



23C

Date April 5, 2021

**ABATEMENT OF PUBLIC NUISANCE AT 526 ARTHUR AVENUE**

WHEREAS, the property located at 526 Arthur 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, Shelly R Myers, and Mortgage Holders, Freedom Mortgage Corporation and Lederman Brothers Property Management, LLC a/k/a Lederman Brothers Property Management Company, LLC, were notified more than thirty days ago to repair or demolish the garage structure and as of this date have 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 6 in HAUGE'S SYCAMORE HILL PLAT 1, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 526 Arthur 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:

/s/ 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**

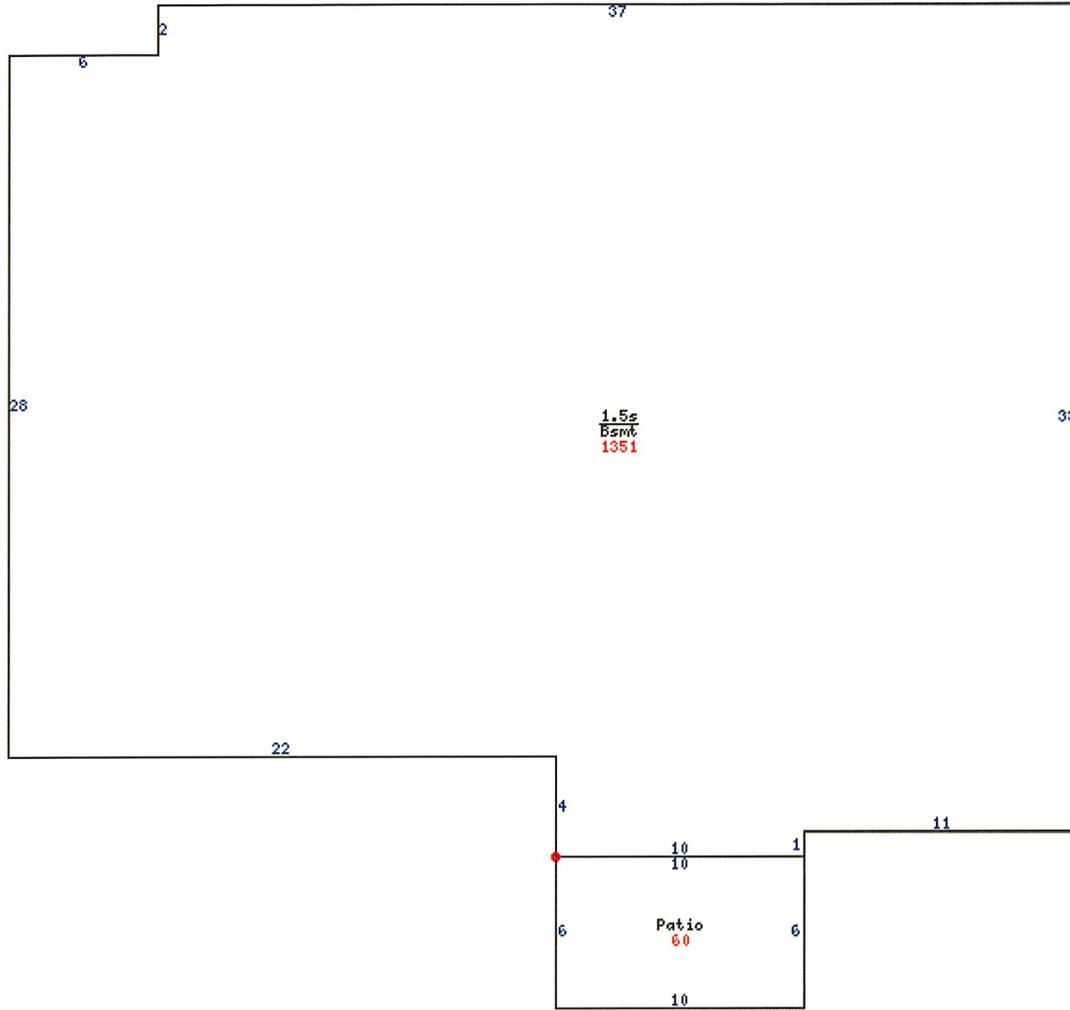
I, P. Kay Cmelik, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

\_\_\_\_\_  
City Clerk



<b>Zoning</b>	<b>Description</b>			<b>SF</b>	<b>Assessor Zoning</b>
N5	N5 Neighborhood District				Residential
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
<b>Land</b>					
<b>Square Feet</b>	10,500	<b>Acres</b>	0.241	<b>Frontage</b>	75.0
<b>Depth</b>	140.0	<b>Topography</b>	Normal	<b>Shape</b>	Rectangle
<b>Vacancy</b>	No	<b>Unbuildable</b>	No		
<b>Residences - 1 Record</b>					
<b>Residence #1</b>					
<b>Occupancy</b>	Single Family	<b>Residence Type</b>	1.5 Stories	<b>Building Style</b>	Conventional
<b>Year Built</b>	1932	<b>Number Families</b>	1	<b>Grade</b>	3-05
<b>Condition</b>	Normal	<b>Total Square Foot Living Area</b>	2256	<b>Main Living Area</b>	1351
<b>Upper Living Area</b>	905	<b>Basement Area</b>	1351	<b>Patio Area</b>	60
<b>Foundation</b>	Brick	<b>Exterior Wall Type</b>	Frame plus Brick	<b>Brick%</b>	59
<b>Roof Type</b>	Gable	<b>Roof Material</b>	Asphalt Shingle	<b>Number Fireplaces</b>	1
<b>Heating</b>	Gas Forced Air	<b>Air Conditioning</b>	100	<b>Number Bathrooms</b>	1
<b>Number Toilet Rooms</b>	1	<b>Bedrooms</b>	4	<b>Rooms</b>	8



**Detached Structures - 1 Record**

**Detached Structure #101**

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	18	Measure 2	20	Story Height	1
Grade	4	Year Built	1932	Condition	Normal

**Sales - 4 Records**

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
LASALLE BANK NATIONAL ASSOCIATION	MYERS, SHELLY R	<a href="#">2008-03-13</a>	\$114,000	Deed	<a href="#">12630/649</a>
KNAPE, DUSTIN	GODREDSSEN, ANGELIQUE	<a href="#">2004-10-25</a>	\$142,500	Deed	<a href="#">10798/337</a>
MORLAN, TIM C	KNAPE, DUSTIN	<a href="#">2002-01-15</a>	\$122,750	Deed	<a href="#">9087/580</a>
SISAM, COLYER H ESTATE	MORLAN, TIMOTHY C	<a href="#">1993-06-07</a>	\$75,000	Deed	<a href="#">6794/144</a>

**Permits - 1 Record**

Year	Type	Permit Status	Application	Reason	Reason1
1996	Pickup	Complete		Addition	AIR CONDITIONING

**Historical Values**

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<a href="#">Assessment Roll</a>	Residential	Full	\$21,000	\$143,400	\$164,400
2017	<a href="#">Assessment Roll</a>	Residential	Full	\$18,500	\$134,000	\$152,500
2015	<a href="#">Assessment Roll</a>	Residential	Full	\$16,900	\$124,800	\$141,700
2013	<a href="#">Assessment Roll</a>	Residential	Full	\$17,000	\$128,900	\$145,900
2011	<a href="#">Assessment Roll</a>	Residential	Full	\$17,800	\$135,400	\$153,200
2009	<a href="#">Assessment Roll</a>	Residential	Full	\$19,500	\$146,000	\$165,500
2007	<a href="#">Assessment Roll</a>	Residential	Full	\$18,500	\$138,700	\$157,200
2005	<a href="#">Assessment Roll</a>	Residential	Full	\$24,400	\$117,900	\$142,300
2003	<a href="#">Assessment Roll</a>	Residential	Full	\$22,180	\$108,690	\$130,870
2001	<a href="#">Assessment Roll</a>	Residential	Full	\$20,030	\$92,710	\$112,740
1999	Assessment Roll	Residential	Full	\$14,770	\$76,270	\$91,040
1997	Assessment Roll	Residential	Full	\$13,260	\$76,270	\$89,530
1996	Assessment Roll	Residential	Full	\$11,760	\$67,650	\$79,410
1995	Assessment Roll	Residential	Full	\$11,760	\$66,470	\$78,230
1993	Assessment Roll	Residential	Full	\$9,970	\$56,360	\$66,330
1990	Assessment Roll	Residential	Full	\$9,970	\$53,630	\$63,600

This template was last modified on Sun Jan 31 22:36:22 2021.



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: 12/10/2020

MAILED BY: JDH

**Areas that need attention:** 526 ARTHUR AVE

<p><b>Component:</b> Trusses  <b>Requirement:</b> Building Permit  <b>Comments:</b> Have structure checked for any defects. Any repairs to the structure may require a building permit.</p>	<p><b>Defect:</b> Deteriorated  <b>Location:</b> Garage Throughout</p>
<p><b>Component:</b> Shingles Flashing  <b>Requirement:</b> Compliance, International Property Maintenance Code  <b>Comments:</b> Replace rotted material with one layer of new shingles.</p>	<p><b>Defect:</b> Deteriorated  <b>Location:</b> Garage Throughout</p>
<p><b>Component:</b> Soffit/Facia/Trim  <b>Requirement:</b> Compliance, International Property Maintenance Code  <b>Comments:</b> Repair/replace any rotted material and chipped/peeling paint. Scrape and paint to match.</p>	<p><b>Defect:</b> Deteriorated  <b>Location:</b> Garage Throughout</p>
<p><b>Component:</b> Exterior Walls  <b>Requirement:</b> Compliance, International Property Maintenance Code  <b>Comments:</b> Chipped/peeling paint. Scrape and paint to match.</p>	<p><b>Defect:</b> Deteriorated  <b>Location:</b> Garage Throughout</p>
<p><b>Component:</b> Accessory Buildings  <b>Requirement:</b> Permit Required  <b>Comments:</b> If you decide to demolish the structure a demo permit is required.</p>	<p><b>Defect:</b> See Comments  <b>Location:</b> Garage Throughout</p>
<p><b>Component:</b> Exterior Walls  <b>Requirement:</b> Compliance, International Property Maintenance Code  <b>Comments:</b></p>	<p><b>Defect:</b> Absence of paint  <b>Location:</b> Garage Throughout</p>
<p><b>Component:</b> Exterior Walls  <b>Requirement:</b> Building Permit  <b>Comments:</b> Garge need to be plumb.</p>	<p><b>Defect:</b> Structurally inadequate  <b>Location:</b> Garage</p>