



Date July 13, 2020

ABATEMENT OF PUBLIC NUISANCE AT 2513 WOODLAND AVENUE

WHEREAS, the property located at 2513 Woodland Avenue, 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 Titleholder, Harlan Howard Thomas, was notified more than thirty days ago to repair or demolish the main 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 main structure on the real estate legally described as Lot 24 (except the West 95 feet thereof) in WOODLAND PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2513 Woodland 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 structure.

Moved by _____ to adopt.

FORM APPROVED:

/s/ Megan Norberg
Megan Norberg, Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include 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

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2513 Woodland Ave B



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2513 Woodland Ave



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2513 Woodland
Ave

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

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DATE OF NOTICE: February 18, 2020

DATE OF INSPECTION: February 11, 2020

CASE NUMBER: COD2020-00929

PROPERTY ADDRESS: 2513 WOODLAND AVE

LEGAL DESCRIPTION: E 37 F LOT 24 WOODLAND PLACE

HARLAN HOWARD THOMAS
Title Holder
1425 IDAHO ST
DES MOINES IA 50316-2423

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.

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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.

Neighborhood Inspection Division

(515) 283-4046



Nid Inspector

DATE MAILED: 2/18/2020

MAILED BY: TSY

Areas that need attention: 2513 WOODLAND AVE

Component:	Soffit/Facia/Trim	Defect:	Absence of paint
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:	Scrape and paint to match any damaged or rotten trim and fascia.		
Component:	Exterior Doors/Jams	Defect:	Cracked/Broken
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:	Repair and replace any doors that are missing or inoperable		
Component:	Exterior Walls	Defect:	Excessive rot
Requirement:	Compliance with Int Residential Code	Location:	Main Structure
Comments:	Repair rotten wood underneath front door entrance and paint to match		
Component:	Exterior Walls	Defect:	Holes or major defect
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:	Replace siding with like materials . Paint to match.		
Component:	Soffit/Facia/Trim	Defect:	Missing Sections
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:	Replace and repair sections of soffit that are missing. Paint to match.		
Component:	Windows/Window Frames	Defect:	Severly peeling paint
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:	Scrap and paint any windows and frames. Paint to match.		
Component:	Roof	Defect:	Holes or major defect
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:	Repair hole with proper materials on lean-to basement access. Repair any other parts of roof that may be compromised with like materials.		
Component:	Accessory Buildings	Defect:	See Comments
Requirement:		Location:	
Comments:	The shed 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 shed must be demolished as well because it is an accessory use only pursuant to Des Moines Municipal Code Section 134-343		

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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	2513 WOODLAND AVE				
City	DES MOINES	Zip	50312	Jurisdiction	Des Moines
District/Parcel	030/05575-000-000	Geoparcels	7824-05-307-013	Status	Active
School	Des Moines	Nbhd/Pocket	DM93/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northwest Des Moines	Appraiser	Mark Patterson, CAE, CCIM, ICA 515-286-3148		

Map and Current Photos - 1 Record

<p style="text-align: center;">Click on parcel to get a new listing</p>	<p style="text-align: center;">Photo Processed on 2014-04-17 a</p>
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Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	THOMAS, HARLAN HOWARD		

Legal Description and Mailing Address

E 37 F LOT 24 WOODLAND PLACE	HARLAN HOWARD THOMAS 1425 IDAHO ST DES MOINES, IA 50316-2423
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Current Values

Type	Class	Kind	Land	Bldg	Total
2020 Value	Commercial	Full	\$4,500	\$16,100	\$20,600

Unadjusted Cost Report

Zoning - 1 Record

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

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

Land					
Square Feet	1,850	Acres	0.042	Frontage	37.0
Depth	50.0	Topography	Blank	Shape	Rectangle
Vacancy	Blank	Unbuildable	Blank		
Commercial Summary					
Occupancy	Retail	Age, Weighted	1913	Total Story Height	1
Land Area	1,850	Gross Area	685	Finished Area	685
Unfinished Bsmt Area	600	Finished Bsmt Area	0	Number of Units	0
Primary Group	Retail Small	Percent Primary Group	53.31	Percent Secondary Group	0.00
Grade, Weighted	5/Grade 5	Bldg Class, Weighted	4/Frame, Concrete Blk, Tile, Tilt Up	Condition, Weighted	BN/Below Normal
Ground Floor Area	685	Perimeter	110		
Commercial Sections - 1 Record					
Commercial Section #101					
Section Multiplier	1	Occupancy	Retail	Foundation	Concrete Block or Tile
Exterior Wall	Siding/Shingle	Insulation	Yes	Roof	Gable
Roof Material	Shingle	Wiring	Adequate	Plumbing	Adequate
Total Story Height	1	Frame Type	Frame	Bldg Class	Frame, Concrete Blk, Tile, Tilt Up
Total Section Area	1,285	Ground Floor Area	685	Perimeter	110
Grade	5+00	Year Built	1913	Year Remodel	1970
Condition	Below Normal				
Comment	A=1S FR/BSMT B=1S FR				

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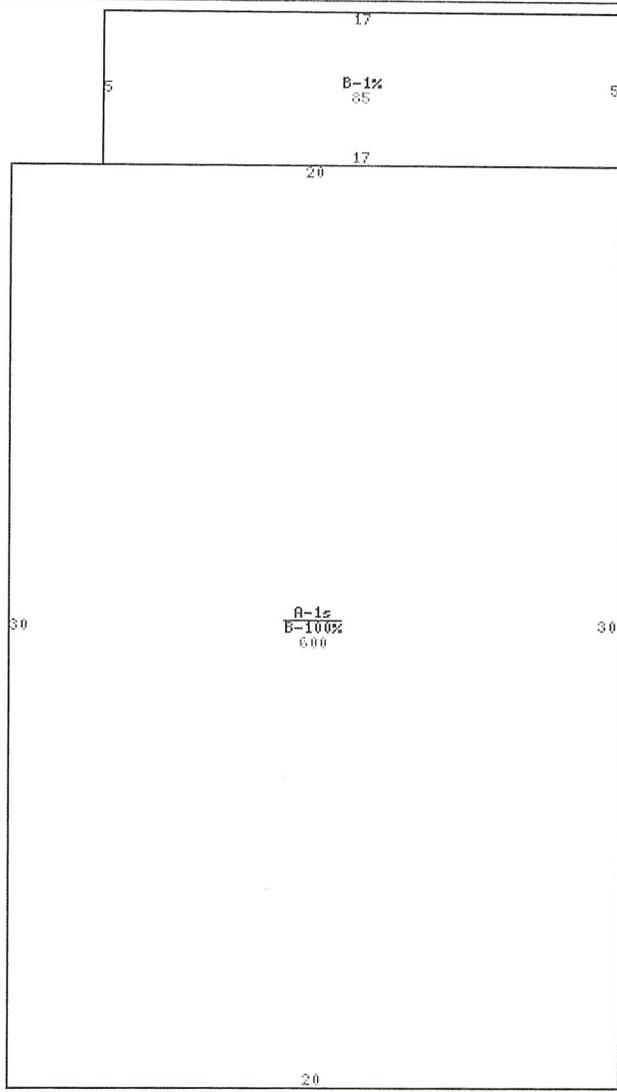
Commercial Groups - 2 Records

Commercial Group #101 1

Use Code	Retail Small	Base Story	1	Number Stories	1
Total Group Area	685	Base Floor Area	685	Heating	Central
Air Conditioning	Yes	Exhaust System	No		

Commercial Group #101 2

Use Code	Basement Entire	Number Stories	1	Total Group Area	600
Base Floor Area	600	Heating	None	Air Conditioning	None
Exhaust System	No				



Permits - 1 Record

Year	Type	Permit Status	Application	Reason	Reason1
2017	Pickup	No Add	2016-06-14	Review Value	CHECK CONDITION

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
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Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Commercial	Full	\$4,500	\$16,100	\$20,600
2017	<u>Assessment Roll</u>	Commercial	Full	\$4,500	\$14,800	\$19,300
2015	<u>Assessment Roll</u>	Commercial	Full	\$3,700	\$14,100	\$17,800
2013	<u>Assessment Roll</u>	Commercial	Full	\$3,700	\$13,000	\$16,700
2011	<u>Assessment Roll</u>	Commercial	Full	\$3,700	\$13,000	\$16,700
2009	<u>Assessment Roll</u>	Commercial	Full	\$3,700	\$13,000	\$16,700
2007	<u>Assessment Roll</u>	Commercial	Full	\$3,700	\$14,600	\$18,300
2005	<u>Assessment Roll</u>	Commercial	Full	\$3,300	\$14,200	\$17,500
2003	<u>Assessment Roll</u>	Commercial	Full	\$2,900	\$13,300	\$16,200
2001	<u>Assessment Roll</u>	Commercial	Full	\$2,780	\$12,500	\$15,280
1999	Assessment Roll	Commercial	Full	\$2,900	\$12,500	\$15,400
1995	Assessment Roll	Commercial	Full	\$2,800	\$12,100	\$14,900
1993	Assessment Roll	Commercial	Full	\$2,700	\$11,500	\$14,200
1991	Assessment Roll	Commercial	Full	\$2,590	\$11,010	\$13,600
1991	Was Prior Year	Commercial	Full	\$2,590	\$10,280	\$12,870

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