



Roll Call Number

Agenda Item Number

58 C

Date September 28, 2015

ABATEMENT OF PUBLIC NUISANCE AT 2411 WOODLAND AVENUE

WHEREAS, the property located at 2411 Woodland Avenue, 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, Russell G Scharnberg, 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:

The fire-damaged main structure on the real estate legally described as The East 40 feet of Lot 11 in Block "B" in WEST PARK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa and locally known as 2411 Woodland Avenue, has previously been declared a public nuisance;

The City Legal Department is hereby authorized to file an action in district court within 180 days of certified mail notice for fire escrow dated June 3, 2015, 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.

(Council Communication No. 15-517)

Moved by _____ to adopt.

FORM APPROVED:

Vicki 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

09.04.2015 10:27



2911 Woodland Ave

top

58c



2111 Woodland Ave

top

58C



09.04.2015 10:28

2411 Woodland Ave

top

58C



2911 Woodland Ave

top

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

58C

DATE OF NOTICE: July 27, 2015

DATE OF INSPECTION: January 28, 2015

CASE NUMBER: COD2015-00382

PROPERTY ADDRESS: 2411 WOODLAND AVE

LEGAL DESCRIPTION: E 40 F LOT 11 BLK B WEST PARK

RUSSELL G SCHARNBERG
Title Holder
912 E 26TH CT
DES MOINES IA 50317

US BANK NA
Mortgage Holder
CT CORPORATION SYS., R.A.
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 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.

58C

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.

Ed Leedom

(515) 283-4183



Nld Inspector

DATE MAILED: 7/27/2015

MAILED BY: JDH

58C

Areas that need attention: 2411 WOODLAND AVE

<u>Component:</u>	Interior Stairway	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Attic
<u>Comments:</u>			
<u>Component:</u>	Roof	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Attic
<u>Comments:</u>	SHEATHING		
<u>Component:</u>	Roof	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Attic
<u>Comments:</u>	TRUSSES		
<u>Component:</u>	Interior Walls /Ceiling	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Throughout
<u>Comments:</u>	ON SECOND FLOOR		
<u>Component:</u>	Wiring	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Electrical Permit	<u>Location:</u>	Throughout
<u>Comments:</u>	ON SECOND FLOOR		
<u>Component:</u>	Flooring	<u>Defect:</u>	Water Damage
<u>Requirement:</u>		<u>Location:</u>	Throughout
<u>Comments:</u>			
<u>Component:</u>	Windows/Window Frames	<u>Defect:</u>	In disrepair
<u>Requirement:</u>		<u>Location:</u>	Throughout
<u>Comments:</u>	ON SECOND FLOOR		
<u>Component:</u>	Exterior Walls	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>		<u>Location:</u>	Main Structure
<u>Comments:</u>			

58 C

<u>Component:</u>	Windows/Window Frames	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>		<u>Location:</u>	Main Structure
<u>Comments:</u>			

<u>Component:</u>	Interior Walls /Ceiling	<u>Defect:</u>	In disrepair
<u>Requirement:</u>		<u>Location:</u>	Kitchen
<u>Comments:</u>			

58C

Polk County Assessor 

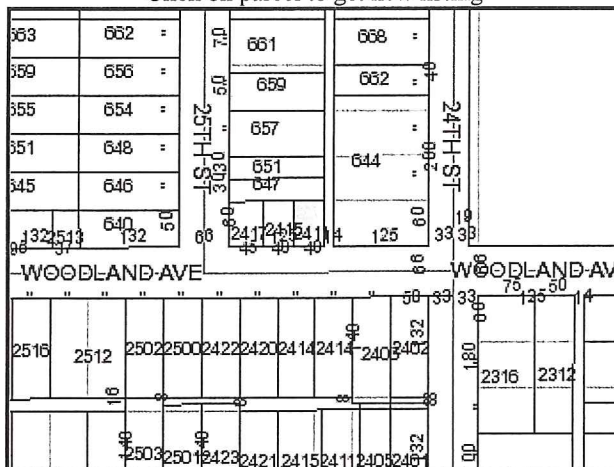
[[Home](#)] [[General Query](#)] [[Legal Query](#)] [[HomeOwner Query](#)] [[Book/Page Query](#)] [[Commercial Query](#)] [[Res Sales Query](#)] [[Comm Sales Query](#)] [[Help](#)]

<u>District/Parcel</u>	<u>GeoParcel</u>	<u>Map</u>	<u>Nbhd</u>	<u>Jurisdiction</u>	<u>Status</u>
030/05333-000-000	7824-05-308-012	0047	DM93/Z	DES MOINES	ACTIVE
<u>School District</u>	<u>Tax Increment Finance District</u>	<u>Bond/Fire/Sewer/Cemetery</u>			
1/Des Moines					
<u>Street Address</u>			<u>City State Zipcode</u>		
2411 WOODLAND AVE			DES MOINES IA 50312-5135		

Click on parcel to get new listing

Get
Bigger
Map

Google
Map



Approximate date of photo 04/07/2014

Mailing Address

RUSSELL G SCHARNBERG
912 E 26TH CT
DES MOINES, IA 50317-5312

Legal Description

E 40 F LOT 11 BLK B WEST PARK

<u>Ownership</u>	<u>Name</u>	<u>Recorded</u>	<u>Book/Page</u>	<u>RevStamps</u>
Title Holder #1	SCHARNBERG, RUSSELL G	1991-09-05	6428/393	36.80

<u>Assessment</u>	<u>Class</u>	<u>Kind</u>	<u>Land</u>	<u>Bldg</u>	<u>AgBd</u>	<u>Total</u>
Current	Residential	Full	7,000	65,600	0	72,600

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

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

58C

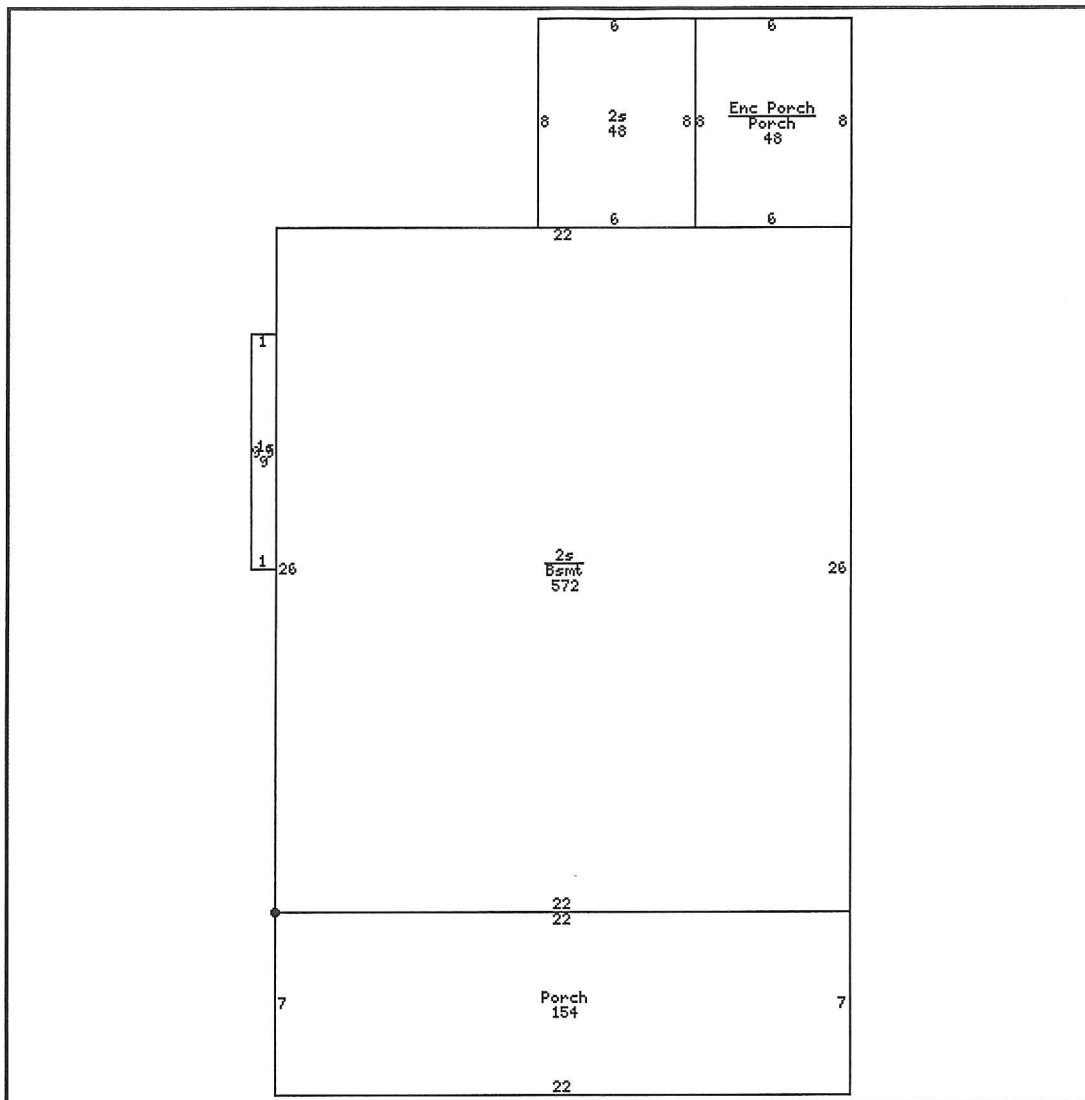
Homestead	SCHARNBERG, RUSSELL G	24118
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Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential
Source: City of Des Moines Community Development Published: 2012-03-20 Contact: Planning and Urban Design 515 283-4182			

Land					
SQUARE FEET	2,400	FRONTAGE	40.0	DEPTH	60.0
ACRES	0.055	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	SP/Over 2 Stories	BLDG STYLE	ET/Early 20s
YEAR BUILT	1910	YEAR REMODEL	1991	# FAMILIES	1
GRADE	4	GRADE ADJUST	+00	CONDITION	NM/Normal
TSFLA	1,249	MAIN LV AREA	629	UPPR LV AREA	620
ATTIC UNFIN	203	BSMT AREA	572	OPEN PORCH	202
ENCL PORCH	48	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	0	BATHROOMS	1	BEDROOMS	3
ROOMS	7				

58C



<u>Seller</u>	<u>Buyer</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Instrument</u>	<u>Book/Page</u>
BUTZ, HAROLD E	SHARNBERG, RUSSELL G	1991-09-03	23,500	D/Deed	6428/393

<u>Year</u>	<u>Type</u>	<u>Status</u>	<u>Application</u>	<u>Permit/Pickup Description</u>
1992	P/Permit	CP/Complete	1991-03-28	Fire Repair

<u>Year</u>	<u>Type</u>	<u>Class</u>	<u>Kind</u>	<u>Land</u>	<u>Bldg</u>	<u>AgBd</u>	<u>Total</u>
2015	Assessment Roll	Residential	Full	7,000	65,600		72,600
2013	Assessment Roll	Residential	Full	6,100	57,500	0	63,600
2011	Assessment Roll	Residential	Full	6,100	57,300	0	63,400
2009	Assessment Roll	Residential	Full	6,900	61,300	0	68,200
2007	Assessment Roll	Residential	Full	6,700	59,800	0	66,500

58C

2005	<u>Assessment Roll</u>	Residential	Full	5,100	56,800	0	61,900
2003	<u>Assessment Roll</u>	Residential	Full	4,310	47,550	0	51,860
2001	<u>Assessment Roll</u>	Residential	Full	4,250	41,550	0	45,800
1999	Assessment Roll	Residential	Full	3,450	39,560	0	43,010
1997	Assessment Roll	Residential	Full	2,300	34,190	0	36,490
1995	Assessment Roll	Residential	Full	2,100	31,170	0	33,270
1992	Assessment Roll	Residential	Full	1,820	26,970	0	28,790
1991	Assessment Roll	Residential	Full	1,820	22,750	0	24,570
1991	Was Prior Year	Residential	Full	1,820	17,680	0	19,500

email this page

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polkweb@assess.co.polk.ia.us