



**Roll Call Number**

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

Date March 9, 2015

WHEREAS, the property located at 1312 Boyd Street, 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, Linda J. White, and Mortgage Holder, Bank of the West fka Commercial Federal Bank, and Tax Lien Holder, Iowa Department of Revenue, were notified by personal service more than thirty days ago to repair or demolish the garage structure 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 garage structure on the real estate legally described as Lot 19 in Block 1, GRAND VIEW, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1312 Boyd 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 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 garage structure.

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				
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.

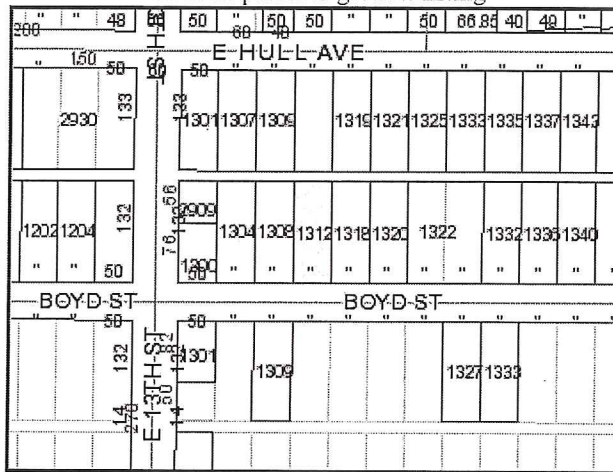
\_\_\_\_\_  
City Clerk

*Polk County Assessor* 

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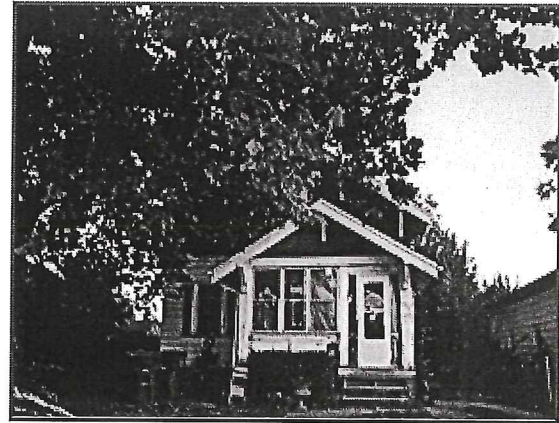
<b>District/Parcel</b>	<b>GeoParcel</b>	<b>Map</b>	<b>Nbhd</b>	<b>Jurisdiction</b>	<b>Status</b>
110/02801-000-000	7924-26-430-019	0267	DM86/A	DES MOINES	ACTIVE
<b>School District</b>	<b>Tax Increment Finance District</b>	<b>Bond/Fire/Sewer/Cemetery</b>			
1/Des Moines					
<b>Street Address</b>			<b>City State Zipcode</b>		
1312 BOYD ST			DES MOINES IA 50316-1452		

Click on parcel to get new listing



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Approximate date of photo 10/24/2013

<b>Mailing Address</b>
ROLAND W WHITE 1312 BOYD ST DES MOINES, IA 50316-1452

<b>Legal Description</b>
LOT 19 BLK 1 GRAND VIEW

<b>Ownership</b>	<b>Name</b>	<b>Recorded</b>	<b>Book/Page</b>	<b>RevStamps</b>
Title Holder #1	WHITE, ROLAND W	1996-11-19	7525/745	
Title Holder #2	WHITE, LINDA J			

<b>Assessment</b>	<b>Class</b>	<b>Kind</b>	<b>Land</b>	<b>Bldg</b>	<b>AgBd</b>	<b>Total</b>
Current	Residential	Full	14,300	57,800	0	72,100

[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>



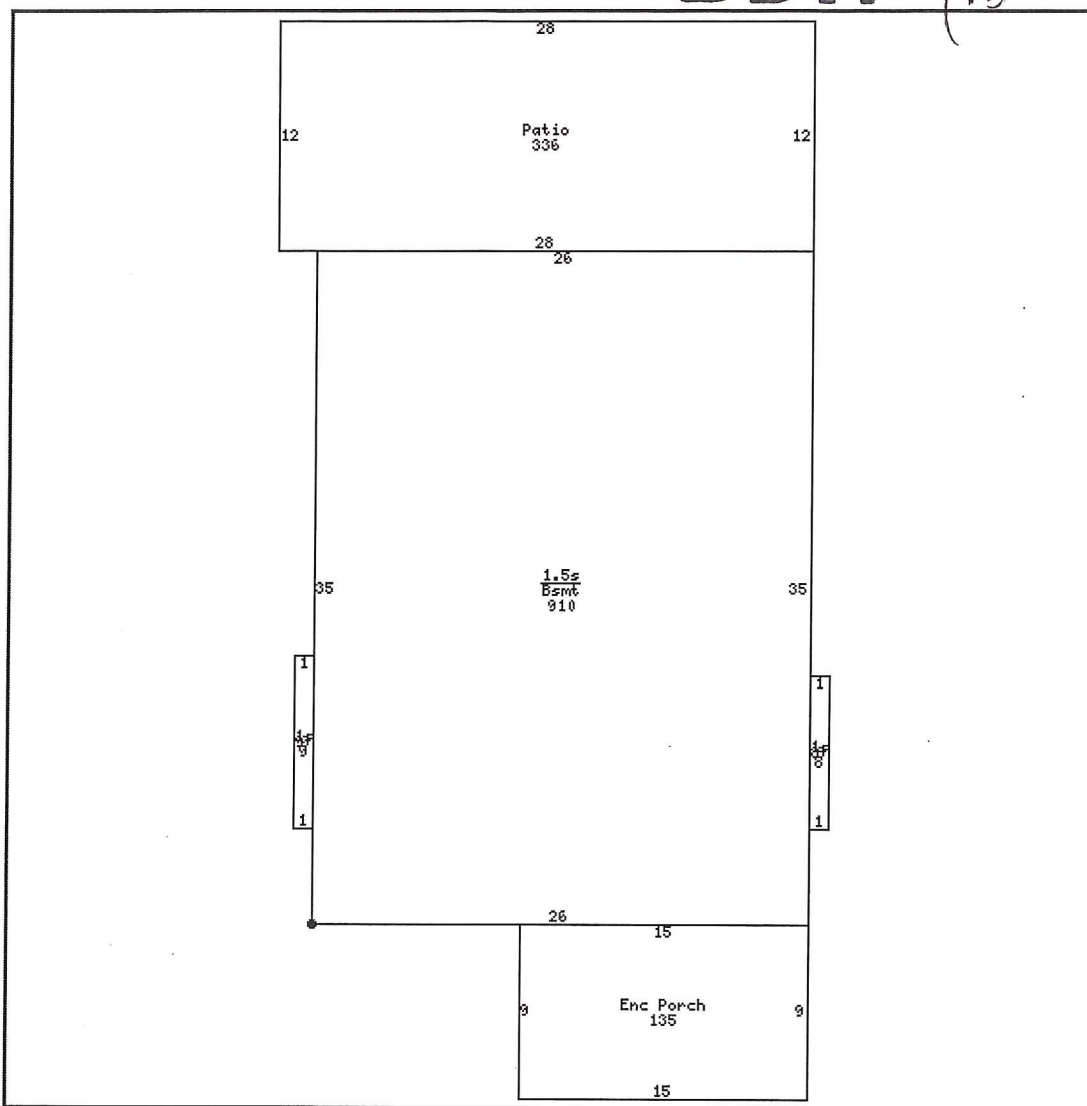
Homestead	WHITE, ROLAND W	51944	
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Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential
<b>Source:</b> City of Des Moines Community Development <b>Published:</b> 2012-03-20 <b>Contact:</b> Planning and Urban Design 515 283-4182			

Land					
<b>SQUARE FEET</b>	6,600	<b>FRONTAGE</b>	50.0	<b>DEPTH</b>	132.0
<b>ACRES</b>	0.152	<b>SHAPE</b>	RC/Rectangle	<b>TOPOGRAPHY</b>	N/Normal

Residence # 1					
<b>OCCUPANCY</b>	SF/Single Family	<b>RESID TYPE</b>	SH/1.5 Stories	<b>BLDG STYLE</b>	ET/Early 20s
<b>YEAR BUILT</b>	1913	<b># FAMILIES</b>	1	<b>GRADE</b>	4
<b>GRADE ADJUST</b>	+05	<b>CONDITION</b>	BN/Below Normal	<b>TSFLA</b>	1,537
<b>MAIN LV AREA</b>	927	<b>UPPR LV AREA</b>	610	<b>BSMT AREA</b>	910
<b>ENCL PORCH</b>	135	<b>PATIO AREA</b>	336	<b>FOUNDATION</b>	B/Brick
<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>XTRA FIXTURE</b>	1	<b>BEDROOMS</b>	3	<b>ROOMS</b>	7

**BDH** 1(A)



Detached # 101					
<b>OCCUPANCY</b>	GAR/Garage	<b>CONSTR TYPE</b>	FR/Frame	<b>MEASCODE</b>	D/Dimensions
<b>MEASURE1</b>	14	<b>MEASURE2</b>	26	<b>STORY HEIGHT</b>	1
<b>GRADE</b>	5	<b>YEAR BUILT</b>	1945	<b>CONDITION</b>	PR/Poor

Year	Type	Status	Application	Permit/Pickup Description
1995	U/Pickup	CP/Complete	1994-06-03	Remove Basement Finish

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2013	Assessment Roll	Residential	Full	14,300	57,800	0	72,100
2011	Assessment Roll	Residential	Full	17,400	69,900	0	87,300

2009	<u>Assessment Roll</u>	Residential	Full	19,800	76,000	0	95,800
2007	<u>Assessment Roll</u>	Residential	Full	18,600	71,600	0	90,200
2005	<u>Assessment Roll</u>	Residential	Full	15,600	67,500	0	83,100
2003	<u>Assessment Roll</u>	Residential	Full	14,010	60,340	0	74,350
2001	<u>Assessment Roll</u>	Residential	Full	14,210	59,860	0	74,070
1999	<u>Assessment Roll</u>	Residential	Full	10,050	56,190	0	66,240
1997	<u>Assessment Roll</u>	Residential	Full	9,020	54,080	0	63,100
1995	<u>Assessment Roll</u>	Residential	Full	8,000	47,970	0	55,970
1993	<u>Assessment Roll</u>	Residential	Full	6,780	40,680	0	47,460
1990	<u>Assessment Roll</u>	Residential	Full	6,780	38,720	0	45,500

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(A)**

**DATE OF NOTICE:** January 13, 2015                      **DATE OF INSPECTION:** July 08, 2014  
**CASE NUMBER:** COD2014-04535  
**PROPERTY ADDRESS:** 1312 BOYD ST  
**LEGAL DESCRIPTION:** LOT 19 BLK 1 GRAND VIEW

LINDA J WHITE  
 Title Holder  
 1312 BOYD ST  
 DES MOINES IA 50316-1452

IOWA DEPT. OF REVENUE C/O MARK SCHULING, DIRECTOR  
 Contact  
 HOOVER STATE OFFICE BLDG  
 1305 E WALNUT ST  
 DES MOINES IA 50319

BANK OF THE WEST F/N/A COMMERCIAL FED BANK  
 Mortgage Holder  
 C T CORP SYS., REG AGENT  
 400 E COURT AVE  
 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. The violations noted must be corrected within 30 days from data of 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.

Daniel Adams

(515) 237-1612



Nid Inspector

DATE MAILED: 1/13/2015

MAILED BY: JDH

**Areas that need attention:** 1312 BOYD ST

<p><b><u>Component:</u></b> Roof  <b><u>Requirement:</u></b> Compliance with International Building Code  <b><u>Comments:</u></b></p>	<p><b><u>Defect:</u></b> In poor repair  <b><u>Location:</u></b> Garage</p>
<p><b><u>Component:</u></b> Exterior Walls  <b><u>Requirement:</u></b> Building Permit  <b><u>Comments:</u></b></p>	<p><b><u>Defect:</u></b> In poor repair  <b><u>Location:</u></b> Garage</p>
<p><b><u>Component:</u></b> Exterior Doors/Jams  <b><u>Requirement:</u></b> Compliance with International Building Code  <b><u>Comments:</u></b></p>	<p><b><u>Defect:</u></b> In poor repair  <b><u>Location:</u></b> Garage</p>
<p><b><u>Component:</u></b> Shingles Flashing  <b><u>Requirement:</u></b> Compliance with International Building Code  <b><u>Comments:</u></b></p>	<p><b><u>Defect:</u></b> In poor repair  <b><u>Location:</u></b> Garage</p>
<p><b><u>Component:</u></b> Soffit/Facia/Trim  <b><u>Requirement:</u></b> Compliance with International Building Code  <b><u>Comments:</u></b></p>	<p><b><u>Defect:</u></b> In poor repair  <b><u>Location:</u></b> Garage</p>
<p><b><u>Component:</u></b> Windows/Window Frames  <b><u>Requirement:</u></b> Compliance with International Building Code  <b><u>Comments:</u></b></p>	<p><b><u>Defect:</u></b> In poor repair  <b><u>Location:</u></b> Garage</p>
<p><b><u>Component:</u></b> Exterior Walls  <b><u>Requirement:</u></b>  <b><u>Comments:</u></b></p>	<p><b><u>Defect:</u></b> Absence of paint  <b><u>Location:</u></b> Garage</p>
<p><b><u>Component:</u></b> Soffit/Facia/Trim  <b><u>Requirement:</u></b>  <b><u>Comments:</u></b></p>	<p><b><u>Defect:</u></b> Absence of paint  <b><u>Location:</u></b> Garage</p>





03/02/2015

1312 Boyd Street

for

BDH (#)





03/02/2015

1312 Boyd Street

top

BDH (A)





03/02/2015

1312 Boyd Street

top

BDH / (A)