



Roll Call Number

Agenda Item Number

49 D

Date March 27, 2023

ABATEMENT OF PUBLIC NUISANCE AT 345 HARTFORD AVENUE

WHEREAS, the property located at 345 Hartford 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, AMY, LLC, 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 Lot 15 in HARTFORD PLACE, and that part of Lot 34 South of and adjacent to Lot 15 in HARTFORD PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 345 Hartford 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



01-25-2023 09:19 AM



01-25-2023 09:20 AM

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	345 HARTFORD AVE				
City	DES MOINES	Zip	50315	Jurisdiction	Des Moines
District/Parcel	010/02546-000-000	Geoparcels	7824-15-126-016	Status	Active
School	Des Moines	Nbhd/Pocket	DM23/A	Tax Authority Group	DEM-C-DEM-77131
Submarket	South Des Moines	Appraiser	Joseph Peterson 515-286-3011		

Map and Current Photos - 1 Record

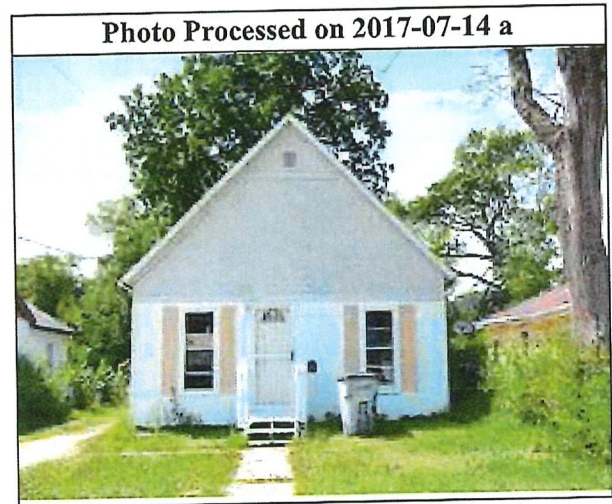
Click on parcel to get a new listing

E HARTFORD AVE

326 328 334 338 342 346 402 410 414

23 327 329 333 339 341 345 347 401 405 407 409 411

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



Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	AMY LLC	2016-08-15	16135/599

Legal Description and Mailing Address

PRT LT 34 S & ADJ & LT 15 HARTFORD PLACE	BASIM AL-BAKRI AMY LLC 230 7TH ST WEST DES MOINES, IA 50265-4513
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Current Values

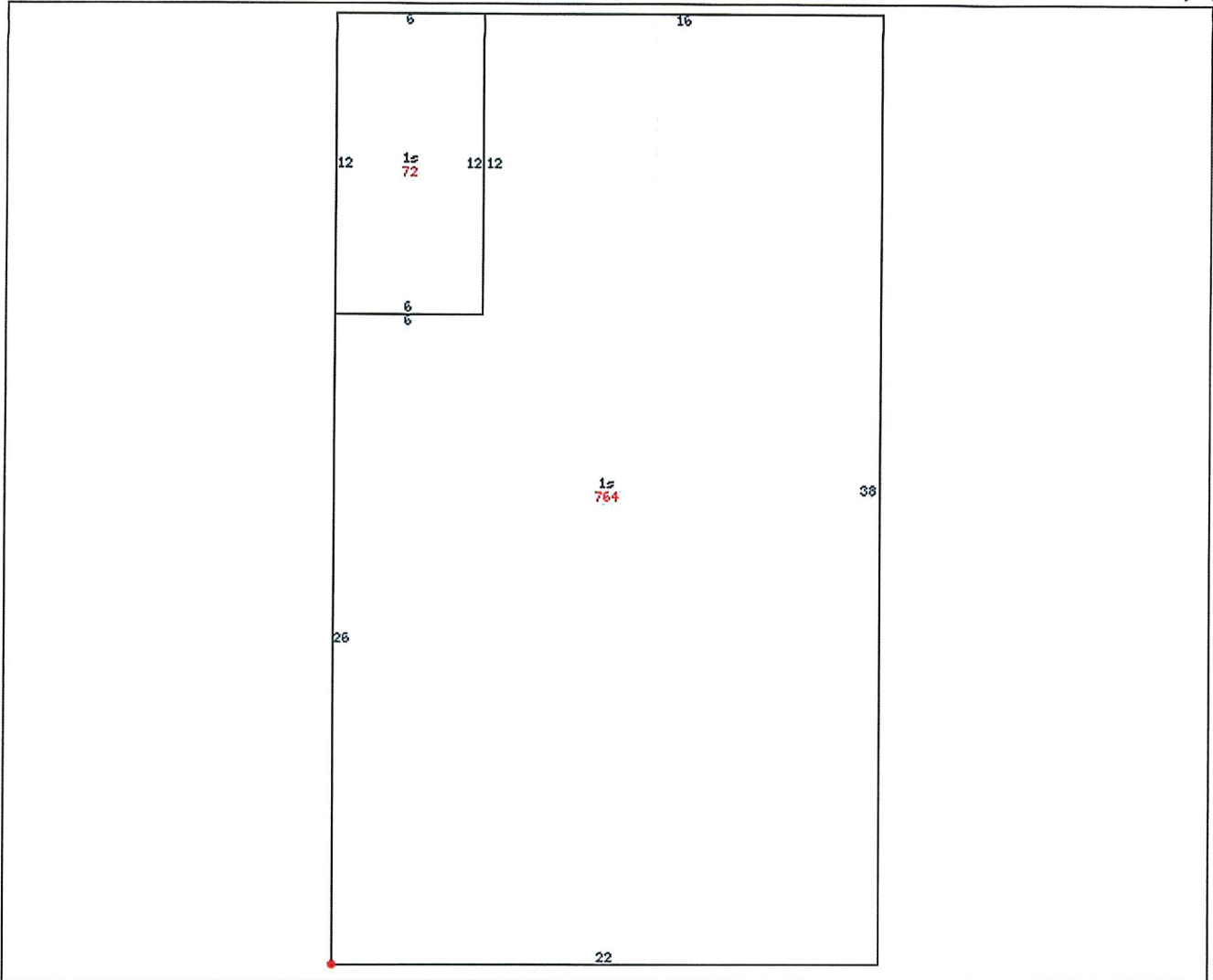
Type	Class	Kind	Land	Bldg	Total
2022 Value	Residential	Full	\$11,400	\$45,600	\$57,000

Market Adjusted Cost Report

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning

Zoning	Description			SF	Assessor Zoning	
N3C	N3c Neighborhood District				Residential	
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>						
Land						
Square Feet	5,600	Acres	0.129	Frontage	40.0	
Depth	140.0	Topography	Normal	Shape	Rectangle	
Vacancy	No	Unbuildable	No			
Residences - 1 Record						
Residence #1						
Occupancy	Single Family	Residence Type	1 Story	Building Style	Bungalow	
Year Built	1900	Year Remodel	1990	Number Families	1	
Grade	5+10	Condition	Normal	Total Square Foot Living Area	836	
Main Living Area	836	Foundation	Brick	Exterior Wall Type	Mixed Frame	
Roof Type	Gable	Roof Material	Asphalt Shingle	Heating	Gas Forced Air	
Air Conditioning	0	Number Bathrooms	1	Bedrooms	2	
Rooms	4					



Detached Structures - 1 Record

Detached Structure #101

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	12	Measure 2	26	Story Height	1
Grade	4	Year Built	1950	Condition	Normal

Sales - 9 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
BLUE HEELER PROPERTIES LC	AMY LLC	2016-08-14	\$45,540	Deed	16135/599
HOME INVESTORS 33 LC	BLUE HEELER PROPERTIES, LC	2015-11-12	\$12,000	Deed	15804/594
SAMANN, LC	A.M.Y., LLC	2012-02-23	\$33,000	Contract	14189/749
SRS, INC	ZERO DOWN HOUSES, INC	2006-08-22	\$55,000	Deed	11820/585
SRS, INC	QUINONEZ, JOSE	2002-10-14	\$54,900	Contract	9465/799

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
FIRST UNION BANK AS TRUST	SRS, INC	2002-02-08	\$20,500	Deed	9096/224
MAC MANUS, JONETTE	CHAVEZ, DEBORA	1996-08-01	\$24,000	Deed	7457/926
UNKNOWN	MACMANUS, JONETTE	1989-05-08	\$10,000	Contract	6098/195
UNKNOWN	CANALES, ROSA L.	1987-08-06	\$15,000	Contract	5774/745

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
BLUE HEELER PROPERTIES LC	AMY LLC	2016-08-14	2016-08-15	Warranty Deed	16135/599
HOME INVESTORS 33 LC	BLUE HEELER PROPERTIES LC	2015-12-18	2015-12-30	Corrected Quit Claim Deed	15854/698
HOME INVESTORS 33 LC	BLUE HEELER PROPERTIES LC	2015-11-12	2015-11-12	Quit Claim Deed	15804/594
MALONEY, MARY (Treasurer)	HOME INVESTORS 33 LC	2015-10-20	2015-10-22	Tax Sale Deed	15780/35
SAMANN, LLC	FIRST CONTRACT CORP	2012-12-05	2012-12-06	Quit Claim Deed	14562/901
SAMANN LC	AMY, LLC	2012-02-29	2012-03-09	Contract	14189/749

Permits - 5 Records

Year	Type	Permit Status	Application	Reason	Reason1
1998	Pickup	Cancel	1997-08-12	Alterations	MISC
1992	Pickup	Complete	1992-02-20		Remodel
1991	Permit	Complete	1990-01-19		Interior Repairs
1991	Permit	Complete	1989-12-22		Remodel & Porch Repair
1990	Permit	Partial	1989-12-22		Remodel & Porch Repair

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2021	Assessment Roll	Residential	Full	\$11,400	\$45,600	\$57,000
2019	Assessment Roll	Residential	Full	\$10,300	\$40,800	\$51,100
2017	Assessment Roll	Residential	Full	\$9,700	\$39,100	\$48,800
2016	Board Action	Residential	Full	\$8,400	\$34,300	\$42,700
2015	Assessment Roll	Residential	Full	\$8,400	\$34,300	\$42,700

Yr	Type	Class	Kind	Land	Bldg	Total
2013	Assessment Roll	Residential	Full	\$8,900	\$36,700	\$45,600
2011	Assessment Roll	Residential	Full	\$8,900	\$42,400	\$51,300
2009	Assessment Roll	Residential	Full	\$9,500	\$43,000	\$52,500
2007	Assessment Roll	Residential	Full	\$9,700	\$44,100	\$53,800
2005	Assessment Roll	Residential	Full	\$10,400	\$37,200	\$47,600
2003	Assessment Roll	Residential	Full	\$9,360	\$33,420	\$42,780
2002	Assessment Roll	Residential	Full	\$6,920	\$32,440	\$39,360
2001	Assessment Roll	Residential	Full	\$6,920	\$32,440	\$39,360
			Adj	\$6,920	\$13,050	\$19,970
1999	Assessment Roll	Residential	Full	\$3,970	\$34,450	\$38,420
			Adj	\$3,970	\$15,060	\$19,030
1997	Assessment Roll	Residential	Full	\$3,540	\$30,730	\$34,270
			Adj	\$3,540	\$11,340	\$14,880
1995	Assessment Roll	Residential	Full	\$3,320	\$30,950	\$34,270
			Adj	\$3,320	\$11,560	\$14,880
1993	Assessment Roll	Residential	Full	\$2,960	\$27,560	\$30,520
			Adj	\$2,960	\$8,170	\$11,130
1992	Assessment Roll	Residential	Full	\$2,960	\$25,040	\$28,000
			Adj	\$2,960	\$5,650	\$8,610
1991	Assessment Roll	Residential	Full	\$2,960	\$20,140	\$23,100
1990	Assessment Roll	Residential	Full	\$2,960	\$8,180	\$11,140

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-2022-000226	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 11/18/2022
	Date of Notice: 12/02/2022
	Date of Inspection: 11/18/2022

AMY LLC
 BASIM BAKRI, REG. AGENT
 230 7TH ST
 WEST DES MOINES IA 50265

Address of Property: **345 HARTFORD AVE, DES MOINES IA 50315**
 Parcel Number: **782415126016**

Legal Description: **PRT LT 34 S & ADJ & LT 15 HARTFORD 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.	Remove the outbuilding and/or detached garage should the primary structure be removed.	01/05/2023

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>Vacate the structure until nuisance has been abated and is no longer declared a public nuisance.</p>	01/05/2023
<p>60-192(1) - Dangerous Structure or Premise - Door, Stairway, Exit 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: (1) Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of the jurisdiction as related to the requirements for existing buildings.</p>	<p>Repair or replace any door, aisle, passageway, stairway, exit, or other means of egress that does not conform to the approved building or fire code.</p> <p>Throughout main structure: REPAIR AND REPLACE ANY AND ALL DAMAGED EXTERIOR DOORS AND DOOR JAMS AND MUST BE IN GOOD WORKING ORDER.</p>	01/05/2023

Violation	Corrective Action	Compliance Due Date
<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>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.</p> <p>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. OBTAIN FINAL ON ELECTRICAL PERMIT.</p>	01/05/2023
<p>60-192(9) - Dangerous Structure or Premise - Unsanitary, Unfit for Habitation 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: (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>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.</p> <p>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. OBTAIN FINAL ON MECHANICAL PERMIT.</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. OBTAIN FINAL ON PLUMBING PERMIT.</p>	01/05/2023

Violation	Corrective Action	Compliance Due Date
<p>60-194 - Defacing and Removing Placard No person shall deface or remove the placard, except as authorized by the administrator.</p>	Replace or restore defaced or removed placard.	01/05/2023
<p>60-195 - Emergency Measures to Vacate If one or more of the following exists, the administrator is hereby authorized and empowered to order and require the owner(s) and/or occupant(s) to vacate the premises immediately: (1) There is imminent danger of failure of collapse of a building or structure that endangers life; (2) Any structure or part of a structure has fallen and life is endangered by occupation of the structure; or (3) There is actual or potential danger to the building occupants or those in proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment.</p>	Immediately vacate the building or structure.	01/05/2023

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.

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,



Scott Clauson
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
(515) 669-8231
SAClauson@dmgov.org