



Date November 18, 2019

ABATEMENT OF PUBLIC NUISANCE AT 3515 BOWDOIN STREET

WHEREAS, the property located at 3515 Bowdoin 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 Titleholder, St. John's Full Gospel Family Church, and Mortgage Holder, Community State Bank, 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 21 in Block 10, PLAT ONE OF AUBURN HEIGHTS, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 3515 Bowdoin 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:

Megan Norberg (signature)

Megan Norberg, Assistant City Attorney

CERTIFICATE

I, P. Kay Cmelik, 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

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

# Polk County Assessor

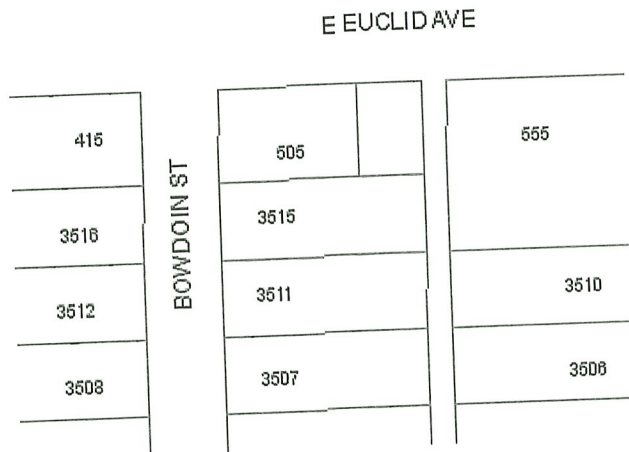
111 Court Avenue #195  
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386  
polkweb@assess.co.polk.ia.us

Location					
Address	3515 BOWDOIN ST				
City	DES MOINES	Zip	50313	Jurisdiction	Des Moines
District/Parcel	070/00233-000-000	Geoparcels	7924-26-132-003	Status	Active
School	Des Moines	Nbhd/Pocket	DM82/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northeast Des Moines	Appraiser	Patrick Zaimes, ICA 515-286-3832		

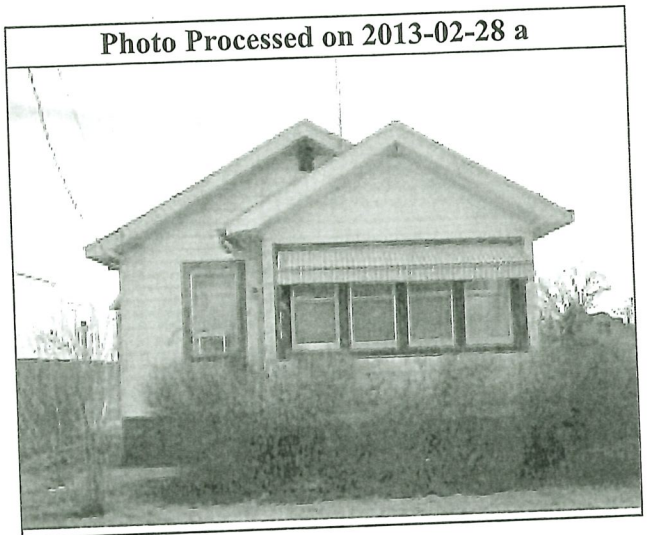
### Map and Current Photos - 1 Record

Click on parcel to get a new listing



[Bigger Map](#) [Polk County GIS](#)  
[Google Map](#) [Pictometry](#)

Photo Processed on 2013-02-28 a



### Historical Photos

### Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	ST JOHNS FULL GOSPL BAPTIST CHRCH	1999-06-14	8239/735

### Legal Description and Mailing Address

LOT 21 BLK 10 PLAT 1 AUBURN HEIGHTS  
ST JOHNS FULL GOSPL BAPTIST CHRCH  
555 E EUCLID AVE  
DES MOINES, IA 50313-4554

### Current Values

Type	Class	Kind	Land	Bldg	Total
2019 Value	Residential Exempt	Full	\$18,200	\$46,000	\$64,200
		Adj	\$0	\$0	\$0

### Assessor Adjustments to Value

Religious Residential	Residential Exempt	1999	-\$ 18,200	-\$ 46,000	-\$ 64,200
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[Assessment Roll Notice](#) [Market Adjusted Cost Report](#)



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**Zoning - 1 Record**

Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential

**Conditional Zoning**

Docket no 14361

*City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)*

**Land**

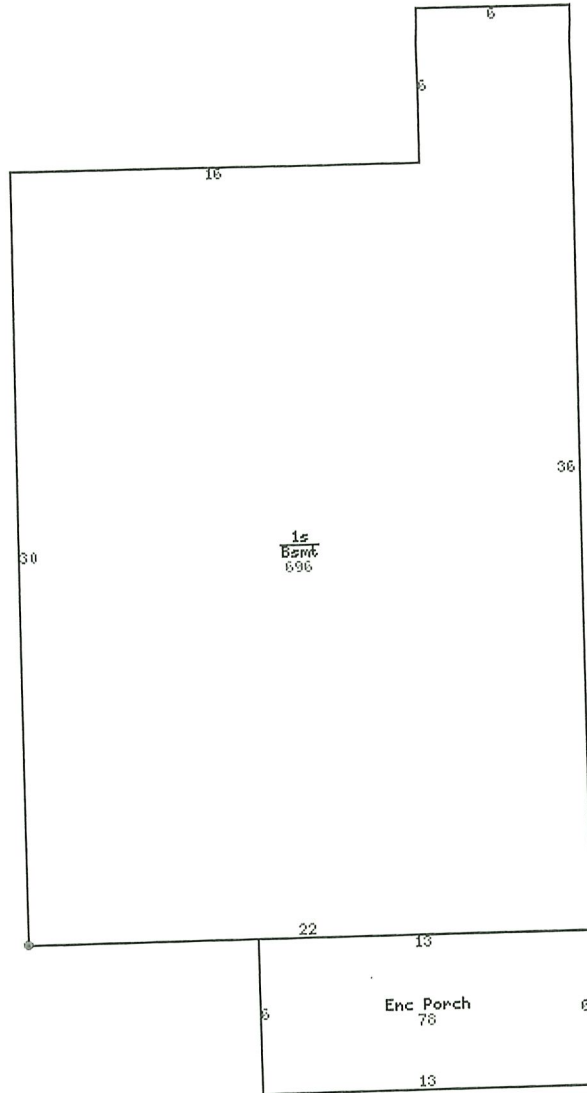
Square Feet	6,650	Acres	0.153	Frontage	50.0
Depth	133.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		

**Residences - 1 Record**

**Residence #1**

Occupancy	Single Family	Residence Type	1 Story	Building Style	Bungalow
Year Built	1922	Number Families	1	Grade	5+00
Condition	Normal	Total Square Foot Living Area	696	Main Living Area	696
Basement Area	696	Enclosed Porch Area	78	Foundation	Brick
Exterior Wall Type	Metal Siding	Roof Type	Gable	Roof Material	Asphalt Shingle
Heating	Gas Forced Air	Air Conditioning	100	Number Bathrooms	1
Bedrooms	2	Rooms	5		

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**Detached Structures - 1 Record**

**Detached Structure #101**

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	16	Measure 2	22	Story Height	1
Grade	5	Year Built	1971	Condition	Below Normal

**Sales - 2 Records**

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
VICTORY PRAISE CENTER, INC	ST JOHN'S FULL GOSPEL BAPTIST CHURCH	<u>1999-06-10</u>	\$300,000	Deed	<u>8239/735</u> Multiple Parcels
SMITH, FANNIE ESTAT % ALFRED C SMITH EXC	CALVARY CHURCH OF THE OPEN BIBLE	<u>1991-05-16</u>	\$37,000	Deed	<u>6379/388</u>

**Historical Values**

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential Exempt	Full	\$18,200	\$46,000	\$64,200

11/01/2019

Yr	Type	Class	Kind	Land	Bldg	Total
			Adj	\$0	\$0	\$0
2017	<u>Assessment Roll</u>	Residential Exempt	Full	\$16,600	\$42,500	\$59,100
			Adj	\$0	\$0	\$0
2015	<u>Assessment Roll</u>	Residential Exempt	Full	\$14,900	\$38,600	\$53,500
			Adj	\$0	\$0	\$0
2013	<u>Assessment Roll</u>	Residential Exempt	Full	\$14,000	\$36,800	\$50,800
			Adj	\$0	\$0	\$0
2011	<u>Assessment Roll</u>	Residential Exempt	Full	\$14,000	\$36,500	\$50,500
			Adj	\$0	\$0	\$0
2009	<u>Assessment Roll</u>	Residential Exempt	Full	\$15,400	\$44,400	\$59,800
			Adj	\$0	\$0	\$0
2007	<u>Assessment Roll</u>	Residential Exempt	Full	\$15,300	\$43,900	\$59,200
			Adj	\$0	\$0	\$0
2005	<u>Assessment Roll</u>	Residential Exempt	Full	\$15,300	\$36,400	\$51,700
			Adj	\$0	\$0	\$0
2003	<u>Assessment Roll</u>	Residential Exempt	Full	\$14,040	\$33,830	\$47,870
			Adj	\$0	\$0	\$0
1999	Correction	Residential	Full	\$8,770	\$33,550	\$42,320
			Adj	\$0	\$0	\$0
1999	Assessment Roll	Residential Exempt	Full	\$8,770	\$33,550	\$42,320
			Adj	\$0	\$0	\$0
1997	Assessment Roll	Residential Exempt	Full	\$8,210	\$31,410	\$39,620
			Adj	\$0	\$0	\$0
1995	Assessment Roll	Residential Exempt	Full	\$7,260	\$27,760	\$35,020
			Adj	\$0	\$0	\$0
1991	Board Action	Commercial Exempt	Full	\$6,280	\$24,020	\$30,300
			Adj	\$0	\$0	\$0
1990	Assessment Roll	Residential	Full	\$6,280	\$24,020	\$30,300

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

**DATE OF NOTICE: September 10, 2019**

**DATE OF INSPECTION: April 23, 2019**

**CASE NUMBER: COD2019-02042**

**PROPERTY ADDRESS: 3515 BOWDOIN ST**

**LEGAL DESCRIPTION: LOT 21 BLK 10 PLAT 1 AUBURN HEIGHTS**

**ST JOHNS FULL GOSPEL BAPTIST CHURCH**

Title Holder

EMANUEL DILLARD, REG. AGENT

555 E EUCLID AVE

DES MOINES IA 50313

COMMUNITY STATE BANK

Mortgage Holder

KURT GIBSON, PRESIDENT

6175 MERLE HAY RD

JOHNSTON IA 50131

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 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: 9/10/2019

MAILED BY: JDH

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**Areas that need attention:** 3515 BOWDOIN ST

<b>Component:</b> Exterior Walls <b>Requirement:</b> Building Permit  <b>Comments:</b>	<b>Defect:</b> In poor repair  <b>Location:</b> Garage
<b>Component:</b> Roof <b>Requirement:</b> Building Permit  <b>Comments:</b>	<b>Defect:</b> Holes or major defect  <b>Location:</b> Garage
<b>Component:</b> Shingles Flashing <b>Requirement:</b> Compliance, International Property Maintenance Code  <b>Comments:</b>	<b>Defect:</b> In poor repair  <b>Location:</b> Garage



top

3515 Bowdoin St



11/08/2019 11:56



top

3515 Bowdoin St

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