



Roll Call Number

Agenda Item Number
BDH 1B

Date May 18, 2015

WHEREAS, the property located at 3108 E 8th Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the fire-damaged main structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder, Gary Oeth, was notified via personal service more than thirty days ago to repair or demolish the fire-damaged main 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 fire-damaged main structure on the real estate legally described as Lot 129 in WRIGHT'S GROVE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa and locally known as 3108 E 8th 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 structures.

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

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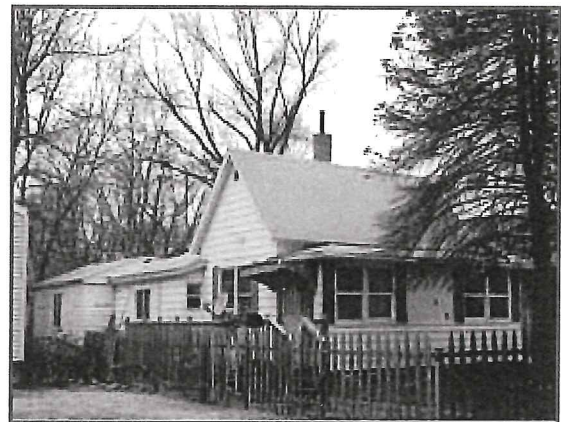


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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
110/06395-000-000	7924-26-257-015	0693	DM86/A	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
3108 E 8TH ST			DES MOINES IA 50316-1108		

Click on parcel to get new listing

Get Bigger Map	Google Map	3200 133 R	700 133	3200 133	3203 133	3200 133
		3124	3125	715	3123	3124
		3118	3123	3115	3119	3118
		3115	3115	3112	3115	3114
		3110	3111	3108	3111	3108
		3104	3105	3105	3105	3105
		3100	3101	3102	3103	3102
		3022	3023	3015	3021	3025
		3018	3019	3015	3019	3018
		3014	3015	3012	3015	3010
3010	3009					



Approximate date of photo 02/21/2013

Mailing Address
GARY OETH 2245 CAPITOL AVE DES MOINES, IA 50317-2233

Legal Description
LOT 129 WRIGHTS GROVE

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	OETH, GARY J	2007-02-15	12073/248	56.00

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Assmt Roll	Residential	Full	15,300	19,300	0	34,600
Current	Residential	Full	13,800	38,000	0	51,800

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

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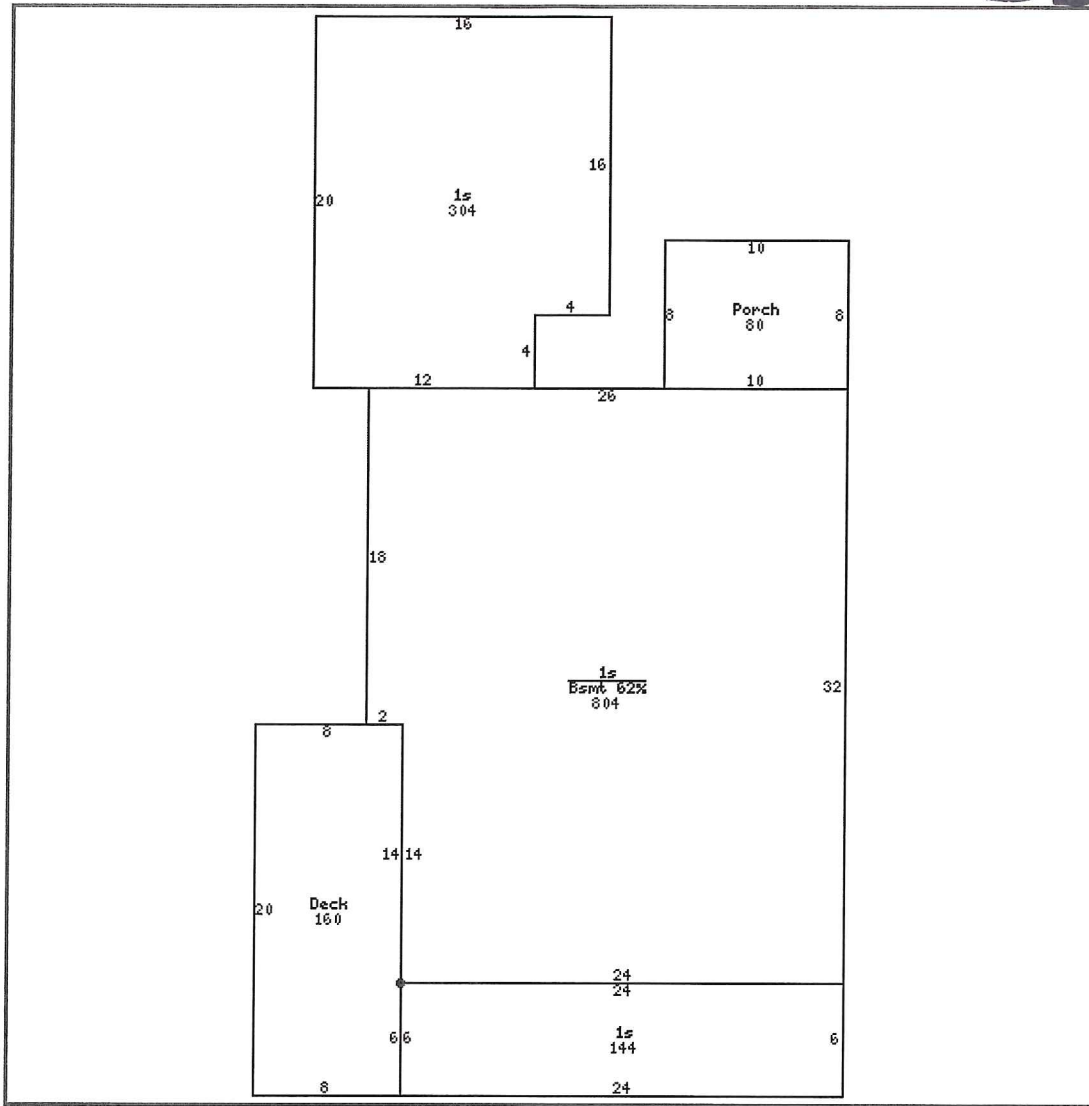
Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential

Source: City of Des Moines Community Development **Published:** 2012-03-20 **Contact:** Planning and Urban Design 515 283-4182

Land					
SQUARE FEET	6,650	FRONTAGE	50.0	DEPTH	133.0
ACRES	0.153	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	BG/Bungalow
YEAR BUILT	1900	YEAR REMODEL	2007	# FAMILIES	1
GRADE	4	GRADE ADJUST	-10	CONDITION	PR/Poor
TSFLA	1,252	MAIN LV AREA	1,252	BSMT AREA	498
OPEN PORCH	80	DECK AREA	160	FOUNDATION	B/Brick
EXT WALL TYP	MT/Metal Siding	ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle
HEATING	A/Gas Forced Air	AIR COND	0	BATHROOMS	1
BEDROOMS	3	ROOMS	5		

BDH LB



Detached # 101					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	24	MEASURE2	24	STORY HEIGHT	1
GRADE	4	YEAR BUILT	1970	CONDITION	BN/Below Normal

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
LASALLE BANK NATIONAL ASSOCIATION	OETH, GARY J	2007-01-04	35,110	D/Deed	12073/248
SECRETARY OF HUD,	FELTON, NANCY , ETAL	1991-09-11	35,000	D/Deed	6432/387

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GMAC MORTGAGE CORPORATION OF IOWA	SECRETARY OF HUD	<u>1991-05-09</u>	39,630	D/Deed	6382/676
UNKNOWN	SECRETARY OF HOUSING & URBAN DEVELOP.	<u>1989-03-10</u>	35,910	D/Deed	6073/290

Year	Type	Status	Application	Permit/Pickup Description
Current	P/Permit	PR/Partial	2014-12-29	RD/Fix Damage FIRE Cost Estimate 1000
Current	U/Pickup	CA/Cancel	2014-12-16	RV/Review Value FIRE
2008	P/Permit	CP/Complete	2007-04-20	AL/REMODEL
1993	P/Permit	CP/Complete	1992-09-14	Repairs

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2013	Assessment Roll	Residential	Full	13,800	38,000	0	51,800
2011	Assessment Roll	Residential	Full	16,800	46,200	0	63,000
2009	Assessment Roll	Residential	Full	20,000	53,300	0	73,300
2008	Assessment Roll	Residential	Full	18,800	50,200	0	69,000
2007	Assessment Roll	Residential	Full	18,800	56,200	0	75,000
2005	Assessment Roll	Residential	Full	15,800	51,100	0	66,900
2003	Assessment Roll	Residential	Full	14,310	45,730	0	60,040
2001	Assessment Roll	Residential	Full	14,130	44,080	0	58,210
1999	Assessment Roll	Residential	Full	10,460	38,860	0	49,320
1997	Assessment Roll	Residential	Full	9,390	34,880	0	44,270
1995	Assessment Roll	Residential	Full	8,330	30,940	0	39,270
1993	Assessment Roll	Residential	Full	7,060	26,240	0	33,300
1990	Assessment Roll	Residential	Full	7,060	20,340	0	27,400

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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



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

BDH | B

DATE OF NOTICE: February 19, 2015

DATE OF INSPECTION: December 18, 2014

CASE NUMBER: COD2015-00729

PROPERTY ADDRESS: 3108 E 8TH ST

LEGAL DESCRIPTION: LOT 129 WRIGHTS GROVE

GARY J OETH
Title Holder
2245 CAPITOL AVE
DES MOINES IA 50317-2233

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 date 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.

Robert Reynolds
(515) 283-4128



Nid Inspector

DATE MAILED: 2/18/2015

MAILED BY: JDH

Areas that need attention: 3108-E 8TH ST

Component: Ductwork	Defect: Smoke Damage
Requirement: Mechanical Permit	Location: Throughout
Comments:	
Component: Electrical Receptacles	Defect: Fire damaged
Requirement: Electrical Permit	Location: Living Room
Comments:	
Component: Electrical Receptacles	Defect: Fire damaged
Requirement: Electrical Permit	Location: Bedroom
Comments:	
Component: Electrical Service	Defect: Smoke Damage
Requirement: Electrical Permit	Location: Throughout
Comments:	
Component: Exterior Doors/Jams	Defect: Fire damaged
Requirement: Building Permit	Location: Living Room
Comments:	
Component: Exterior Walls	Defect: Fire damaged
Requirement: Building Permit	Location: Throughout
Comments:	
Component: Floor Joists/Beams	Defect: Water Damage
Requirement:	Location: Throughout
Comments:	
Component: Flooring	Defect: Water Damage
Requirement:	Location: Throughout
Comments:	

Component: Flooring	Defect: Smoke Damage	BDH 13
Requirement:	Location: Throughout	
Comments:		
Component: Furnace	Defect: Smoke Damage	
Requirement: Mechanical Permit	Location:	
Comments:		
Component: Interior Walls /Ceiling	Defect: Fire damaged	
Requirement: Building Permit	Location: Living Room	
Comments:		
Component: Interior Walls /Ceiling	Defect: Fire damaged	
Requirement: Building Permit	Location: Bedroom	
Comments:		
Component: Interior Walls /Ceiling	Defect: Smoke Damage	
Requirement:	Location: Throughout	
Comments:		
Component: Roof	Defect: Fire damaged	
Requirement: Building Permit	Location: Throughout	
Comments:		
Component: Roof	Defect: Holes or major defect	
Requirement: Building Permit	Location: Living Room	
Comments:		
Component: Shingles Flashing	Defect: Holes or major defect	
Requirement:	Location: Living Room	
Comments:		
Component: Soffit/Facia/Trim	Defect: Fire damaged	
Requirement: Building Permit	Location: Throughout	
Comments:		

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Component: Window Glazing/Paint Requirement: Building Permit Comments:	Defect: Fire damaged Location: Living Room
Component: Window Glazing/Paint Requirement: Building Permit Comments:	Defect: Fire damaged Location: Bedroom
Component: Windows/Window Frames Requirement: Building Permit Comments:	Defect: Fire damaged Location: Living Room
Component: Windows/Window Frames Requirement: Building Permit Comments:	Defect: Fire damaged Location: Bedroom
Component: Wiring Requirement: Electrical Permit Comments:	Defect: Fire damaged Location: Throughout
Component: Water Requirement: Electrical Permit Comments:	Defect: Smoke Damage Location: Throughout
Component: Waste Lines Requirement: Comments:	Defect: Location:



3108 E 8th St

top

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BDH 1 B

for

3108 E 8th St



05/07/2015



308 E 8th St

top

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