



Roll Call Number

Agenda Item Number

42B

Date October 10, 2016

ABATEMENT OF PUBLIC NUISANCE AT 2009 WASHINGTON AVENUE

WHEREAS, the property located at 2009 Washington Avenue, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the 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, American Artisan & Traditional Home, Inc., was notified more than thirty days ago to repair or demolish the main structure and as of this date has failed to abate the nuisance.

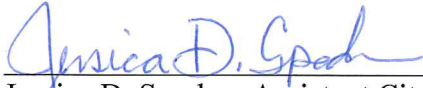
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The main structure on the real estate legally described as The South 100.8 feet of Lot 3 in WILLIAM'S THIRD ADDITION to Des Moines, an Official Plat, in Polk County, Iowa, and locally known as 2009 Washington 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(s) 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:



Jessica D. Spoden, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MOORE				
WESTERGAARD				
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



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

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DATE OF NOTICE: July 19, 2016

DATE OF INSPECTION: June 28, 2016

CASE NUMBER: COD2016-03659

PROPERTY ADDRESS: 2009 WASHINGTON AVE

LEGAL DESCRIPTION: S 100.8 F LOT 3 WILLIAMS 3RD ADDITION TO DES MOINES

AMERICAN ARTISAN & TRADITIONAL HOME
Title Holder
GEORGIOS SYMEONIDIS, RA
1420 MULBERRY 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.

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.

Chris Reindl
(515) 283-4797



Nid Inspector

DATE MAILED: 7/19/2016

MAILED BY: JDH

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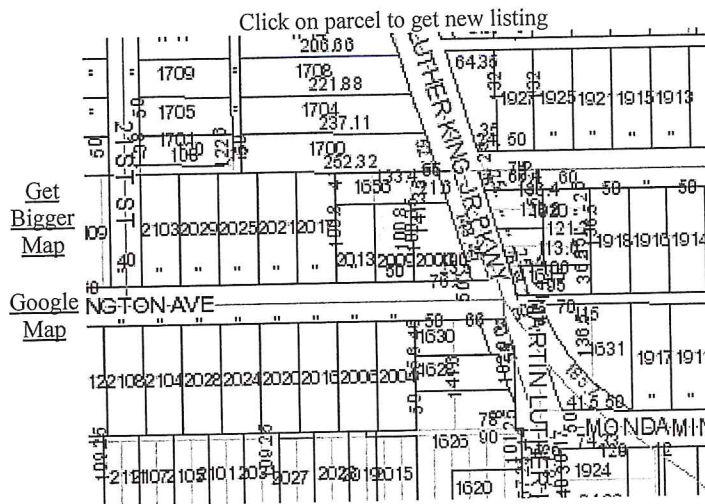
Areas that need attention: 2009 WASHINGTON AVE

Component:	Electrical Service	Defect:	In disrepair
Requirement:	Electrical Permit	Location:	Throughout
Comments:			
Component:	Foundation	Defect:	Collapsed
Requirement:	Building Permit	Location:	Throughout
Comments:	Foundation collapsed		
Component:	Roof	Defect:	Deteriorated
Requirement:	Building Permit	Location:	Throughout
Comments:			
Component:	Interior Walls /Ceiling	Defect:	In poor repair
Requirement:	Building Permit	Location:	Throughout
Comments:			
Component:	Water Service	Defect:	In poor repair
Requirement:	Plumbing Permit	Location:	Throughout
Comments:			
Component:	Floor Joists/Beams	Defect:	Unsafe to carry Load
Requirement:	Building Permit	Location:	Throughout
Comments:			
Component:	Plumbing System	Defect:	In poor repair
Requirement:	Plumbing Permit	Location:	Throughout
Comments:			
Component:	Furnace	Defect:	In disrepair
Requirement:	Mechanical Permit	Location:	Throughout
Comments:			

Polk County Assessor 

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 [[Comm Sales Query](#)] [[Help](#)]

District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
080/07320-000-000	7924-33-253-031	0184	DM75/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address				City State Zipcode	
2009 WASHINGTON AVE				DES MOINES IA 50310-6053	



Approximate date of photo 03/15/2012

Mailing Address
AMERICAN ARTISAN & TRADITIONAL HOME PO BOX 7533 URBANDALE, IA 50323-7533

Legal Description
S 100.8 F LOT 3 WILLIAMS 3RD ADDITION TO DES MOINES

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	AMERICAN ARTISAN & TRADITIONAL HOMES INC	2012-10-19	14494/420	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	6,700	4,100	0	10,800

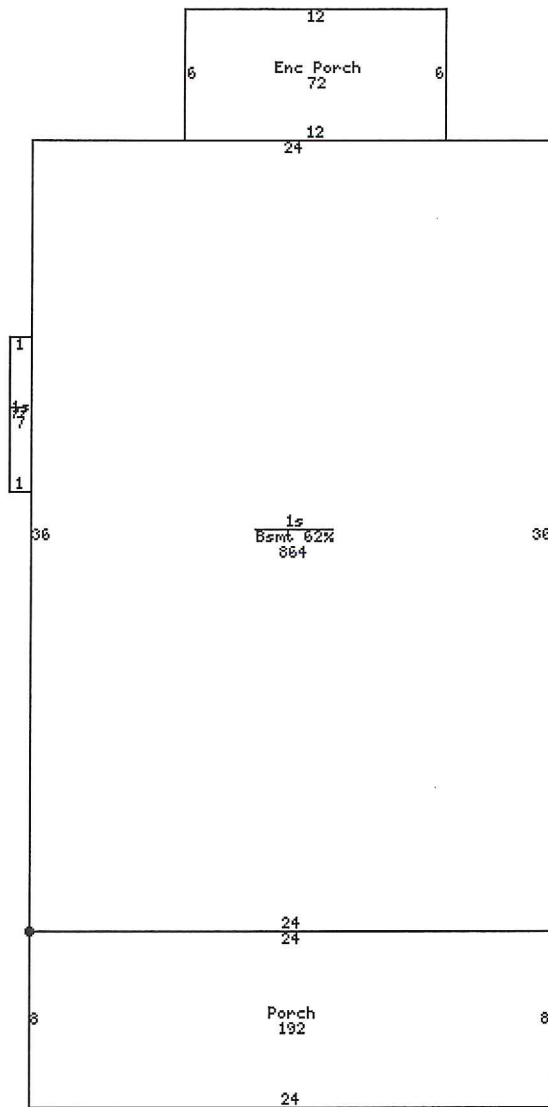
[Estimate Taxes](#) [Polk County Treasurer Tax Information](#) [Pay Taxes](#)

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	5,050	FRONTAGE	50.0	DEPTH	101.0
ACRES	0.116	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	BG/Bungalow
YEAR BUILT	1911	# FAMILIES	1	GRADE	5
GRADE ADJUST	+10	CONDITION	VP/Very Poor	TSFLA	871
MAIN LV AREA	871	BSMT AREA	536	OPEN PORCH	192
ENCL PORCH	72	FOUNDATION	B/Brick	EXT WALL TYP	AS/Asbestos
ROOF TYPE	H/Hip	ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air
AIR COND	0	BATHROOMS	1	BEDROOMS	2
ROOMS	5				



Year	Type	Status	Application	Permit/Pickup Description
Current	P/Permit	TW/To Work	2016-08-10	AD/Addition PORCH Sqft 54 Cost Estimate 500
Current	P/Permit	TW/To Work	2016-07-21	AL/Alterations ROOF Cost Estimate 21478
Current	P/Permit	TW/To Work	2016-03-01	RD/Fix Damage FOUNDATION Cost Estimate 1500
Current	P/Permit	TW/To Work	2016-03-01	NC/Construction GARAGE Sqft 200 Cost Estimate 7544
2015	P/Permit	CA/Cancel	2013-03-28	RD/FOUNDATION
2014	P/Permit	PR/Partial	2013-03-28	RD/FOUNDATION
2014	P/Permit	NA/No Add	2013-03-28	RM/GARAGE

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2015	Assessment Roll	Residential	Full	6,700	4,100	0	10,800
2014	Assessment Roll	Residential	Full	6,500	4,000	0	10,500
2013	Assessment Roll	Residential	Full	6,500	35,800	0	42,300
2011	Assessment Roll	Residential	Full	6,500	35,800	0	42,300

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2009	<u>Assessment Roll</u>	Residential	Full	6,500	35,400	0	41,900
2007	<u>Assessment Roll</u>	Residential	Full	6,300	33,900	0	40,200
2005	<u>Assessment Roll</u>	Residential	Full	3,600	26,000	0	29,600
2003	<u>Assessment Roll</u>	Residential	Full	3,130	22,790	0	25,920
2001	<u>Assessment Roll</u>	Residential	Full	3,150	17,280	0	20,430
1999	<u>Assessment Roll</u>	Residential	Full	3,930	17,750	0	21,680
1997	<u>Assessment Roll</u>	Residential	Full	3,630	16,390	0	20,020
1995	<u>Assessment Roll</u>	Residential	Full	3,420	15,420	0	18,840
1989	<u>Assessment Roll</u>	Residential	Full	2,960	13,340	0	16,300

email this page

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

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