



**Roll Call Number**

**Agenda Item Number**

46 H

**Date** August 8, 2022

**ABATEMENT OF PUBLIC NUISANCES AT 2508 LOGAN AVENUE**

WHEREAS, the property located at 2508 Logan Avenue, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure and garage structure in their present condition constitutes not only a menace to health and safety but are also public nuisances; and

WHEREAS, the Titleholder, Kevin F. B. Cimino, was notified more than thirty days ago to repair or demolish the main structure and garage 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:

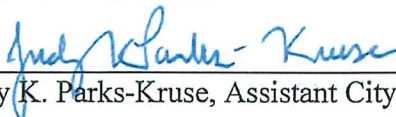
The main structure and garage structure on the real estate legally described as The East 1/2 of Lot 101, and all of Lots 103 and 105 in Block No. 7 in GRANT PARK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2508 Logan Avenue, have previously been declared public nuisances;

The City Legal Department 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.

Second by \_\_\_\_\_

FORM APPROVED:

  
\_\_\_\_\_  
Judy K. Parks-Kruse, Assistant City Attorney

**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

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



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

Case Number: NUIS-2022-000086	
<b>Notice of Violation</b>	Case Type: Public Nuisance
	Case Opened: 04/11/2022
	Date of Notice: 04/13/2022
	Date of Inspection: 04/11/2022

KEVIN F CIMINO  
 2508 LOGAN AVE  
 DES MOINES IA 50317

Address of Property: 2508 LOGAN AVE, DES MOINES IA 50317  
 Parcel Number: 782401182013  
 Legal Description: E 1/2 LOT 101 & ALL LOTS 103 & 105 BLK 7 GRANT PARK

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.	05/25/2022
60-192(15) - Unsafe or dangerous structure	MAIN STRUCTURE THROUGHOUT  Repair or replace the unsafe or unlawful structure OR demolish the structure.	05/25/2022
60-192(2) - Dangerous Structure or Premise - Walking Surface	MAIN STRUCTURE THROUGHOUT  Repair or replace walking surface of any aisle, passageway, stairway, exit, or other means of egress that is unsafe and does not provide safe and adequate means of egress.	05/25/2022

60-192(3) - Dangerous Structure or Premise  
- Damaged

GARAGE THROUGHOUT

05/25/2022

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.

\*ALL ELECTRICAL, MECHANICAL, PLUMBING AND STRUCTURAL 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.

\*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 OBTAINING A BUILDING PERMIT.

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.

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

\*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.

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

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

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

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\*REPLACE ALL DAMAGED ROOFING COMPONENTS BY OBTAINING A BUILDING PERMIT.

\*UNABLE TO GAIN ACCESS INTO STRUCTURE, POSSIBLE MORE VIOLATIONS EXIST.

60-192(4) - Dangerous Structure or Premise  
- Insufficient Strength or Stability

MAIN STRUCTURE THROUGHOUT

05/25/2022

Repair or replace any portion of a building, or any member, appurtenance, or ornamentation on the exterior of the structure that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.

60-192(6) - Dangerous Structure or Premise  
- Unsafe

GARAGE THROUGHOUT

05/25/2022

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.

60-192(6) - Dangerous Structure or Premise  
- Unsafe

MAIN STRUCTURE THROUGHOUT

05/25/2022

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.

60-194 - Defacing and Removing Placard

Replace or restore defaced or removed placard.

05/25/2022

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.

**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

# 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](mailto:polkweb@assess.co.polk.ia.us)

Location					
<b>Address</b>	2508 LOGAN AVE				
<b>City</b>	DES MOINES	<b>Zip</b>	50317	<b>Jurisdiction</b>	Des Moines
<b>District/Parcel</b>	050/01900-000-000	<b>Geoparcels</b>	7824-01-182-013	<b>Status</b>	<a href="#">Active</a>
<b>School</b>	Des Moines	<b>Nbhd/Pocket</b>	DM16/Z	<b>Tax Authority Group</b>	DEM-C-DEM-77131
<b>Submarket</b>	Northeast Des Moines	<b>Appraiser</b>	Braxton Peats 515-286-3839		

### Map and Current Photos - 1 Record

**Click on parcel to get a new listing**

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

**Photo Processed on 2010-11-04 a**

### [Historical Photos](#)

### Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	CIMINO, KEVIN F B	1993-03-31	<a href="#">6746/609</a>

### Legal Description and Mailing Address

E 1/2 LOT 101 & ALL LOTS 103 & 105 BLK 7 GRANT PARK	KEVIN F B CIMINO 2508 LOGAN AVE DES MOINES, IA 50317-7930
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### Current Values

Type	Class	Kind	Land	Bldg	Total
2022 Value	Residential	Full	\$20,800	\$9,200	\$30,000

### [Market Adjusted Cost Report](#)

### Auditor Adjustments to Value

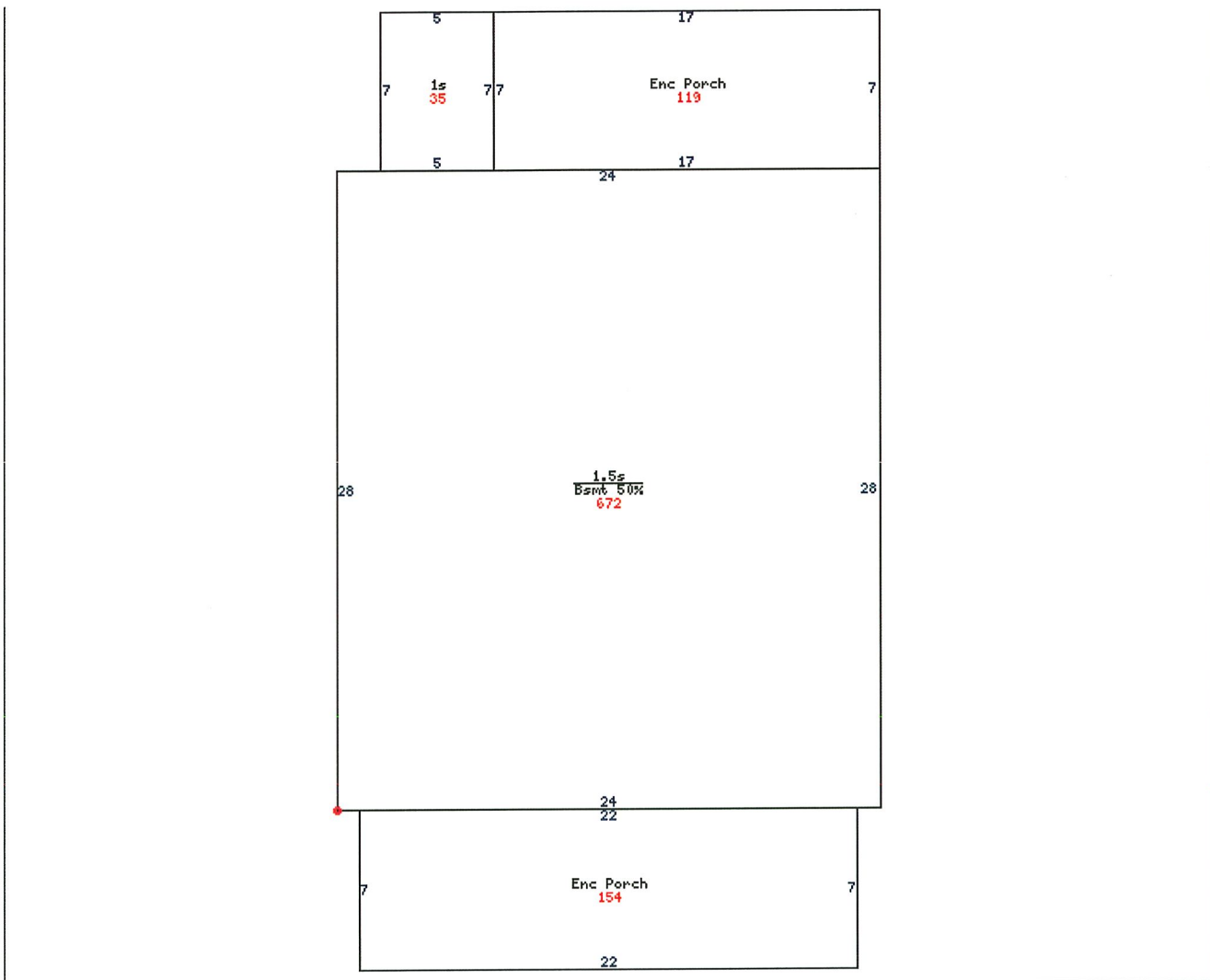
Category	Name	Information
<a href="#">2021 Homestead Credit</a>	CIMINO, KEVIN F B	Application #25085

### Zoning - 1 Record

<b>Zoning</b>	<b>Description</b>			<b>SF</b>	<b>Assessor Zoning</b>
N3C	N3c 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>	9,114	<b>Acres</b>	0.209	<b>Frontage</b>	62.0
<b>Depth</b>	147.0	<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>	1900	<b>Number Families</b>	1	<b>Grade</b>	4+00
<b>Condition</b>	Very Poor	<b>Total Square Foot Living Area</b>	1157	<b>Main Living Area</b>	707
<b>Upper Living Area</b>	450	<b>Basement Area</b>	336	<b>Enclosed Porch Area</b>	273
<b>Foundation</b>	Brick	<b>Exterior Wall Type</b>	Mixed Frame	<b>Roof Type</b>	Gable
<b>Roof Material</b>	Asphalt Shingle	<b>Heating</b>	Steam Heated Water	<b>Air Conditioning</b>	0
<b>Number Bathrooms</b>	1	<b>Bedrooms</b>	2	<b>Rooms</b>	5



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**Detached Structures - 1 Record**

**Detached Structure #101**

<b>Occupancy</b>	Garage	<b>Construction Type</b>	Frame	<b>Measurement Code</b>	Dimensions
<b>Measure 1</b>	14	<b>Measure 2</b>	20	<b>Story Height</b>	1
<b>Grade</b>	5	<b>Year Built</b>	1941	<b>Condition</b>	Poor

**Historical Values**

Yr	Type	Class	Kind	Land	Bldg	Total
2021	<a href="#">Assessment Roll</a>	Residential	Full	\$20,800	\$9,200	\$30,000
2019	<a href="#">Assessment Roll</a>	Residential	Full	\$18,300	\$8,000	\$26,300
2017	<a href="#">Assessment Roll</a>	Residential	Full	\$15,700	\$7,000	\$22,700
2015	<a href="#">Assessment Roll</a>	Residential	Full	\$14,600	\$6,500	\$21,100
2013	<a href="#">Assessment Roll</a>	Residential	Full	\$14,700	\$6,600	\$21,300
2011	<a href="#">Assessment Roll</a>	Residential	Full	\$16,700	\$7,500	\$24,200
2009	<a href="#">Assessment Roll</a>	Residential	Full	\$17,400	\$7,300	\$24,700
2007	<a href="#">Assessment Roll</a>	Residential	Full	\$17,200	\$7,200	\$24,400
2005	<a href="#">Assessment Roll</a>	Residential	Full	\$16,100	\$5,900	\$22,000
2003	<a href="#">Assessment Roll</a>	Residential	Full	\$14,630	\$5,370	\$20,000
2001	<a href="#">Assessment Roll</a>	Residential	Full	\$11,660	\$3,880	\$15,540
1999	Assessment Roll	Residential	Full	\$8,530	\$10,660	\$19,190
1997	Board Action	Residential	Full	\$7,730	\$9,660	\$17,390

<b>Yr</b>	<b>Type</b>	<b>Class</b>	<b>Kind</b>	<b>Land</b>	<b>Bldg</b>	<b>Total</b>
1997	Assessment Roll	Residential	Full	\$7,730	\$9,660	\$17,390
1995	Board Action	Residential	Full	\$6,730	\$8,410	\$15,140
1995	Assessment Roll	Residential	Full	\$7,590	\$12,180	\$19,770
1993	Board Action	Residential	Full	\$6,730	\$10,800	\$17,530
1993	Assessment Roll	Residential	Full	\$6,730	\$17,400	\$24,130
1990	Board Action	Residential	Full	\$6,730	\$14,470	\$21,200
1990	Assessment Roll	Residential	Full	\$6,730	\$16,270	\$23,000

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Timestamp  
Camera ENT



Network: Jun 8, 2022 at 11:23:14 AM CDT  
Des Moines

06-08-2022 11:23 AM

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Network: Jun 8, 2022 at 11:23:21 AM CDT  
Des Moines

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Des Moines

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Des Moines

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4/6/22