



Roll Call Number

Agenda Item Number

40

Date August 7, 2023

ABATEMENT OF PUBLIC NUISANCE AT 704 BOSTON AVENUE

WHEREAS, the property located at 704 Boston 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 Titleholders, Scott Leff and Traci Leff, were notified more than thirty days ago to repair or demolish the main 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 main structure on the real estate legally described as Lot 360 in MANN'S REPLAT, a part of MANN'S 2nd ADDITION TO LAKE PARK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 704 Boston 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:


Molly E. Tracy, Assistant City Attorney

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

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.

City Clerk





07-18-2023 01:09 PM

Polk County Assessor

111 Court Avenue #195
Des Moines, IA 50309-0904

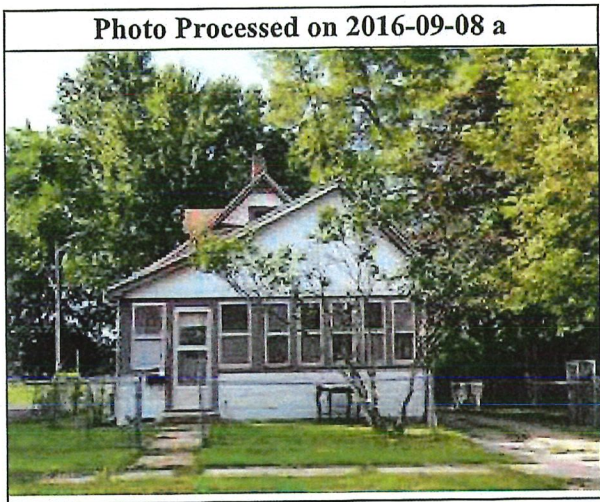
(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
Address	704 BOSTON AVE				
City	DES MOINES	Zip	50313	Jurisdiction	Des Moines
District/Parcel	070/02995-000-000	Geoparcel	7924-27-256-004	Status	<u>Active</u>
School	Des Moines	Nbhd/Pocket	DM81/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northwest Des Moines	Appraiser	Brett Tierney 515-286-3019		

Map and Current Photos - 1 Record

Click on parcel to get a new listing

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



Historical Photos

Ownership - 2 Records

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	LEFF, SCOTT	2022-08-10	<u>19226/942</u>
Title Holder	2	LEFF, TRACI	2022-08-10	<u>19226/942</u>

Legal Description and Mailing Address

LOT 360 MANNS REPLAT PART OF MANNS 2ND ADD	SCOTT LEFF 2015 E 9TH ST DES MOINES, IA 50316-2002
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Current Values

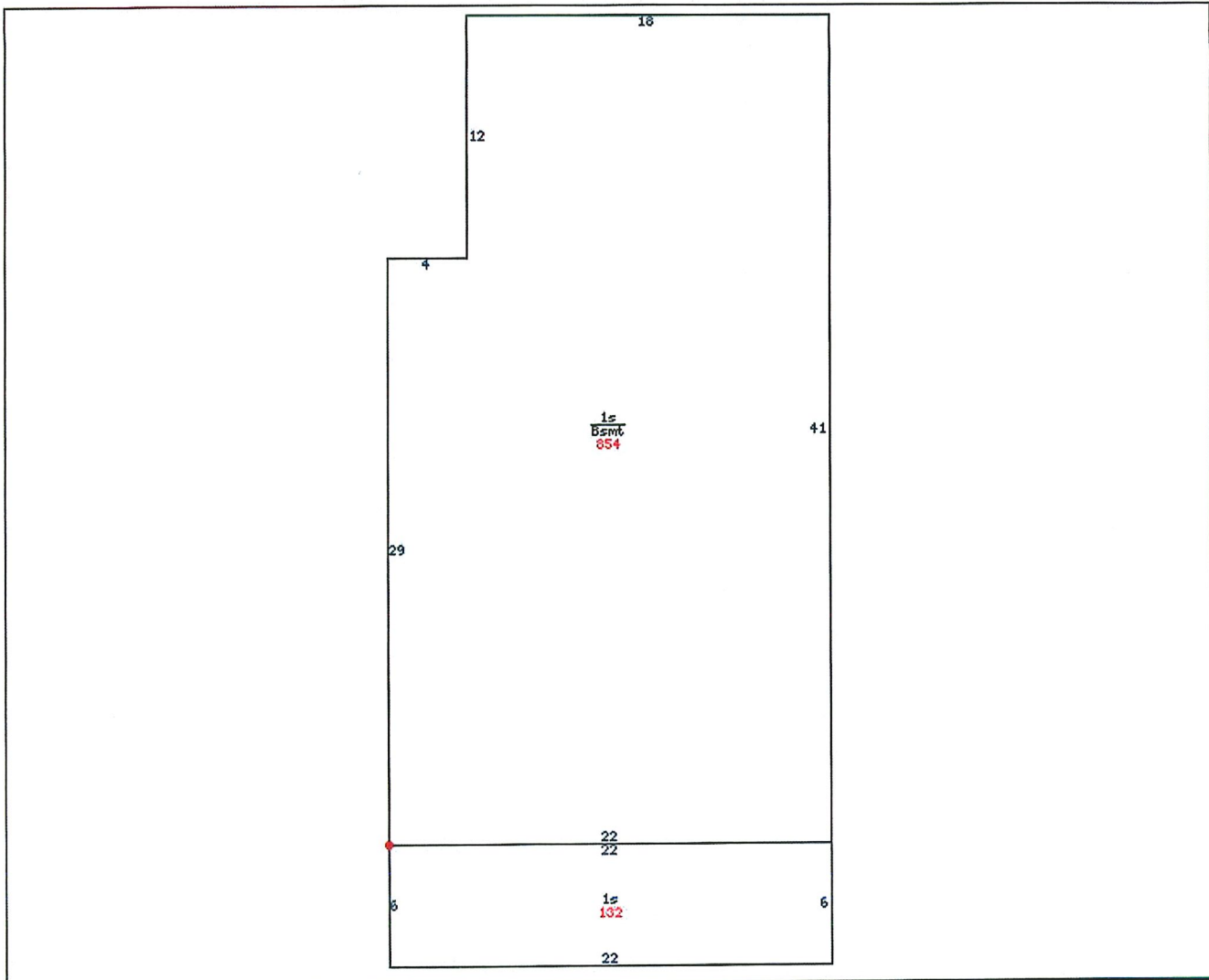
Type	Class	Kind	Land	Bldg	Total
2023 Value	Residential	Full	\$9,900	\$63,100	\$73,000

[Assessment Roll Notice](#) [Market Adjusted Cost Report](#)

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning

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	4,096	Acres	0.094	Frontage	41.0
Depth	104.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		
Residences - 1 Record					
Residence #1					
Occupancy	Single Family	Residence Type	1 Story Unfinished Attic	Building Style	Bungalow
Year Built	1898	Number Families	1	Grade	4-10
Condition	Below Normal	Total Square Foot Living Area	986	Main Living Area	986
Attic Floor and Stairs Area	299	Basement Area	854	Foundation	Brick
Exterior Wall Type	Asbestos	Roof Type	Gable	Roof Material	Asphalt Shingle
Heating	Gas Forced Air	Air Conditioning	100	Number Bathrooms	1
Bedrooms	2	Rooms	5		



Detached Structures - 1 Record

Detached Structure #101

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	12	Measure 2	20	Story Height	1
Grade	5	Year Built	1950	Condition	Poor

Sales - 2 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
ZAJEC, JUDY K	LEFF, SCOTT	2011-02-04	\$26,000	Contract	13768/293
FROM, DEBBIE K	ZAJEC, JUDY K.	2004-06-25	\$39,700	Deed	10619/595

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
ZAJEC, JUDY K	LEFF, SCOTT LEFF, TRACI	2022-07-28	2022-08-10	Warranty Deed	19226/942

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2023	Assessment Roll	Residential	Full	\$9,900	\$63,100	\$73,000
2021	Assessment Roll	Residential	Full	\$8,700	\$53,200	\$61,900
2019	Assessment Roll	Residential	Full	\$7,600	\$46,200	\$53,800
2017	Assessment Roll	Residential	Full	\$6,600	\$40,200	\$46,800
2015	Assessment Roll	Residential	Full	\$6,400	\$39,900	\$46,300
2013	Assessment Roll	Residential	Full	\$6,500	\$40,700	\$47,200
2011	Assessment Roll	Residential	Full	\$6,500	\$40,500	\$47,000
2009	Assessment Roll	Residential	Full	\$6,800	\$40,900	\$47,700
2007	Assessment Roll	Residential	Full	\$6,700	\$40,400	\$47,100
2005	Assessment Roll	Residential	Full	\$4,300	\$40,000	\$44,300
2003	Assessment Roll	Residential	Full	\$3,730	\$34,430	\$38,160
2001	Assessment Roll	Residential	Full	\$4,060	\$28,880	\$32,940
1999	Assessment Roll	Residential	Full	\$2,900	\$27,820	\$30,720
1997	Assessment Roll	Residential	Full	\$2,630	\$26,320	\$28,950
1990	Assessment Roll	Residential	Full	\$2,360	\$23,640	\$26,000

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



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

Case Number: NUIS-2023-000069	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 03/06/2023
	Date of Notice: 05/25/2023
	Date of Inspection: 03/03/2023

TRACI LEFF
2015 E 9TH ST
DES MOINES IA 50316

Address of Property: **704 BOSTON AVE, DES MOINES IA 50313**
Parcel Number: **792427256004**

Legal Description: **LOT 360 MANNS REPLAT PART OF MANNS 2ND ADD**

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
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Violation	Corrective Action	Compliance Due Date
<p>60-192(22) - Unsafe and Dangerous Structure or Premise Surfaces, including windows and doors, shall be maintained in good clean and sanitary conditions. Peeling chipping flaking or abraded paint shall be repaired, removed, or covered. Cracked or loose plaster, decayed wood or other defective surface conditions shall be corrected.</p>	<p>Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.</p>	07/11/2023
<p>60-192(23) - Unsafe and Dangerous Structure or Premise Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or incapable of supports all nominal loads and resisting all load effects.</p>	<p>Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.</p>	07/11/2023
<p>60-192(3) - Unsafe and Dangerous Structure or Premise The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.</p>	<p>Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.</p>	07/11/2023
<p>60-192(6) - Unsafe and Dangerous Structure or Premise Whenever the condition or maintenance of the premise creates a nuisance that endangers the health and safety of the residents or public.</p>	<p>Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.</p>	07/11/2023
<p>60-194 - Defacing and Removing Placard No person shall deface or remove the placard, except as authorized by the administrator.</p>	<p>Replace or restore defaced or removed placard.</p>	07/11/2023

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.



City of Des Moines
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Des Moines, IA 50309

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