

Date November 23, 2020

ABATEMENT OF PUBLIC NUISANCE AT 4102 HULL AVENUE

WHEREAS, the property located at 4102 Hull 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, BMC5, LLC, 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 29 in SHERIDAN PARK PLAT No. 7, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 4102 Hull 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:



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

43B

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	4102 HULL AVE				
City	DES MOINES	Zip	50317	Jurisdiction	Des Moines
District/Parcel	060/07928-284-000	Geoparcels	7923-28-177-012	Status	Active
School	Des Moines	Nbhd/Pocket	DM01/C	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northeast Des Moines	Appraiser	Victor Scaglione 515-286-3898		

Map and Current Photos - 1 Record

Click on parcel to get a new listing

Map showing street grid with East St and E Hull Ave. Parcel 4102 is highlighted.

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

Photo Processed on 2011-03-10 a

Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	BMC5 LLC	2014-09-16	15322/272

Legal Description and Mailing Address

LOT 29 SHERIDAN PARK PLAT NO 7	BMC5 LLC 4700 SE 14TH ST DES MOINES, IA 50320-1648
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Current Values

Type	Class	Kind	Land	Bldg	Total
2020 Value	Residential	Full	\$29,300	\$100,500	\$129,800

Market Adjusted 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)

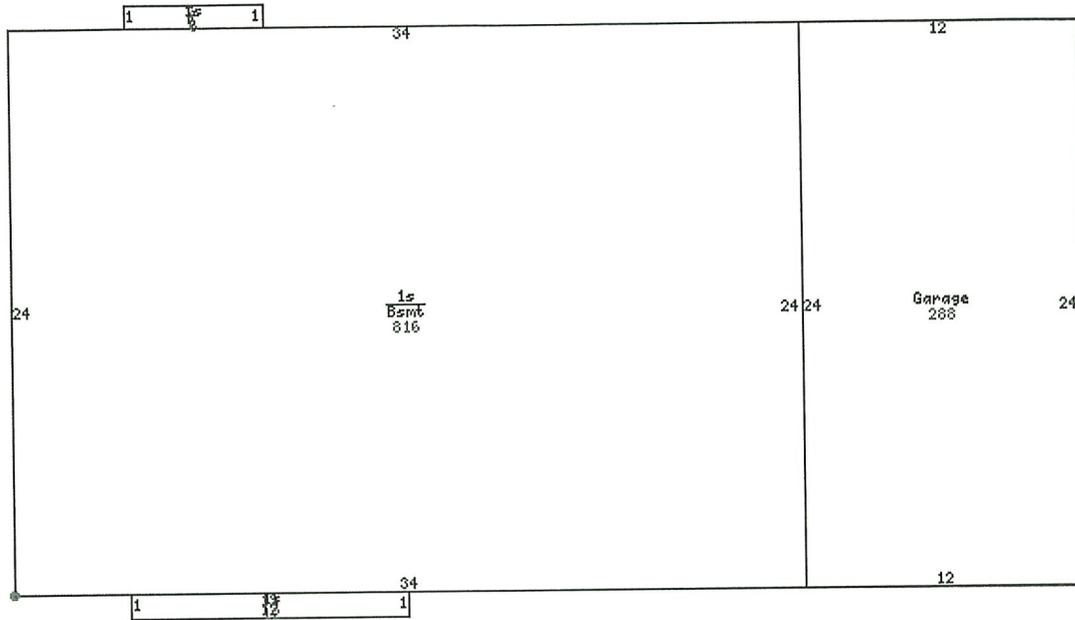
Land

Square Feet	10,300	Acres	0.236	Frontage	125.9
Topography	Normal	Shape	Rectangular	Vacancy	No
Unbuildable	No				

Residences - 1 Record

Residence #1

Occupancy	Single Family	Residence Type	1 Story	Building Style	Ranch
Year Built	1964	Number Families	1	Grade	4+00
Condition	Below Normal	Total Square Foot Living Area	834	Main Living Area	834
Attached Garage Square Foot	288	Basement Area	816	Finished Basement Area 1	700
Finished Basement Quality 1	Average Plus	Total Basement Finish	700	Veneer Area	136
Foundation	Concrete Block	Exterior Wall Type	Wood Siding	Roof Type	Gable
Roof Material	Asphalt Shingle	Heating	Gas Forced Air	Air Conditioning	100
Number Bathrooms	2	Bedrooms	3	Rooms	5



Sales - 2 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
MCANINCH, BRAD	BMC5 LLC	<u>2014-09-01</u>	\$102,800	Deed	<u>15322/272</u>
GILLELAND, FLORENCE ESTATE	MCANINCH, BRAD	<u>2009-03-06</u>	\$62,000	Deed	<u>12949/317</u>

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
MCANINCH, BRAD _____ MCANINCH, BELINDA	BMC5 LLC	2014-09-01	2014-09-16	Quit Claim Deed	<u>15322/272</u>

Permits - 1 Record

Year	Type	Permit Status	Application	Reason	Reason1
Current	Permit	To Work	2020-09-11	Alterations	MISC

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$29,300	\$100,500	\$129,800
2017	<u>Assessment Roll</u>	Residential	Full	\$25,300	\$88,800	\$114,100
2015	<u>Assessment Roll</u>	Residential	Full	\$23,300	\$83,100	\$106,400
2013	<u>Assessment Roll</u>	Residential	Full	\$22,000	\$80,800	\$102,800
2011	<u>Assessment Roll</u>	Residential	Full	\$22,000	\$80,900	\$102,900
2009	<u>Assessment Roll</u>	Residential	Full	\$23,000	\$83,100	\$106,100
2007	<u>Assessment Roll</u>	Residential	Full	\$22,300	\$80,700	\$103,000
2005	<u>Assessment Roll</u>	Residential	Full	\$23,500	\$88,200	\$111,700
2003	<u>Assessment Roll</u>	Residential	Full	\$20,660	\$78,070	\$98,730
2001	<u>Board Action</u>	Residential	Full	\$19,630	\$68,460	\$88,090
2001	<u>Assessment Roll</u>	Residential	Full	\$20,450	\$74,410	\$94,860
1999	Assessment Roll	Residential	Full	\$14,880	\$58,730	\$73,610
1997	Assessment Roll	Residential	Full	\$13,920	\$54,940	\$68,860
1995	Assessment Roll	Residential	Full	\$12,650	\$49,920	\$62,570
1993	Assessment Roll	Residential	Full	\$11,020	\$43,500	\$54,520
1991	Assessment Roll	Residential	Full	\$10,360	\$40,890	\$51,250
1991	Was Prior Year	Residential	Full	\$10,360	\$36,830	\$47,190

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

43B

DATE OF NOTICE: September 2, 2020

DATE OF INSPECTION: May 29, 2020

CASE NUMBER: COD2020-02707

PROPERTY ADDRESS: 4102 HULL AVE

LEGAL DESCRIPTION: LOT 29 SHERIDAN PARK PLAT NO 7

BMC5 LLC
Title Holder
BRAD MCANINCH, REG. AGENT
4700 SE 14TH ST
DES MOINES IA 50320

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: 9/2/2020

MAILED BY: JDH

Areas that need attention: 4102 HULL AVE

<p>Component: Electrical System Requirement: Electrical Permit Comments: Hire licensed electrical contractor to verify safety of electrical system and correct any violations that may exist.</p>	<p>Defect: Disconnected Utility Water/Gas/Electric Location: Main Structure Throughout</p>
<p>Component: Mechanical System Requirement: Mechanical Permit Comments: Gas service has been shut off need licensed mechanical contractor to verify safety of mechanical systems and correct any violations prior to service being restored. Permit required.</p>	<p>Defect: Disconnected Utility Water/Gas/Electric Location: Main Structure Throughout</p>
<p>Component: Trusses Requirement: Building Permit Comments: Repair/replace any damaged trusses. Any repairs to the structure will require a building permit.</p>	<p>Defect: Fire damaged Location: Main Structure Throughout</p>
<p>Component: Wiring Requirement: Electrical Permit Comments: Hire licensed contractor to repair/replace any damaged wiring.</p>	<p>Defect: Fire damaged Location: Main Structure Throughout</p>
<p>Component: Smoke Detectors Requirement: Compliance, International Property Maintenance Code Comments: Replace all smoke detectors per code after fire.</p>	<p>Defect: Smoke Damage Location: Main Structure Throughout</p>
<p>Component: Interior Walls /Ceiling Requirement: Compliance, International Property Maintenance Code Comments: Repair/replace any rotted, damaged or broken boards. Any repairs to the structure will require a building permit.</p>	<p>Defect: Fire damaged Location: Main Structure Throughout</p>
<p>Component: Interior Walls /Ceiling Requirement: Compliance, International Property Maintenance Code Comments: Repair/replace any broken, missing , damaged or rotted drywall. Any repairs to the structure will require a building permit.</p>	<p>Defect: Fire damaged Location: Main Structure Throughout</p>
<p>Component: Interior Walls /Ceiling Requirement: Compliance, International Property Maintenance Code Comments: Clean somke damage from walls and then paint to match.</p>	<p>Defect: Smoke Damage Location: Main Structure Throughout</p>

Component:	Ductwork	Defect:	Smoke Damage
Requirement:	Compliance, International Property Maintenance Code	Location:	Main Structure Throughout
Comments:	Repair/replace any damaged ductwork. Clean somke damage from ductwork. Any repairs will require a mechanical permit.		

Component:	Flooring	Defect:	Water Damage
Requirement:	Compliance, International Property Maintenance Code	Location:	Main Structure Throughout
Comments:	Replace any damaged flooring material.		

Component:	Windows/Window Frames	Defect:	Smoke Damage
Requirement:	Compliance, International Property Maintenance Code	Location:	Main Structure Throughout
Comments:	Repair/replace any missing, rotted or damaged windows/window frames. Any repairs to the structure will require a building permit.		

Component:	Exterior Walls	Defect:	Smoke Damage
Requirement:	Compliance, International Property Maintenance Code	Location:	Main Structure Throughout
Comments:	Repair/replace any broken, missing , damaged or rotted siding. Any repairs to the structure will require a building permit.		

Component:	Soffit/Facia/Trim	Defect:	Smoke Damage
Requirement:	Compliance, International Property Maintenance Code	Location:	Main Structure Throughout
Comments:	Repair/replace any rotted, damaged or broken boards. Any repairs to the structure will require a building permit.		

Component:	Exterior Doors/Jams	Defect:	Smoke Damage
Requirement:	Compliance, International Property Maintenance Code	Location:	Main Structure Throughout
Comments:	Repair/replace any rotted, damaged or broken doors. Any repairs to the structure will require a building permit.		

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4102 Hull Ave



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