

Date February 20, 2023

ABATEMENT OF PUBLIC NUISANCES AT 3319 SW 7TH STREET

WHEREAS, the property located at 3319 SW 7th Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure and accessory structure in their present condition constitute not only a menace to health and safety but are also public nuisances; and

WHEREAS, the Titleholder, Lois A. Brazelton, was notified more than thirty days ago to repair or demolish the main structure and accessory structure and as of this date has failed to abate the nuisances.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The main structure and accessory structure on the real estate legally described as The North 58 feet of the South 116 feet of Lot 32, BLOOMFIELD PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 3319 SW 7th Street, Des Moines, Iowa, have previously been declared public nuisances;

The City Legal Department, through Special Counsel Ahlers & Cooney, P.C., is hereby authorized to file an action in district court to obtain a decree ordering the abatement of the public nuisances, and should the owner(s) fail to abate the nuisances, as ordered, that the matter may be referred to the Department of Engineering which will take all necessary action to demolish and remove said structures.

Moved by _____ to adopt.

Seconded by _____

FORM APPROVED:


 Kristine Stone, Special Counsel
 Ahlers & Cooney, P.C.

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
MANDELBAUM				
SHEUMAKER				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED	APPROVED			

CERTIFICATE

I, LAURA BAUMGARTNER, 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.

_____ Mayor

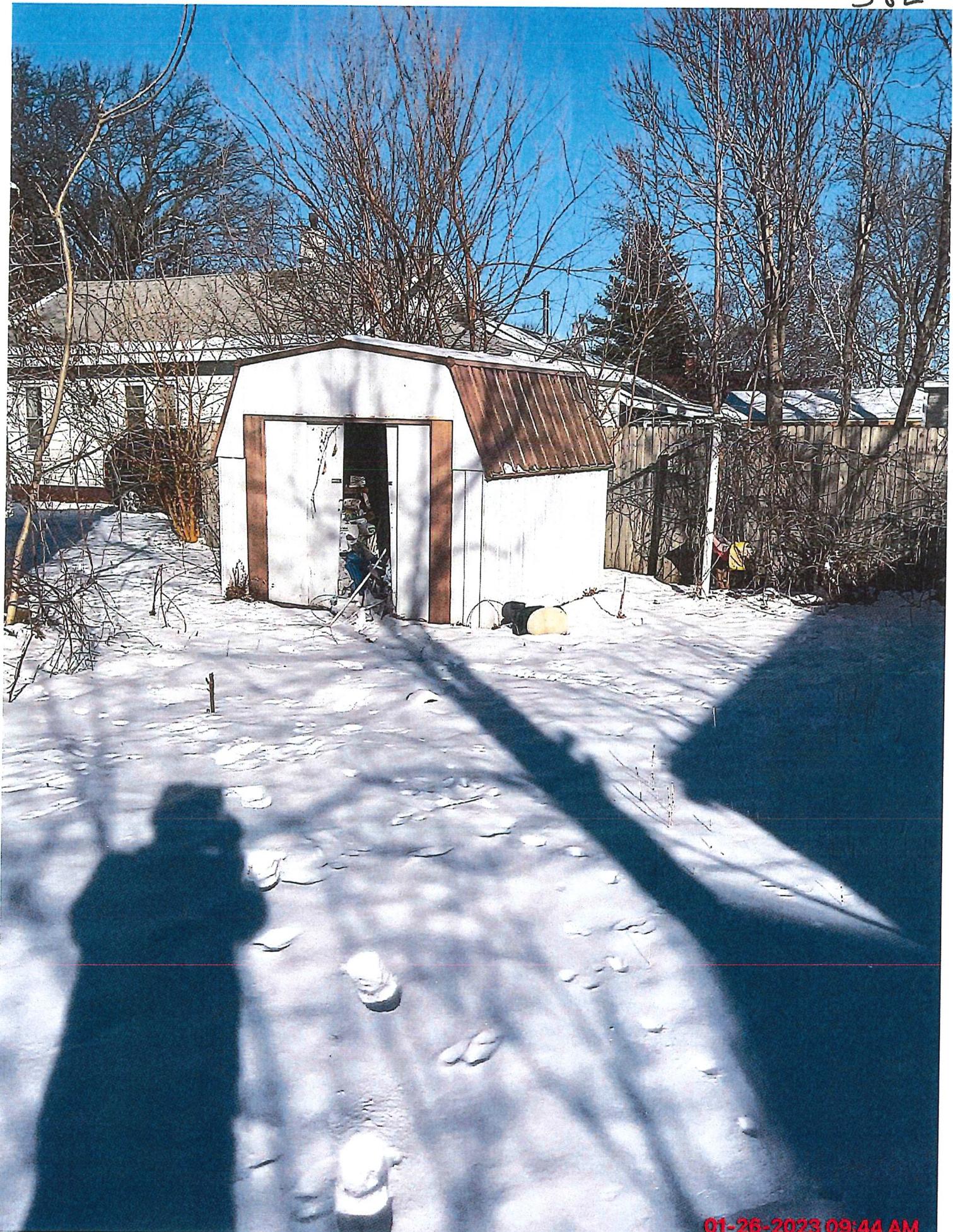
_____ City Clerk



01-26-2023 09:43 AM

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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

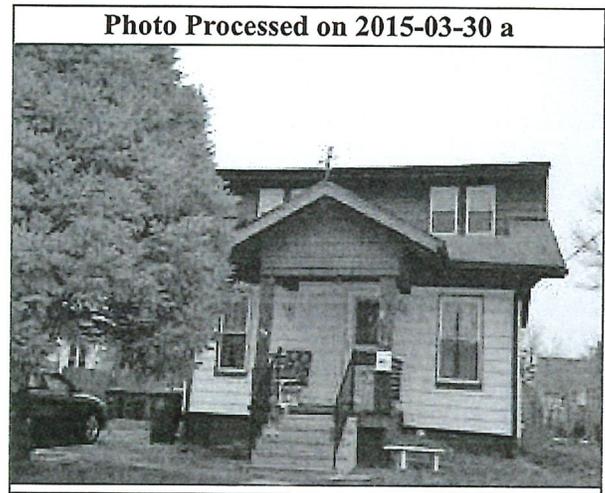
Location					
Address	3319 SW 7TH ST				
City	DES MOINES	Zip	50315	Jurisdiction	Des Moines
District/Parcel	010/00358-000-000	Geoparcel	7824-21-206-004	Status	Active
School	Des Moines	Nbhd/Pocket	DM27/A	Tax Authority Group	DEM-C-DEM-77131
Submarket	South Des Moines	Appraiser	Joseph Peterson 515-286-3011		

Map and Current Photos - 1 Record

Click on parcel to get a new listing

SW 7TH
CAULDER AVE

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



Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	BRAZELTON, LOIS A	2013-05-07	14774/736

Legal Description and Mailing Address

N 58F S 116F LOT 32 BLOOMFIELD PLACE	LOIS A BRAZELTON 3319 SW 7TH ST DES MOINES, IA 50315-7654
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Current Values

Type	Class	Kind	Land	Bldg	Total
2022 Value	Residential	Full	\$21,100	\$82,200	\$103,300

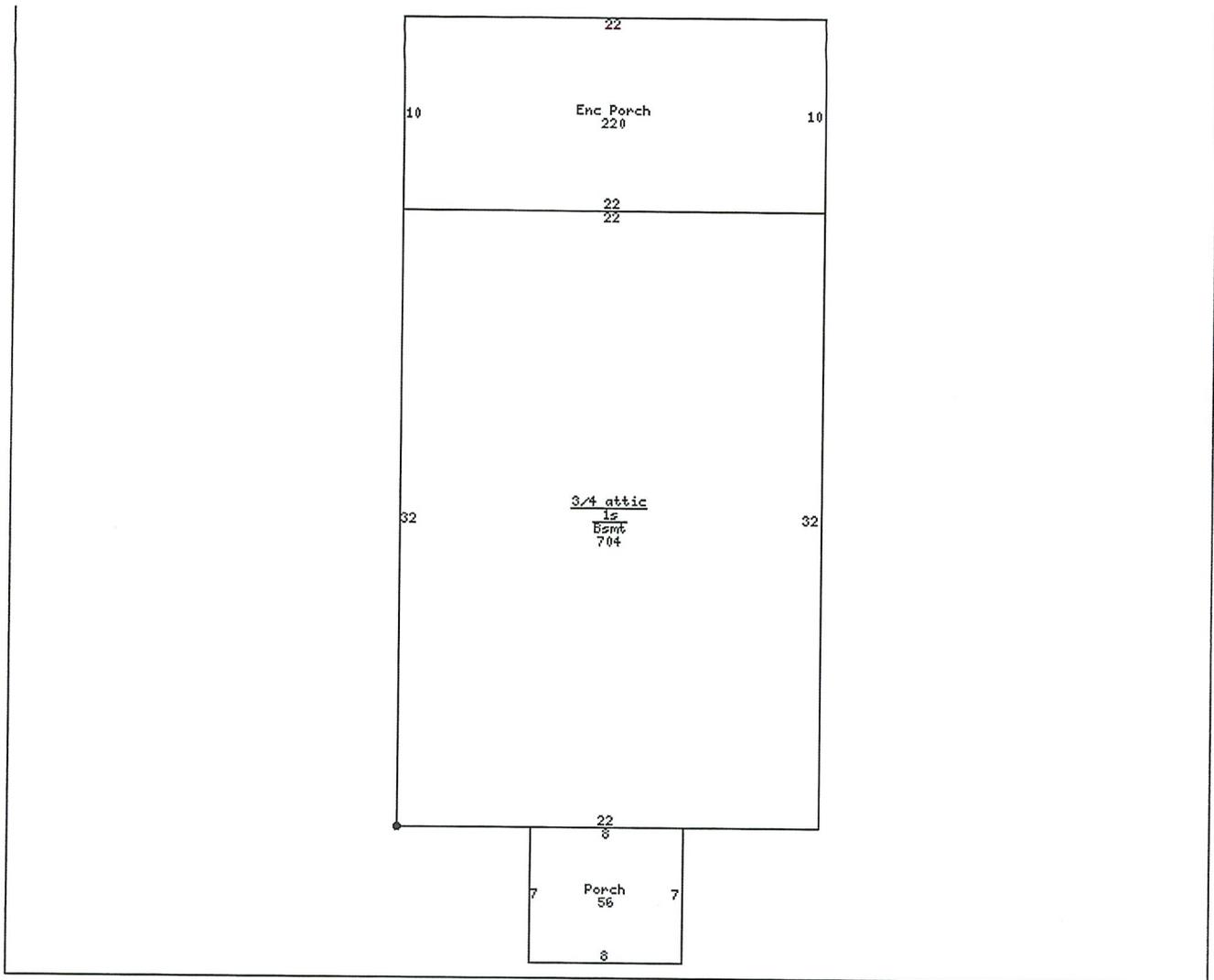
Market Adjusted Cost Report

Auditor Adjustments to Value

Category	Name	Information
2022 Homestead Credit	BRAZELTON, LOIS A	Application #290152

Zoning - 1 Record

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	6,496	Acres	0.149	Frontage	58.0
Depth	112.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		
Residences - 1 Record					
Residence #1					
Occupancy	Single Family	Residence Type	1 Story Finished Attic	Building Style	Early 20s
Year Built	1912	Number Families	1	Grade	4-10
Condition	Above Normal	Total Square Foot Living Area	1021	Main Living Area	704
Attic Finished Area	317	Basement Area	704	Open Porch Area	56
Enclosed Porch Area	220	Foundation	Brick	Exterior Wall Type	Metal Siding
Roof Type	Gable	Roof Material	Asphalt Shingle	Heating	Gas Forced Air
Air Conditioning Rooms	100	Number Bathrooms	1	Bedrooms	3
	5				



Sales - 1 Record

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
CRAMBLIT, DONALD M	BRAZELTON, LOIS A	<u>2013-03-13</u>	\$28,500	Deed	<u>14774/736</u>

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
CRAMBLIT, DONALD MICHAEL	BRAZELTON, LOIS ANN	2013-03-13	2013-05-07	Quit Claim Deed	<u>14774/736</u>
CRAMBLIT, BONNIE LEE BRAZELTON, LOIS A (Executor)	CRAMBLIT, DONALD M BRAZELTON, LOIS A	2012-10-23	2013-01-10	Court Officer Deed	<u>14610/59</u>

Permits - 1 Record

Year	Type	Permit Status	Application	Reason	Reason1
1994	Permit	Complete	1993-05-21		Porch Addition

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2021	<u>Assessment Roll</u>	Residential	Full	\$21,100	\$82,200	\$103,300
2019	<u>Assessment Roll</u>	Residential	Full	\$18,700	\$72,600	\$91,300
2017	<u>Assessment Roll</u>	Residential	Full	\$16,300	\$63,300	\$79,600
2015	<u>Assessment Roll</u>	Residential	Full	\$14,700	\$57,900	\$72,600
2013	<u>Assessment Roll</u>	Residential	Full	\$14,600	\$57,600	\$72,200
2011	<u>Assessment Roll</u>	Residential	Full	\$14,600	\$57,000	\$71,600
2009	<u>Assessment Roll</u>	Residential	Full	\$15,200	\$58,100	\$73,300
2007	<u>Assessment Roll</u>	Residential	Full	\$15,900	\$64,400	\$80,300
2005	<u>Assessment Roll</u>	Residential	Full	\$15,300	\$58,400	\$73,700
2003	<u>Assessment Roll</u>	Residential	Full	\$14,430	\$54,510	\$68,940
2001	<u>Assessment Roll</u>	Residential	Full	\$10,460	\$46,520	\$56,980
1999	Assessment Roll	Residential	Full	\$11,980	\$39,780	\$51,760
1997	Assessment Roll	Residential	Full	\$11,200	\$37,180	\$48,380
1995	Assessment Roll	Residential	Full	\$9,810	\$32,570	\$42,380
1994	Assessment Roll	Residential	Full	\$8,680	\$28,820	\$37,500
1993	Assessment Roll	Residential	Full	\$8,680	\$24,080	\$32,760
1991	Assessment Roll	Residential	Full	\$8,040	\$22,300	\$30,340
1991	Was Prior Year	Residential	Full	\$8,040	\$20,800	\$28,840

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

Case Number: NUIS-2022-000175	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 08/11/2022
	Date of Notice: 10/24/2022
	Date of Inspection: 10/14/2022

LOIS A BRAZELTON
71321 FORREST DR
TRENTON MO 64683

Address of Property: 3319 SW 7TH ST, DES MOINES IA 50315
Parcel Number: 782421206004

Legal Description: N 58F S 116F LOT 32 BLOOMFIELD PLACE

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
135-2 C - Outbuilding and Detached Garage A fully enclosed building on a lot that is detached from the principal structure on the same lot. A principal structure is required, unless otherwise stated.	ACCESSORY BUILDING Remove the outbuilding and/or detached garage should the primary structure be removed.	11/25/2022

Violation	Corrective Action	Compliance Due Date
<p>60-191 - Vacation and Abatement Any structure, dwelling, mobile home, equipment, or premise declared to be a public nuisance and unfit for human habitation or use, and so designated by the administrator, shall immediately be vacated and the nuisance shall be abated. The owner(s) shall be responsible for the vacation and abatement of the nuisance at such owner's expense. If not complied by such owner(s), then the nuisance may be abated by the city at the owner's expense. As indicated by section 60-19, the owner of land upon which a mobile home sits is a responsible owner in the event that mobile home is declared to be a public nuisance. Both the owner of the mobile home and the owner of the land upon which the mobile home sits shall be responsible for vacation and abatement of the public nuisance.</p>	<p>MAIN STRUCTURE THROUGHOUT Vacate the structure until nuisance has been abated and is no longer declared a public nuisance.</p>	11/25/2022
<p>60-192(10) - Dangerous Structure or Premise - Lack of Sufficient Construction For the purpose of this article, any structure or premise that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance: (10) Any building or structure, because of lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the administrator to be a threat to life or health.</p>	<p>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. *EXPOSED WIRE CONNECTIONS *EXPOSED ROMEX WIRE IN BATHROOM *LOOSE JUNCTION/ELECTRICAL OUTLETS *PANEL COVER IS OFF PANEL *LOOSE WALL MOUNT EXHAUST FAN AND LIGHT FIXTURE *MISSING GFCI COVER ON NORTH EXTERIOR WALL *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.</p>	11/25/2022

Violation	Corrective Action	Compliance Due Date
<p>60-192(15) - Unsafe or dangerous structure Any structure that the administrator determines is unfit for human occupancy meaning that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.</p>	<p>MAIN STRUCTURE THROUGHOUT Repair or replace the unsafe or unlawful structure OR demolish the structure. *EXCESSIVE GARBAGE/PERSONAL BELONGINGS SPREAD THROUGHOUT THE HOUSE WHICH IS A SAFETY CONCERN *EXCESSIVE ANIMAL FECES SPREAD THROUGHOUT HOUSE CAUSING SAFETY CONCERNS</p>	11/25/2022
<p>60-192(3) - Dangerous Structure or Premise - Damaged For the purpose of this article, any structure or premise that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance: (3) Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.</p>	<p>MAIN STRUCTURE THROUGHOUT Repair or replace any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged. *SOFFIT ON SOUTHSIDE *HOLES AND MOISTURE STAINING IN LIVING ROOM CEILING, BACK ENTRANCE CEILING *ALTERED FLOOR JOISTS IN BASEMENT BELOW THE BATHROOM AREA *DETERIORATED TRIM/WINDOW SILL AT NORTH WINDOW *ALL STRUCTURE REPAIRS OR REPLACING WILL REQUIRE OBTAINING AND FINALIZING OF A BUILDING PERMIT. REPAIR AND REPLACE ANY AND ALL DAMAGED FLOORING THROUGHOUT THE STRUCTURE. *UNSAFE TO GAIN ACCESS INTO STRUCTURE, POSSIBLE MORE VIOLATIONS. OBTAIN FINAL ON PERMIT AND HAVE LICENSED CONTRACTOR PROPERLY REMEDIATE ALL MOLD. PROVIDE COPY OF INVOICE. *IF CHOSEN TO DEMOLISH, PERMIT MUST BE PULLED AND FINALIZED.</p>	11/25/2022

Violation	Corrective Action	Compliance Due Date
<p>60-192(5) - Dangerous Structure or Premise - Dilapidated or Deteriorated</p>	<p>MAIN STRUCTURE THROUGHOUT Repair or replace the building or structure, or part of a structure that is likely to partially or completely collapse because of dilapidation, deterioration, decay, faulty construction, the removal of movement of some portion of the ground necessary for the support, or for any other reason, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way. *FOUNDATION BELOW FRONT ENTRANCE SHOWING MOVEMENT AND SHIFTING *VERTICAL/HORIZONTAL CRACKING, SHIFTING, AND MOVEMENT AT MAIN STRUCTURE FOUNDATION WALLS *SOUTHWEST ROOF OVERHANG, FASCIA IS DETERIORATING AND SHIFTING *REPLACE ALL DAMAGED ROOFING COMPONENTS BY A LICENSED CONTRACTOR. BUILDING PERMIT REQUIRED IF REPLACING SHEETING. *FOUNDATION NEEDS ENGINEERS REPORT. REPAIR PER ENGINEER'S REPORT. A BUILDING PERMIT MAY BE REQUIRED.</p>	11/25/2022
<p>60-192(6) - Dangerous Structure or Premise - Unsafe</p>	<p>MAIN STRUCTURE THROUGHOUT Vacate and secure any structure that is clearly unsafe for its use and occupancy, OR, demolish the structure after obtaining required permit, OR repair or replace the building or structure, or any portion thereof, that is clearly unsafe for its use and occupancy. *FLOOR IS UNEVEN, SLOPING IN KITCHEN AREA</p>	11/25/2022

Violation	Corrective Action	Compliance Due Date
<p>60-192(9) - Dangerous Structure or Premise - Unsanitary, Unfit for Habitation</p> <p>For the purpose of this article, any structure or premise that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance:</p> <p>(9) A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise is determined by the administrator to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness of disease.</p>	<p>MAIN STRUCTURE THROUGHOUT</p> <p>Vacate and secure the structure or premises, OR,</p> <p>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.</p> <p>*WATER HAS BEEN TURNED OFF TO STRUCTURE</p> <p>*MISSING TOILET, UNFINISHED BATHROOM</p> <p>*COPPER WATER LINE IN BASEMENT HAS BEEN CUT</p> <p>*MAIN WATER METER IS DAMAGED AND COATED WITH COMPOUND TO TRY AND STOP LEAK</p> <p>*DRAIN PIPES HAVE BEEN RE-ROUTED AND INSTALLED INCORRECTLY</p> <p>*WATER HEATER WILL NEED TO BE INSPECTED BY A LICENSED PLUMBER AS IT HAS BEEN OFF FOR A LONG PERIOD OF TIME</p> <p>*REPAIR/REPLACE PLUMBING AND PLUMBING FIXTURES BY LICENSED PLUMBING CONTRACTOR, OBTAIN FINAL ON PLUMBING PERMIT OR PROVIDE RECEIPT FROM LICENSED CONTRACTOR.</p> <p>*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.</p>	11/25/2022
<p>60-194 - Defacing and Removing Placard</p> <p>No person shall deface or remove the placard, except as authorized by the administrator.</p>	<p>Replace or restore defaced or removed placard.</p>	11/25/2022

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.

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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,



Keith Brincks
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
(515) 283-4245
kmbrincks@dmgov.org