

Date December 5, 2016

ABATEMENT OF PUBLIC NUISANCE AT 618 E DUNHAM AVENUE

WHEREAS, the property located at 618 E Dunham 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 Titleholders, Sandy Olechnovics, Daniel Formaro, Mark Formaro, and Joshua Formaro, and Mortgage Holders, Affinity Credit Union and Frank Murray Smith, were notified via personal service more than thirty days ago to repair or demolish the fire-damaged main structure and as of this date have failed to abate the nuisance.

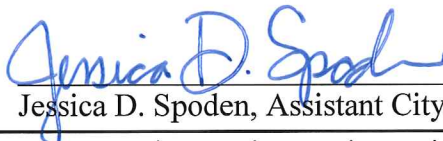
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The fire-damaged main structure on the real estate legally described as Lot 25 in block 23 in SECOND PLAT OF CLIFTON HEIGHTS, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa and locally known as 618 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(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

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.

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

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: August 10, 2016

DATE OF INSPECTION: June 10, 2016

CASE NUMBER: COD2016-03275

PROPERTY ADDRESS: 618 E DUNHAM AVE

LEGAL DESCRIPTION: LOT 25 BLK 23 SECOND PLAT OF CLIFTON HEIGHTS

SANDY OLECHNOVICS
Title Holder
515 E DUNHAM
DES MOINES IA 50315

AFFINITY CREDIT UNION
Mortgage Holder
JASON CROOKS, CEO
475 NW HOFFMAN LN
DES MOINES IA 50313

FRANK MURRAY SMITH, MORTGAGEE
Mortgage Holder
4215 HUBBELL AVE
DES MOINES IA 50317

DANIEL FORMARO
Title Holder
321 E ROSE AVE
DES MOINES IA 50315

JOSHUA FORMARO
Title Holder
440 E JACKSON AVE
DES MOINES IA 50315

MARK FORMARO
Title Holder
201 E 16TH CT APT 3
DES MOINES IA 50316

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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.

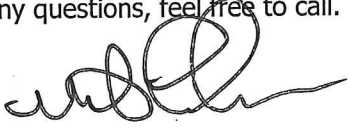
ALL ELECTRICAL, MECHANICAL, PLUMBING, AND STRUCTURAL COMPONENTS IN NEED OF REPLACEMENT OR REPAIR, ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET CITY CODES.

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.



Mike F Lehman
(515) 283-4299

Nid Inspector

DATE MAILED: 8/10/2016

MAILED BY: JDH


Areas that need attention: 618 E DUNHAM AVE

Component:	Accessory Buildings	Defect:	See Comments
Requirement:		Location:	Garage
Comments:	The garage in its current condition does not constitute a public nuisance. However, if the primary structure is demolished and no primary structure is immediately built on the property, the garage must be demolished as well because it is an accessory use only pursuant to Des Moines Code Section 134-343.		
Component:	Ductwork	Defect:	Water Damage
Requirement:	Compliance, International Property Maintenance Code	Location:	Main Structure
Comments:			
Component:	Electrical System	Defect:	Fire damaged
Requirement:	Electrical Permit	Location:	Main Structure
Comments:			
Component:	Electrical System	Defect:	In disrepair
Requirement:	Electrical Permit	Location:	Main Structure
Comments:			
Component:	Exterior Walls	Defect:	Fire damaged
Requirement:	Building Permit	Location:	Main Structure
Comments:			
Component:	Floor Joists/Beams	Defect:	Fire damaged
Requirement:	Building Permit	Location:	Main Structure
Comments:			
Component:	Mechanical System	Defect:	Water Damage
Requirement:	Mechanical Permit	Location:	Main Structure
Comments:			
Component:	Interior Walls /Ceiling	Defect:	Fire damaged
Requirement:	Building Permit	Location:	Main Structure
Comments:			

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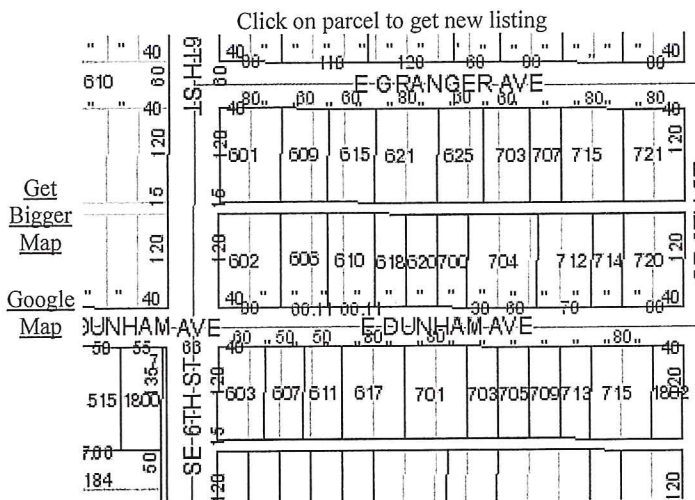
Component: Roof Requirement: Building Permit Comments:	Defect: Fire damaged Location: Main Structure
Component: Smoke Detectors Requirement: Compliance with International Building Code Comments:	Defect: Not Supplied Location: Main Structure
Component: Soffit/Facia/Trim Requirement: Compliance with International Building Code Comments:	Defect: Fire damaged Location: Main Structure
Component: Sub Floor Requirement: Building Permit Comments:	Defect: Fire damaged Location: Main Structure
Component: Windows/Window Frames Requirement: Compliance, International Property Maintenance Code Comments:	Defect: Cracked/Broken Location: Main Structure

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Polk County Assessor 

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

District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
020/00716-000-000	7824-10-452-013	0576	DM23/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address				City State Zipcode	
618 E DUNHAM AVE				DES MOINES IA 50315-1419	



Approximate date of photo 03/21/2014

Mailing Address
MATT FORMARO 618 E DUNHAM AVE DES MOINES, IA 50315-1419

Legal Description
LOT 25 BLK 23 SECOND PLAT OF CLIFTON HEIGHTS

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	FORMARO, DANIEL	2014-09-18	15325/973	
Title Holder #2	OLECHNOVICS, SANDY			
Title Holder #3	FORMARO, MARK			
Title Holder #4	FORMARO, JOSHUA			

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	8,300	52,400	0	60,700

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

Taxable Value Credit	Name	Number	Info

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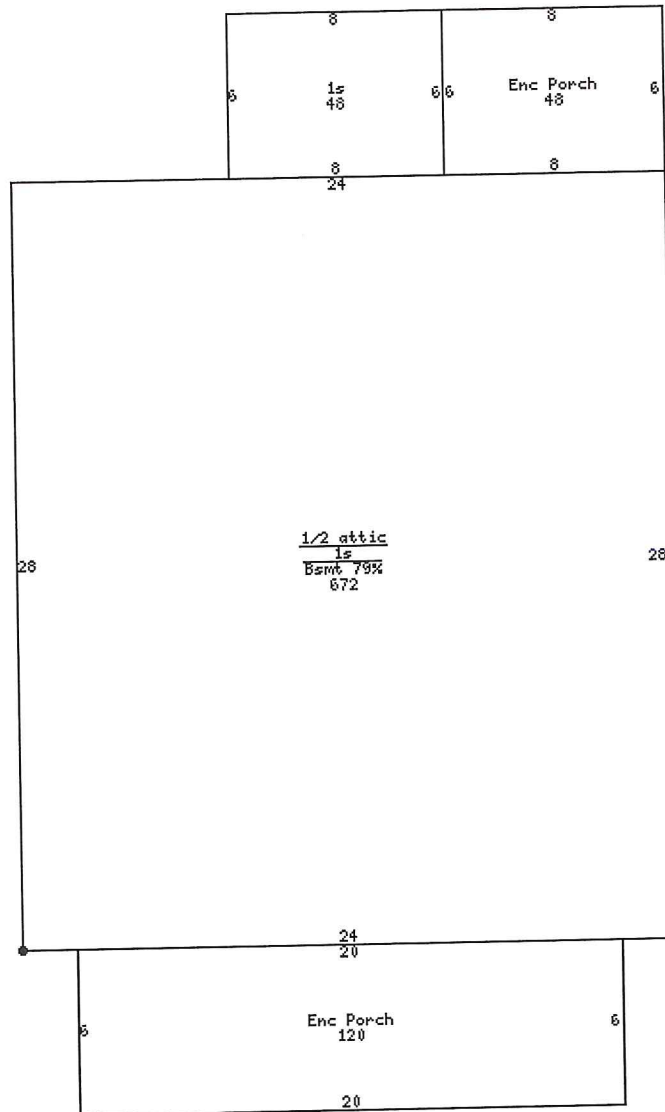
Homestead	FORMARO, MARK	339801
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Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential
Source: City of Des Moines Community Development Published: 2012-03-20 Contact: Planning and Urban Design 515 283-4182			

Land					
SQUARE FEET	4,800	FRONTAGE	40.0	DEPTH	120.0
ACRES	0.110	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	FA/1 Story with Finished Attic	BLDG STYLE	BG/Bungalow
YEAR BUILT	1910	# FAMILIES	1	GRADE	5
GRADE ADJUST	+10	CONDITION	PR/Poor	TSFLA	955
MAIN LV AREA	720	ATTIC FINISH	235	BSMT AREA	531
ENCL PORCH	168	FOUNDATION	B/Brick	EXT WALL TYP	VN/Vinyl Siding
ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air
AIR COND	0	BATHROOMS	1	BEDROOMS	3
ROOMS	6				

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Detached # 101					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	16	MEASURE2	16	STORY HEIGHT	1
GRADE	4	YEAR BUILT	1910	CONDITION	NM/Normal

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
FORMARO, MATTHEW	OLECHNOVICS, SANDY	2015-06-26	3,500	D/Deed	15634/603

Year	Type	Status	Application	Permit/Pickup Description
Current	U/Pickup	TW/To Work	2016-07-13	RV/Review Value FIRE
2001	U/Pickup	CA/Cancel	2000-05-16	AL/REMODEL
1988	P/Permit	NA/No Add	1987-04-01	Repair Foundation

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2015	Assessment Roll	Residential	Full	8,300	52,400	0	60,700

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2013	<u>Assessment Roll</u>	Residential	Full	8,400	53,300	0	61,700
2011	<u>Assessment Roll</u>	Residential	Full	8,400	52,900	0	61,300
2009	<u>Assessment Roll</u>	Residential	Full	8,800	53,900	0	62,700
2007	<u>Assessment Roll</u>	Residential	Full	8,800	53,900	0	62,700
2005	<u>Assessment Roll</u>	Residential	Full	6,200	39,700	0	45,900
2003	<u>Assessment Roll</u>	Residential	Full	5,350	34,320	0	39,670
2001	<u>Assessment Roll</u>	Residential	Full	4,700	26,770	0	31,470
1999	<u>Assessment Roll</u>	Residential	Full	3,140	32,300	0	35,440
1997	<u>Assessment Roll</u>	Residential	Full	2,800	28,810	0	31,610
1995	<u>Assessment Roll</u>	Residential	Full	2,630	27,040	0	29,670
1993	<u>Assessment Roll</u>	Residential	Full	2,340	24,080	0	26,420
1991	<u>Assessment Roll</u>	Residential	Full	2,340	21,900	0	24,240
1991	Was Prior Year	Residential	Full	2,340	20,290	0	22,630

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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