



29D

Date January 27, 2020

ABATEMENT OF PUBLIC NUISANCES AT 2917 2nd AVENUE

WHEREAS, the property located at 2917 2nd Avenue, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure and garage structure in their present condition constitutes not only a menace to health and safety but are also public nuisances; and

WHEREAS, the Titleholder, Rehan Family Trust, was notified more than thirty days ago to repair or demolish the main structure and garage structure and as of this date has failed to abate the nuisances.

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

The main structure and garage structure on the real estate legally described as Lot 5 in Block A in G.B. HAMMER'S 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 2917 2nd Avenue, have previously been declared public nuisances;

The City Legal Department is hereby authorized to file an action in district court to obtain a decree ordering the abatement of the public nuisances, and should the owner(s) fail to abate the nuisances, as ordered, that the matter may be referred to the Department of Engineering which will take all necessary action to demolish and remove said structures.

Moved by _____ to adopt.

FORM APPROVED:

Megan Norberg
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 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	2917 2ND AVE				
City	DES MOINES	Zip	50313	Jurisdiction	Des Moines
District/Parcel	070/01574-505-000	Geoparcels	7924-26-301-003	Status	Active
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

[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	REHAN FAMILY TRUST	2017-03-20	16409/969

Legal Description and Mailing Address

LOT 5 BLK A G B HAMMERS PLAT OF THE TOWN OF ENGLEWOOD	ANTHONY G REHAN 3939 OAKSHIRE RD DES MOINES, IA 50310-5927
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Current Values

Type	Class	Kind	Land	Bldg	Total
2019 Value	Residential	Full	\$12,500	\$6,700	\$19,200

[Assessment Roll Notice](#) [Market Adjusted Cost Report](#)

Zoning - 1 Record

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

Conditional Zoning

Conditional Zoning					
Docket_no <u>14361</u>					
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
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	Conversion	Residence Type	2 Stories	Building Style	Early 20s
Year Built	1900	Number Families	2	Grade	4+00
Condition	Very Poor	Total Square Foot Living Area	1172	Main Living Area	612
Upper Living Area	560	Basement Area	560	Open Porch Area	152
Enclosed Porch Area	50	Foundation	Brick	Exterior Wall Type	Metal Siding
Roof Type	Gable	Roof Material	Asphalt Shingle	Heating	Gas Forced Air
Air Conditioning	0	Number Bathrooms	2	Number Extra Fixtures	1
Bedrooms	2	Rooms	6		

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

DATE OF NOTICE: November 5, 2019

DATE OF INSPECTION: September 24, 2019

CASE NUMBER: COD2019-02040

PROPERTY ADDRESS: 2917 2ND AVE

LEGAL DESCRIPTION: LOT 5 BLK A G B HAMMERS PLAT OF THE TOWN OF ENGLEWOOD

REHAN FAMILY TRUST
Title Holder
ATTN: ANTHONY G REHAN
3939 OAKSHIRE RD
DES MOINES IA 50310-5927

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.

Kevin Pyles
(515) 283-4122



Nid Inspector

DATE MAILED: 11/5/2019

MAILED BY: JDH

Areas that need attention: 2917 2ND AVE

Component:	Electrical System	Defect:	In poor repair
Requirement:	Electrical Permit	Location:	Main Structure Throughout
Comments:	Hire licensed contractor to verify operation and safety of electrical systems. Any repairs would require a permit.		
Component:	Mechanical System	Defect:	In poor repair
Requirement:	Mechanical Permit	Location:	Main Structure Throughout
Comments:	Hire licensed contractor to verify operation and safety of mechanical systems. Any repairs would require a permit.		
Component:	Plumbing System	Defect:	In poor repair
Requirement:	Plumbing Permit	Location:	Main Structure Throughout
Comments:	Hire licensed contractor to verify operation and safety of plumbing systems. Any repairs would require a permit.		
Component:	Exterior Doors/Jams	Defect:	Deteriorated
Requirement:	Compliance, International Property Maintenance Code	Location:	Main Structure Throughout
Comments:	Scrape loose paint, repair any damaged areas and paint to match. Any repairs to the structure may require a building permit.		
Component:	Exterior Walls	Defect:	Deteriorated
Requirement:	Compliance, International Property Maintenance Code	Location:	Main Structure Throughout
Comments:	Scrape loose paint, repair any damaged areas and paint to match.		
Component:	Interior Walls /Ceiling	Defect:	Inadequate wall covering
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:	Wall coverings per building code.		
Component:	Soffit/Facia/Trim	Defect:	Deteriorated
Requirement:	Compliance, International Property Maintenance Code	Location:	Main Structure Throughout
Comments:	Scrape loose paint, repair any damaged areas and paint to match.		
Component:	Windows/Window Frames	Defect:	Cracked/Broken
Requirement:	Compliance, International Property Maintenance Code	Location:	Main Structure Throughout
Comments:	Replace broken windows. Any repairs to the structure may require a building permit.		

<u>Component:</u>	Exterior Walls	<u>Defect:</u>	Cracked/Broken
<u>Requirement:</u>	Compliance, International Property Maintenance Code	<u>Location:</u>	Garage Throughout
<u>Comments:</u>	Fix holes in walls, paint to match. Any repairs to the structure may require a building permit.		
<u>Component:</u>	Roof	<u>Defect:</u>	In disrepair
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Garage Throughout
<u>Comments:</u>	Repair or replace		
<u>Component:</u>	Trusses	<u>Defect:</u>	In disrepair
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Garage Throughout
<u>Comments:</u>	Repair or replace		
<u>Component:</u>	Windows/Window Frames	<u>Defect:</u>	Deteriorated
<u>Requirement:</u>	Compliance, International Property Maintenance Code	<u>Location:</u>	Garage Throughout
<u>Comments:</u>	Fix or board up windows. Any repairs to the structure may require a building permit.		
<u>Component:</u>	Exterior Walls	<u>Defect:</u>	Absence of paint
<u>Requirement:</u>	Compliance, International Property Maintenance Code	<u>Location:</u>	Garage Throughout
<u>Comments:</u>	Paint to match		
<u>Component:</u>	Foundation	<u>Defect:</u>	In disrepair
<u>Requirement:</u>	Compliance, International Property Maintenance Code	<u>Location:</u>	Garage Throughout
<u>Comments:</u>	Repair or replace		



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2917 2nd Ave

for

top

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