



Date June 26, 2017

ABATEMENT OF PUBLIC NUISANCE AT 817 BOYD STREET

WHEREAS, the property located at 817 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 Titleholders, Rebecca S. Coulter and John L. Coulter, 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:

The garage structure on the real estate legally described as Lot 6 in block 4 in 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 817 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(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 garage 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				
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.

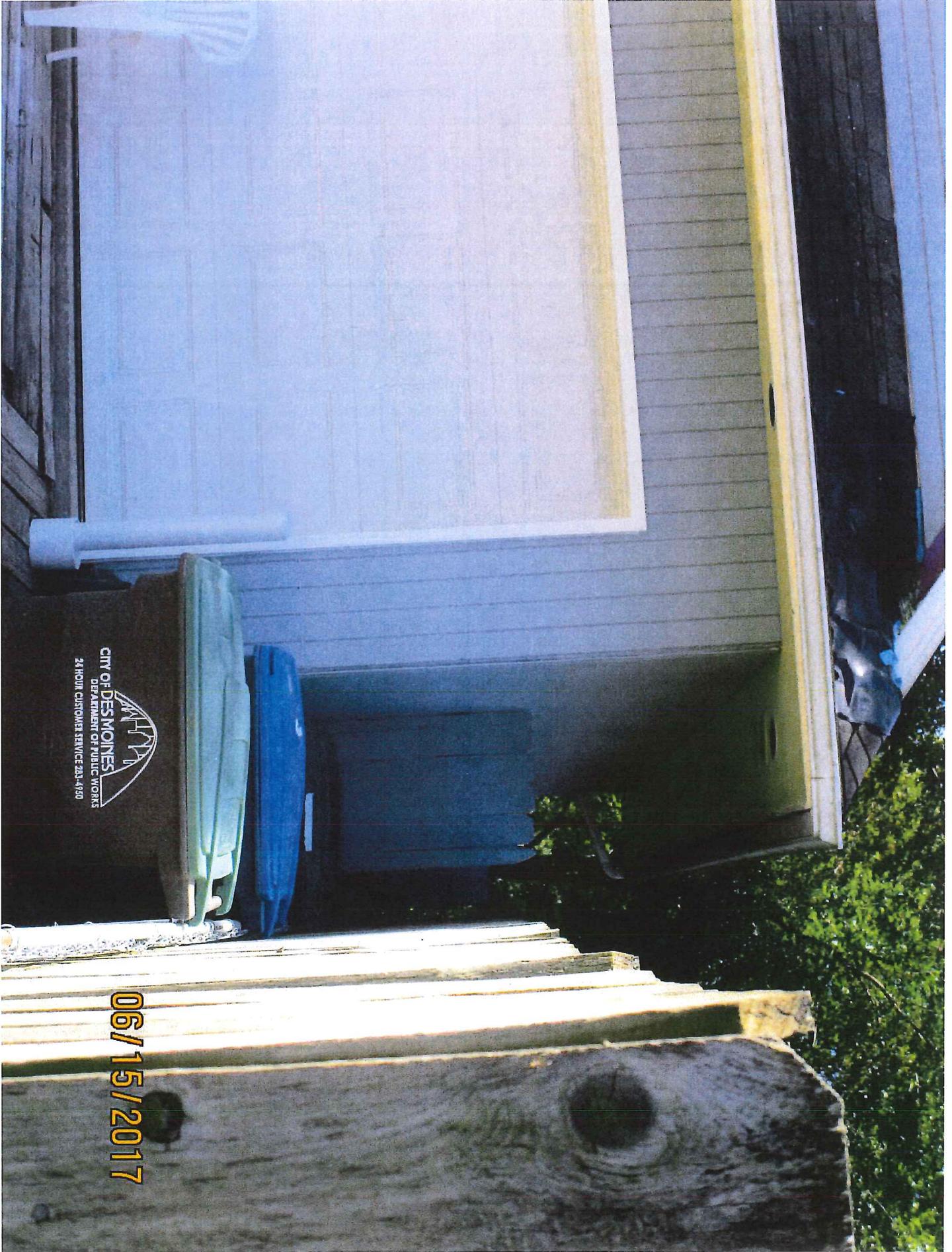
_____ City Clerk

top

817 Boyd St



top



CITY OF DES MOINES
DEPARTMENT OF PUBLIC WORKS
24 HOUR CUSTOMER SERVICE 283-4950

06/15/2017

817 Boyd St

top

817 Boyd St



Polk County Assessor 

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

District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
110/02885-000-000	7924-26-402-013	0269	DM86/A	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
817 BOYD ST			DES MOINES IA 50316-1508		

Click on parcel to get new listing

730	730	800	810	812	814	816	820	824	826	830	832	50
"	"	"	"	"	"	"	"	"	"	"	"	50
BOYD-ST												
725	729	731	801	803	813	817	819	823	825	827	832	50
"	"	"	"	"	"	"	"	"	"	"	"	50
GRANDVIEW-AVE												
724	728	732	800	804	808	814	816	820	822	828	832	50
"	"	"	"	"	"	"	"	"	"	"	"	50

Get Bigger Map
 Google Map



Approximate date of photo 10/17/2013

Mailing Address
REBECCA S COULTER 817 BOYD ST DES MOINES, IA 50316-1508

Legal Description
LOT 6 BLK 4 GRAND VIEW

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	COULTER, REBECCA S	1998-03-05	7844/85	
Title Holder #2	COULTER, JOHN L			

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Assmt Roll	Residential	Full	16,900	76,800	0	93,700
Current	Residential	Full	15,200	69,800	0	85,000

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

Taxable Value Credit	Name	Number	Info
Homestead	COULTER, REBECCA S	11296	

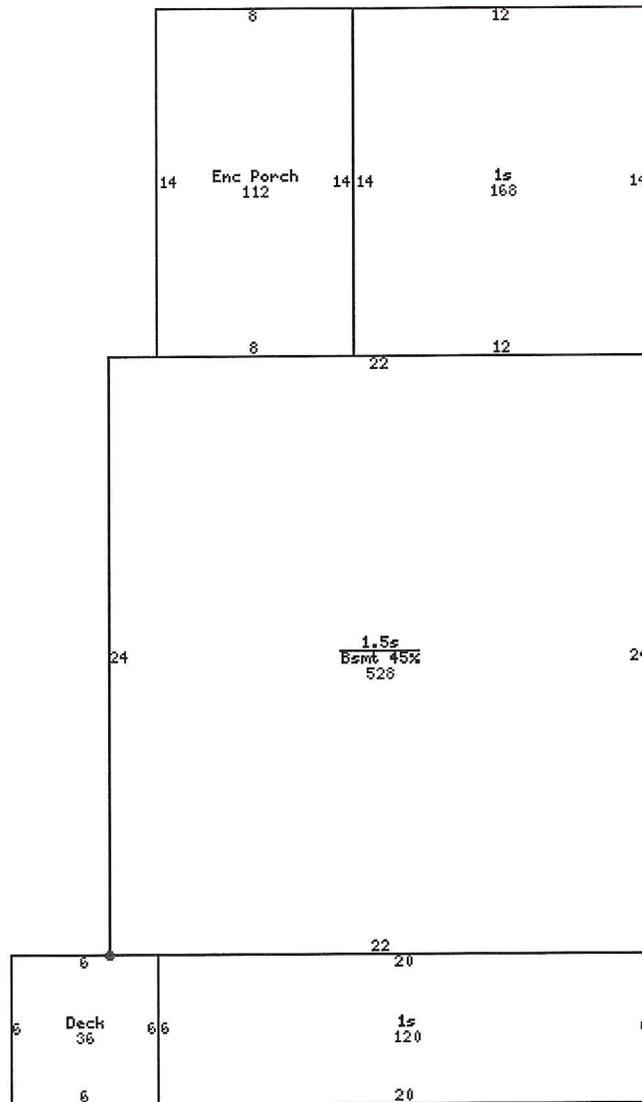
38B

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	6,600	FRONTAGE	50.0	DEPTH	132.0
ACRES	0.152	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	SH/1.5 Stories	BLDG STYLE	ET/Early 20s
YEAR BUILT	1900	# FAMILIES	1	GRADE	4
GRADE ADJUST	-05	CONDITION	AN/Above Normal	TSFLA	1,170
MAIN LV AREA	816	UPPR LV AREA	354	BSMT AREA	238
ENCL PORCH	112	DECK AREA	36	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	2	ROOMS	6		

38B



Detached # 101					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	24	MEASURE2	30	GRADE	4
YEAR BUILT	2001	CONDITION	NM/Normal		
COMMENT	MEAS/AGE ESTIMATED				

Detached # 102					
OCCUPANCY	LFT/Loft	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	13	MEASURE2	30	GRADE	4
YEAR BUILT	2001	CONDITION	NM/Normal		
COMMENT	MEAS/AGE ESTIMATED				

Year	Type	Status	Application	Permit/Pickup Description
2014	U/Pickup	CP/Complete	2013-11-04	CL/GARAGE

38B

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2015	<u>Assessment Roll</u>	Residential	Full	15,200	69,800	0	85,000
2014	<u>Assessment Roll</u>	Residential	Full	13,800	64,400	0	78,200
2013	<u>Assessment Roll</u>	Residential	Full	13,800	53,800	0	67,600
2011	<u>Assessment Roll</u>	Residential	Full	16,800	65,000	0	81,800
2009	<u>Assessment Roll</u>	Residential	Full	19,500	71,300	0	90,800
2007	<u>Assessment Roll</u>	Residential	Full	18,400	67,200	0	85,600
2005	<u>Assessment Roll</u>	Residential	Full	15,900	64,800	0	80,700
2003	<u>Assessment Roll</u>	Residential	Full	14,150	56,940	0	71,090
2001	<u>Assessment Roll</u>	Residential	Full	12,540	49,370	0	61,910
1999	Assessment Roll	Residential	Full	9,640	37,800	0	47,440
1997	Assessment Roll	Residential	Full	8,650	33,930	0	42,580
1995	Assessment Roll	Residential	Full	7,670	30,100	0	37,770
1993	Assessment Roll	Residential	Full	6,500	25,520	0	32,020
1990	Assessment Roll	Residential	Full	6,500	24,200	0	30,700

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



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

385

DATE OF NOTICE: March 10, 2017

DATE OF INSPECTION: July 26, 2016

CASE NUMBER: COD2016-04320

PROPERTY ADDRESS: 817 BOYD ST

LEGAL DESCRIPTION: LOT 6 BLK 4 GRAND VIEW

REBECCA S COULTER & JOHN L COULTER
Title Holder
817 BOYD ST
DES MOINES IA 50316-1508

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 60-192 and 60-191 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.



Nid Inspector

DATE MAILED: 3/10/2017

MAILED BY: JDH

Areas that need attention: 817 BOYD ST

<p><u>Component:</u> Electrical Service <u>Requirement:</u> Electrical Permit <u>Comments:</u></p>	<p><u>Defect:</u> Fire damaged <u>Location:</u> Garage</p>
<p><u>Component:</u> Interior Walls /Ceiling <u>Requirement:</u> Building Permit <u>Comments:</u></p>	<p><u>Defect:</u> Fire damaged <u>Location:</u> Garage</p>
<p><u>Component:</u> Windows/Window Frames <u>Requirement:</u> Compliance with International Building Code <u>Comments:</u></p>	<p><u>Defect:</u> Fire damaged <u>Location:</u> Garage</p>
<p><u>Component:</u> See Comments <u>Requirement:</u> <u>Comments:</u> Must meet all zoning qualifications</p>	<p><u>Defect:</u> See Comments <u>Location:</u> Garage</p>