



Roll Call Number

Agenda Item Number

27A

Date January 22, 2018

ABATEMENT OF PUBLIC NUISANCE AT 3135 7th STREET

WHEREAS, the property located at 3135 7th Street, 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 Titleholders, All Known and Unknown Heirs of Thomas R. Sheridan, were notified more than thirty days ago to repair or demolish the 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 main structure on the real estate legally described as Lot 255 in MANN'S SECOND ADDITION TO LAKE PARK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 3135 7th 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 structure.

Moved by _____ to adopt.

FORM APPROVED:

Jessica D. Spoden, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
COLEMAN				
GATTO				
GRAY				
MANDELBAUM				
WESTERGAARD				
TOTAL				
MOTION CARRIED		APPROVED		

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.

Mayor

City Clerk



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

27A

DATE OF NOTICE: October 24, 2017

DATE OF INSPECTION: September 13, 2017

CASE NUMBER: COD2017-06365

PROPERTY ADDRESS: 3135 7TH ST

LEGAL DESCRIPTION: LOT 255 MANNS 2ND ADD TO LAKE PARK

UNKNOWN HEIRS OF THOMAS R SHERIDAN
Title Holder
3135 7TH ST
DES MOINES IA 50313-4101

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.

27A

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: 10/24/2017

MAILED BY: JDH

Areas that need attention: 3135 7TH ST

<u>Component:</u>	Accessory Buildings	<u>Defect:</u>	
<u>Requirement:</u>		<u>Location:</u>	Unknown
<u>Comments:</u>	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 Municipal Code Section 134-343.		
<u>Component:</u>	Brick Chimney	<u>Defect:</u>	Cracked/Broken
<u>Requirement:</u>		<u>Location:</u>	Roof
<u>Comments:</u>			
<u>Component:</u>	Electrical Service	<u>Defect:</u>	Not Supplied
<u>Requirement:</u>		<u>Location:</u>	Throughout
<u>Comments:</u>			
<u>Component:</u>	Exterior Doors/Jams	<u>Defect:</u>	Cracked/Broken
<u>Requirement:</u>		<u>Location:</u>	Throughout
<u>Comments:</u>			
<u>Component:</u>	Exterior Stairs	<u>Defect:</u>	Deteriorated
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Throughout
<u>Comments:</u>			
<u>Component:</u>	Flooring	<u>Defect:</u>	Deteriorated
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Porch
<u>Comments:</u>			
<u>Component:</u>	Hand Rails	<u>Defect:</u>	Not installed as required
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Stairway
<u>Comments:</u>	WEST EXTERIOR		
<u>Component:</u>	Roof	<u>Defect:</u>	Deteriorated
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Roof
<u>Comments:</u>			

<u>Component:</u>	Shingles Flashing	<u>Defect:</u>	Deteriorated
<u>Requirement:</u>		<u>Location:</u>	Roof
<u>Comments:</u>			

<u>Component:</u>	Soffit/Facia/Trim	<u>Defect:</u>	Deteriorated
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Roof
<u>Comments:</u>	NORTH SIDE		

<u>Component:</u>	Utilities	<u>Defect:</u>	Not Supplied
<u>Requirement:</u>		<u>Location:</u>	Throughout
<u>Comments:</u>			

<u>Component:</u>	Window Glazing/Paint	<u>Defect:</u>	Absence of paint
<u>Requirement:</u>		<u>Location:</u>	Throughout
<u>Comments:</u>			

<u>Component:</u>	Windows/Window Frames	<u>Defect:</u>	Deteriorated
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Throughout
<u>Comments:</u>			

27A

Polk County Assessor

Iowa

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

District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
070/02873-000-000	7924-27-255-002	0226	DM81/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
3135 7TH ST			DES MOINES IA 50313-4101		

Click on parcel to get new listing

3211	3210	3209	3210	322
3207	3204	3207	3205	3211
3203	3200	3203	3200	3211
130	130	130	174	3211
792	3138	3139	3135	3201
129.7	3132	3135	3134	3213
3141	3130	3131	3130	313
129.4	3126	3129	3128	3121
3137	3120	3127	3124	312
129.1	3118	3121	3120	3117
3135	3112	3119	3118	3115
128.3		3117	3114	
3131				
128.5				
3129				
108				
3127				
108				
3119				
108				
3117				
108				

Get Bigger Map
Google Map



Approximate date of photo 08/19/2016

Mailing Address

THOMAS R SHERIDAN
 3135 7TH ST
 DES MOINES, IA 50313-4101

Legal Description

LOT 255 MANNS 2ND ADD TO LAKE PARK

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	SHERIDAN, THOMAS R	1993-08-05	6829/305	

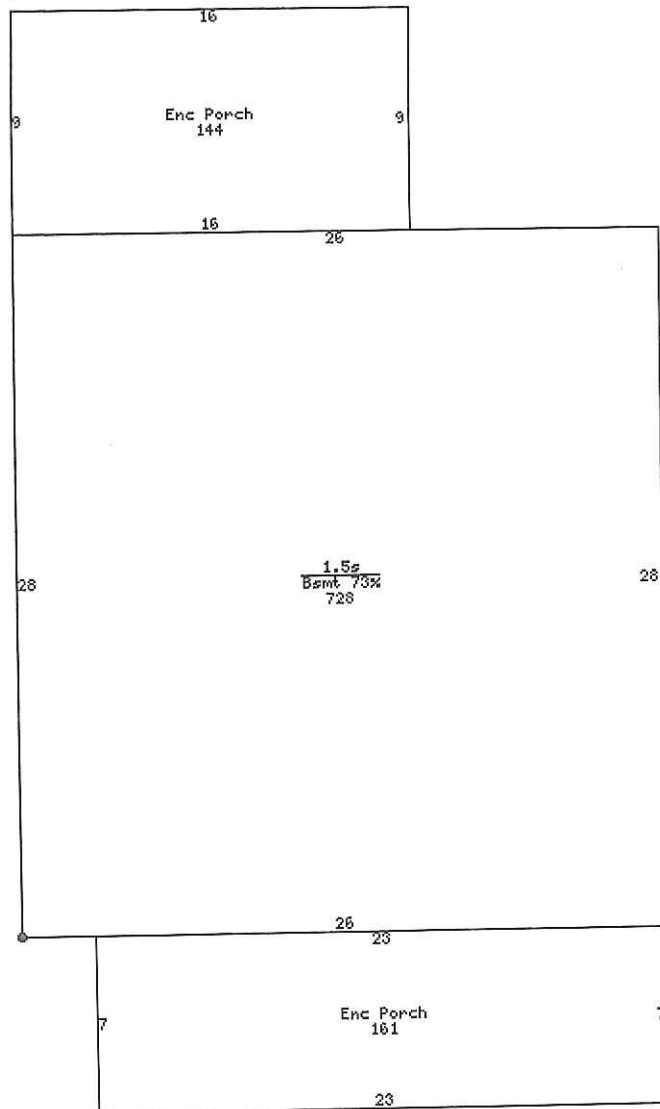
Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	10,400	30,700	0	41,100
Assessment Roll Notice Estimate Taxes Polk County Treasurer Tax Information Pay Taxes						

Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential
*Condition	Docket_no 14361		

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

Land					
SQUARE FEET	6,500	FRONTAGE	50.0	DEPTH	130.0
ACRES	0.149	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S2/2 Stories	BLDG STYLE	CV/Conventional
YEAR BUILT	1905	# FAMILIES	1	GRADE	4
GRADE ADJUST	+00	CONDITION	PR/Poor	TSFLA	1,216
MAIN LV AREA	728	UPPR LV AREA	488	BSMT AREA	531
ENCL PORCH	305	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	6				



Detached # 101					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	12	MEASURE2	18	STORY HEIGHT	1
GRADE	5	YEAR BUILT	1930	CONDITION	PR/Poor

Year	Type	Status	Application	Permit/Pickup Description
2007	P/Permit	NA/No Add	2006-09-08	AL/REMODEL (216 sf)
2007	U/Pickup	CA/Cancel	2003-09-09	RV/CHECK CONDITION
2006	U/Pickup	PA/Pass	2003-09-09	RV/CHECK CONDITION
2005	U/Pickup	PA/Pass	2003-09-09	RV/CHECK CONDITION
2004	U/Pickup	PA/Pass	2003-09-09	RV/CHECK CONDITION

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2017	Assessment Roll	Residential	Full	10,400	30,700	0	41,100

27A

2015	<u>Assessment Roll</u>	Residential	Full	10,200	30,200	0	40,400
2013	<u>Assessment Roll</u>	Residential	Full	10,400	31,000	0	41,400
2011	<u>Assessment Roll</u>	Residential	Full	10,400	30,800	0	41,200
2009	<u>Assessment Roll</u>	Residential	Full	11,000	31,200	0	42,200
2007	<u>Assessment Roll</u>	Residential	Full	10,900	30,800	0	41,700
2005	<u>Assessment Roll</u>	Residential	Full	7,700	30,700	0	38,400
2003	<u>Board Action</u>	Residential	Full	6,340	36,940	0	43,280
2003	<u>Assessment Roll</u>	Residential	Full	6,340	43,970	0	50,310
2001	<u>Assessment Roll</u>	Residential	Full	6,930	35,970	0	42,900
1999	<u>Assessment Roll</u>	Residential	Full	6,940	32,290	0	39,230
1997	<u>Assessment Roll</u>	Residential	Full	6,290	32,000	0	38,290
1990	<u>Assessment Roll</u>	Residential	Full	5,650	28,750	0	34,400

email this page

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

top

3135 7th St



01.16.2018 10:42

27A

top

3135 7th St



01.16.2018 10:41

27A