

Date November 23, 2020

ABATEMENT OF PUBLIC NUISANCE AT 3825 CAMBRIDGE STREET

WHEREAS, the property located at 3825 Cambridge Street, 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, Andy Overbeck, 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 14 in SANDRA PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 3825 Cambridge 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 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



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

434

DATE OF NOTICE: July 1, 2020

DATE OF INSPECTION: November 25, 2019

CASE NUMBER: COD2019-07882

PROPERTY ADDRESS: 3825 CAMBRIDGE ST

LEGAL DESCRIPTION: LOT 14 SANDRA PLACE

ANDY OVERBECK
Title Holder
815 LEXINGTON ST
CARLISLE IA 50047

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: 7/1/2020

MAILED BY: JDH

Areas that need attention: 3825 CAMBRIDGE ST

Component:	Electrical System	Defect:	Fire damaged
Requirement:	Electrical Permit	Location:	Main Structure Throughout
Comments:	Repair fire damage with permit		

Component:	Mechanical System	Defect:	Fire damaged
Requirement:	Mechanical Permit	Location:	Main Structure Throughout
Comments:	Repair fire damage with permit		

Component:	Exterior Walls	Defect:	Fire damaged
Requirement:	Building Permit	Location:	Main Structure Throughout
Comments:	Repair/replace any broken, missing , damaged or rotted siding. With building permit.		

Component:	Interior Walls /Ceiling	Defect:	Fire damaged
Requirement:	Compliance, International Property Maintenance Code	Location:	Main Structure Throughout
Comments:	Repair/replace any fire damage areas.		

Component:	Interior Walls /Ceiling	Defect:	Flame/Smoke Spread
Requirement:	Compliance, International Property Maintenance Code	Location:	Main Structure Throughout
Comments:	Remove all smoke or soot left on the remaining walls and ceilings.Repaint to match		

Component:	Soffit/Facia/Trim	Defect:	Fire damaged
Requirement:	Compliance, International Property Maintenance Code	Location:	Main Structure Throughout
Comments:	Repair/replace any rotted, missing or damaged areas.		

Component:	Windows/Window Frames	Defect:	Cracked/Broken
Requirement:	Compliance, International Property Maintenance Code	Location:	Main Structure Throughout
Comments:	Repair/replace any rotted, missing or damaged windows.		

Component:	Wiring	Defect:	Fire damaged
Requirement:	Electrical Permit	Location:	Main Structure Throughout
Comments:	Hire licensed contractor to repair/replace any damaged wiring.		

Component: Trusses
Requirement: Building Permit
Defect: Fire damaged
Location: Main Structure Throughout
Comments: Repair any fire damage trusses with permit

Component: Plumbing System
Requirement: Plumbing Permit
Defect: Fire damaged
Location: Main Structure Throughout
Comments: Repair fire damage with permit.

Component: Windows/Window Frames
Requirement: Compliance, International Property Maintenance Code
Defect: Absence of paint
Location: Main Structure Throughout
Comments: Scrape and paint to match

Component: Soffit/Facia/Trim
Requirement: Compliance, International Property Maintenance Code
Defect: Absence of paint
Location: Main Structure Throughout
Comments: Scrape and paint to match

Component: Exterior Walls
Requirement: Compliance, International Property Maintenance Code
Defect: Absence of paint
Location: Main Structure
Comments: Scrape and paint any fire damage siding to match

Component: Roof
Requirement: Compliance, International Property Maintenance Code
Defect: Fire damaged
Location: Main Structure
Comments: Repair any fire damage shingles to match

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

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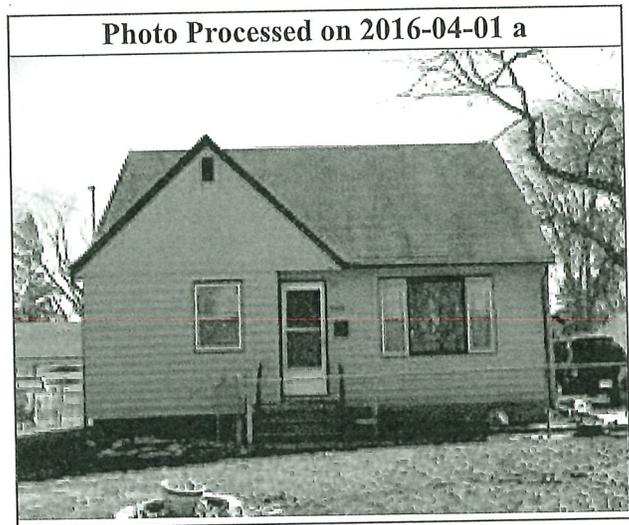
Location					
Address	3825 CAMBRIDGE ST				
City	DES MOINES	Zip	50313	Jurisdiction	Des Moines
District/Parcel	070/04790-000-000	Geoparcels	7924-23-359-005	Status	Active
School	Des Moines	Nbhd/Pocket	DM82/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northeast Des Moines	Appraiser	Patrick Zaines, ICA 515-286-3832		

Map and Current Photos - 1 Record

Click on parcel to get a new listing

148 150 LYNCH ST 147 151	CAMBRIDGE ST	3837	3836
		3831	3830
		3825	3824
		3819	3818
		3815	3814

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



Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	OVERBECK, ANDY	2020-04-20	17785/993

Legal Description and Mailing Address

LOT 14 SANDRA PLACE	ANDY OVERBECK 815 LEXINGTON ST CARLISLE, IA 50047
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Current Values

Type	Class	Kind	Land	Bldg	Total
2020 Value	Residential	Full	\$20,900	\$73,200	\$94,100

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)

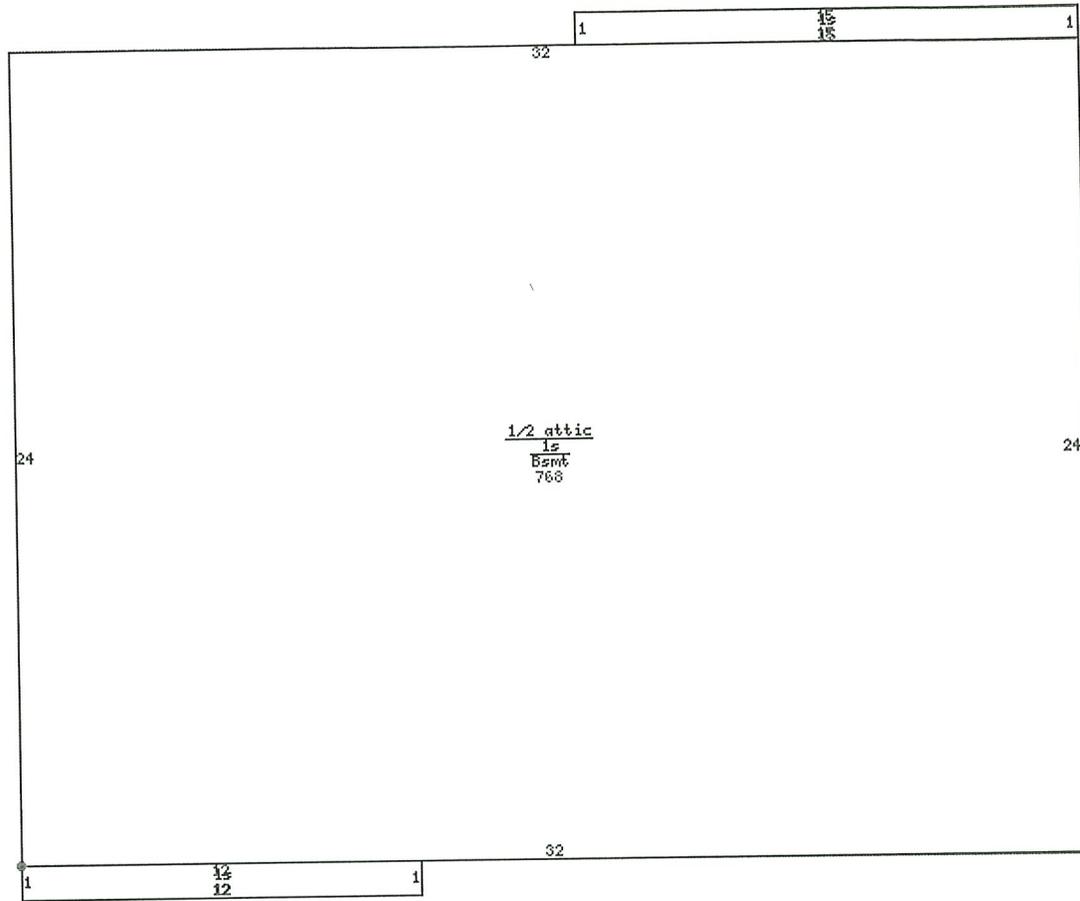
Land

Square Feet	8,832	Acres	0.203	Frontage	64.0
Depth	138.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		

Residences - 1 Record

Residence #1

Occupancy	Single Family	Residence Type	1 Story Finished Attic	Building Style	Conventional
Year Built	1955	Number Families	1	Grade	4-05
Condition	Below Normal	Total Square Foot Living Area	1064	Main Living Area	795
Attic Finished Area	269	Basement Area	768	Finished Basement Area 1	420
Finished Basement Quality 1	Low	Total Basement Finish	420	Foundation	Concrete Block
Exterior Wall Type	Wood Siding	Roof Type	Gable	Roof Material	Asphalt Shingle
Heating	Gas Forced Air	Air Conditioning	100	Number Bathrooms	1
Bedrooms	3	Rooms	4		



Detached Structures - 2 Records

Detached Structure #101

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	12	Measure 2	20	Story Height	1
Grade	5	Year Built	1960	Condition	Poor

Detached Structure #102

Occupancy	Open Porch	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	8	Measure 2	20	Story Height	1
Grade	5	Year Built	1960	Condition	Poor

Sales - 1 Record

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
ANDERSON, PAUL JR.	OVERBECK, ANDY	2020-04-15	\$15,000	Deed	17785/993

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
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Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
ANDERSON JR, PAUL	OVERBECK, ANDY	2020-04-15	2020-04-20	Warranty Deed	<u>17785/993</u>
Permits - 1 Record					
Year	Type	Permit Status	Application	Reason	Reason1
Current	Permit	To Work	2020-01-31	Remove	GARAGE

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$20,900	\$73,200	\$94,100
2017	<u>Assessment Roll</u>	Residential	Full	\$19,000	\$68,200	\$87,200
2015	<u>Assessment Roll</u>	Residential	Full	\$17,100	\$63,000	\$80,100
2013	<u>Assessment Roll</u>	Residential	Full	\$16,200	\$61,000	\$77,200
2011	<u>Assessment Roll</u>	Residential	Full	\$16,200	\$61,500	\$77,700
2009	<u>Assessment Roll</u>	Residential	Full	\$17,900	\$68,300	\$86,200
2007	<u>Assessment Roll</u>	Residential	Full	\$17,700	\$67,500	\$85,200
2005	<u>Assessment Roll</u>	Residential	Full	\$22,900	\$80,000	\$102,900
2003	<u>Assessment Roll</u>	Residential	Full	\$20,540	\$72,130	\$92,670
2001	<u>Assessment Roll</u>	Residential	Full	\$17,050	\$58,600	\$75,650
1999	Assessment Roll	Residential	Full	\$13,580	\$50,690	\$64,270
1997	Assessment Roll	Residential	Full	\$12,720	\$47,460	\$60,180
1995	Assessment Roll	Residential	Full	\$11,240	\$41,950	\$53,190
1993	Assessment Roll	Residential	Full	\$9,730	\$36,300	\$46,030
1990	Assessment Roll	Residential	Full	\$9,730	\$31,370	\$41,100

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3825 Cambridge Street



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3825 Cambridge Street

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11/12/2020 12:03

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43H
3825 Cambridge Street



11/12/2020 12:01