



**Roll Call Number**

Agenda Item Number  
**BDH 1-B**

Date August 29, 2011

WHEREAS, the property located at 2315 York Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure and garage structure in their present conditions constitute not only a menace to health and safety but are also a public nuisance; and

WHEREAS, the Titleholders Chad E. Vandermark and Rochelle M. Vandermark and the Mortgage Holder BAC Home Loans Servicing, LP f/k/a Countrywide Homes were notified more than thirty days ago to repair or demolish the structures and as of this date have failed to abate the nuisance.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA, AND SITTING AS THE LOCAL BOARD OF HEALTH:

The main structure and garage structure on the real estate legally described as LOT 23 BLK 5 ARLINGTON HEIGHTS, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2315 York Street, has previously been declared a public nuisance;

The City Legal Department is hereby authorized to file an action in district court to obtain a decree ordering the abatement of the public nuisance, and should the owners fail to abate the nuisance, as ordered, that the matter may be referred to the Department of Engineering which will take all necessary action to demolish and remove said structures.

Moved by \_\_\_\_\_ to adopt.

FORM APPROVED:

Vicky Long Hill, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				

**CERTIFICATE**

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

MOTION CARRIED APPROVED

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

**BDH** 1-B

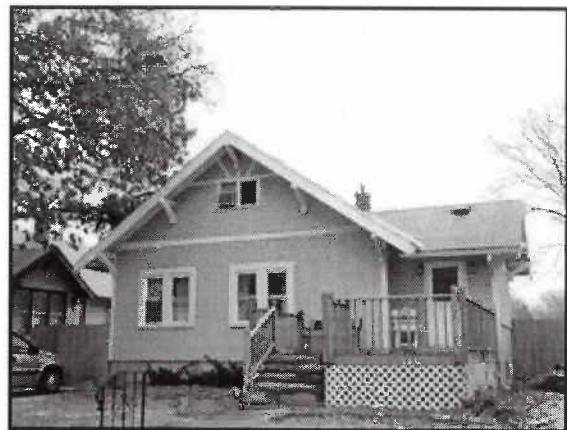
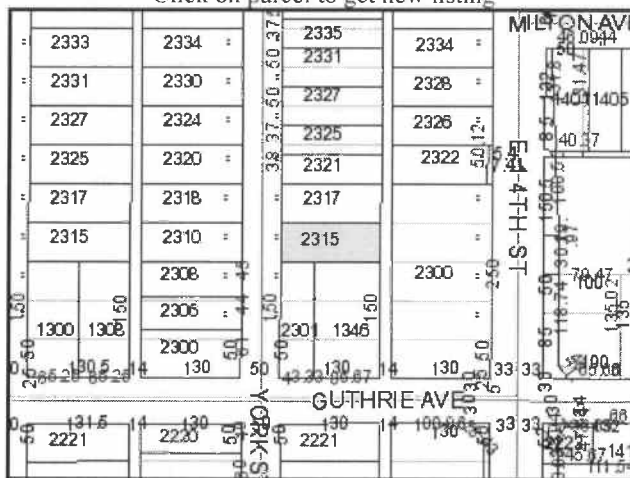


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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
110/00087-000-000	7924-26-481-017	0253	DM86/A	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
2315 YORK ST			DES MOINES IA 50316-1963		

Click on parcel to get new listing

[Get Bigger Map](#)



Approximate date of photo 01/04/2005

Mailing Address
CHAD E VANDERMARK 5703 CLARK BLVD DES MOINES, IA 50311-2027

Legal Description
LOT 23 BLK 5 ARLINGTON HEIGHTS

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	VANDERMARK, CHAD E	2005-05-03	11044/274	172.80
Title Holder #2	VANDERMARK, ROCHELLE M			

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	16,500	74,500	0	91,000

[Market Adjusted Cost Report](#)   [Assessment Roll Notice](#)   [Estimate Taxes](#)   [Polk County Treasurer](#)  
[Tax Information](#)   [Pay Taxes](#)

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Taxable Value Credit	Name	Number	Info
Homestead	VANDERMARK, ROCHELLE M	164308	

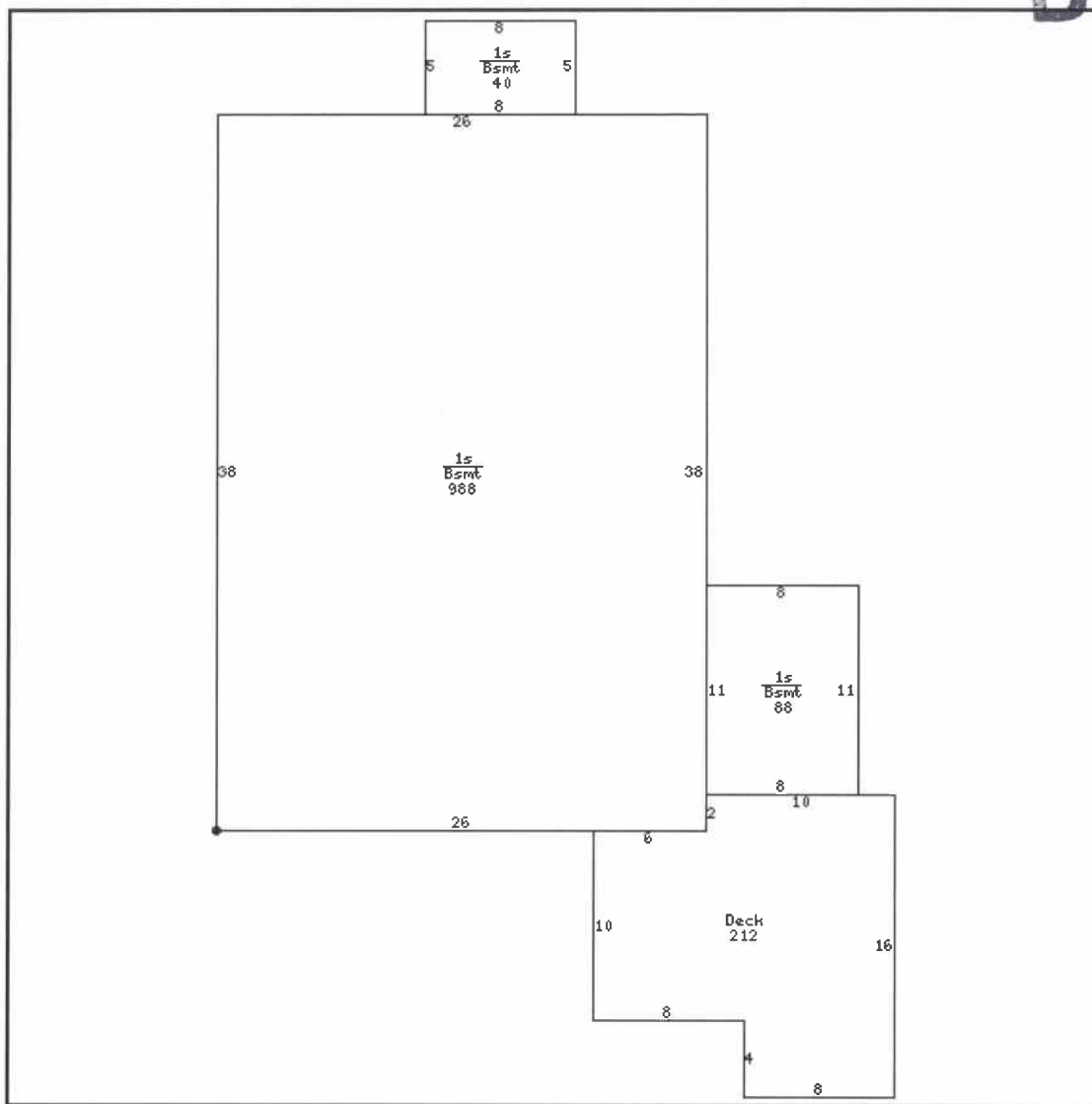
Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential
*Condition	Docket_no <u>14361</u>		

Source: City of Des Moines Community Development Published: 2011-05-25 Contact: Planning and Urban Design 515 283-4200

Land					
SQUARE FEET	6,500	FRONTAGE	50.0	DEPTH	130.0
ACRES	0.149	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	UA/1 Story with Unfinished Attic	BLDG STYLE	BG/Bungalow
YEAR BUILT	1919	# FAMILIES	1	GRADE	4
GRADE ADJUST	-10	CONDITION	VG/Very Good	TSFLA	1,116
MAIN LV AREA	1,116	ATTIC UNFIN	345	BSMT AREA	1,116
DECK AREA	212	FOUNDATION	B/Brick	EXT WALL TYP	WS/Wood Siding
ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air
AIR COND	100	BATHROOMS	1	BEDROOMS	2
ROOMS	6				

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**Detached # 101**

<b>OCCUPANCY</b>	GAR/Garage	<b>CONSTR TYPE</b>	FR/Frame	<b>MEASCODE</b>	D/Dimensions
<b>MEASURE1</b>	20	<b>MEASURE2</b>	20	<b>STORY HEIGHT</b>	1
<b>GRADE</b>	4	<b>YEAR BUILT</b>	1980	<b>CONDITION</b>	NM/Normal

<u>Seller</u>	<u>Buyer</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Instrument</u>	<u>Book/Page</u>
CARICO, ROBERT J	VANDERMARK, CHAD E	<u>2005-04-29</u>	108,500	D/Deed	11044/274
MOULTON, HEATH S	CARICO, ROBERT J	<u>2000-05-01</u>	79,720	D/Deed	8509/116

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BAKER, JACK M JR	MOULTON, HEATH S.	<u>1999-05-27</u>	72,400	D/Deed	8233/236
ALLOWAY, LINDA J	JACK M BAKER JR	<u>1990-01-25</u>	40,150	D/Deed	6198/894

Year	Type	Status	Application	Permit/Pickup Description
1995	P/Permit	NA/No Add	1994-06-15	Foundation Repair

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2011	<u>Assessment Roll</u>	Residential	Full	16,500	74,500	0	91,000
2009	<u>Assessment Roll</u>	Residential	Full	19,000	82,900	0	101,900
2007	<u>Assessment Roll</u>	Residential	Full	17,900	78,200	0	96,100
2005	<u>Assessment Roll</u>	Residential	Full	14,500	72,800	0	87,300
2003	<u>Assessment Roll</u>	Residential	Full	13,580	68,020	0	81,600
2001	<u>Assessment Roll</u>	Residential	Full	11,240	55,830	0	67,070
1999	Assessment Roll	Residential	Full	10,460	51,130	0	61,590
1997	Assessment Roll	Residential	Full	9,390	47,610	0	57,000
1995	Assessment Roll	Residential	Full	8,330	42,230	0	50,560
1993	Assessment Roll	Residential	Full	7,060	35,810	0	42,870
1990	Assessment Roll	Residential	Full	7,060	34,040	0	41,100

[email this page](#)

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Room 195, 111 Court Avenue, Des Moines, IA 50309  
 Phone 515 286-3140 / Fax 515 286-3386  
[polkweb@assess.co.polk.ia.us](mailto:polkweb@assess.co.polk.ia.us)



**PUBLIC NUISANCE  
NOTICE OF INSPECTION  
NEIGHBORHOOD INSPECTION DIVISION  
COMMUNITY DEVELOPMENT DEPARTMENT  
CITY OF DES MOINES, IOWA**

**BDH** 1-B

**DATE OF NOTICE: June 21, 2011**

**DATE OF INSPECTION: April 27, 2011**

**CASE NUMBER:** COD2011-02918

**PROPERTY ADDRESS:** 2315 YORK ST

**LEGAL DESCRIPTION:** LOT 23 BLK 5 ARLINGTON HEIGHTS

CHAD E VANDERMARK & ROCHELLE M VANDERMARK

Title Holder

5703 CLARK BLVD

DES MOINES IA 50311-2027

BAC HOME LOANS SERVICING,LP F/K/A COUNTRYWIDE HOME

Mortgage Holder - LOANS SERVICING, LP

CT CORP. SYS. REG. AGENT

500 EAST COURT AVENUE

DES MOINES IA 50309

An inspection of the referenced property was conducted for its conformance to the Municipal Code of the City of Des Moines. It has been determined from that inspection that the dwelling currently constitutes not only a menace to health and safety, but is also a public nuisance. Accordingly, the dwelling will be placarded as unfit for human habitation pursuant to the Municipal Code of the City of Des Moines and the Code of Iowa.

If not occupied at the present time, the dwelling is to remain vacant and unoccupied until occupancy is authorized by this office. If the dwelling is occupied, it must be vacated immediately. If procedures to vacate the premises are not undertaken immediately upon receipt of this notice, and in no case later than seven (7) days, the City will issue a Municipal Infraction in accordance with Section 60-304 and 60-306 pursuant to the Municipal code of the City of Des Moines. Additionally, if the property had a Certificate of Inspection, it is hereby revoked.

Attached is a listing of the violations existing on the date of the inspection and a recommendation as to the remedial action required to correct such violations. Failure to correct these violations will result in legal action. The violations noted must be corrected within 30 days from the date of this notice. The violations noted must be corrected within 30 days from the date of this notice. Failure to correct these violations will result in a request to the City Council, sitting as the board of Health, to approve legal action. As a result of this public nuisance action there will be costs incurred by the City. Costs will be billed out when the nuisance has been abated. Failure to pay the costs will result in collection by assessment to the property or personal judgment.

**ALL ELECTRICAL, MECHANICAL, PLUMBING, AND STRUCTURAL COMPONENTS IN NEED OF REPLACEMENT OR REPAIR, ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET CITY CODES.**

Appropriate building permits may be required for those violations noted in the "Special Requirements" section on the notice. Should you have questions regarding permits, contact the Permit and Development Center at 283-4200. All work performed by a contractor or you must be completed in a workmanlike manner. If you plan to renovate the structure and it has been vacant for a period in excess of one year, there may be zoning issues, which will affect the proposed use of the structure and/or real estate. Please contact the Development Zoning Division at 283-4207 to determine what the legal use for the structure and/or the real estate is prior to commencement of any renovation.

If you believe the building is beyond repair and decide to remove it, all debris must be removed from the property and the basement excavation if any, filled in the manner required by the City. You are encouraged to arrange for this demolition yourself; however a demolition permit must be obtained from the Building Department. In the event you are unable to arrange for demolition, you may sign a waiver voluntarily authorizing the City to do so. However, the city may take a personal judgment against you for the costs of removal.

If you no longer own the property, notify us in writing of the name, address, and telephone number of the new owner. A copy of the real estate contract or deed, if it has not been recorded at the County Recorder's Office, shall likewise be furnished to the Neighborhood Inspection Division.

Should you have any questions, feel free to call. I can usually be reached between 8:00am and 9:00am, Monday through Friday.

Vince Travis

(515) 283-4077

*Vince Travis*

Nid Inspector

DATE MAILED: 6/21/2011

MAILED BY: TSY

**Areas that need attention:** 2315 YORK ST

<b><u>Component:</u></b>		<b><u>Defect:</u></b>	Cracked/Broken
<b><u>Requirement:</u></b>		<b><u>Location:</u></b>	Unknown
<b><u>Comments:</u></b>	Fence		
<b><u>Component:</u></b>	Electrical Service	<b><u>Defect:</u></b>	In disrepair
<b><u>Requirement:</u></b>	Electrical Permit	<b><u>Location:</u></b>	Garage
<b><u>Comments:</u></b>			
<b><u>Component:</u></b>	Exterior Doors/Jams	<b><u>Defect:</u></b>	In poor repair
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Garage
<b><u>Comments:</u></b>			
<b><u>Component:</u></b>	Exterior Walls	<b><u>Defect:</u></b>	Cracked/Broken
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Garage
<b><u>Comments:</u></b>			
<b><u>Component:</u></b>	Soffit/Facia/Trim	<b><u>Defect:</u></b>	In poor repair
<b><u>Requirement:</u></b>		<b><u>Location:</u></b>	Garage
<b><u>Comments:</u></b>			
<b><u>Component:</u></b>	Windows/Window Frames	<b><u>Defect:</u></b>	Cracked/Broken
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Garage
<b><u>Comments:</u></b>			
<b><u>Component:</u></b>	Bathroom Lavatory	<b><u>Defect:</u></b>	Missing
<b><u>Requirement:</u></b>	Plumbing Permit	<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>			
<b><u>Component:</u></b>	Electrical Other Fixtures	<b><u>Defect:</u></b>	In disrepair
<b><u>Requirement:</u></b>	Electrical Permit	<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>			



<b>Component:</b>	Electrical Service	<b>Defect:</b>	In disrepair
<b>Requirement:</b>	Electrical Permit	<b>Location:</b>	Main Structure
<b>Comments:</b>			

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<b>Component:</b>	Exterior Doors/Jams	<b>Defect:</b>	In disrepair
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Main Structure
<b>Comments:</b>			

<b>Component:</b>	Exterior Stairs	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Main Structure
<b>Comments:</b>			

<b>Component:</b>	Functioning Water Closet	<b>Defect:</b>	In disrepair
<b>Requirement:</b>	Plumbing Permit	<b>Location:</b>	Main Structure
<b>Comments:</b>			

<b>Component:</b>	Furnace	<b>Defect:</b>	Cracked/Broken
<b>Requirement:</b>	Mechanical Permit	<b>Location:</b>	Main Structure
<b>Comments:</b>			

<b>Component:</b>	Gas Lines	<b>Defect:</b>	In disrepair
<b>Requirement:</b>	Mechanical Permit	<b>Location:</b>	Main Structure
<b>Comments:</b>			

<b>Component:</b>	Hand Rails	<b>Defect:</b>	Missing
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Main Structure
<b>Comments:</b>			

<b>Component:</b>	Interior Walls /Ceiling	<b>Defect:</b>	Cracked/Broken
<b>Requirement:</b>		<b>Location:</b>	Main Structure
<b>Comments:</b>			

<b>Component:</b>	Mechanical System	<b>Defect:</b>	In disrepair
<b>Requirement:</b>	Mechanical Permit	<b>Location:</b>	Main Structure
<b>Comments:</b>			

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<b><u>Component:</u></b> Plumbing System	<b><u>Defect:</u></b> In disrepair
<b><u>Requirement:</u></b> Plumbing Permit	<b><u>Location:</u></b> Main Structure
<b><u>Comments:</u></b>	

<b><u>Component:</u></b> Smoke Detectors	<b><u>Defect:</u></b> Missing
<b><u>Requirement:</u></b> Building Permit	<b><u>Location:</u></b> Main Structure
<b><u>Comments:</u></b>	

<b><u>Component:</u></b> Soffit/Facia/Trim	<b><u>Defect:</u></b> Absence of paint
<b><u>Requirement:</u></b>	<b><u>Location:</u></b> Main Structure
<b><u>Comments:</u></b>	

<b><u>Component:</u></b> Water Heater	<b><u>Defect:</u></b> Missing
<b><u>Requirement:</u></b> Plumbing Permit	<b><u>Location:</u></b> Main Structure
<b><u>Comments:</u></b>	

<b><u>Component:</u></b> Windows/Window Frames	<b><u>Defect:</u></b> Cracked/Broken
<b><u>Requirement:</u></b> Building Permit	<b><u>Location:</u></b> Main Structure
<b><u>Comments:</u></b>	

<b><u>Component:</u></b> Wiring	<b><u>Defect:</u></b> In disrepair
<b><u>Requirement:</u></b> Electrical Permit	<b><u>Location:</u></b> Main Structure
<b><u>Comments:</u></b>	

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2315 York Street



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**BDH 1-B**

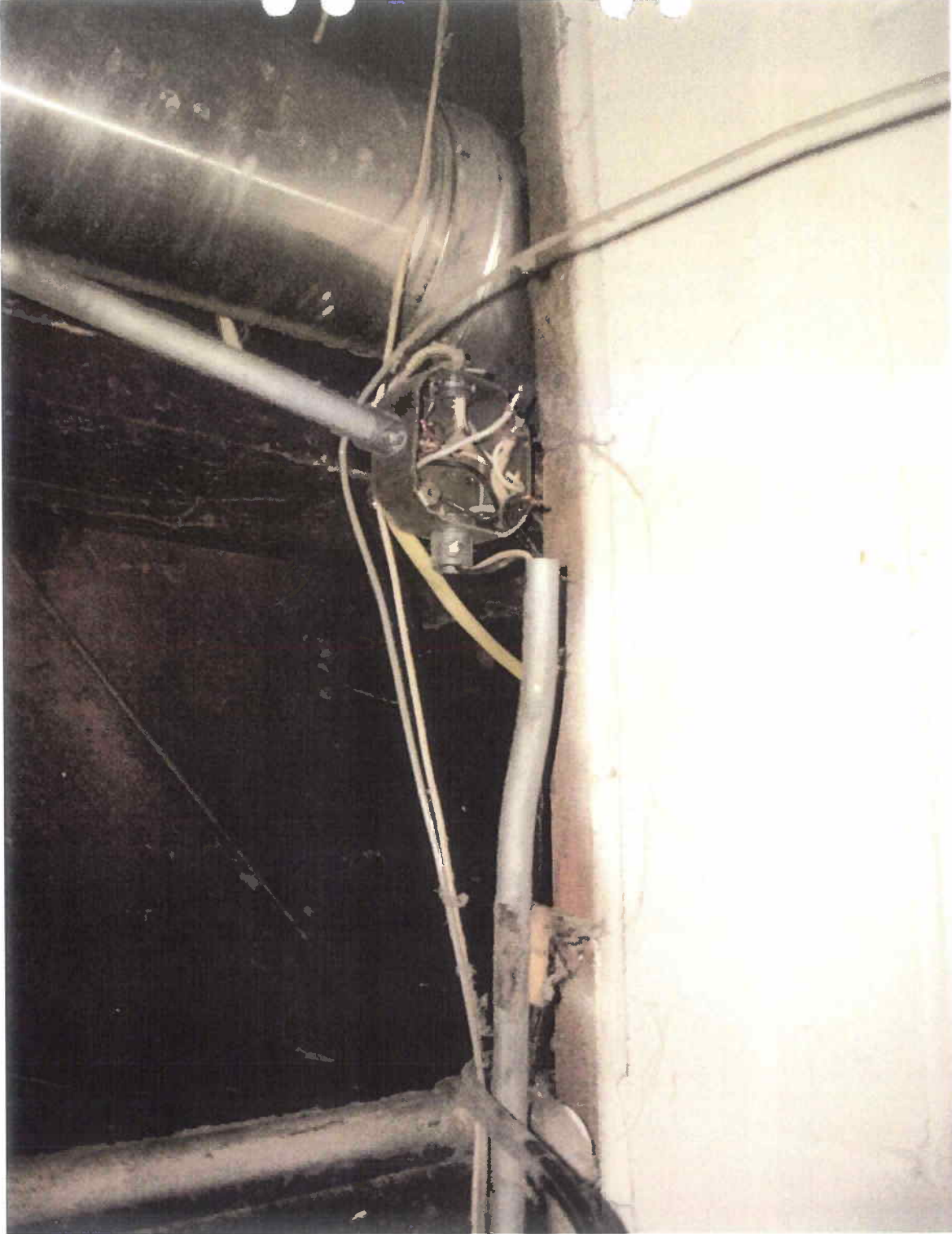
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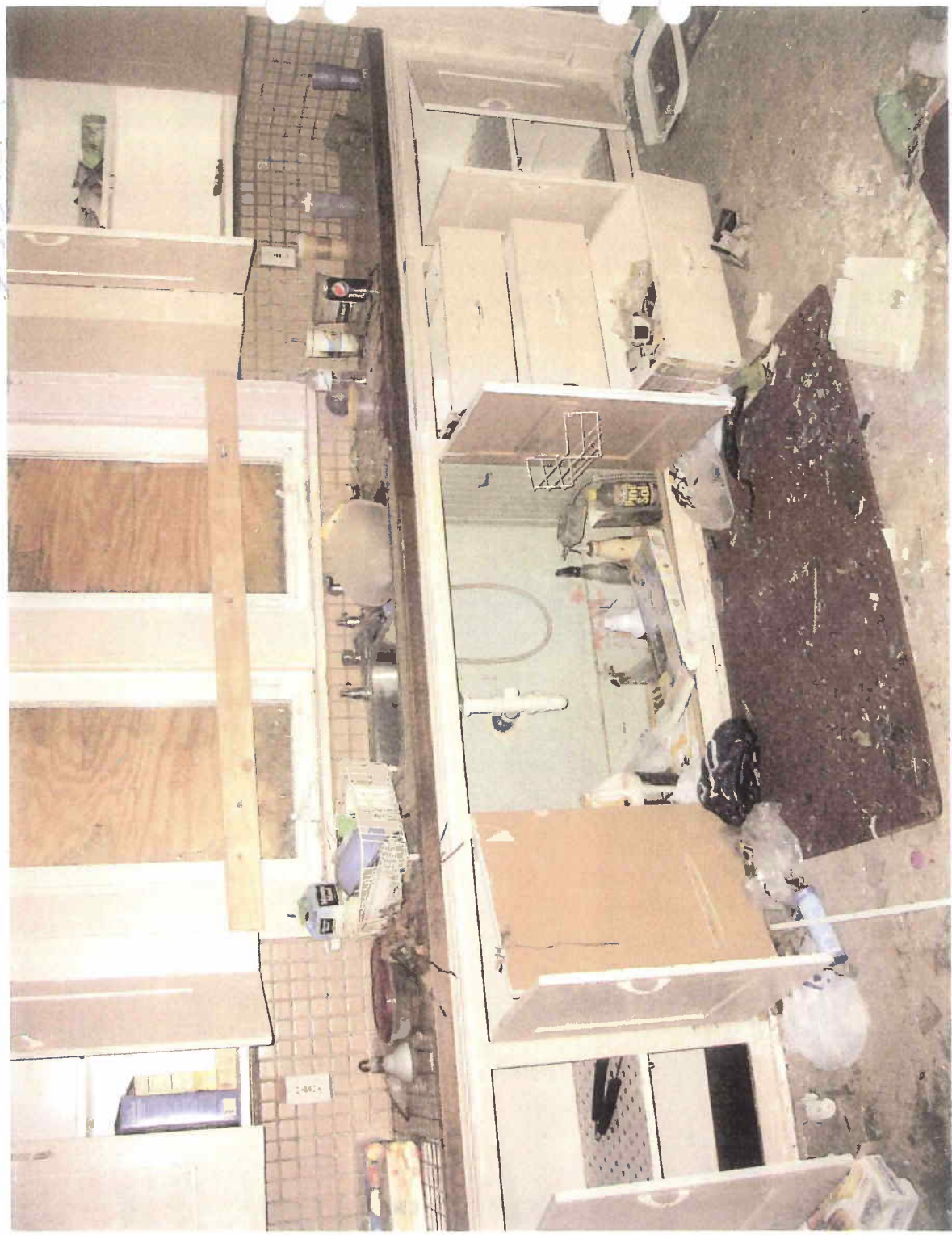


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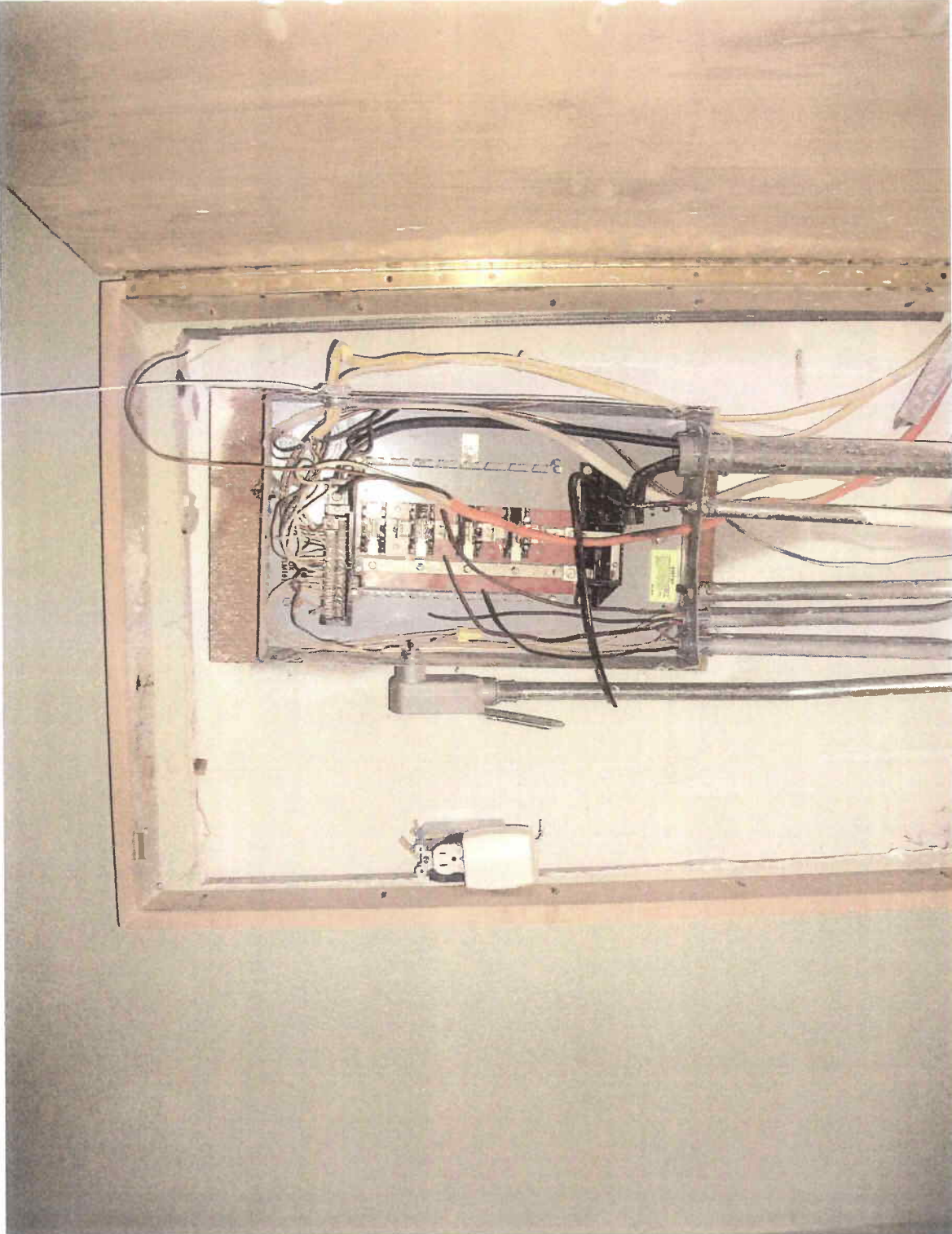
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