18:

Replace the missing protective covers for the light fixtures. BMC 16.04.060(c)

Repair/replace the exterior entry doors so that they function as intended. (Do not close properly) BMC 16.04.060 (a) (East and West doors)

Unit 15:

Living Room:

Secure the loose carpet where it meets the vinyl. BMC 16.04.060 (a)

Service and repair HVAC system to operate as intended. BMC 16.04.060(c) (Does not keep up per tenant)

Kitchen:

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

Unit 18:

Bathroom:

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

Unit 17:

Bathroom:

Repair the missing floor adjacent to the toilet. BMC 16.04.060 (a)

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

Repair the water damaged walls and ceiling. BMC 16.04.060 (a)

Hallway:

Repair the water damaged walls and ceiling. BMC 16.04.060 (a)

Unit 14:

Living Room:

Properly seal the windows to prevent water infiltration. (Tenant states they leak when raining) BMC 16.04.060 (a)

Dining Room:

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

Kitchen:

Repair the water damaged walls and ceiling. BMC 16.04.060 (a)

Bathroom:

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

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

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

Right Bedroom:

Properly seal the windows to prevent air infiltration. BMC 16.04.060 (a)

Unit 16:

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 (Tenant)

Unit 13:

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

Bathroom:

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

Left Bedroom:

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

Hallway 19-24:

Repair/replace the exterior entry doors so that they function as intended. (Do not close properly) BMC 16.04.060 (a) (East and West doors)

Replace the missing protective covers for the light fixtures. BMC 16.04.060(c)

Unit 21:

Repair/replace all missing flooring in the unit. BMC 16.04.060 (a)

Bathroom:

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

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

Unit 24:

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 (Key)

Unit 23:**Whole Unit:**

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)

Kitchen:

Repair the overhead light so that it functions as intended. BMC 16.04.060 (c)

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

Replace the missing cabinet doorknobs. BMC 16.04.060 (a)

Unit 20:

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 22:

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 (Tenant)

Unit 19:

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)

Hallway 49-54:

Repair/replace the exterior entry doors so that they function as intended. (Do not close properly) BMC 16.04.060 (a) (East and West doors)

Replace the missing protective covers for the light fixtures. BMC 16.04.060(c)

Unit 54:**Bathroom:**

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

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)

Unit 51:

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 (Under renovations)

Unit 53:**Kitchen:**

Repair/replace the garbage disposal switch so that it functions as intended. (Sparks) BMC 16.04.060 (b)

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

Repair the hump in the carpet where it meets the vinyl. BMC 16.04.060 (a)

2nd 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)

Unit 50:**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)

Kitchen:

Locate and repair the water leak adjacent to the dishwasher. (Per tenant) BMC 16.04.060 (a)

1st Bedroom:

All doors shall be readily Openable from the side from which egress is to be made without the need for keys, special knowledge or effort. BMC 16.04.060(b) (Remove the hasp)

Bathroom:

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

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

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

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

2nd Bedroom:

All doors shall be readily Openable from the side from which egress is to be made without the need for keys, special knowledge or effort. BMC 16.04.060(b) (Remove the hasp)

Unit 52:**Kitchen:**

Repair floor to eliminate soft spot this includes the subfloor and any damaged support. BMC 16.04.060(a) (Adjacent to the dishwasher)

Bathroom:

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

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

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

Unit 49:**Living Room:**

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

Kitchen:

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

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

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

Hallway:

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

Bathroom:

Repair the left cabinet door to close. BMC 16.04.060 (a)

Hallway 55-60:

Locate and eliminate the water leak. (Tenant states storage units flood when it rains) BMC 16.04.060 (a)

Replace the missing protective covers for the light fixtures. BMC 16.04.060(c)

Repair/replace the exterior entry doors so that they function as intended. (Do not close properly) BMC 16.04.060 (a) (East and West doors)

Unit 60:

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

Dining Room:

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

Repair the loose base of the dishwasher. BMC 16.04.060 (a)

Bedroom:

Locate and repair the water leak in the closet. (Leaks when it rains per tenant) 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)

Bathroom:

Repair the water damaged walls and ceiling. BMC 16.04.060 (a)

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

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

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)

Replace the missing cabinet doorknobs. BMC 16.04.060 (a)

Unit 59:

Living Room:

Repair the carpet to prevent a trip hazard. (Humps) BMC 16.04.060 (b)

Properly seal the windows to prevent air infiltration. BMC 16.04.060 (a)

Kitchen:

Repair the hole in the wall under the sink cabinet. BMC 16.04.060 (a)

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

Left Bedroom:

Install a transition strip at the entryway. 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)

Secure the loose electrical outlet under the window. BMC 16.04.060 (b)

Bathroom:

Repair/remove the broken soap dish. BMC 16.04.060 (a)

Repair the peeling ceiling. BMC 16.04.060 (a)

Right Bedroom:

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

Unit 56:

Bathroom:

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

Repair the peeling ceiling. BMC 16.04.060 (a)

Right Bedroom:

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

Unit 55:

Whole Unit:

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)

Unit 58:

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

Hallway 61-66:

Repair/replace the exterior entry doors so that they function as intended. (Do not close properly) BMC 16.04.060 (a) (East and West doors)

Replace the missing protective covers for the light fixtures. BMC 16.04.060(c)

Unit 63:

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

Repair the oven light to function as intended. (Stays on when not in use) BMC 16.04.060 (a)

Unit 66:

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) (South window)

Unit 65:

Kitchen:

Replace the broken electrical cover plate under the window on the east wall. BMC 16.04.060 (b)

Hallway:

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

Middle Bedroom:

Repair/replace the broken window locks. BMC 16.04.060 (b)

Bathroom:

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

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

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

Unit 62:

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

Middle Bedroom:

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

Unit 64:

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 61: There is an active complaint on this unit referencing the roaches from a complaint inspection conducted on 12/20/2024

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

unit. (d)The owner of a structure containing two or more dwelling units, a multiple occupancy, or a rooming house shall be responsible for extermination of pests. BMC 16.04.090(a)(d) (Roaches)

Kitchen:

Secure the loose cable clamp on the stove electrical outlet box. BMC 16.04.060 (b)

Seal the hole in the wall behind the stove. BMC 16.04.060 (a)

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

1st Bedroom:

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

Bathroom:

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

Building #25-30:

Common Hallway:

Close the open window on the common hallway landing. BMC 16.04.060(a)

Unit 27:

This unit was not inspected at the time of this inspection, as it was not accessible (door was chained and tenant did not respond). 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 30:

Kitchen:

Service the hood vent to eliminate excessive noise. BMC 16.04.060(c)

Bathroom:

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

Bedroom

Replace the missing window crank so the window can operate normally (open). BMC 16.04.060(b)

Unit 26:

Kitchen:

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

Unit 29:

Kitchen:

Determine source and eliminate leak (puddle under sink, may be related to the sprayer, could not determine). BMC 16.04.060(a)

Bathroom:

Secure the plumbing for the tub faucet and controls. BMC 16.04.060(a)

Unit 25:**Living Room:**

Repair the tilt latches on the double window to function as intended (broken/missing). BMC 16.04.060(b)

Bathroom:

Repair the slow dripping sink faucet. BMC 16.04.060(c)

Repair or replace the bathroom exhaust fan. BMC 16.04.060(c)

Repair or replace diverter in shower faucet assembly. BMC 16.04.060(a)

Right Bedroom:

The was no access to the window at the cycle inspection. The inspector will look at the window at reinspection.

Unit 28:**Living Room:**

Seal/caulk around double windows where there are gaps. BMC 16.04.060(a)

Secure the phone plate to wall. BMC 16.04.060(a)

Kitchen:

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer (handle sticks, no water comes out). BMC 16.04.060(c)

Repair the front face of the cabinet under the sink (collapsing, not secure). BMC 16.04.060(a)

Bathroom:

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

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

Left Bedroom:

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

Building #31-36**Maintenance Shop (Lower Level):**

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

Unit 33:**Bathroom:**

Repair the toilet to eliminate unnecessary water use. BMC 16.04.060(c)

Kitchen:

Replace the missing cabinet face to the right of the sink. BMC 16.04.060(a)

Unit 36:**Kitchen:**

Properly repair or replace loose, damaged, or missing floor covering. BMC 16.04.060(a)

Repair the damaged countertop (in front of the sink). BMC 16.04.060(a)

Living Room:

Correct the polarity of the electrical receptacle (left of entrance door). The hot and neutral conductors are reversed. BMC 16.04.060(b)

Bathroom:

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

Bedroom:

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

Unit 31:**Kitchen:**

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

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

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

Bathroom:

Repair or replace diverter in shower faucet assembly. BMC 16.04.060(a)

Living Room:

Adjust the entry door to eliminate large gaps of light visible from the inside of the unit. BMC 16.04.060(a)

Unit 35:**Living Room:**

Provide operating power to the smoke detector. 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)

Left Bedroom:

Secure the outlet on the east wall. BMC 16.04.060(b)

Unit 32:**Kitchen:**

Secure the sink sprayer to the base of the sink. BMC 16.04.060(a)

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

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

Bedroom:

Seal the exterior perimeter of the window to eliminate the large gap and leave the structure weathertight. BMC

16.04.060(a)

Unit 34:

Living Room:

Caulk around the windows to eliminate gaps. BMC 16.04.060(a)

Kitchen:

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

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

Bathroom:

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

Right Bedroom:

Caulk around the windows to eliminate gaps. BMC 16.04.060(a)

Building 37-48:

Common Hallway 43-48

Repair the back entry door to open and close fully without special knowledge or effort. BMC 16.04.060(a)

Repair the front entry door to open and close fully without special knowledge or effort. BMC 16.04.060(a)

Unit 45:

Kitchen:

Secure the sink sprayer to the base of the sink. BMC 16.04.060(a)

Bathroom:

Properly repair or replace loose, damaged, or missing floor covering. BMC 16.04.060(a)

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

Bedroom:

Correct the polarity of the electrical receptacle (south wall). The hot and neutral conductors are reversed. BMC 16.04.060(b)

Secure loose electrical receptacle under the window. BMC 16.04.060(b)

Unit 44:

Living Room:

Correct the polarity of the electrical receptacle (left of entry door). The hot and neutral conductors are reversed. BMC 16.04.060(b)

Dining Room:

Repair the window tilt latches and spring mechanism so window open and closes easily without special knowledge or effort. BMC 16.04.060(b)

Kitchen:

Secure the switch/outlet box to the right of the sink. BMC 16.04.060(b)

Bathroom:

Repair the tub faucet to fit as intended on the plumbing pipe. BMC 16.04.060(c)

Left Bedroom:

Properly ground the electrical receptacle (east wall / half switched and west wall). If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. If a GFCI receptacle is installed, mark receptacle with the wording "no equipment ground". BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3 (D) Replacements

Unit 47:

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

Bathroom:

Correct the polarity of the electrical receptacle (bathroom GFCI doesn't trip). The hot and neutral conductors are reversed. BMC 16.04.060(b)

Install approved transition strips along the edge of floor covering in a manner that reduces trip hazards (bathroom threshold). BMC 16.04.060(a)

Unit 48:**Living Room:**

Secure loose electrical receptacle (under window). BMC 16.04.060(b)

Bathroom:

Properly repair or replace loose, damaged, or missing floor covering (behind the toilet). BMC 16.04.060(a)

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

Unit 46:**Dining Area**

Repair the west wall dining room window to function as intended. BMC 16.04.060(b)

Kitchen:

Properly repair or replace loose, damaged, or missing floor covering. BMC 16.04.060(a)

Replace the broken oven door handle. BMC 16.04.050(a)

Service the hood exhaust fan to function as intended (loud). BMC 16.04.060(c)

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

Secure the GFCI electrical box to the wall. BMC 16.04.060(b)

Bathroom:

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

Left Bedroom:

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

Right Bedroom:

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

Unit 43:

Entrance:

All residential rental units shall conspicuously display the unit's address number on the front of the unit. BMC 16.04.100

Kitchen:

Properly repair or replace loose, damaged, or missing floor covering. BMC 16.04.060(a)

Secure the gfci electrical box to the right of the sink. BMC 16.04.060(b)

Secure the sink sprayer to the base of the sink. BMC 16.04.060(a)

Repair the water pressure to the sink faucet (very low). 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)

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

Left Bedroom:

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

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

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

Common Hallway: 37-42:

Secure the loose stair tread nosing on the stairs outside of Unit 39. BMC 16.04.060(b)

Unit 42:

Kitchen:

Secure the hood vent to the cabinet above (left side sags). BMC 16.04.060(c)

Secure the sink sprayer to the base of the sink. BMC 16.04.060(a)

Bathroom:

Repair the electrical wiring in the outlet/switch box so the devices function as intended (lights and fan were going on and off in random switching patterns). BMC 16.04.060(b)

Repair the toilet to eliminate unnecessary water use. BMC 16.04.060(c)

Bedroom:

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

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

Secure loose electrical receptacle (under window). BMC 16.04.060(b)

Unit 39:

Note: This unit was vacant and undergoing substantial repair work due to flooding and excessive moisture. A mold/mildew like substance was noted in the closet to the left of the entrance door as well as in the hallway. Please refer to the following guidelines for clarity on the expectations for compliance once the unit is repaired/ready for occupancy.

This unit/room was not inspected at the time of this inspection, as it was vacant and being turned over. This unit/room must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property, or prior to this unit being occupied. All work in this unit shall be completed in a workmanlike manner and includes but is not limited to the following:

- Properly complete the installation of all electrical wiring, lighting fixture(s), electrical receptacle(s), and all other electrical fixtures or appliances. These items will be checked for compliance with the City of Bloomington Municipal Code at reinspection and have the same 60 day compliance deadline as the remainder of this property. BMC 16.03.040.
- Complete the installation of the plumbing and all associated fixtures and their bases/cabinets where applicable. These items will be checked for compliance with the City of Bloomington Property Maintenance Code at reinspection and have the same 60 day compliance deadline as the remainder of this property. BMC 16.04.030
- Properly complete the installation and surface coat all wall and ceiling surfaces where applicable. These items will be checked for compliance with the City of Bloomington Property Maintenance Code at reinspection and have the same 60 day compliance deadline as the remainder of this property. BMC 16.04.030
- Install a smoke detection in an approved manner and location(s). 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. BMC 16.04.020
- Once the painting is complete all light globes, cover plates and switch plates shall be reinstalled. BMC 16.04.060(a)

Unit 41:**Bathroom:**

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

Repair the drywall above the shower (taped/bubbling). BMC 16.04.060(a)

Repair floor to eliminate soft spot this includes the subfloor and any damaged support (toilet sinking). BMC 16.04.060(a)

Right Bedroom:

Note: The window in this bedroom could not be accessed and will be inspected at the reinspection.

Hallway:

Paint the stained ceiling in the hallway. BMC 16.04.060(a)

Right Bedroom:

Paint the stained ceiling. BMC 16.04.060(a)

Unit 38:**Hallway:**

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

Bathroom:

Complete the drywall repair and paint. BMC 16.04.060(a)

Unit 40:Kitchen:

Replace both switches in the double switch box so they function as intended. BMC 16.04.060(c)

Bathroom:

Replace the missing handles on the vanity cabinet doors. BMC 16.04.060(a)

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

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

Repair or replace diverter in shower faucet assembly. BMC 16.04.060(a)

Left Bedroom:

Repair the clothes hanging rod to function as intended. BMC 16.04.060(a)

Right Bedroom:

Repair the window to fully close and latch. BMC 16.04.060(a)

Unit 37:Living Room:

Secure the ceiling vent in the ceiling. BMC 16.04.060(a)

Kitchen:

Determine source and eliminate leak. BMC 16.04.060(a)

EXTERIOR:

Repair/replace all deteriorating parking blocks. BMC 16.04.050 (a)

Properly seal around all window/wall air conditioning units to prevent animal/pest entrance. BMC 16.04.050 (a)
(All BUILDINGS)

Building 37-48:

Secure the AC disconnect box for unit 41 to the structure. BMC 16.04.050(b)

OTHER REQUIREMENTS

Thoroughly clean and service the furnaces. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. BMC 16.04.060(c)/Or provide full access to the units at reinspection.

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.

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

Meeting Date: December 16th, 2025

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

Petition Number: 25-TV-85

Address: 520 S Park Ridge Road

Petitioner: Isabelle Cathern Hamric

Inspector: Liford/Tamewitz

Staff Report: September 9th, 2025 Cycle inspection completed
September 15th, 2025 Cycle Inspection Sent
November 6th, 2025 BHQA Application Received

Petitioner is requesting an extension of time for March 31st to complete the exterior repairs listed on the Cycle Inspection report.

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

Conditions: Complete all interior repairs and schedule for re-inspection in the 60 day timeline. Have all exterior repairs completed and a reinspection scheduled 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: March 31st, 2026 for all exterior repairs.

Attachments: Cycle Inspection Report; BHQA Application



City of Bloomington
Housing and Neighborhood
Development (HAND)
bloomington.in.gov

401 N Morton ST Suite 130
PO Box 100
Bloomington IN 47404

Phone: (812) 349-3420
Fax: (812) 349-4582
hand@bloomington.in.gov

City Permit #: BHQA2025-0095
Application Date: 11/6/2025

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 520 S Park Ridge RD

Parcel Number: 53-08-01-205-016.000-009, 53-08-01-205-001.000-009

Owner

Isabelle Cathern Hamric
500 South Park Ridge Road
Bloomington IN 47401

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.

Requested Variance Type: TV

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:

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

Variance Request:

All exterior repairs. Some of the repairs are grading buildings and lots of tree trimming. We also have to take some trees out and replace them. We are looking for the extension to be made to March 31st. Most exterior repairs will have to be done in the spring.

CYCLE INSPECTION REPORT

5853

Owner(s)

Reserve On Third
444 N Michigan Ave Ste. 2600
Chicago, IL 60611

Agent

Angela Stewart
500 S. Park Ridge Road (Office)
Bloomington, IN 47401

Prop. Location: 500 S Park Ridge RD

Number of Units/Structures: 188/16

Units/Bedrooms/Max # of Occupants: Bld 1: Bld 1: 12/3/5, Bld 2: 12/3/5, Bld 3: 12/3/5, Bld 4: 12/3/5, Bld 5:
12/3/5, Bld 6: 12/2/5, Bld 7: 12/2/5, Bld 8: 12/3/5, Bld 9: 12/3/5, Bld 10: 12/3/5, Bld 11: 12/3/5, Bld 12:
8/3/5, Bld 13: 12/3/5, Bld 14: 12/2/5, Bld 15: 12/3/5, Bld 16: 12/3/5

Date Inspected: 09/09/2025
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 3
Landlord Has Affidavit: N/A

Inspector: K. Liford/S. Tamewitz
Foundation Type: Slab
Attic Access: No
Accessory Structure: None

Monroe County Assessor's records indicate that these structures were built in 1999. These are the minimum requirements for emergency egress in a multi-family dwelling built at that time.

Clear height: 24"
Clear width: 20"
Maximum sill height: 44" aff
Openable Area: 5.7 sq. ft.

Note: Floor plans, dimensions and room inventories are in the file. Only rooms with violations will be listed in this report. General violations are issues that were cited in most if not all units.

NOTE: All life safety violations in this report have been highlighted.

INTERIOR

Building 1

1101

No violations noted.

1102

Bedroom A

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

Bedroom B

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

1103, 1104, 1201, 1202, 1203, 1204, 1301

No violations noted.

1302

Bedroom C

Repair the toilet to eliminate unnecessary water use. BMC 16.04.060(c)

1303

Bedroom A

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

1304

Bedroom C Bathroom

Secure loose electrical receptacle. BMC 16.04.060(b) (**Bathroom vanity**)

3rd Floor Common Hall

Secure loose electrical receptacle. BMC 16.04.060(b)

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

Building 2

2101

No violations noted.

2102

Water Heater Closet

TPR valve discharge tube needs to be installed. BMC 16.04.060(c)

2103

Bedroom B

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

2104

No violations noted.

2201

Bedroom A

Every window shall have a functioning locking device, window latch and shall be maintained in good condition. Window locks in rental units shall be capable of tightly securing the window and shall be openable without special knowledge or effort. BMC 16.04.060(b)

2202

Hallway

Replace missing access panel above air handler. BMC 16.04.060(a)

2203

Bedroom B

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

Living Room

Secure loose electrical receptacle. BMC 16.04.060(b) **(West wall adjacent to bedroom C)**

2204

Bedroom B

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

2301

Bedroom B

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

Bedroom C Bathroom

Secure loose electrical receptacle. BMC 16.04.060(b) **(Vanity)**

Living Room

Secure loose electrical receptacle. BMC 16.04.060(b) **(NE wall)**

2302

Kitchen

Repair the range burners to function as intended. BMC 16.04.060(c) **(Rear left burner element not seated properly into drip pan)**

Bedroom C

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

Bathroom

Secure loose toilet tank to stool. BMC 16.04.060(c)

2303

Water heater Closet

TPR valve discharge tube needs to be installed. BMC 16.04.060(c)

Living Room

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

Bedroom C

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

2304

Living Room

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

Building 3

3101

Bedroom B

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

Bedroom A

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

3102

Water Heater Closet

TPR valve discharge tube needs to be installed. BMC 16.04.060(c)

Bedroom C

Replace broken/missing outlet cover plate. BMC 16.04.060(b) (**Entire bedroom/bathroom/closet**)

Provide electrical power to the receptacle so that it functions as intended. BMC 16.04.060(c) (**Left of door**)

Provide electrical power to the closet so the light functions as intended. BMC 16.04.060(c)

Provide electrical power to the bathroom so the light functions as intended. BMC 16.04.060(c)

3103, 3104

No violations noted.

3201

Bedroom C

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

3202

Bedroom B

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

3203

No violations noted.

3204

Bedroom C Bathroom

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

Secure loose toilet tank to stool. BMC 16.04.060(c)

3rd Floor Common Hall

Repair/replace emergency exit light to function as intended. BMC16.04.060(b) (North light hanging by wires)

3301

No violations noted.

3302

Hall

Secure thermostat to wall. BMC16.04.060(a)

Bedroom B

Repair all smoke detectors in this unit to be interconnected in accordance with the building code in place at the time of construction. IC 22-11-18-3.5 BMC 16.04.060(b)(c)

3303

Bedroom A

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

3304

Living Room

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

Bedroom C

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

Building 4

1st Floor Common Hall

Secure entry door handle to door. BMC16.04.060(a) (West)

4101

No violations noted.

4103

Bedroom B

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

4102

Living Room

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

Bedroom A

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

Bedroom B

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

4104, 4201

No violations noted.

4202

Bedroom C

Secure loose electrical receptacle. BMC 16.04.060(b) (Right of door)

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

4203

No violations noted.

4204

Hallway

Secure loose electrical receptacle. BMC 16.04.060(b) (Opposite of electrical panel)

4301

Bedroom B

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

Water Heater Closet

TPR valve discharge tube needs to be installed. BMC 16.04.060(c)

4302

Bedroom B

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

Bathroom

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

Secure loose toilet tank to stool. BMC 16.04.060(c)

Bedroom A

Repair/replace window screen. BMC 16.04.060(a)

4303

Bedroom C

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

Water Heater Closet

TPR valve discharge tube needs to be installed. BMC 16.04.060(c)

4304

No violations noted.

Building 5

5101

Bedroom A

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

5102

Bedroom A

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

Bedroom B

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

Bedroom C

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

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

5103

No violations noted.

5104

Bedroom C

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

5201

No violations noted.

5202

Kitchen

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

Living Room

Replace broken/missing outlet cover plate. BMC 16.04.060(b) (Left of bedroom C)

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

Bedroom C Bathroom

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

5203

No violations noted.

5204

Bedroom C

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

5301

Bedroom C

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

5302

Bedroom C

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

5303

Bedroom B

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

5304

Bedroom B

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

Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

Bedroom C

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

Building 6

6101

No violations noted.

6102

Kitchen

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

6103

Bedroom B

Repair the toilet to eliminate unnecessary water use. BMC 16.04.060(c)

6104

Hallway

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

6201

Bedroom A

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

6202

Bedroom A

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

Bedroom B

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

6203

Bedroom A

Repair all smoke detectors in this unit to be interconnected in accordance with the building code in place at the time of construction. IC 22-11-18-3.5 BMC 16.04.060(b)(c)

6204, 6301

No violations noted.

6302

Bedroom A

Repair all smoke detectors in this unit to be interconnected in accordance with the building code in place at the time of construction. IC 22-11-18-3.5 BMC 16.04.060(b)(c)

6303

Bedroom B

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

6304

No violations noted.

Building 7

7101

No violations noted.

7102

Bedroom B

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

7103

Bedroom A

Repair all smoke detectors in this unit to be interconnected in accordance with the building code in place at the time of construction. IC 22-11-18-3.5 BMC 16.04.060(b)(c)

Bedroom B

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

7104

Living Room

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

7201

Bedroom A

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

Repair/replace damaged screen for window. BMC 16.04.060(a) (Left of window)

7202

Hallway

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

Bedroom B

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

7203

Kitchen

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

7204

No violations noted.

7301

Water Heater Closet

TPR valve discharge tube needs to be installed. BMC 16.04.060(c)

Bedroom A

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) **(Remove foreign object in ground hole or replace)**

7302

No violations noted.

7303

Bedroom B

Install approved transition strips along the edge of floor covering in a manner that reduces trip hazards. BMC 16.04.060(a) **(Transition strip not secured to floor at entry.)**

7304

No violations noted.

Building 8

1st Floor Common Hall

Repair all emergency lighting to function as intended. IBC Sec. 1006.1 BMC 16.04.060 (b) **(Both lights nonfunctioning)**

8101

Bedroom B Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

Water Heater Closet

TPR valve discharge tube needs to be installed. BMC 16.04.060(c)

8102

Bedroom B

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

Bathroom

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

8103, 8104, 8201, 8202, 8203

No violations noted.

8204

Living Room

The smoke detector in this room is not loud enough to provide proper notification. NFPA requires the alarm to be easily heard above maximum ambient sound. 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

Bedroom A

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

8301

Bedroom C

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

Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

8302

Water Heater Closet

TPR valve discharge tube needs to be installed. BMC 16.04.060(c)

Bedroom C

Repair door to latch securely. BMC 16.04.060(a)

8303

Kitchen

Repair the light fixture to function as intended. BMC 16.04.060(c) **(Fluorescent light)**

8304

Bedroom C

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

Water Heater Closet

TPR valve discharge tube needs to be installed. BMC 16.04.060(c)

Building 9

9101

Repair all smoke detectors in this unit to be interconnected in accordance with the building code in place at the time of construction. IC 22-11-18-3.5 BMC 16.04.060(b)(c)

9102

Bedroom C Bathroom, Closet

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

Replace all trim boards that have been removed in a workmanlike manner. BMC 16.04.060(a)

Living Room Entry

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and/or sagging materials and seal.

BMC 16.04.060(a)(f) **(Finish drywall repair)**

9103

Bedroom C

Replace broken/missing outlet cover plate. BMC 16.04.060(b) **(Right of entry)**

Bathroom/Closet

Properly and permanently eliminate the biological growth on walls and ceiling using EPA approved methods for mold remediation. BMC 16.04.060(a) epa.gov/mold

Repair/replace the door(s) to function as intended. BMC16.04.060(a) **(Bathroom and closet doors have water damage.)**

Jack & Jill Bathroom

Replace missing bathtub spout/diverter. BMC16.04.060(c)

Replace damaged/missing tile behind bathtub spout. BMC16.04.060(a)

Replace filler/ diverter for tub

Properly repair the water damaged wall and trim. BMC 16.04.060(a) **(Left of toilet)**

9104

No violations noted.

2nd Floor Common Hall

Repair all emergency lighting to function as intended. IBC Sec. 1006.1 BMC 16.04.060 (b)

9201

Living Room

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

9202

No violations noted.

9203

Bedroom C

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

9204

No violations noted.

9301

Bedroom C

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

Bedroom B

Repair all smoke detectors in this unit to be interconnected in accordance with the building code in place at the time of construction. IC 22-11-18-3.5 BMC 16.04.060(b)(c)

9302

No violations noted.

9303

Jack & Jill Bathroom

Repair the toilet to flush and fill properly. BMC 16.04.060(c)

9304

Bedroom B

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

Building 10

10101

Living Room

Repair the broken window. BMC 16.04.060(a)

10102, 10103, 10104

No violations noted.

10201

Hallway

Repair floor to eliminate soft spot (**Under air handler**) this includes the subfloor and any damaged support.
BMC 16.04.060(a)

10202

Bedroom C

Secure toilet to its mountings. BMC 16.04.060(c)

10203

Entry

Repair the door to open and close easily so that it functions as intended. BMC 16.04.060(a)

10204

No violations noted.

10301

Bedroom C

Repair the ceiling fan to function as intended. 16.04.060(a)

10302

No violations noted.

10303

Bedroom B

Repair the broken window. BMC 16.04.060(a)

10304

No violations noted.

Building 11

11101

Jack and Jill bath

Adjust the door from bedroom B so that it opens and closes easily. 16.04.060(a)

Kitchen

Properly secure the faucet on the sink. BMC 16.04.060(c)

11102

Kitchen

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

Bedroom A

Repair or replace door knob/lock assembly in a manner so that it functions as intended. BMC 16.04.060(a)

11103

Bedroom C

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

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

11104

Bedroom C

Secure toilet to its mountings. BMC 16.04.060(c)

11201

Living Room

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

11202

Water heater closet

TPR valve discharge tube needs to be installed. BMC 16.04.060(c)

Install a cable clamp where the power supply enters the water heater. BMC 16.04.060(c)(b)

Kitchen

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

Living Room

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

11203

Kitchen

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

11204

Entry

Repair the door to latch securely. BMC 16.04.060(b)

11301

Living Room

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

Bedroom B

The smoke detector in this room is not loud enough to provide proper notification. NFPA requires the alarm to be easily heard above maximum ambient sound. 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

11302

Kitchen

Secure the loose GFCI receptacle to the left of the stove. BMC 16.04.060(b)

Living Room

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

11303

Water heater closet

Install a cable clamp where the power supply enters the water heater. BMC 16.04.060(c)(b)

11304

No violations noted.

Building 12

12101

Kitchen

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

12103

No violations noted.

12102

Bedroom C

Finish the drywall work behind the toilet. 16.04.060(a)

Water Heater Closet

Install a cable clamp where the power supply enters the water heater. BMC 16.04.060(c)(b)

12104

Kitchen

Secure loose electrical receptacle. BMC 16.04.060(b)

12201, 12203

No violations noted.

12202

Water heater closet

TPR valve discharge tube needs to be installed. BMC 16.04.060(c)

12204

Mechanical closet

Install a cable clamp where the power supply enters the water heater. BMC 16.04.060(c)(b)

Building 13

13101

Whole unit

Properly and permanently eliminate the biological growth on walls and ceiling using EPA approved methods for mold remediation. BMC 16.04.060(a) epa.gov/mold

13102

No violations noted.

13103

Kitchen

Secure the loose GFCI receptacle to the left of the stove. BMC 16.04.060(b)

Bedroom C

The smoke detector in this room is not loud enough to provide proper notification. NFPA requires the alarm to be easily heard above maximum ambient sound. 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

13104

Jack and Jill Bath

Repair the door to open and close easily so that it functions as intended. BMC 16.04.060(a)

13201

No violations noted.

13202

Bedroom C

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

Kitchen

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

13203

No violations noted.

13204

Bedroom C

Repair the toilet to eliminate unnecessary water use. BMC 16.04.060(c)

13301

No violations noted.

13302

Whole unit

Repair all smoke detectors in this unit to be interconnected in accordance with the building code in place at the time of construction. IC 22-11-18-3.5 BMC 16.04.060(b)(c)

13303

Water Heater Closet

Install a cable clamp where the power supply enters the water heater. BMC 16.04.060(c)(b)

13304

Whole unit

Repair all smoke detectors in this unit to be interconnected in accordance with the building code in place at the time of construction. IC 22-11-18-3.5 BMC 16.04.060(b)(c)

Bedroom B

Replace missing sprinkler escutcheon ring. BMC 16.04.060(c)

Building 14

14101

No violations noted.

14102

Kitchen

Replace missing/damaged garbage disposal splash guard. BMC 16.04.060(c)

Mechanical Closet

Install a cable clamp where the power supply enters the water heater. BMC 16.04.060(c)(b)

14103

No violations noted.

14104

Mechanical Closet

TPR valve discharge tube needs to be installed. BMC 16.04.060(e)

14201

No violations noted.

14202

Kitchen

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

14203, 14204, 14301

No violations noted.

14302

Mechanical Closet

Properly repair or replace loose, damaged, or missing floor covering. BMC 16.04.060(a)

Bedroom A

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

14303

Mechanical Closet

TPR valve discharge tube needs to be installed. BMC 16.04.060(c)

14304

Whole unit

Repair all smoke detectors in this unit to be interconnected in accordance with the building code in place at the time of construction. IC 22-11-18-3.5 BMC 16.04.060(b)(c)

Building 15

15101

Bedroom C

Repair the toilet to eliminate unnecessary water use. BMC 16.04.060(c)

Bedroom B

Secure toilet to its mountings. BMC 16.04.060(c)

15102

Entry

Properly secure the threshold in the exterior doorway. BMC 16.04.060(a)

Water Heater Closet

Install a cable clamp where the power supply enters the water heater. BMC 16.04.060(c)(b)

Living Room

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

15103 (Storage)

No violations noted.

15104

Kitchen

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

Bedroom B

The smoke detector in this room is not loud enough to provide proper notification. NFPA requires the alarm to be easily heard above maximum ambient sound. 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

15201

Whole unit

Repair all smoke detectors in this unit to be interconnected in accordance with the building code in place at the time of construction. IC 22-11-18-3.5 BMC 16.04.060(b)(c)

Water heater closet

TPR valve discharge tube needs to be installed. BMC 16.04.060(c)

Install a cable clamp where the power supply enters the water heater. BMC 16.04.060(c)(b)

15202

Bedroom A

Properly and permanently eliminate the biological growth on walls and **ceiling** using EPA approved methods for mold remediation. BMC 16.04.060(a) epa.gov/mold

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

15203

Hallway

Properly secure the fuse panel to the wall. 16.04.060(a)

15204

Living Room

The smoke detector in this room is not loud enough to provide proper notification. NFPA requires the alarm to be easily heard above maximum ambient sound. 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

15301

Bedroom C

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

15302

Bedroom A

Secure toilet to its mountings. BMC 16.04.060(c)

Repair/replace the sink bowl that has begun to delaminate. 16.04.060(a)

15303

Kitchen

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

15304

No violations noted.

Building 16

16101

No violations noted.

16102

Water heater Closet

TPR valve discharge tube needs to be installed. BMC 16.04.060(c)

Install a cable clamp where the power supply enters the water heater. BMC 16.04.060(c)(b)

16103

Bedroom A

Properly install a weather strip around the window to exclude air infiltration as completely as possible. BMC 16.04.060(a)

16104

Bedroom C

Replace the missing drain stopper. 16.04.060(a)

Repair or replace diverter in shower faucet assembly. BMC 16.04.060(a)

Jack and Jill Bath

Repair the toilet to eliminate unnecessary water use. BMC 16.04.060(c)

16201

Bedroom C

Secure loose electrical receptacle. BMC 16.04.060(b)

16202

This unit was not inspected at the time of this inspection, as it was not accessible (**Tenant claimed to have covid**). 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

16203

Kitchen

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

Jack and Jill Bath

Repair the toilet to eliminate unnecessary water use. BMC 16.04.060(c)

16204

Water Heater Closet

TPR valve discharge tube needs to be installed. BMC 16.04.060(c)

16301

Bedroom C

Replace missing sprinkler escutcheon ring. BMC 16.04.060(c)

Bedroom A

The smoke detector in this room is not loud enough to provide proper notification. NFPA requires the alarm to be easily heard above maximum ambient sound. 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

Bedroom B

The smoke detector in this room is not loud enough to provide proper notification. NFPA requires the alarm to be easily heard above maximum ambient sound. 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

16302

No violations noted.

16303

Water heater closet

TPR valve discharge tube needs to be installed. BMC 16.04.060(c)

16304

Laundry Room

Securely attach the dryer vent line to the dryer. BMC 16.04.060(c)

Jack and Jill bath

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

EXTERIOR

Building 1

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

Building 2

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

All residential rental unit premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water. Exception: Approved retention areas and reservoirs. BMC 16.04.040(a)

Properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

All residential rental unit premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water. Exception: Approved retention areas and reservoirs. BMC 16.04.040(a) **(East side of structure where tree has been removed outside of unit 2101.)**

Building 3

No violations noted.

Building 4

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

All residential rental unit premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water. Exception: Approved retention areas and reservoirs. BMC 16.04.040(a) **(South side)**

Building 5

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

Building 6

Properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure. BMC 16.04.050(a) **(Southeast side, North side left of entry)**

Building 7

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

Properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure.
BMC 16.04.050(a) (**North side left of entry**)

Building 8

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

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

Building 9

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

Building 10

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

Building 11

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

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

Building 12

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

Building 13

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

Properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure.
BMC 16.04.050(a) (**Southeast corner**)

Building 14

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

Building 15

No violations noted.

Building 16

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

Replace missing cap on drain cleanout. BMC 16.04.050(a) (**Adjacent to A.C. units on east side**)

OTHER REQUIREMENTS

Inventory Damage List:

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

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

This is the end of this report.

Est. reinspection 8 hours w/two inspectors.



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

Meeting Date: December 16th, 2025

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

Petition Number: 25-TV-086

Address: 320 S Washington St Unit 4

Petitioner: Middle Way House

Inspector: Arnold/Hampton/Bettis

Staff Report: October 31 2025 Complaint Inspection Scheduled
 November 03 2025 Complaint Inspection Conducted
 November 04 2025 Complaint Inspection Sent
 November 07 2025 Received BHQA Application
 November 12 2025 Reinspection Cancelled

During the Complaint Inspection for Unit 4, it was noted that the stool and the sink were not currently installed and the flooring in the bathroom and the main room had been removed. The time for repair was seven (7) days with the understanding that the tenant would leave the unit temporarily while the repairs were made. Applicant is requesting 30 days additional time to complete repairs. At the time of the application that would be December 05 2025.

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

Conditions: Complete all repairs and schedule for re-inspection by the compliance deadline 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 30 2025.

Attachments: Cycle Inspection Report; BHQA Application



City of Bloomington
Housing and Neighborhood
Development (HAND)
bloomington.in.gov

401 N Morton ST Suite 130
PO Box 100
Bloomington IN 47404

Phone: (812) 349-3420
Fax: (812) 349-4582
hand@bloomington.in.gov

City Permit #: BHQA2025-0096
Application Date: 11/7/2025

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 320 S Washington ST
Parcel Number: 53-08-04-206-008.000-009

Applicant

Middle Way House
401 S Washington St
Bloomington IN 47401

Applicant

Middle Way House Inc
338 S Washington St
Bloomington IN 47401

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.

Requested Variance Type: TV

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:

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

Variance Request:

1. We need extensions on completing the replacement of the finished flooring (living room), complete the replacement of the finished flooring (bathroom), complete the installation of the sink (bathroom), and complete the installation of the toilet (bathroom).
2. The extension is needed as repairs could not be completed by this upcoming Monday 11/11/25. I spoke with the contractors we are using and they brought up the concern that it would be difficult to have the floor repaired by that time and it would be difficult to work with the tenant's belongings in the unit.
3. We are requesting a 30 day extension or until 12/5/2025 to have repairs completed.



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

RENTAL COMPLAINT INSPECTION REPORT

Agent

Ralph Dennie
401 S Washington St
Bloomington IN 47401

Owner

Middle Way House Inc.
338 S Washington ST
Bloomington IN 47404

REINSPECTION REQUIRED

RE: NOTICE OF COMPLAINT INSPECTION - REPAIRS REQUIRED

On **11/3/2025** a complaint inspection was performed at **320 S Washington ST Apt. 4**. 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 before **11/11/2025**. A re-inspection appointment has been scheduled at **11:30 AM** on **11/12/2025**. Please make the necessary arrangements to notify all parties and to provide access for the inspector.

If you are unable to make the assigned time, HAND will not reschedule for a later date until we receive:

1. A signed affidavit that the work has been completed, and
2. Photographs documenting the completed work.

This additional documentation is NOT required to schedule a re-inspection before the assigned date above. Failing to attend the scheduled re-inspection shall constitute a failure to repair. This directive is issued in accordance with Sections BMC 16.03.040 (c) and 16.10.040 (a) of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington. You have the right to appeal to the Board of Housing Quality Appeals. If you need more time to correct the violations beyond **11/11/2025**, or if you want to appeal any violation, an appeal form can be found at 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 if you are unable to attend to the scheduled inspection on 11/12/2025. We require 48 hours' notice for any cancellations to avoid fines.

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

Sincerely,
Housing & Neighborhood Development
Encl: Complaint Inspection Report



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

COMPLAINT INSPECTION REPORT

9420

Owners

Middle Way House Inc
338 S Washington St
Bloomington IN 47401

Agent

Ralph Dennie
401 S Washington St
Bloomington IN 47401

Tenant

Patricia Myers
320 S Washington St Apt 4
Bloomington IN 47401

Prop. Location: 320 S Washington St
Number of Units/Structures: 6/1
Units/Bedrooms/Max # of Occupants: 6/1/5

Date Inspected: 11/03/2025
Primary Heat Source: Other
Property Zoning: MD-DC
Number of Stories: 2

Inspector: Arnold/Hampton
Foundation Type: Slab
Attic Access: No
Accessory Structure: No

The following items are the result of a complaint inspection conducted on **11/03/2025**. **It is your responsibility to repair these items and to schedule a re-inspection within seven (7) 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.

NOTE: All life safety violations in this report have been highlighted.

INTERIOR

Unit 4

Living Room

Complete the replacement of the finished flooring. BMC 16.04.060(a)

Bathroom

Complete the replacement of the finished flooring. BMC 16.04.060(a)

Complete the installation of the sink. BMC 16.04.060(c) (It is recommended that the sink to have an overflow drain)

Complete the installation of the toilet. BMC 16.04.060(c)

This is the end of this report.

11/3/25 - JB

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

Meeting Date: December 16th, 2025

Petition Type: Relief from an administrative decision

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

Petition Number: 25-AA-87

Address: 613 W 12th Street

Petitioner: Hugh Farrell

Staff Report: On November 11th, 2025 the HAND department received an appeal asking for relief of the requirement for a rental permit for the above property. The petitioner states that the property is owner occupied by Ruth Hagerty her daughter and son in law. No other occupants reside there. They have no intention of making the property a rental.

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 owner and tenant are still unchanged from the current status. The property status will be checked yearly to verify no changes have been made. If this status changes, the requirements of Title 16 may be re-instated.

Compliance Deadline: None

Attachments: Application for Appeal



City of Bloomington
Housing and Neighborhood
Development (HAND)
bloomington.in.gov

401 N Morton ST Suite 130
PO Box 100
Bloomington IN 47404

Phone: (812) 349-3420
Fax: (812) 349-4582
hand@bloomington.in.gov

City Permit #: BHQA2025-0097
Application Date: 11/13/2025

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 613 W 12th ST
Parcel Number: 53-05-32-113-033.000-005

Owner
Ruth Hagerty

Applicant
Hugh Farrell

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.

Requested Variance Type: AA

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:

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

Variance Request:

That this property not be considered a rental nor subject to rental inspection since it is owner occupied.

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

Meeting Date: December 16, 2025

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

Petition Number: 25-TV-88

Address: 609 S. Washington St.

Petitioner: Jason Cheek (Granite Student Living)

Inspector: Rob Council

Staff Report: April 30, 2025 – Conducted cycle inspection.
May 14, 2025 – Report mailed to owner & agent.
July 16, 2025 – Remaining violations report written.
August 4, 2025 – Remaining violations report mailed to owner & agent.
Started legal.
August 18, 2025 – Granite scheduled reinspection.
September 15, 2025 – Reinspection conducted. Not complied.
September 17, 2025 – Remaining violations report 2 written.
October 3, 2025 – Remaining violations report 2 mailed to owner & agent.
October 30, 2025 – Granite scheduled reinspection.
November 12, 2025 – Reinspection conducted. Not complied.
Remaining violations report 3 written.
November 13, 2025 – BHQA appeal received.
November 25, 2025 – Remaining violations report 3 mailed to owner & agent.

Staff recommendation: Deny extension of time.

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

Compliance Deadline: December 19, 2025

Attachments: Cycle Report; BHQA Application



City of Bloomington
Housing and Neighborhood
Development (HAND)
bloomington.in.gov

401 N Morton ST Suite 130
PO Box 100
Bloomington IN 47404

Phone: (812) 349-3420
Fax: (812) 349-4582
hand@bloomington.in.gov

City Permit #: BHQA2025-0098
Application Date: 11/13/2025

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 609 S Washington ST
Parcel Number: 53-08-04-217-004.000-009

Applicant

Jason Cheek
401 E 4th Street
Bloomington IN 47408

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.

Requested Variance Type: TV

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:

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 - ii. Explain why the extension is needed.
 - iii. Specify the time requested.
2. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - i. Specify the code reference number you are appealing.
 - ii. Detail why you are requesting the variance.
 - iii. Specify the modifications and or alterations you are suggesting.
3. Relief from an administration decision. (Petition type: AA)
 - i. Specify the decision being appealed and the relief you are seeking.
4. Rescind a variance. (Petition type: RV)
 - i. Detail the existing variance.
 - ii. Specify the reason the variance is no longer needed.

Variance Request:

Needing an extension on repairing or replacing the deck boards. I am thinking that with the weather we may need an extension of 1 year to bring it to compliance.



**CITY OF
BLOOMINGTON**
HOUSING AND NEIGHBORHOOD DEVELOPMENT

All life safety violations have been highlighted
REMAINING VIOLATIONS REPORT

Property was reinspected on September 15, 2025 & Nov. 12, 2025

2306

Owner

Owens Investments, LLC
3780 N. Upper Birdie Galyan Rd
Bloomington, IN 47408

Agent

Granite Student Living
401 E 4th St.
Bloomington, IN 47408

Prop. Location: 609 S Washington ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/5

Date Inspected: 04/30/2025
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 1

Inspector: Council, Stong
Foundation Type: Crawl Space (N/A)
Attic Access: No
Accessory Structure: None

REINSPECTION REQUIRED

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

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

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

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

EXTERIOR

Properly seal weathered deck and replace all rotting deck boards. BMC 16.04.050(a)

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

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

Remove and properly dispose of all accumulated or scattered trash on property. BMC 16.04.040(d)

OTHER REQUIREMENTS:

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

- **Inventory & Damages List**

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

BMC 16.03.050(e) and BMC 16.10.030(b)

- **Occupancy Affidavit**

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

****Beginning July 1, 2022 a completed copy of the Occupancy Affidavit must be reviewed by the inspector within 60 days of this mailing of the Cycle Report or a \$25.00 fine will be levied.**

BMC 16.03.025 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.

15 minutes est. for reins.

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

Meeting Date: December 16, 2025

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

Petition Number: 25-TV-89

Address: 118 N. Jefferson

Petitioner: Grant Management LLC

Inspector: Jo Stong

Staff Report: September 11, 2025: Cycle inspection conducted
September 29, 2025: Mailed cycle report. 60-day deadline 11/28/2025
November 14, 2025: Received appeal

During an inspection of the above property it was noted that the window in the southeast bedroom would not stay up by itself (a safety hazard). The petitioner is seeking an extension of time to replace the window until April of 2026.

Staff recommendation: Grant an extension of time

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

Compliance Deadline: April 20, 2026

Attachments: Cycle Report; BHQA Application



City of Bloomington
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bloomington.in.gov

401 N Morton ST Suite 130
PO Box 100
Bloomington IN 47404

Phone: (812) 349-3420
Fax: (812) 349-4582
hand@bloomington.in.gov

City Permit #: BHQA2025-0099
Application Date: 11/14/2025

25-TV-89

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 118 N Jefferson ST
Parcel Number: 53-05-34-416-020.000-005

Applicant

Grant Management LLC
PO Box 3071
Bloomington IN 47402

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.

Requested Variance Type: TV

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:

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

Variance Request:

Cycle Inspection Report noted the only violation is the east window in the SE Bedroom needed repair to stay up to be completed by 11/28/25. Our staff looked at the window and was not able to make the repair. We contacted Tommy D's to get a replacement. They send us the quote and noted they are currently setting installs for mid March. We have paid the 50% deposit to get on the list. We are asking for an extension to the beginning of April and we call for inspection if window is installed sooner.



9/29/2025

Owner

McCoy Family Rentals LLC
PO Box 3071
Bloomington IN 47402

Representative

Grant Management LLC
PO Box 3071
Bloomington IN 47402

RE: 118 N Jefferson ST

We have recently completed an inspection at **118 N Jefferson ST**. Please find the enclosed inspection report which contains important information about the property. All noted violations and recommendations are listed on the enclosed report, please spend some time reviewing this report fully. All violation corrections should be completed no later than **11/28/2025**.

Once violations have been corrected it is your responsibility to call the Housing and Neighborhood Development (HAND) office **no later than 11/28/2025** to schedule a re-inspection. You do have the right to appeal any violation of the Bloomington Municipal Code Title 16 noted on the inspection report to the Board of Housing Quality Appeals.

This report is issued in accordance with BMC 16.10.020 and 16.10.040 of the Residential Rental Unit and Lodging Establishment Inspection Program. Residential Rental Occupancy Permits will not be issued until all the interior and exterior violations have been corrected and all fees have been paid. Bloomington Municipal Code requires that all violations of all Titles must be in compliance before a permit can be issued. Please be advised that non-compliance by 11/28/2025 may limit the permit period.

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

If you have any questions regarding the permit process, you may call 812-349-3420 8:00am-5:00pm, Monday through Friday.

Sincerely,

Housing & Neighborhood Development
Encl: Inspection Report



CYCLE INSPECTION REPORT

1068

Owner

McCoy Family Rentals LLC
P.O. Bo 3071
Bloomington, IN 47402

Agent

Grant Management LLC
P.O. Box 3071
Bloomington, IN 47402

Prop. Location: 118 N Jefferson ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/3

Date Inspected: 09/11/2025
Primary Heat Source: Gas
Property Zoning: R3
Number of Stories: 1

Inspector: Jo Stong
Foundation Type: Crawl Space
Attic Access: No
Accessory Structure: None

Monroe County Assessor's records indicate that this structure was built in 1945. There were no minimum requirements for emergency egress.

Existing Egress Window Measurements:

Height: 50 inches
Width: 26 ½ inches
Sill Height: 28 inches
Openable Area: 9.2 sq. ft.

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

INTERIOR:

NOTE: All life safety violations in this report have been highlighted.

Living Room (17-5 x 14-2), Kitchen (14-5 x 9-7), Laundry/Mechanical Room (gas furnace; inspection presented), Bath, Hall:

No violations noted.

SW Bedroom (13-1 x 11-2):

No violations noted.

SE Bedroom (10-9 x 9-4):

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

EXTERIOR:

No violations noted.

OTHER REQUIREMENTS:

Note: Affidavit, Move-In Inspection, and gas furnace inspection were all presented at the inspection.

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.

15 minutes est. for reinspection.