



Roll Call Number

Agenda Item Number

29D

Date April 4, 2022

ABATEMENT OF PUBLIC NUISANCE AT 314 E SHERIDAN AVENUE

WHEREAS, the property located at 314 E Sheridan 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, Antonio Williams Sr., 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 W ½ of Lots 25 and 26 of CORNELL HEIGHTS, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 314 E Sheridan 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.
Second by _____

FORM APPROVED:



Judy K. Parks-Kruse, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
SHEUMAKER				
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

29D



City of Des Moines
400 Robert D. Ray Drive
Des Moines, IA 50309

Case Number: NUIS-2021-000078	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 12/29/2021
	Date of Notice: 02/14/2022
	Date of Inspection: 02/11/2022

ANTONIO WILLIAMS SR
314 E SHERIDAN AVE
DES MOINES IA 50313

Address of Property: 314 E SHERIDAN AVE, DES MOINES IA 50313
Parcel Number: 792426331023
Legal Description: W 1/2 LOTS 25 & 26 CORNELL HEIGHTS

Upon inspection of the property located at and locally known as the Address of Property shown above, located in Des Moines, Iowa, ("Property"), there was/were found to be violation(s) of the Municipal Code of the City of Des Moines, Iowa. It has been determined from that inspection that the dwelling currently constitutes a danger to health and safety to the public and is a public nuisance.

We are notifying you that you have the **time set out in this notice (below under "Compliance Due Date")** to abate the following violation(s) and complete the required remedial action.

VIOLATION(S)

Violation	Corrective Action	Compliance Due Date
60-191 - Vacation and Abatement	MAIN STRUCTURE THROUGHOUT Vacate the structure until nuisance has been abated and is no longer declared a public nuisance.	03/21/2022
60-192(10) - Dangerous Structure or Premise - Lack of Sufficient Construction	MAIN STRUCTURE THROUGHOUT Vacate and secure the structure or premises, OR, demolish the structure after obtaining required demolition permit, OR, repair or replace insufficient construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause that is a threat to life or health.	03/21/2022

60-192(15) - Unsafe or dangerous structure

MAIN STRUCTURE THROUGHOUT

03/21/2022

Repair or replace the unsafe or unlawful structure OR demolish the structure.

Vacate and secure the structure or premises, OR, repair, replace, and/or sanitize any building or structure determined to be unsanitary, unfit for human habitation, or in such a condition that it is likely to cause sickness or disease.

*HAVE A LICENSED MECHANICAL CONTRACTOR INSPECT THE ENTIRE MECHANICAL SYSTEM AND PROVIDE A COPY OF THE FINDING. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE MECHANICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED MECHANICAL CONTRACTOR.

*HAVE A LICENSED PLUMBING CONTRACTOR INSPECT THE ENTIRE PLUMBING SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE PLUMBING SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED PLUMBING CONTRACTOR.

*HAVE A LICENSED ELECTRICAL CONTRACTOR INSPECT THE ENTIRE ELECTRICAL SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE ELECTRICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED ELECTRICAL CONTRACTOR.

*ALL ELECTRICAL, MECHANICAL, PLUMBING AND STUCTURAL COMPONENTS THROUGHOUT THE STRUCTURE ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET THE CITY CODES.

*REPAIR AND REPLACE ANY AND ALL DAMAGED EXTERIOR DOORS AND WINDOWS.

*REPAIR AND REPLACE ANY AND ALL DAMAGED FLOORING THROUGHOUT THE STRUCTURE.

*OBTAIN FINAL ON PERMIT AND HAVE LICENSED CONTRACTOR REPAIR OR

REPLACE DAMAGE DECKING, RAILING, JOIST, BEAMS, HANDRAIL, AND STAIRS. PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.

*REPLACE ANY DAMAGED ROOFING MATERIAL. PER CITY CODE SHINGLES LIMITED TO ONE LAYER. ANY STRUCTURAL REPAIRS WILL REQUIRE A PERMIT

*REPLACE ALL DAMAGED ROOFING COMPONENTS BY LICENSED CONTRACTOR. BUILDING PERMIT REQUIRED IF REPLACING SHEETING.

*UNABLE TO GAIN ACCESS INTO ALL AREAS OF THE STRUCTURE, IT IS POSSIBLE THAT MORE VIOLATIONS EXIST.

60-194 - Defacing and Removing Placard

Replace or restore defaced or removed placard.

03/21/2022

If not occupied, the structure is to remain vacant and unoccupied until occupancy is authorized by this office.

If the structure 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 may seek a court order directing you to vacate the structure, pursuant to Section 60-191 and 60-192 of the Municipal Code of the City of Des Moines, Iowa.

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. Should you have any 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 over a year, there may be zoning issues, which may affect the renovation plans. Please contact the Development Zoning Division at (515) 283-4207 to determine if there is anything you should be aware of.

If you decide to demolish the building or take the structure down, you will need a demolition permit.

If you cannot renovate or demolish the structure, contact me to discuss allowing the City to remove the structure. There will be costs billed out to you and possibly a judgment. It may be cheaper for you to remove the structure yourself.

If you no longer own this property, please let us know.

Unpaid costs may be collected by personal judgment, collection, or assessment to be collected as a property tax.

Should you have any questions, feel free to call. I can usually be reached between 8:00 a.m. and 9:00 a.m., Monday through Friday.

Thank you for your help,

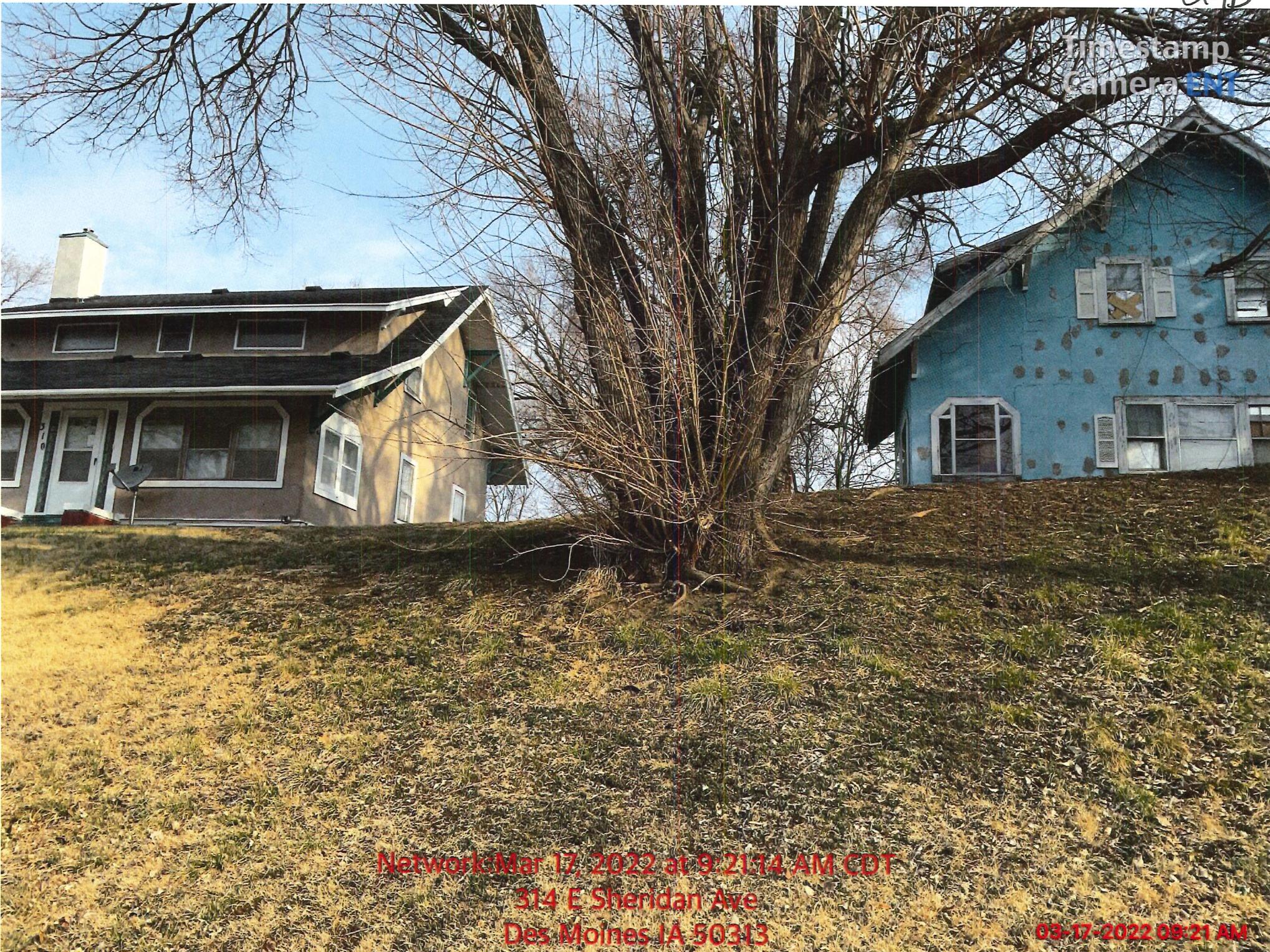
Respectfully,



Kevin Pyles
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
(515) 283-4122
KEPyles@dmgov.org

29D

Timestamp
Camera ENT

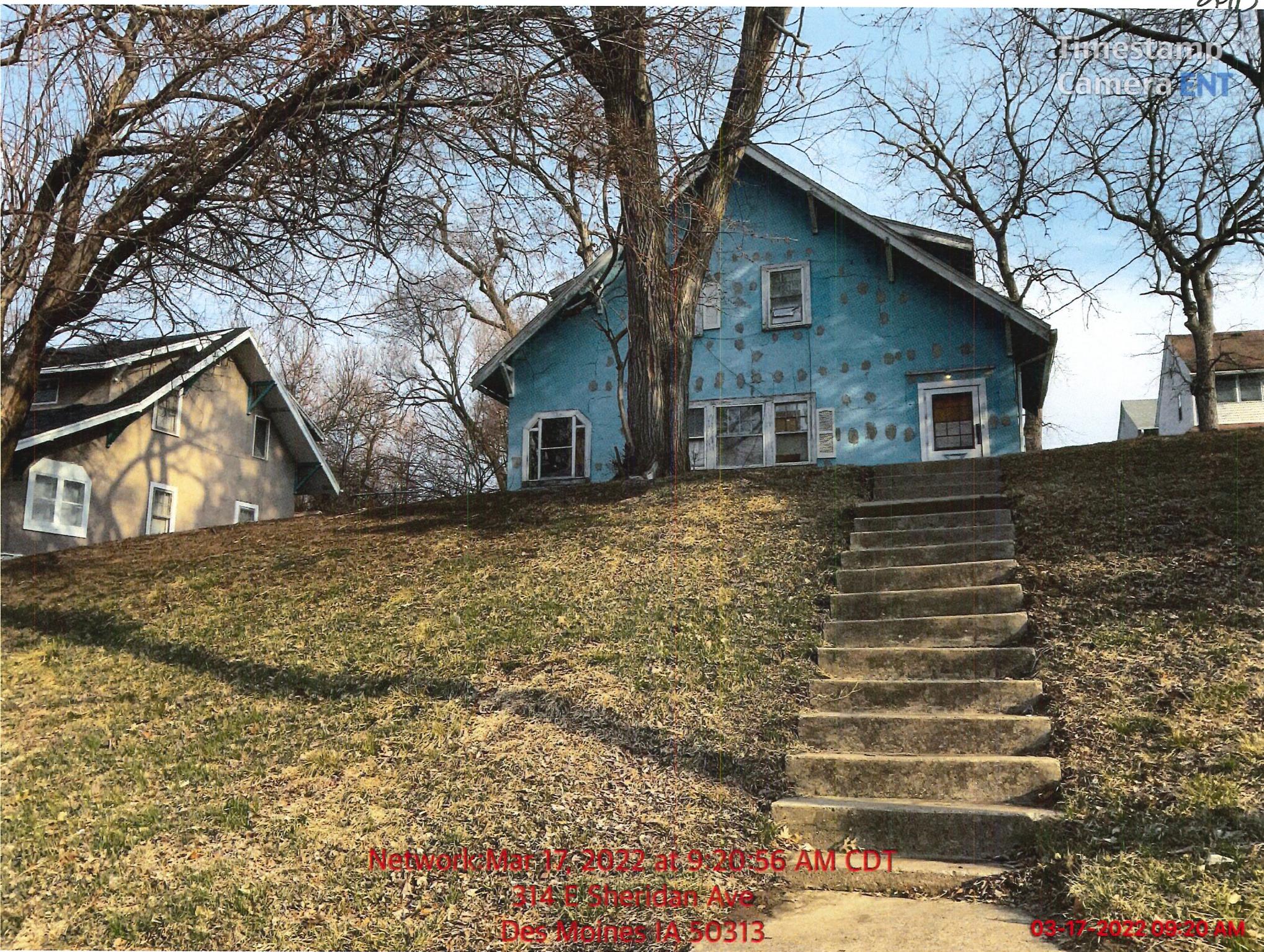


Network: Mar 17, 2022 at 9:21:14 AM CDT
314 E Sheridan Ave
Des Moines IA 50313

03-17-2022 09:21 AM

29D

TimeStamp
CameraENT



Network: Mar 17, 2022 at 9:20:56 AM CDT
314 E Sheridan Ave
Des Moines IA 50313

03-17-2022 09:20 AM

2017

Timestamp
Camera **ENT**



Network: Mar 17, 2022 at 9:20:45 AM CDT
314 E Sheridan Ave
Des Moines IA 50313

03-17-2022 09:20 AM

Timestamp
Camera ENT

Network: Mar 17, 2022 at 9:19:28 AM CDT
314 E Sheridan Ave
Des Moines IA 50313

03-17-2022 09:19 AM

29.D

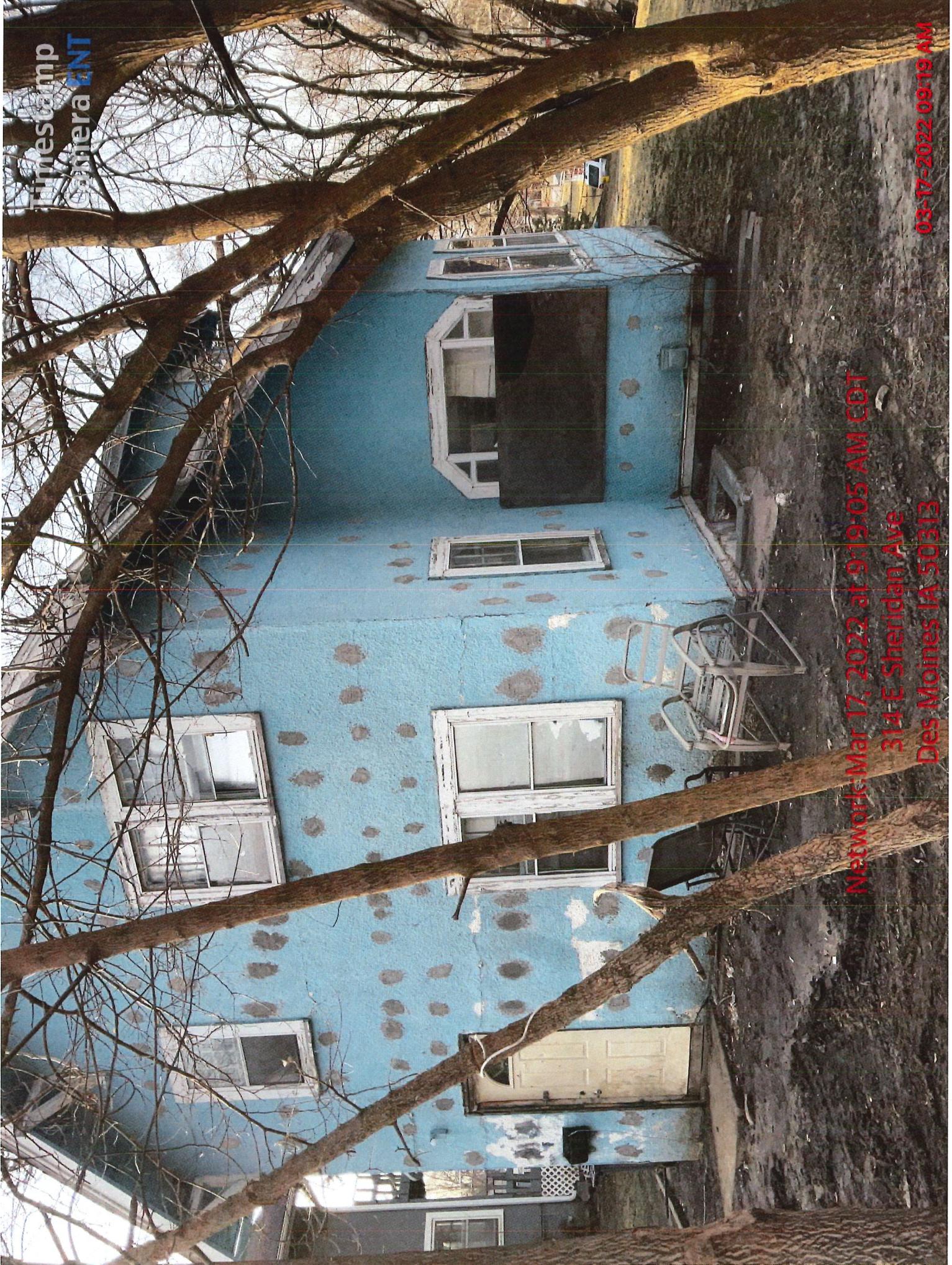
Timestamp
Camera 1



Network: Mar 17, 2022 at 9:19:08 AM CDT
314 E Sheridan Ave
Des Moines IA 50313

03-17-2022 09:19 AM

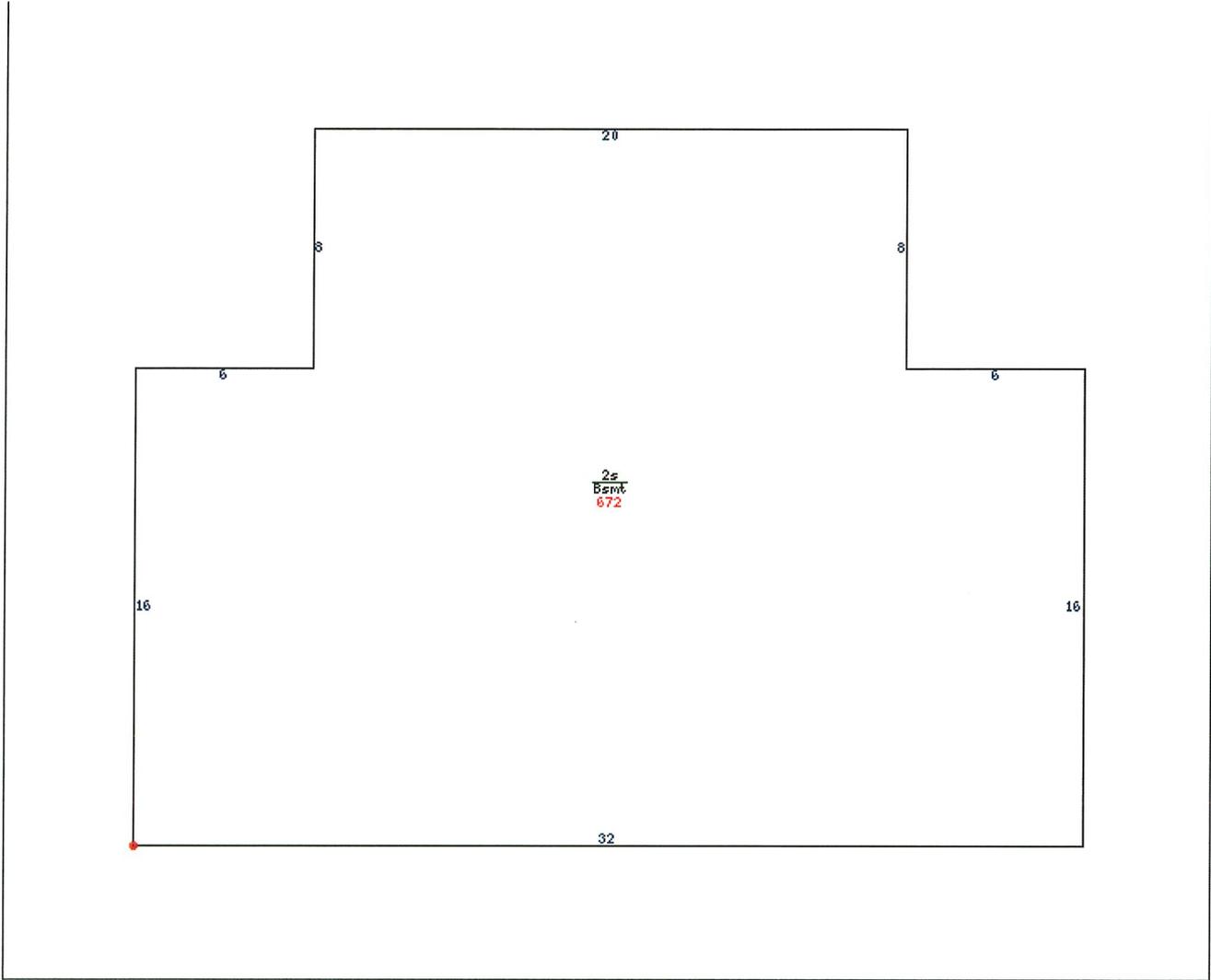
Timesstamp
Camera ENT



Network: Mar 17, 2022 at 9:19:05 AM CDT
314 E Sheridan Ave
Des Moines IA 50313

03-17-2022 09:19 AM

Zoning	Description		SF	Assessor Zoning	
N5	N5 Neighborhood District			Residential	
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
Land					
Square Feet	7,991	Acres	0.183	Frontage	70.0
Depth	114.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		
Residences - 1 Record					
Residence #1					
Occupancy	Single Family	Residence Type	2 Stories	Building Style	Early 20s
Year Built	1919	Number Families	1	Grade	4-05
Condition	Below Normal	Total Square Foot Living Area	1344	Main Living Area	672
Upper Living Area	672	Basement Area	672	Foundation	Brick
Exterior Wall Type	Stucco	Roof Type	Gable	Roof Material	Asphalt Shingle
Number Fireplaces	1	Heating	Gas Forced Air	Air Conditioning	100
Number Bathrooms	1	Bedrooms	3	Rooms	7



Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2021	Assessment Roll	Residential	Full	\$22,200	\$73,500	\$95,700
2019	Assessment Roll	Residential	Full	\$19,600	\$64,500	\$84,100
2017	Assessment Roll	Residential	Full	\$17,400	\$57,300	\$74,700
2015	Assessment Roll	Residential	Full	\$15,800	\$52,800	\$68,600
2013	Assessment Roll	Residential	Full	\$15,900	\$53,400	\$69,300
2011	Assessment Roll	Residential	Full	\$16,500	\$55,200	\$71,700
2009	Assessment Roll	Residential	Full	\$18,400	\$58,500	\$76,900
2007	Assessment Roll	Residential	Full	\$17,500	\$55,500	\$73,000
2005	Board Action	Residential	Full	\$20,800	\$53,500	\$74,300
2005	Assessment Roll	Residential	Full	\$20,800	\$69,900	\$90,700
2003	Assessment Roll	Residential	Full	\$17,720	\$59,930	\$77,650
2001	Assessment Roll	Residential	Full	\$16,630	\$53,170	\$69,800
1999	Assessment Roll	Residential	Full	\$11,960	\$42,270	\$54,230
1997	Assessment Roll	Residential	Full	\$10,740	\$37,940	\$48,680
1995	Assessment Roll	Residential	Full	\$9,530	\$33,650	\$43,180
1993	Assessment Roll	Residential	Full	\$8,080	\$28,530	\$36,610
1990	Assessment Roll	Residential	Full	\$8,080	\$27,020	\$35,100

This template was last modified on Thu Jun 3 19:39:49 2021 .