

Date January 13, 2020ABATEMENT OF PUBLIC NUISANCE AT 2815 2nd AVENUE

WHEREAS, the property located at 2815 2nd Avenue, 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, Sheryl D. Tenikat, was notified by publication more than thirty days ago to repair or demolish the garage 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 garage structure on the real estate legally described as Lot 4, Block D, G.B. HAMMERS PLAT OF THE TOWN OF ENGLEWOOD, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2815 2nd 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 garage structure.

Moved by _____ to adopt.

FORM APPROVED:

Megan Norberg, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
GRAY				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				

MOTION CARRIED

APPROVED

Mayor

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

Polk County Assessor111 Court Avenue #195
Des Moines, IA 50309-0904(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
Address	2815 2ND AVE				
City	DES MOINES	Zip	50313	Jurisdiction	Des Moines
District/Parcel	070/01574-546-000	Geoparcel	7924-26-303-004	Status	<u>Active</u>
School	Des Moines	Nbhd/Pocket	DM81/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northeast Des Moines	Appraiser	Patrick Zaines, ICA 515-286-3832		

Map and Current Photos - 1 Record

Click on parcel to get a new listing

2820	2ND AVE	2825	100
2818		2823	2822
2812		2817	2816
		2815	2814
		2811	2810
2800		2805	2804
		2801	103

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

Photo Processed on 2013-10-21 a

Historical Photos**Ownership - 1 Record**

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	TENIKAT, SHERYL D	2012-02-22	<u>14166/759</u>

Legal Description and Mailing AddressLOT 4 BLK D G B HAMMERS PLAT OF THE TOWN OF
ENGLEWOODSHERYL D TENIKAT
2815 2ND AVE
DES MOINES, IA 50313-4427**Current Values**

Type	Class	Kind	Land	Bldg	Total
2019 Value	Residential	Full	\$12,500	\$53,800	\$66,300

[Assessment Roll Notice](#) [Market Adjusted Cost Report](#)**Auditor Adjustments to Value**

Category	Name	Information
<u>2019 Homestead Credit</u>	TENIKAT, SHERYL	Application #166098

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	7,500	Acres	0.172	Frontage	50.0
Depth	150.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		
Residences - 1 Record					
Residence #1					
Occupancy	Single Family	Residence Type	2 Stories	Building Style	Early 20s
Year Built	1910	Number Families	1	Grade	4-05
Condition	Below Normal	Total Square Foot Living Area	1267	Main Living Area	674
Upper Living Area	593	Basement Area	499	Open Porch Area	168
Enclosed Porch Area	70	Foundation	Brick	Exterior Wall Type	Hardboard
Roof Type	Gambrel	Roof Material	Asphalt Shingle	Heating	Gas Forced Air
Air Conditioning	0	Number Bathrooms	1	Bedrooms	3
Rooms	6				

Year	Type	Permit Status	Application	Description
Current	Permit	To Work	2019-07-05	alterations/roof
1990	Pickup	Complete	1989-08-21	garage - reval

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$12,500	\$53,800	\$66,300
2017	<u>Assessment Roll</u>	Residential	Full	\$10,800	\$48,300	\$59,100
2015	<u>Assessment Roll</u>	Residential	Full	\$10,600	\$47,800	\$58,400
2013	<u>Assessment Roll</u>	Residential	Full	\$11,700	\$53,500	\$65,200
2011	<u>Assessment Roll</u>	Residential	Full	\$11,700	\$53,400	\$65,100
2009	<u>Assessment Roll</u>	Residential	Full	\$11,400	\$49,000	\$60,400
2007	<u>Assessment Roll</u>	Residential	Full	\$11,200	\$48,500	\$59,700
2005	<u>Assessment Roll</u>	Residential	Full	\$8,600	\$48,100	\$56,700
2003	<u>Board Action</u>	Residential	Full	\$7,760	\$43,000	\$50,760
2003	<u>Assessment Roll</u>	Residential	Full	\$7,760	\$43,000	\$50,760
2001	<u>Assessment Roll</u>	Residential	Full	\$8,120	\$25,330	\$33,450
1999	Assessment Roll	Residential	Full	\$7,020	\$27,370	\$34,390
1997	Assessment Roll	Residential	Full	\$6,360	\$26,370	\$32,730
1990	Assessment Roll	Residential	Full	\$5,710	\$23,690	\$29,400

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

DATE OF NOTICE: April 30, 2019

DATE OF INSPECTION: April 23, 2019

CASE NUMBER: COD2019-02041

PROPERTY ADDRESS: 2815 2ND AVE

LEGAL DESCRIPTION: LOT 4 BLK D G B HAMMERS PLAT OF THE TOWN OF ENGLEWOOD

SHERYL D TENIKAT
Title Holder
2815 2ND AVE
DES MOINES IA 50313-4427

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: 4/30/2019

MAILED BY: JDH

Areas that need attention: 2815 2ND AVE

<u>Component:</u>	Exterior Walls	<u>Defect:</u>	Absence of paint
<u>Requirement:</u>	Compliance, International Property Maintenance Code	<u>Location:</u>	Garage
<u>Comments:</u>			
<u>Component:</u>	Roof	<u>Defect:</u>	Holes or major defect
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Garage
<u>Comments:</u>			
<u>Component:</u>	Shingles Flashing	<u>Defect:</u>	In poor repair
<u>Requirement:</u>	Compliance, International Property Maintenance Code	<u>Location:</u>	Garage
<u>Comments:</u>			
<u>Component:</u>	Soffit/Facia/Trim	<u>Defect:</u>	Absence of paint
<u>Requirement:</u>	Compliance, International Property Maintenance Code	<u>Location:</u>	Garage
<u>Comments:</u>			

top

2815 2nd Ave



01/03/2020 12:18