



**Roll Call Number**

Agenda Item Number  
**BDH 1(D)**

Date July 28, 2014

WHEREAS, the property located at 429 E Dunham Avenue, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the garage structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder Blanche L Formaro was notified via personal service more than thirty days ago to repair or demolish the structure and as of this date has 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 garage structure on the real estate legally described as Lot 16, in BOYD'S PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 429 E Dunham Avenue, 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 owner 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 structure.

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

FORM APPROVED:

  
\_\_\_\_\_  
Vicky Long Hill, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MAHAFFEY				
MOORE				
TOTAL				
MOTION CARRIED		APPROVED		
_____ Mayor				

**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.

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



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

**BDH 1 (D)**

**DATE OF NOTICE: February 18, 2014**

**DATE OF INSPECTION: January 27, 2014**

**CASE NUMBER: COD2013-06764**

**PROPERTY ADDRESS: 429 E DUNHAM AVE**

**LEGAL DESCRIPTION: LOT 16 BOYDS PLACE**

BLANCHE L FORMARO  
Title Holder  
429 E DUNHAM AVE  
DES MOINES IA 50315-1310

GORDON K FORMARO  
Title Holder  
DECEASED

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 (515) 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 (515) 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.



Nid Inspector

DATE MAILED: 2/18/2014

MAILED BY: JDH

**Areas that need attention:** 429 E DUNHAM AVE

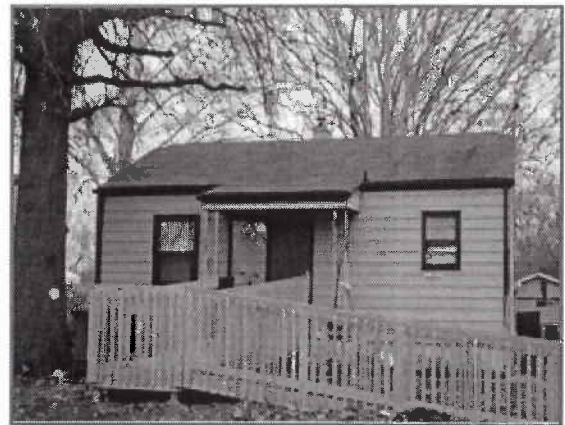
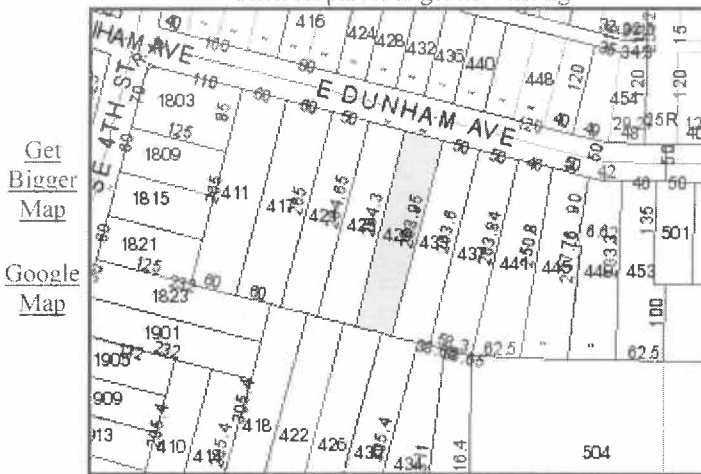
<b>Component:</b> Exterior Walls <b>Requirement:</b> Compliance, International Property Maintenance Code <b>Comments:</b>	<b>Defect:</b> In poor repair <b>Location:</b> Garage
<b>Component:</b> Roof <b>Requirement:</b> Compliance with International Building Code <b>Comments:</b>	<b>Defect:</b> Holes or major defect <b>Location:</b> Garage
<b>Component:</b> Shingles Flashing <b>Requirement:</b> Compliance, International Property Maintenance Code <b>Comments:</b>	<b>Defect:</b> Missing <b>Location:</b> Garage
<b>Component:</b> Soffit/Facia/Trim <b>Requirement:</b> Compliance, International Property Maintenance Code <b>Comments:</b>	<b>Defect:</b> In poor repair <b>Location:</b> Garage



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<b>District/Parcel</b>	<b>GeoParcel</b>	<b>Map</b>	<b>Nbhd</b>	<b>Jurisdiction</b>	<b>Status</b>
020/00095-000-000	7824-10-380-015	0749	DM23/Z	DES MOINES	ACTIVE
<b>School District</b>	<b>Tax Increment Finance District</b>	<b>Bond/Fire/Sewer/Cemetery</b>			
1/Des Moines					
<b>Street Address</b>			<b>City State Zipcode</b>		
429 E DUNHAM AVE			DES MOINES IA 50315-1310		

Click on parcel to get new listing



Approximate date of photo 03/19/2014

<b>Mailing Address</b>
GORDON K FORMARO 429 E DUNHAM AVE DES MOINES, IA 50315-1310

<b>Legal Description</b>
LOT 16 BOYDS PLACE

<b>Ownership</b>	<b>Name</b>	<b>Recorded</b>	<b>Book/Page</b>	<b>RevStamps</b>
Title Holder #1	FORMARO, GORDON K	1952-11-25	2569/63	
Title Holder #2	FORMARO, BLANCHE L			

<b>Assessment</b>	<b>Class</b>	<b>Kind</b>	<b>Land</b>	<b>Bldg</b>	<b>AgBd</b>	<b>Total</b>
Current	Residential	Full	16,000	45,200	0	61,200

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

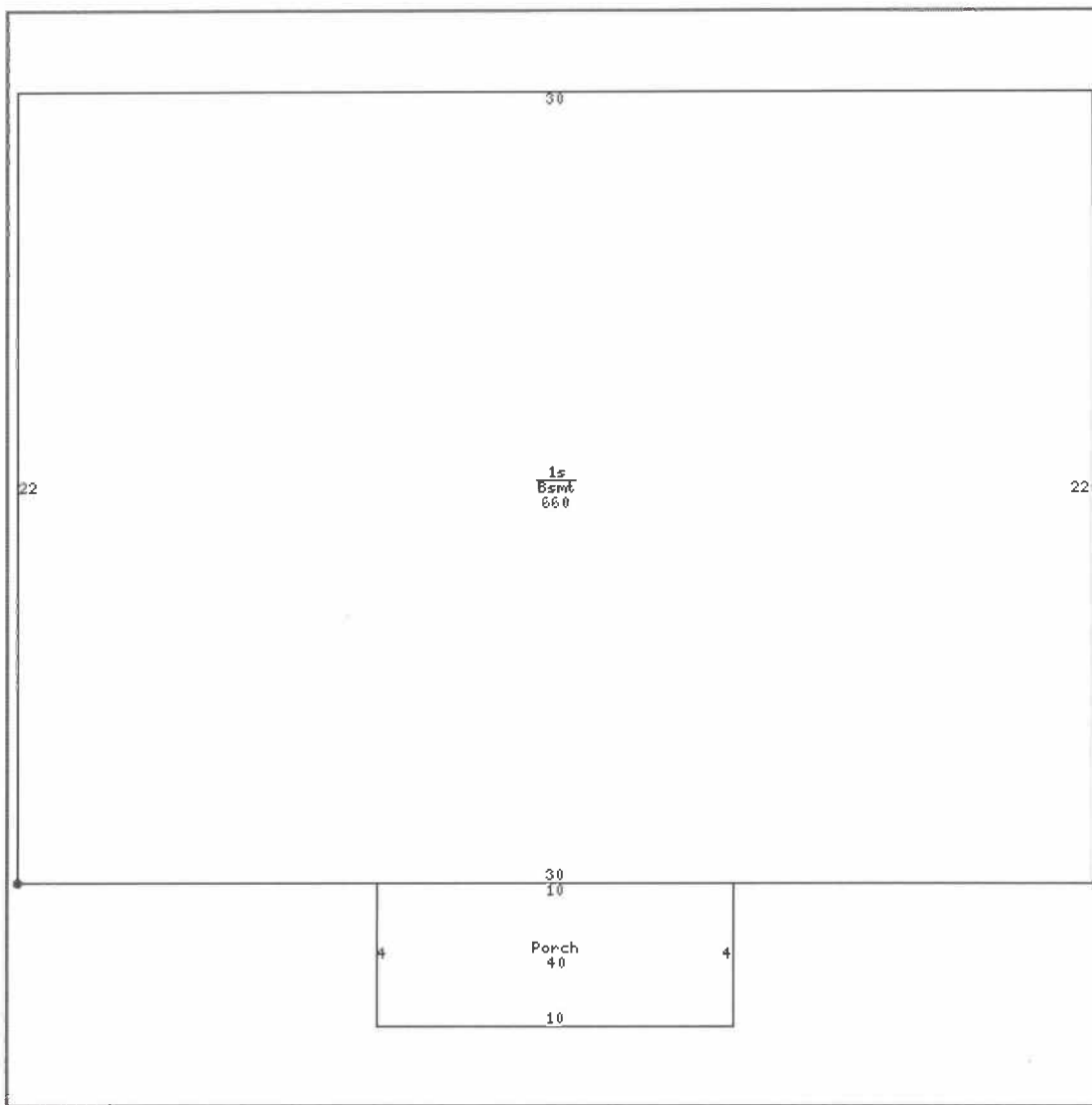
<b>Taxable Value Credit</b>	<b>Name</b>	<b>Number</b>	<b>Info</b>

Homestead	FORMARO, BLANCHE	20210	
Military	FORMARO, GORDON K	32965	World War II

Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential
<b>Source:</b> City of Des Moines Community Development <b>Published:</b> 2012-03-20 <b>Contact:</b> Planning and Urban Design 515 283-4182			

<u>Land</u>					
<b>SQUARE FEET</b>	13,200	<b>FRONTAGE</b>	50.0	<b>DEPTH</b>	264.0
<b>ACRES</b>	0.303	<b>SHAPE</b>	RC/Rectangle	<b>TOPOGRAPHY</b>	N/Normal

<u>Residence # 1</u>					
<b>OCCUPANCY</b>	SF/Single Family	<b>RESID TYPE</b>	S1/1 Story	<b>BLDG STYLE</b>	BG/Bungalow
<b>YEAR BUILT</b>	1952	<b># FAMILIES</b>	1	<b>GRADE</b>	4
<b>GRADE ADJUST</b>	-10	<b>CONDITION</b>	BN/Below Normal	<b>TSFLA</b>	660
<b>MAIN LV AREA</b>	660	<b>BSMT AREA</b>	660	<b>OPEN PORCH</b>	40
<b>FOUNDATION</b>	C/Concrete Block	<b>EXT WALL TYP</b>	MT/Metal Siding	<b>ROOF TYPE</b>	GB/Gable
<b>ROOF MATERL</b>	A/Asphalt Shingle	<b>HEATING</b>	A/Gas Forced Air	<b>AIR COND</b>	0
<b>BATHROOMS</b>	1	<b>BEDROOMS</b>	2	<b>ROOMS</b>	4



Detached # 101					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	16	MEASURE2	18	STORY HEIGHT	1
GRADE	4	YEAR BUILT	1980	CONDITION	VP/Very Poor

Year	Type	Status	Application	Permit/Pickup Description
2014	P/Permit	NA/No Add	2013-09-23	AD/MISC (136 sf)
2006	P/Permit	NA/No Add	2005-05-23	AD/MISC
1995	P/Permit	NA/No Add	1994-01-24	Flood Repair
1989	U/Pickup	CP/Complete	1988-08-23	Ck for Garage

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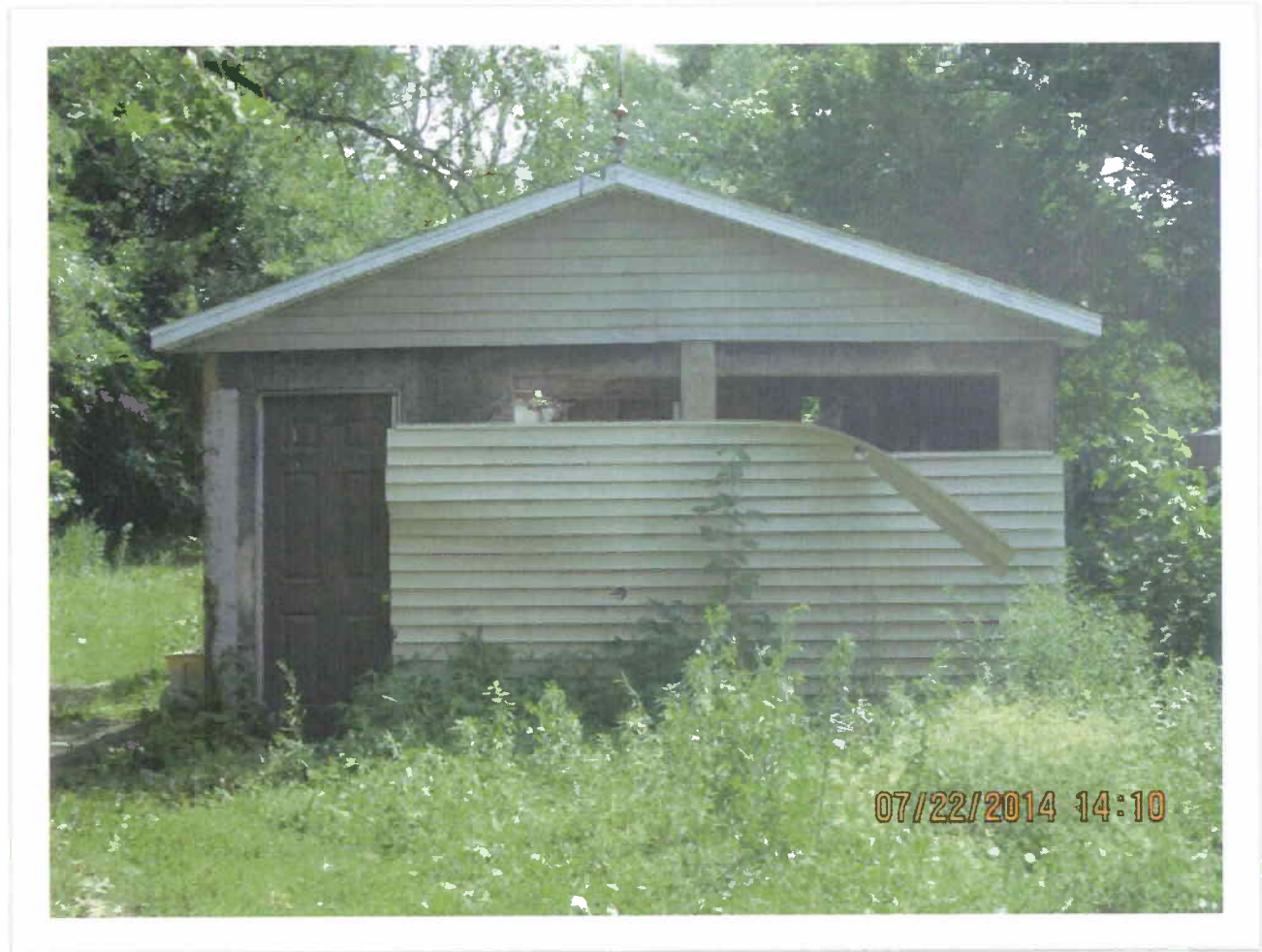
Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2013	Assessment Roll	Residential	Full	16,000	45,200	0	61,200
2011	Assessment Roll	Residential	Full	16,000	45,900	0	61,900
2009	Assessment Roll	Residential	Full	16,500	47,600	0	64,100
2007	Assessment Roll	Residential	Full	16,500	47,600	0	64,100
2005	Assessment Roll	Residential	Full	18,100	44,700	0	62,800
2003	Assessment Roll	Residential	Full	15,710	38,940	0	54,650
2001	Assessment Roll	Residential	Full	13,400	34,040	0	47,440
1999	Assessment Roll	Residential	Full	6,290	34,630	0	40,920
1997	Assessment Roll	Residential	Full	5,610	30,890	0	36,500
			Adj	5,610	28,240	0	33,850
1995	Assessment Roll	Residential	Full	5,260	28,990	0	34,250
			Adj	5,260	26,340	0	31,600
1993	Assessment Roll	Residential	Full	4,680	25,820	0	30,500
			Adj	4,680	23,170	0	27,850
1991	Assessment Roll	Residential	Full	4,680	23,300	0	27,980
			Adj	4,680	20,650	0	25,330
1989	Assessment Roll	Residential	Full	4,680	21,440	0	26,120
			Adj	4,680	18,790	0	23,470

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)





429 E. DUNHAM  
NORTH SIDE OF GARAGE



429 E. DUNHAM

EAST SIDE OF GARAGE



429 E. DUNHAM  
SOUTH SIDE OF GARAGE