BOARD OF ADJUSTMENT AND APPEALS AGENDA

Thursday, March 1, 2012
6:30 p.m.
Coon Rapids City Center
Council Chambers

Memo Re: Consideration of Appeals from David Brodie, Assistant City Attorney

Call to Order

Pledge of Allegiance

Roll Call

Adopt Agenda

Approval of Minutes of Previous Meeting - February 2, 2012

Public Hearing

Old Business

New Business

1. Special Assessment Objection, Bruce Nelson, 2961 121st Avenue NW, 09-31-24-31-0080, Case 12-03V

2. Special Assessment Objection, Gerald Patt, 2121 109th Avenue NW, 15-31-24-34-0138, Case 12-04V

3. Special Assessment Objection, Derek Glowacki (POA for Donald Glowacki), 10024 Cottonwood Street NW, 25-31-24-11-0020, Case 12-05V

4. Case 12-06V Not Assigned

5. Special Assessment Objection, Barbara Curry by David Curry, 2190 Coon Rapids Blvd. NW, 22-31-24-24-0068, Case 12-07V

6. Special Assessment Objection, Leslie Price, 1947 108th Lane NW, 22-31-24-12-0065, Case 12-08V

7. Special Assessment Objection, Jon Smoluch, 10522 Foley Blvd. NW, 24-31-24-13-0108, Case 12-09V

8. Special Assessment Objection, Derrek Rand Abendroth, 10640 Arrowhead Street NW, 21-31-24-13-0007, Case 12-10V

9. Special Assessment Objection, Larisa Pokhilchuk, 11734 Jonquil Street NW, 09-31-24-33-0057, Case 12-11V

10. Special Assessment Objection, Mayli Vang, 1093 94th Lane NW, 26-31-24-43-0040, Case 12-14V

11. Special Assessment Objection, Kemet Jolly, 422 109th Avenue NW, 24-31-24-21-0063, Case 12-15V

12. Special Assessment Objection, Thomas Durkin, 11106 Hanson Blvd. NW, 15-31-24-31-0009, Case 12-12V

13. Special Assessment Objection, KimMarie Hagen, 2441 112th Lane NW, 16-31-24-41-0098, Case 12-13V

14. Special Assessment Objection, Carly Hanson, 10521 Palm Street NW, 23-31-24-41-0054, Case 12-16V

Other Business

Adjourn

Board of Adjustment and Appeals - Regular Session

Meeting Date: 03/01/2012

Subject: Memo Re: Consideration of Appeals from David Brodie, Assistant City Attorney

From: David Brodie, Assistant City Attorney

INFORMATION:

One of the Board's functions under City Code Sections 3-208 and 11-336 is to consider and decide appeals from decisions made by the Zoning Administrator and other City staff. In those cases, the Board shall "interpret, construe, and decide meanings of the zoning and building codes; but the Board shall not determine the validity of any such provision of the code." Code Section 3-208. A two-thirds (2/3) vote of all Board members is required to overrule a City staff decision. Code Section 11-337. An aggrieved party may appeal the Board's decision to the City Council within ten (10) days of notice of this decision. Code Section 11-334.

The appeal hearing, while conducted during the Board's regular meeting, is not a public hearing that requires an opportunity for public comment. The Board may conduct the hearing as it sees fit. Staff suggests that City staff present its position first with the appellant following. The Board would be able to ask questions of either party as it sees fit. Staff requests that the Board execute the Order found on the bottom of appellant's original notice of appeal.

Board of Adjustment and Appeals - Regular Session

Meeting Date: 03/01/2012

SUBJECT: Approval of Minutes of Previous Meeting - February 2, 2012

Attachments

February 2, 2012 Minutes

COON RAPIDS BOARD OF ADJUSTMENT AND APPEALS MEETING MINUTES OF FEBRUARY 2, 2012

The regular meeting of the Coon Rapids Board of Adjustment and Appeals was called to order by Chairman Wessling at 6:30 p.m. on Thursday, February 2, 2012, in the Council Chambers.

Members Present: Chairman Gary Wessling, Commissioners Jeanette Rosand, Teri Spano-Madden, and Trish Thorup

Members Absent: Commissioner Vande Linde

Staff Present: Housing and Zoning Coordinator Cheryl Bennett, Assistant City Attorney David Brodie, Chief Building Official Doug Whitney, Housing Inspector Leya Drabczak, Fire Inspector Nick House, Patrol Officer Interna Kim

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1. CALL TO ORDER

Chairman Wessling called the meeting to order at 6:30 p.m.

2. APPROVE FEBRUARY 2, 2012 AGENDA

MOTION BY COMMISSIONER THORUP, SECOND BY COMMISSIONER SPANO-MADDEN, TO ADOPT THE FEBRUARY 2, 2012, AGENDA AS PRESENTED. THE MOTION PASSED UNANIMOUSLY.

3. APPROVE DECEMBER 1, 2011, MEETING MINUTES

Commissioner Thorup requested the following corrections:

Page 3, last paragraph: "within a half mile of Coon ~~Raids~~ <u>Rapids</u> Boulevard."

Page 4, fifth paragraph: "…if they <u>have</u> adequate access…"

MOTION BY COMMISSIONER SPANO-MADDEN, SECOND BY COMMISSIONER THORUP, TO APPROVE THE DECEMBER 1, 2011, MEETING MINUTES AS AMENDED. THE MOTION PASSED UNANIMOUSLY.

4. CASE 12-01V – SCOTT NELLIS – 10320 GROUSE STREET – APPEAL ORDER OF CHIEF BUILDING OFFICIAL

Chairman Wessling reviewed the background on the case. He asked staff for comments.

Chief Building Official Whitney had no additional comments and offered to answer questions. Chairman Wessling confirmed that the property is zoned for residential use. He asked if it is licensed for business and if it could legally be operating as a business. Chief Building Official Whitney stated that this is a home occupation that is not currently legal.

Housing and Zoning Coordinator Bennett added that there are certain types of home businesses that can operate without a separate city license or permit. She explained that one determining

factor for operating a home business is that the residential character of the property must be maintained.

Chairman Wessling asked Mr. Nellis to address his concerns.

Scott Nellis, 10320 Grouse Street, provided a written statement to the Board. He explained that this is a rebuttal.

Chairman Wessling advised Mr. Nellis that he had five minutes to address the Board.

Mr. Nellis stated that he has reviewed the city code regarding home businesses. He noted that he does not have customers coming to the house. He explained that most of his business is done out-of-state at business expos and through some internet sales. He stated that his house does not appear different from the neighbors from the outside. Chairman Wessling stated that a neighbor complained which is why there is an issue.

Mr. Nellis stated that the complaint came about because of odor from cedar shavings from rat cages that was being used as garden fertilizer. He reviewed that this is allowed by code and is considered manure. He commented that his neighbors know about his business and have otherwise not had any complaints. He reported that he has reduced the number of rodents on hand and increased the frequency of cleanings on the property. He noted that he now uses his trash for waste. He added that the odor has been reduced. He explained that ammonia levels have been reduced. He reported that he does not have equipment to test the odor.

Chairman Wessling asked what standards Mr. Nellis is going by to determine that the odor is reduced. Mr. Nellis asked that if his air quality is to be monitored, would the homes of smokers also be monitored. He stated that in this situation he would be considered to be singled out.

Chairman Wessling stated that there is a fire safety issue due to the rows of cages. Mr. Nellis stated that a majority of the cages are located in the basement. He explained that no one resides in the basement. He reported that he weighed the cages which do not exceed the 40 pounds per square foot limit that Chief Building Official Whitney detailed for him. He stated that he uses industry-approved cages. He stated that a refrigerator would weigh more than his cages. He stated that a fish tank would weigh more in a smaller footprint. He stated that as far as doing illegal activity in his house, it should only be his concern as to what happens in the privacy of his home. He added that there are privacy laws.

Chairman Wessling stated several items were listed as concerns.

Mr. Nellis stated that this is his hobby which should not be a concern. He stated that many people have hobbies that take up a lot of space in their homes. He stated that he does not have a garbage house. He explained that he has a friend who lives with him and they have duplicates of some appliances and that there are some boxes around the house. He noted that in three to four months he will be moving items into his storage unit to alleviate some of the crowding. He stated that the animals are kept around the perimeter of the rooms and not throughout the floor area. He noted that the room off the entry has two aisles formed by cages but that it is not a walk-through room. He noted that he keeps the door closed to this room.

Commissioner Spano-Madden asked how the non-smooth surfaces of the Building Officials report have been addressed. Mr. Nellis stated that the two rooms where the reptiles are kept have carpet in them. They have painted wallboard and "popcorn" ceilings. He explained that the reptiles are caged and do not get out to defecate on the carpet. He explained that people with dogs have issues with them defecating on the carpet which is a worse situation than he is dealing with. He noted that when cleaning the cages he moves the reptiles to another container. He reported that his home is not a public place and customers are not coming into it. He stated that it is his residence and he should not be required to conform to commercial codes.

Chairman Wessling stated that businesses need to be licensed and have permits. Mr. Nellis stated that he checked with the state in 2007 on the codes. He added that he is registered and licensed with the state. He stated that has a sales tax number. He reported he is paying sales taxes and income taxes related to the business.

Commissioner Rosand asked how long Mr. Nellis has had his business. Mr. Nellis stated that in 2007 he decided to expand his hobby into a business. He explained that at that time he checked on city codes and filed with the state.

Commissioner Rosand asked how many reptiles were on the property in October of 2011. Mr. Nellis stated that the friend who lives with him had owned 45 reptiles and sold them off at a significant loss because she was scared about the city's inquiry. He stated that he had 390 reptiles with the majority of them being under two feet in length.

Commissioner Rosand stated that the city requires a license for cats and dogs over a quantity of three per household. Mr. Nellis stated that he checked on this and that a license is not required for reptiles. He added that he would apply for a license for this but one is not available.

Chairman Wessling asked about the structural findings. Chief Building Official Whitney stated that a certain amount of open space is expected within a home. He stated that the issue is not hoarding but that typical household items like a couch, coffee tables, or TV are not found there. He stated that an expectation is that fire crews would be able to get in and out of the house.

Fire Inspector House stated that there is open space downstairs but on the mid-floor level, where there are a lot of cages, the windows are blocked limiting access to an exit. He stated that in the basement and mid-floor levels the plastic containers increase the normal fire load per occupancy which would make it more dangerous to do a search in case of a fire. He explained that if the house was full of smoke, the firefighters would not be able to crawl through it and find their way in their bulky gear.

Chairman Wessling confirmed that some windows are blocked with cages. Fire Inspector House stated that there are cages blocking windows and the outer perimeter in the main room. He explained that there are cages in the middle of this room which is blocking egress out of the room.

Chairman Wessling confirmed that the cages would be a fire hazard. Fire Inspector House stated that annual inspections which are performed for businesses would find the cages to be a hazard. He explained that there are extensive use of extension cords and additional heaters creating

further hazards. He reviewed that half-mask face respirators needed to be worn when they initially inspected the property. He commented that in the past they have found that the odor permeates the carpet and surroundings.

Chairman Wessling asked if the fumes are flammable. Fire Inspector House stated that he is not a hazmat expert. He explained that ammonia levels are regulated for a nine-to-five job site, which is what they were measuring on the basement and middle floors. He reviewed that the hazmat team did an inspection and found the odor at the threshold of the daily allowable limit. He stated that the average person should likely not be living in this environment 24 hours a day.

Chairman Wessling asked if there is special air ventilation. Fire Inspector House stated that they did not find a separate air quality system.

Chairman Wessling asked if owning snakes is against code. Chief Building Official Whitney stated that the issue is whether there are items found typically in a house or business. He explained that the Humane Society and others that keep animals have an environment that is designed by architects and engineers so that ventilation, proper outlets, smooth cleanable surfaces and sinks are provided. He stated that ventilation is set up so that air is not recirculating. He explained that waste disposal and storage cabinets are typically built in. He stated that extra heaters, electric cords and limited air circulation are at issue.

Commissioner Thorup asked if Mr. Nellis could lease property from an agricultural property owner with an outbuilding that could be used for this purpose and suggested that a hobby farm could be an alternative. She asked if this would provide the setting that is needed and be an option within the statute. Chief Building Official Whitney stated that agriculture buildings are exempt from code enforcement and this would be an alternative.

Chairman Wessling stated that the Commission will discuss the case amongst themselves now.

Mr. Nellis asked if he has an opportunity to give a rebuttal. Chairman Wessling stated that all of the information has been presented already.

Commissioner Thorup stated that homeowners are bound by city ordinances. She explained that Code 6-500 refers to the keeping of nondomestic animals, which includes cobras and boas. She stated that the city is bound by these codes.

Commissioner Rosand stated that the homeowner is saying that the air quality is improved. She requested that an official report of this be presented as the homeowner is living there.

Commissioner Thorup stated that there are fire hazards at the property.

Commissioner Rosand stated that if firefighters are called they expect to be entering a typical home and not a pet store environment.

MOTION BY COMMISSIONER THORUP, SECOND BY COMMISSIONER ROSAND, IN CASE 12-01V, THE BOARD OF ADJUSTMENT AND APPELAS UPHOLDS THE BUILDING UNFIT FOR HUMAN HABITATION (12-313) AND UNSAFE BUILDINGS OR

DRAFT

STRUCTURES (1300.0180) COMPLIANCE ORDER (12-315) OF THE CHIEF BUILDING OFFICIAL DATED NOVEMBER 30, 2011.

THE MOTION PASSED UNANIMOUSLY.

Chairman Wessling stated that staff requirements were being upheld and asked Mr. Nellis to speak with staff if he had any questions.

5. ADJOURNMENT

MOTION BY COMMISSIONER SPANO-MADDEN, SECOND BY COMMISSIONER THORUP, TO ADJOURN THE MEETING AT 7:08 P.M. THE MOTION PASSED UNANIMOUSLY.

Respectfully submitted,
Beth Bostrom
Board of Adjustment and Appeals Secretary

DRAFT

Board of Adjustment and Appeals - Regular Session **1.**

Meeting Date: 03/01/2012

Subject: Special Assessment Objection, Bruce Nelson, 2961 121st Avenue NW, 09-31-24-31-0080, Case 12-03V

From: Kristin DeGrande, Neighborhood Coordinator

INTRODUCTION

A proposed special assessment in the amount of $1,500 has been assessed against the above property. The property owner has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

The amount of $1,500 is for two Administrative Citation penalties for operating a rental dwelling without a license. Anoka County property records showed that the property owner's home address was different than that of the subject property so a letter was sent to Mr. Nelson in August 2009 letting him know that a rental license was required. Mr. Nelson called the City in September 2009 stating that his daughters were living in the house. Staff told him that under those circumstances, he would need to file for 'relative homestead' status at the county and then a rental license would not be required. A relative homestead was never filed.

Staff continued to monitor the status of this property and after no change another letter was sent on August 24, 2011, stating that a rental license was required to be obtained by September 23, 2011, or a fine would be charged. There was no response from the property owner and a $500 Administrative Penalty was assessed for operating a rental dwelling without a license. Since the issue remained, another letter was sent to the property owner on October 3, 2011, stating that a rental license was required by November 1, 2011, or a $1,000 Fine would be charged. Mr. Nelson did contact the city on October 11, 2011, stating that his daughter had moved out and that he now had friends living at the house. He also stated that he occasionally stays at the house. Staff explained to him that since 2961 121st Avenue was not his primary place of residence (Anoka County records shows his primary address as 12313 Ilex Street) and that because his daughter no longer lived at the house and that friends were living at this property, he was required to obtain a rental license. An application for a rental license was not received by November 1, 2011, and the $1,000 Fine for operating a rental dwelling without a license was assessed.

Still without resolution, another letter was sent to the property owner on December 28, 2011, requiring that a rental license be obtained by February 1, 2012, or a fine would be charged. This penalty has been put on hold since the property owner is appealing the previous assessments pertaining to the same issue.

ACTION REQUESTED

In Case 12-03V, it is requested that the Board of Adjustment and Appeals recommend the City Council affirm the special assessment in its entirety.

Attachments

Supporting Documents

To the city of coon rapids

my name is Bruce Nelson I live at 2961 121 ave. I recieved a letter that was delievered to my wifes house stating that it has been decieded that my house is a rental property and I am violating the citys rules for rental properties and that was followed by several others telling me of fines that i have to pay. I have responded by phone several times and talked to two different people then a e-mail stating that I do not know why I am getting these letters. I do see the reason for attempting to control single family home rental, some people are purchacing houses to rent them out to create income. In this case I have owned my house for 15 years and later married a woman with her own house.

Could all further letters be delievered to my house this is none of my wifes business

Bruce Nelson

$1500.00
09-31-24-31-0080
2961-121st Ave. NW
Received 1/12/2012

Property Report

Report Date: 2/14/2012

PROPERTY ADDRESS: 2961 121ST AVE PIN: 093124310080

Work Order #32306 08/12/2009 Rental Complaint OPEN

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
Information Sent		8/12/09	DEGRANDE, KRISTIN	rental letter sent to NELSON BRUCE, 12313 ILEX ST NW, COON RAPIDS MN 55448
Communicate w owner		9/11/09	DEGRANDE, KRISTIN	Property owner Bruce Nelson 763- 3 called. His daughters live in this property. I told him that he needs to file it as a relative homestead with Anoka County. OK.
Information		11/9/09	HINTZE, CINDY	Paid to date per utility billing system. Bruce Nelson . No other names/addresses. Active owner account.
Information		11/13/09	HINTZE, CINDY	Per Starlite - 1A-Residential Homestead but not showing relative status.
Information		5/6/10	POSCH, MICHELLE	NO RELATIVE HOMESTEAD FILED W/ANOKA CTY
Information		1/11/11	HINTZE, CINDY	Starlight shows owner as BRUCE R NELSON, 12313 ILEX ST NW, COON RAPIDS, MN 55448 effective 11/5/98. No relative status either.
INFORMATION SENT		8/25/11	POSCH, MICHELLE	
RENTAL VIOLATION	9/23/11	10/4/11	POSCH, MICHELLE	$500 - ASSESSED FOR NON COMPLIANCE - NO RENTAL LICENSE
ASSESSMENT		10/4/11	POSCH, MICHELLE	$500 ASSESSED FOR NON COMPLIANCE - NO RENTAL LICENSE
RENTAL VIOLATION	11/1/11		POSCH, MICHELLE	$1000 NO LICENSE
COMMUNICATE W OWNER	10/11/11	10/11/11	POSCH, MICHELLE	BRUCE NELSON SAYS HE HAS SOME FRIENDS (NOT WORKING) LIVING THERE. HIS DAUGHTER MOVED OUT IN JAN/11. WIFE KICKS HIM OUT HE STAYS THERE. OTHER HOUSE IS HIS WIFE'S.
ASSESSMENT		11/30/11	POSCH, MICHELLE	ASSESS $1000 NO LICENSE
RENTAL VIOLATION	1/1/12		POSCH, MICHELLE	$1500 NO LICENSE
COMMUNICATE W OWNER		12/9/11	DEGRANDE, KRISTIN	Owner Bruce Nelson612-5 called w/?s re: why he needs a rental license. He has friends living in the house. He stops in 2-3 times a week but lives primarily with his wife unless they have a fight - then he stays at this house. Sent rental ord.
INFORMATION		1/12/12	POSCH, MICHELLE	$1500 no license - not charged at this time due to appeal of $500 and $1000.

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To

Files attached to this work order:

\\cr-fs2\applications$\cityworksserverfiles\WorkOrder\32306\20111003160835587.pdf
\\cr-fs2\applications$\cityworksserverfiles\WorkOrder\32306\20110825090943505.pdf
\\cr-fs2\applications$\cityworksserverfiles\WorkOrder\32306\20111228131054866.pdf
\\cr-fs2\applications$\cityworksserverfiles\WorkOrder\32306\20111228131812735.pdf

COON RAPIDS
Minnesota

Charge Rental Violation Fine

Report Date: 11/11/2011

2961 121ST AVE

Rental Complaint

Work Order #32306 — OPEN

Information Sent		08/12/09	rental letter sent to NELSON BRUCE, 12313 ILEX ST NW, COON RAPIDS MN 55448
Communicate w owner		09/11/09	Property owner Bruce Nelson 7[illegible] called. His daughters live in this property. I told him that he needs to file it as a relative homestead with Anoka County. OK.
Information		11/09/09	Paid to date per utility billing system. Bruce Nelson 1[illegible] 7. No other names/addresses. Active owner account.
Information		11/13/09	Per Starlite - 1A-Residential Homestead but not showing relative status.
Information		05/06/10	NO RELATIVE HOMESTEAD FILED W/ANOKA CTY
Information		01/11/11	Starlight shows owner as BRUCE R NELSON, 12313 ILEX ST NW, COON RAPIDS, MN 55448 effective 11/5/98. No relative status either.
INFORMATION SENT		08/25/11	
RENTAL VIOLATION	**09/23/11**	10/04/11	**$500 - ASSESSED FOR NON COMPLIANCE - NO RENTAL LICENSE**
ASSESSMENT		10/04/11	$500 ASSESSED FOR NON COMPLIANCE - NO RENTAL LICENSE
RENTAL VIOLATION	**11/01/11**		**$1000 NO LICENSE**
COMMUNICATE W OWNER	10/11/11	10/11/11	BRUCE NELSON SAYS HE HAS COME FRIENDS (NOT WORKING) LIVING THERE. HIS DAUGHTER MOVED OUT IN JAN/11. WIFE KICKS HIM OUT HE STAYS THERE. OTHER HOUSE IS HIS WIFE'S.

Work Order Custom Field

OWNER NAME	BRUCE R NELSON
OWNER ADDRESS	12313 ILEX ST NW
OWNER CITY STATE ZIP	COON RAPIDS, MN 55448

Starlite Info

NELSON BRUCE
12313 ILEX ST NW
COON RAPIDS, MN 55448

RSD:

PIN #: 093124310080

End of Report for 2961 121ST AVE

Bruce Called 12/7/2011 8:47Am
Returned Call and told him to talk
to Kristin DeGrand. Left message.

12/9 He talked to Kristin and
she told him the same thing
He needs a license.

12/28/2011 Kristin AI agreed. We will
assess $1500 and send next letter
$1500

Welcome to the Web site of
Anoka County
Minnesota

Home Help Logoff

Home -> Property Search -> Property Search Result -> Property Summary

Printable Version

Property Details

Parcel History	Linked Parcels	Special Assessments	Truth In Taxation	Documents	Sales History
Summary	Parties	Values	Taxes	Events	Receipts

Property ID	09-31-24-31-0080	Situs Address	2961 121ST AVE NW , COON RAPIDS, MN 55433-0000

Parties

Role	Percent	Name	Address	Since	To
Mortgage Company	100.00	WELLS FARGO REAL EST TAX SERV	AU 37602 PO BOX 14506, DES MOINES, IA 50306-9396	08/23/2011	Current
Owner	100.00	BRUCE R NELSON	12313 ILEX ST NW, COON RAPIDS, MN 55448-0000 UNITED STATES	11/05/1998	Current
Taxpayer	100.00	BRUCE R NELSON	12313 ILEX ST NW, COON RAPIDS, MN 55448-0000 UNITED STATES	06/23/2008	Current

Printable Version

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Version 1.0.4043.14061

City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433-3761
Tel: 763-755-2880
Fax: 763-767-6491
www.coonrapidsmn.gov

COON RAPIDS
Minnesota

August 24, 2011

BRUCE R NELSON
12313 ILEX ST NW
COON RAPIDS, MN 55448

RE: 2961 121ST LN

As the Housing Inspector for the City of Coon Rapids, part of my job is to identify rental properties and help landlords through the rental licensing process. This letter is to help you through the application process. **The property above has been identified as a rental. A rental license is required. This property is classified as a homestead property with Anoka County and is occupied by someone other than the owner.**

The rental dwelling licensing program has been in existence since 1999. This program requires all rental units to be licensed. [City Code Chapter 12-900] This is accomplished by simply filling out the enclosed rental license application, permitting a basic maintenance and safety inspection of the property, submitting a rental license fee and/or conversion fee (the conversion fee includes the first years license and inspection fees of $170/single family), and an owners background check for $45. The owner or agent is required to attend an eight hour Crime Free/Drug Free Housing Training Seminar or submit a copy of a certificate of completion.

Enclosed you will find a Rental Licensing brochure outlining the program; a return envelope to submit the rental license application and other documents; a check list of items to be returned, and to be inspected; a copy of the Rental Licensing Ordinance 12-900 and a copy of Landlords and Tenants Rights and Responsibilities.

COMPLIANCE DATE: 09/23/2011

City Code Chapter 12-917 requires a $500 fine be charged to properties that are being rented without a license. The fine will be waived if a rental license is obtained by the compliance date above. As soon as the application is returned we can schedule an inspection. Our inspection hours are Monday - Thursday, 7:00 a.m. - 5:30 p.m.

Michelle Posch
Housing Inspector
City of Coon Rapids
763-767-6575
763-767-6573 fax
mposch@coonrapidsmn.gov

WO# 32306

City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433-3761
Tel: 763-755-2880
Fax: 763-767-6491
www.coonrapidsmn.gov

COON RAPIDS
Minnesota

Rental License Violation and Administrative Fine

October 03, 2011

BRUCE R NELSON
12313 ILEX ST NW
COON RAPIDS, MN 55448

Address: **2961 121ST AVE**
COON RAPIDS, MN 55433

PIN #: 093124310080

A previously sent Rental License Violation and Administrative Fine for $500 has been charged to the above-listed property taxes. This property is still in violation of City Code and a fine of $1000 will be charged if the property is not in compliace with City Code by the Compliance Date listed below.

This Notice of Violation and Administrive Fine is issued under Coon Rapids City Code Chapter 12-900, Licensing of Rental Dwellings. The City has determined that the above-listed property is being operated as a rental dwelling or rental dwelling unit and does not have a Rental Dwelling License which is in violation of City Code. Attached is a rental license application and information on the rental licensing program.

Please submit the attached rental application, required documents, and license fees along with the Administrative Fine stated below by the Compliance Date stated below. Failure to comply and pay the fine will result in the denial of the rental dwelling license. If the license is denied, you may appeal that decision to the City Council by filing a written appeal within 7 days of receiving the denial notice. If you continue to operate a rental dwelling without a license, this matter will be turned over to the City Attorney's Office for further legal action.

Address	Compliance Date	City Code	Fine Amount
2961 121ST AVE	11/01/2011	12-903(1) - Rental License Required	$1000

Michelle Posch
Housing Inspector
City of Coon Rapids
763-767-6575
763-767-6573 fax
mposch@coonrapidsmn.gov

WO#32306

Board of Adjustment and Appeals - Regular Session **2.**

Meeting Date: 03/01/2012

Subject: Special Assessment Objection, Gerald Patt, 2121 109th Avenue NW, 15-31-24-34-0138, Case 12-04V

From: Kristin DeGrande, Neighborhood Coordinator

INTRODUCTION

A proposed special assessment in the amount of $681 has been assessed against the above property. The property owner has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

The amount of $681 is for an Administrative Citation Penalty for the exterior storage of junk and debris ($300) and for the removal/abatement costs of these items ($381).

City inspectors went out to the property on October 11, 2011, to investigate junk and debris in the yard and an Administrative Citation was issued on October 13, 2011, with a compliance date of October 20, 2011. The items were still there during the re-inspection on October 21, 2011, so the items, including concrete blocks, garden hoses, a bath matt, scrap wood, wire fencing, and miscellaneous household trash items, were abated by the City's contractor later that day on October 21, 2011.

The property owner had not contacted the city prior to the abatement date with questions about the citation, a time extension request or to appeal the citation.

In the written objection to this assessment, the property owner stated that he and his wife moved out the house on October 8, 2011, and that they had hired a friend to clean up the items. Staff is unclear as to what items were cleaned up through this process, but the items listed above remained at the property on the date of re-inspection and were abated. The property owner also stated that the house has been given back to the bank but there is no record of foreclosure yet on Anoka County records.

ACTION REQUESTED

In Case 12-04V, it is requested that the Board of Adjustment and Appeals recommend the City Council affirm the special assessment in its entirety.

Attachments

Supporting Documents

To: City of Coon Rapids

11155 Robinson Drive

Coon Rapids, MN, 55433-3751

Attention City Clerk

RECEIVED
JAN 17 2012
CITY OF COON RAPIDS

From: Gerald and Penny Patt

2121 109th Ave Nw

Coon Rapids, MN 55433

Dear City of Coon Rapids,

RE: PIN #: 15-31-24-34-0138 for 2121 109th Ave NW in Coon Rapids, MN

I was surprised to receive your citation letter this week. We moved from the property at 2121 109th Ave NW on October 8th to Missouri. Within a week we received a citation because we left some things in the sheds in the back yard and some construction material by the house. We are 600 miles away so I called a friend and paid him to remove the said items. I thought it had all been taken care of. When I received this second letter I called a neighbor and asked if he knew what the city removed. He said there was a roll of chain link fence with a couple of chain link posts and some wood they took out from under the porch. If I had known those items were still there I would have called the neighbor who owned the chain link fence materials to remove them. The wood under the porch was replacement slats and posts for the wood privacy fence. The chain link materials were between the privacy fence and the back of one of the sheds. It was not where it was an eye sore for the neighborhood. If I had been notified that here were still items in violation I would have had them removed also. Since I am so far away I was not able to check on it myself. I am 67 years old and can no longer work due to complications from diabetes, Penny is on permanent disability and we have no other source of income. We could not remain in Minnesota living on social security. We tried to sell the house in 2011 but the market continued to collapse until the mortgatge was higher than the market value. Since the mortgage was forgiven by bankruptcy on 2008 we decided to give the house to the bank. We ask that you drop the citation since we hired someone to remove the items in the sheds along with the building materials and were not aware that the materials removed by the city were still there.

Sincerely,

Gerald e, Patt

$681.

Property Report

Report Date: 2/3/2012

PROPERTY ADDRESS: 2121 109TH AVE PIN: 153124340138

Work Order #45545 10/04/2011 Vacant Monitor OPEN

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
INFORMATION		10/4/11	HINTZE, CINDY	Jean Cline, Utility Billing, sent an email: Homeowner called, is vacating property on the 10th. Turning house over to bank.
INFORMATION		10/10/11	HINTZE, CINDY	Requested Public Works to close the curbstop tomorrow (10/11).
CLOSE CURB STOP	10/11/11	10/11/11	BAUTCH, JOSH	Located & raised curbstop 1 ft, turned off curbstop. No access to verify.
Inspection 1		10/11/11	MITLYNG, ADAM	gas off, posted water shut off

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To

Files attached to this work order:

PROPERTY ADDRESS: **2121 109TH AVE** PIN: 153124340138

Work Order #45719 10/13/2011 Yard And Lot Issues CLOSED

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		10/11/11	MITLYNG, ADAM	
CITATION ISSUED		10/13/11	MITLYNG, ADAM	junk and debris
CITATION REINSPECT	10/21/11	10/21/11	MITLYNG, ADAM	no change
ABATE		10/21/11	MITLYNG, ADAM	removed junk and debris
CITATION FEE APPLIED		10/21/11	MITLYNG, ADAM	$300

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
8-109 Junk Cars and Building Materials.	10/11/11	300.00	MITLYNG, ADAM	10-20-2011 remove building materials, trash, misc junk and debris from exterior storage	GERALD & PENNY PATT Issue Date: 10-13-2011 2121 109TH AVE NW COON RAPIDS, MN 55433

Files attached to this work order:

\\cr-fs2\applications$\cityworksserverfiles\WorkOrder\45719\2121 109th ave.pdf

End of Report for 2121 109TH AVE

City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433-3761
Tel: 763-755-2880
Fax: 763-767-6491
www.coonrapidsmn.gov

COON RAPIDS Minnesota

ADMINISTRATIVE CITATION

Citation #45719-19906

GERALD & PENNY PATT
2121 109TH AVE NW
COON RAPIDS, MN 55433

Issue Date: 10-13-2011

Address: **2121 109TH AVE**
COON RAPIDS, MN

PIN #: 153124340138

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 10/11/11 the following violation(s) of Coon Rapids City Code was found:

Compliance Date	ANSWER	City Code Summary	Penalty
10-20-2011 remove building materials, trash, misc junk and debris from exterior storage	8-109 Junk Cars and Building Materials.	Any item not intended for outdoor storage is not permitted to be stored outdoors. (Vehicle parts, fluids and accessories, building materials, upholstered furniture, brush, etc.)	$300.00

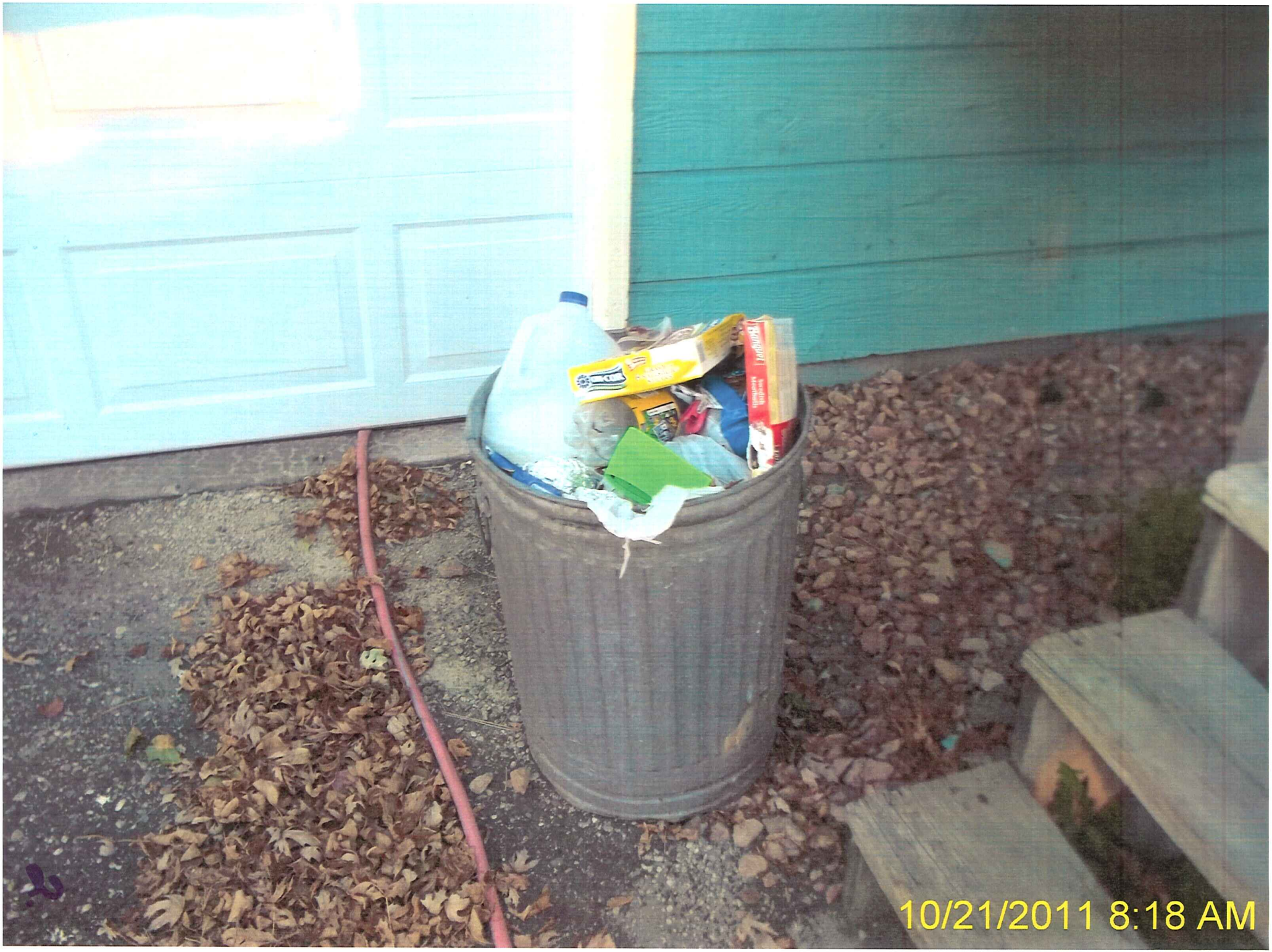
You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, the penalty is immediately due. All costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Adam Mitlyng
Code Enforcement
763-767-6470

10/21/2011 8:18 AM

10/21/2011 8:18 AM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10/21/2011 8:19 AM
2.

10/21/2011 8:19 AM

2
10/21/2011 8:19 AM

10/21/2011 8:19 AM

flos remodeling

Invoice

9781 monroe st ne
blaine, MN 55434

Phone # 6127517117 dmagadan@msn com
Fax # 7637833504

Date	Invoice #
10/21/2011	618

Bill To
city coon rapids 11155 robinson dr coon rapids, mn 55433

P.O. No.	Terms	Project
58812		

Quantity	Description	Rate	Amount
	2121 109th ave. (trip fee)	50.00	50.00
	garbage fee	100.00	100.00
3	labor	55.00	165.00

Adam

Total $315.00

Board of Adjustment and Appeals - Regular Session **3.**

Meeting Date: 03/01/2012

Subject: Special Assessment Objection, Derek Glowacki (POA for Donald Glowacki), 10024 Cottonwood Street NW, 25-31-24-11-0020, Case 12-05V

From: Kristin DeGrande, Neighborhood Coordinator

INTRODUCTION

A proposed special assessment in the amount of $300 has been assessed against the above property. The property owner has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

The amount of $300 is for an Administrative Citation Penalty for long grass.

A City Inspector went out to the property on August 26, 2011, and found the grass/weeds to be 10" and taller. The property was posted with an Administrative Citation and a copy was sent to the property owner of record (same address). The mailed copy was returned to City Hall by US Mail and marked as 'Not Deliverable as Addressed'. The compliance date was September 2, 2011, and the re-inspection took place on September 6, 2011, at which time it was found that the grass had not been cut. The property was sent for abatement and the mowing contractor abated the lawn on September 8, 2011.

The property owner's son did contact City Hall in October 2011 claiming that he had not seen the posting and requested that future notifications be sent to his address in Elk River (which is how he received a copy of the assessment letter). He also states in the written appeal that the City has his current address on file, but that would be for purposes of water billing only.

ACTION REQUESTED

In Case 12-05V, it is requested that the Board of Adjustment and Appeals recommend the City Council affirm the special assessment in its entirety.

Attachments

Supporting Documents

To City of Coon Rapids

Appeal mowing violation.

To whom it may concern,

Hi, I'm Derek Glowacki POA for Donald Glowacki. Currently and date of citation Don does not live at 10024 Cottonwood St.. He is now residing at Guardian Angels Assisted Living in Elk River due to health reasons. We are appealing this citation due to lack of communication on behalf of City of Coon Rapids. We have not received any documentation about citation or be warn about such issue. My address of 19255 Lander St NW, Elk River has been forward in your system at City of Coon Rapids since spring of 2010 and is in your data base and I receive utility bills for 10024 Cottonwood St before citation was issued, did not receive citation.

I have spoken in person at City of Coon Rapids about this citation and they said we were notified by notice on door at 10024 Cottonwood St and by mail sent to said address. I told them there was no notice on door of citation and there is no mailing service at that address because everything has been changed to my address of 19255 Lander St., in care of Don Glowacki.

Please consider appeal and be fair. If I had receive such citation or being warned on time, I would have taken correct action to avoid penalty. I have been maintaining this property since February of 2010.

Sincerely,
Derek Glowacki (POA)
c/o Donald Glowacki

$300. Mowing
Received 11/19/2012
#25-31-24-11-0020

PROPERTY ADDRESS: **10024 COTTONWOOD ST** PIN: 253124110020

Work Order #45061 08/26/2011 Weeds / Long Grass CLOSED

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		8/26/11	CAMERER, CALVIN	Posted property. Grass & weeds 10"+ high.
CITATION ISSUED		8/26/11	HINTZE, CINDY	
INFORMATION		8/30/11	HINTZE, CINDY	Mailed citation returned by US Mail marked as not deliverable as addressed.
CITATION REINSPECT	9/6/11	9/6/11	GAZELKA, MIKE	Grass not cut - abate.
ORDER ABATEMENT		9/7/11	HINTZE, CINDY	Emailed work order to Ron at Complete Grounds Maintenance to mow property.
CITATION FEE APPLIED		9/7/11	HINTZE, CINDY	$300
ABATE		9/8/11	DRABCZAK, LEYA	
ASSESSMENT		9/12/11	DRABCZAK, LEYA	
COMMUNICATE W OWNER		10/7/11	DEGRANDE, KRISTIN	Derek Glowacki (son) came in to city hall upset that city mowed grass. Claims he did not see or receive citation/posting. Wants future notifications sent directly to him at 19255 Lander Street NW, Elk River 55330. Will verify what we can legally do.

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
8-502 & 8-503 Noxious Weeds and Growing Grass.	8/26/11	300.00	CAMERER, CALVIN	9/2/11 Grass & weeds 10"+ high.	

Files attached to this work order:

\\cr-fs2\applications$\cityworksserverfiles\WorkOrder\45061\10024 COTTONWOOD ST CIT 08262011.pdf

End of Report for 10024 COTTONWOOD ST

Property Report

Report Date: 2/3/2012

PROPERTY ADDRESS: 10024 COTTONWOOD ST PIN: 253124110020

Work Order #41421 01/14/2011 Vacant monitor OPEN

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
Inspection 1		1/14/11	MITLYNG, ADAM	owner died in 2010 and deed transfered to family, vacant, posted water shut off
Communicate w owner		1/21/11	DEGRANDE, KRISTIN	Derrick Glowacki (son of deceased owner) ; 1/cell 7(1 called about posting. Wants water left on so they can get it ready to sell. E-mailed waiver to d ; com.
Communicate w owner		2/2/11	DEGRANDE, KRISTIN	Left a message for Derrick to submit waiver.
Communicate w owner		2/10/11	DEGRANDE, KRISTIN	Resent e-mail to Derrick for him to sign waiver asap or water will be shut off.
Communicate w owner		2/10/11	DEGRANDE, KRISTIN	Derrick called. He will mail it in with his water bill payment. Seemed bothered and didn't understand why it was so important.
Waiver Received		2/22/11	DEGRANDE, KRISTIN	Waiver received from Derek Glowacki (son of deceased owner). They are cleaning the property to get ready to sell. Keep water on.
INSPECTION FOLLOWUP		5/10/11	GAZELKA, MIKE	Still vacant. Gas on.
Inspection followup		7/1/11	MITLYNG, ADAM	reposted water shut off, didn't realize was posted already and waiver was received
COMMUNICATE W OWNER		7/19/11	HINTZE, CINDY	Derrick called in and requested again that the water stay on. He left a phone number but the message was full of static.
COMMUNICATE W OWNER		7/22/11	HINTZE, CINDY	Derrick left a message again. I called him back 763- 1 and told him the property was posted by mistake and we won't shut the water off. He was fine with that.
INSPECTION FOLLOWUP		9/30/11	CAMERER, CALVIN	vacant; gas & elec on
INFORMATION		10/7/11	DEGRANDE, KRISTIN	Derek Glowacki (son) came in to city hall upset that city mowed grass. Claims he did not see or receive citation/posting. Wants future notifications sent directly to him at 19255 Lander Street NW, Elk River 55330. Will verify what we can legally do.

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To

Files attached to this work order:

\\cr-fs2\applications$\CityworksServerFiles\Code Enforcement Files\Water Waivers\10024 Cottonwood St 02182011.pdf

City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433-3761
Tel: 763-755-2880
Fax: 763-767-6491
www.coonrapidsmn.gov

COON RAPIDS Minnesota

ADMINISTRATIVE CITATION
Long Grass & Weeds

Property Posted: 08/26/2011

Administrative Citation #45061

GLOWACKI DONALD
10024 COTTONWOOD ST NW
COON RAPIDS, MN 55448

Address: **10024 COTTONWOOD ST**
COON RAPIDS, MN 55448

PIN #: 253124110020

This is an Administrative Citation for long grass or weeds issued under Coon Rapids City Code Chapter 2-1100. An inspection was performed at your property, and it was determined that all or part of your property exceeded the height allowed through City Code. You are responsible to mow the front, back and side yards, including any boulevard areas. If you mow your grass before the Compliance Date listed below, the $300 penalty will not be charged. If you appeal the citation before the Compliance Date listed, the penalty will be put on hold until the appeal is heard. If a second or subsequent Long Grass & Weeds Citation is issued within 180 days, even if you mow prior to the Compliance Date, a penalty of $150 will be charged. If you don't mow your property, the full $300 penalty will be charged.

On 8/26/2011 10:30:00AM, the following violations of Coon Rapids City Code was found:

Compliance Date	City Code	City Code Summary	Penalty
9/2/11 Grass & weeds 10"+ high.	**8-503 Growing Grass**	**Weeds and grass over eight (8) inches are a nuisance and must be mowed.**	**$300.00**

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to the brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City will mow your property. If the city mows your property, the penalty will be charged to the property taxes in the form of a Special Assessment.

If you are age 60 or over and need assistance with maintaining your yard, ACCAP Chores & More is available. The program does minor home repairs, housekeeping and seasonal chores such as mowing. They are done at a nominal suggested donation with subsidy for those of need. Call Ann at 763-767-6521, Monday - Thursday to obtain more information.

Leya Drabczak
Housing Inspector
763-767-6420

VACANT

10024 9/8
Cottonwood
09 08 2011

10024 9/8
Cotton wood
09.08.2011

10024 9/8
Cottonwood
09.08.2011

10024 9/8
Cotton wood
09.08.2011

Board of Adjustment and Appeals - Regular Session **5.**

Meeting Date: 03/01/2012

Subject: Special Assessment Objection, Barbara Curry by David Curry, 2190 Coon Rapids Blvd. NW, 22-31-24-24-0068, Case 12-07V

From: Kristin DeGrande, Neighborhood Coordinator

INTRODUCTION

A proposed special assessment in the amount of $600 has been assessed against the above property. The property owner has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

The amount of $600 is for an Administrative Citation Penalty for an inoperable vehicle ($300) and an Administrative Citation Penalty for the second offense of the same violation ($300).

A City inspector went out to the property on September 16, 2011, and spoke with the tenant's son about the condition of the vehicle. The inspector went back out to the property on September 29, 2011, and nothing had changed, so an Administrative Citation was issued for flat tires and expired tabs on the vehicle and sent to the property owner in Crystal. The compliance date was October 6, 2011. On October 5, 2011, the property owner requested a time extension that was granted. The new compliance date was set at October 29, 2011. The City inspector re-inspected the property on November 1, 2011, at which time it was found that the vehicle tires were flat so the $300 Administrative Citation Penalty was assessed and a second Administrative Citation was issued on November 8, 2011, for $600 (set amount for a second offense). The compliance date was November 15, 2011. The re-inspection took place on November 18, 2011, at which time the tire was found to be inflated and, therefore, in compliance. Despite compliance, since it was a second offense of the same issue within a 180-day period, half of the Citation Penalty amount ($300) was assessed.

In the written objection, the property owner states that the tires were repaired prior to the compliance date. This may be so, but the tires need to remain compliant with code standards and they were found to be flat at the time of re-inspection on November 1, 2011.

ACTION REQUESTED

In Case 12-07V, it is requested that the Board of Adjustment and Appeals recommend the City Council affirm the special assessment in its entirety.

Attachments

Supporting Documents

To the City of Coon Rapids,

I am asking for the waiver of a citation that was originally to be completed by October 6th, 2011, but was extended to October 29th, 2011 due to the fact that we (my wife and I) were going to be out of town, and a subsequent citation with a compliance date of November 15th, 2011. The tenant did the required items, and I confirmed that they were done prior to October 29th, 2011.

I called Adam Mitlyng prior to October 29th, 2011 indicating that the repairs of flat tires and tabs had been completed. To my surprise on or about November 11th, 2011 I received another citation indicating flat tire repair was needed. I can attest to the fact that the tries were repaired previously as I inspected the car on the first citation. I personally, with the help of Duane (a resident) removed two tires – one flat, and the other was a small spare tire. I took these to crosstown auto, 1440 Marshall Ave, St. Paul and had two, used and in good condition tires installed on the rims, returned to Coon Rapids and we reinstalled the replacement tires, then called Adam regarding the citation before November 15th, 2011. Therefore, the second citation was taken care of on time and I would think the citation penalty should be waived. I made every effort to comply with these orders. Everything was done on time after the first citation but unfortunately one of the tires that were fixed became flat again. I certainly would not have called Adam if the repairs were not done on the first citation. Adam had my phone number from several calls made to him. If he would have called me to let me know that a tire had gone flat again, it would have been greatly appreciated and saved all of this from taking place.

I built, and have owned this building since 1980 and never have received a citation. Therefore I am asking you to waive the citation/penalty of $600.00 because of the unusual set of circumstances that took place. We will be out of twon on March 1st, 2012 and will not be able to attend the council meeting. I have enclosed the receipts for the two tires that I purchased. The tenants are struggling with bills, so I personally obtained the tires for them.

Sincerely yours,

David J. Curry

22-31-24-24-0068
2190 Coon Rapids Blvd.
$100. Received 1/25/2012.

INVOICE

Invoice No. 80303

CROSSTOWN AUTO, INC.
USED AUTO PARTS & AUTO SALES
1440 Marshall Ave. • St. Paul, MN 55104
Toll Free: 800-701-1102 • Phone: 651-645-7715
Fax: 651-645-5183
www.Crosstownauto.net

WE BUY CARS
Junkers, Repairables or Saleable
$100 - $10,000

Order #	49740/1
Claim Number	
Customer PO#	
Customer RO#	
Contact	

Date	14 Nov 2011
Time	14:12:52 CST
Salesperson	terese
Sales Type	Cash

Invoice To

David
MN

Ship To

David
MN

Delivery Customer Pickup

Stock #	Part Description	Price
TIRE	(CTA) 2011 U.D. Tire	25.00
	Labor	10.00
TIRE	(CTA) 2011 U.D. Tire	25.00

Sub Total:	60.00
Tax1:	3.82
Tax2:	0.00
Total:	63.82

Payment/Credits History

11/14/11 Payment: Creditcard 63.82

Total: 63.82
Amount Due: 0.00

Invoice Terms

30 DAY WARRANTY Thank You For Your Business! Think of Us For All Your Automotive Part Needs!!!!

ALL PARTS MUST BE PICKED UP WITHIN 30 DAYS. NO EXCEPTIONS, NO REFUNDS.

HOURS OF OPERATION
MONDAY-FRIDAY 8:00 - 5:00
SATURDAY 9:00 - 3:00

CHECK# _____ RECEIVED BY: _____

MasterCard VISA DISCOVER

• Hold or pull deposits not refundable. • We assume no labor guarantee. • All claims and returned goods MUST be accompanied by this bill. • No cash refund. • Merchandise sold "AS IS."

BUYER READ: Inspect merchandise. It is sold "AS IS." We are not responsible for damages or any loss caused from labor, installation, removal or use of this merchandise. We make no promise, guarantee or warranty other than what is shown on this form or displayed in this building. Returned merchandise accepted, and is limited to seller's option of replacement or credit.

WORKORDER

Customer
Used Cars
MN

Delivery
Used Cars
MN

Workorder No.	53588/2 (CTA)	Status	Open	Created	1/24/12
Customer PO#		Customer RO#		Time	1:42 PM
Contact				Due Date	
Salesperson	terese			Time	
Delivery	Customer Pickup				

Stock #	Location	Tag/PO #	S	C	IC	Part Description	OK	Missing	Not As Described
PO#1513		PO #1513 C and H Auto Salvage	W	B	59225	(CTA) 1995 BMW 318i Wheel 15x7 (alloy), 10 spoke, flat face spoke, alternating spoke height			

63.81

2
60 R15

763 593-1345

651 592-5890

PROPERTY ADDRESS: **2190 COON RAPIDS BLVD** PIN: 223124240068

Work Order #45520 09/29/2011 Yard And Lot Issues CLOSED

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		9/16/11	MITLYNG, ADAM	spoke with tenants son about vehicle
CITATION ISSUED		9/29/11	MITLYNG, ADAM	exp/inop veh
TIME EXTENSION		10/5/11	MITLYNG, ADAM	extension until 10-29-2011
CITATION REINSPECT	10/29/11	11/1/11	MITLYNG, ADAM	tabs current, tire still flat
CITATION FEE APPLIED		11/1/11	MITLYNG, ADAM	$300 for tire being flat, tabs ok
CITATION ISSUED		11/8/11	MITLYNG, ADAM	$600 for flat tire still
CITATION REINSPECT	11/16/11	11/18/11	MITLYNG, ADAM	tire fixed
CITATION FEE APPLIED		11/18/11	MITLYNG, ADAM	$300, Half of $600 citation
COMPLIANCE		11/18/11	MITLYNG, ADAM	

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
8-109 Junk Cars and Building Materials.	9/16/11	300.00	MITLYNG, ADAM	10-06-2011 MJB645 expired tabs/ flat tires, display current registration and repair to an operable condition or remove from outdoor storage	BARBARA CURRY Issue Date: 9-29-2011 6000 MEDICINE LAKE ROAD CRYSTAL, MN 55422
11-1831(1) Junk Vehicles on Residential Property.	11/1/11	600.00	MITLYNG, ADAM	11-15-2011 MJB645 flat tires/ repair to an operable condition or remove from outdoor storage	BARBARA CURRY Issue Date: 11-08-2011 6000 MEDICINE LAKE ROAD CRYSTAL, MN 55422

Files attached to this work order:

\\cr-fs2\applications$\cityworksserverfiles\WorkOrder\45520\agreement.pdf
\\cr-fs2\applications$\cityworksserverfiles\WorkOrder\45520\form.pdf

End of Report for 2190 COON RAPIDS BLVD

City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433-3761
Tel: 763-755-2880
Fax: 763-767-6491
www.coonrapidsmn.gov

COON RAPIDS Minnesota

ADMINISTRATIVE CITATION

Citation #45520-19814

BARBARA CURRY
6000 MEDICINE LAKE ROAD
CRYSTAL, MN 55422

Issue Date: 9-29-2011

Address: **2190 COON RAPIDS BLVD**
COON RAPIDS, MN

PIN #: 223124240068

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 9/16/11 the following violation(s) of Coon Rapids City Code was found:

Compliance Date	ANSWER	City Code Summary	Penalty
10-06-2011 MJB645 expired tabs/ flat tires, display current registration and repair to an operable condition or remove from outdoor storage	8-109 Junk Cars and Building Materials.	Any item not intended for outdoor storage is not permitted to be stored outdoors. (Vehicle parts, fluids and accessories, building materials, upholstered furniture, brush, etc.)	$300.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, the penalty is immediately due. All costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Adam Mitlyng
Code Enforcement
763-767-6470

This document is designed to help you understand the Administrative Citation (the "Citation") process, provide contact information, and tell you how to appeal the Citation if you decide to do so.

What is the Administrative Citation Program?

The Administrative Citation Program (ADCAP) was authorized by the Coon Rapids City Council to encourage property owners to address violations of City Code on their properties. An Administrative Citation imposes a penalty for violating a City Code but allows a property owner to correct the violation without paying the penalty if corrected by the Compliance Date. Subsequent Citations may result in the imposition of penalties (see the section on Multiple Citations). The Citation is not a criminal citation and you should not go to the courthouse to contest it. ADCAP is administered by the City of Coon Rapids Neighborhood Reinvestment Division.

How does it work?

- An inspection is made of the property in response to a concern from a citizen, Councilmember, or City staff.
- If violations exist, an Administrative Citation is issued. If the violations listed on the Citation are corrected before the Compliance Date noted on the Citation, the penalty or penalties listed on the Citation are waived unless this is a second or subsequent Citation within a 180-day period.
- Immediately following the Compliance Date, a City Official will re-inspect the property to verify that corrections have been made.
- If the violations are not corrected and an appeal is not filed, the penalty or penalties listed on the Citation must be paid.
- In addition, the City may hire a contractor to abate (remedy) the violation(s) listed on the Citation from the property. The cost of abatement is charged in addition to the penalty. These charges are assessed to the property taxes and collected in the same manner as a special assessment.

How do I extend the Compliance Date?

If you need more time beyond the Compliance Date to correct the violations, you may ask for an extension. To be granted an extension you must admit your property is in violation of City Code and submit a written plan stating the action you will take to achieve compliance. Upon determination by the City Official issuing the Citation that the plan is adequate to remedy the violation, an extension may be granted. A request for an extension must be submitted on or before the Compliance Date on the Citation.

How do I Appeal?

If you disagree with the City Official's findings and /or interpretation of the City Code, you may appeal the Citation or parts thereof. An appeal may only be executed by the owner of the property. The appeal must be filed on the Notice of Appeal form to the right and submitted to the Hearing Examiner at the Community Development Department in City Hall, 11155 Robinson Drive, Coon Rapids, MN 55433. The appeal must be delivered in person or by U.S. Mail and must be received on or before the Compliance Date. An appeal that arrives after 4:30 p.m. on the Compliance Date will not be accepted and the penalty or penalties will be charged. Once an appeal is received, penalties and compliance will be suspended until the appeal is heard by the Hearing Examiner.

If you are not satisfied with the Hearing Examiner's decision, you have the right to appeal to the City of Coon Rapids Board of Adjustment and Appeals. To appeal the Board's decision, you must file an appeal with the Minnesota State Court of Appeals.

Multiple citations within a 180-day period

If you receive a second or subsequent Administrative Citation within 180 days of a previous Citation, City Code Section 2-1103(3) states the subsequent Citation is subject to a civil penalty at least twice the previous amount. If the subsequent violation is remedied prior to its Compliance Date, one-half of the civil penalty will be waived. The second or subsequent Administrative Citation will result in a civil penalty being assessed to the property taxes.

Rev 06/22/11

NOTICE OF APPEAL **PLEASE PRINT**

Fill out this form and submit it to City Hall on or before the Compliance Date if you wish to appeal Citation.

Administrative Citation Number: #45520-19814

Property Address: 2190 Coon Rapids Blvd

Person(s) Responsible for Violation:

BARBARA CURRY

Responsible Party's Relationship to the Property

[X] **Owner**

[ ] **Other (specify):** _____

I am appealing the Citation because:

unable to comply with as we will be on vacation

Attach additional pages if needed.

[X] **I hereby waive further right to appeal this Citation and ask for a time extension of** 30 **days. Attached is a written plan of the action I will take to achieve compliance within this extended time period.**

I certify that I am the owner of the property and the information contained herein is correct to the best of my knowledge.

Signature: B. [illegible] my

Print Name: BARBARA + DAVID Curry

Phone Number: 7 [illegible] 2 **Date:** 10-6-2011

Mailing Address:

6000 MEDICINE LAKE ROAD

CRYSTAL MN 55422

****

For ADCAP Staff only:

Notice rec'd date: _____ **Initials** _____

****

Re: Location: 2190 Coon Rapids Blvd
Administrative Citation Number: 45520-19814
Offense Date: 9-16-2011

AGREEMENT of the parties pursuant to 2-1105(2)
Dated: 10-05-2011

This is an agreement by and between the City of Coon Rapids ("City") and the below-named person(s) ("Petitioner"), pursuant to Coon Rapids City Code Section 2-1105(2), regarding the above-referenced Citation. Recitals:

1. Petitioner affirms he or she is a person with a property interest in the property involved. Petitioner further verified no other person or entity has a superior right in the property subject to this Citation.

2. The below-named City Official may extend the Compliance Date established in the above-referenced Administrative Citation upon determination that a reasonable plan for remedying the violation exists. The plan must be agreed to in writing by the owner of the property for an extension to be granted. A copy of the plan must be attached to this Agreement.

3. Based on the agreement of the parties, the counts of the citation herein are conceded by Petitioner in their entirety.

4. Petitioner agrees to place the property in compliance with the Citation, as may have been modified, by 10-29-2011.

5. If compliance with City Code(s) is not achieved by the Compliance Date in Section 4. above, the Petitioner agrees to pay an administrative fine of $300 by 10-29-2011. This administrative fine is in addition to additional costs, if any, noted below.

Notice to Petitioner: By signing this document, you waive your right to further appeal. You must remedy the above deficiency or deficiencies, and pay any agreed fines, within the time periods specified above. Unpaid fines, or un-corrected violations, are subject to the original Citation fine(s), plus costs of abatement, which amounts, if not paid, may be subject to penalty, and collected and/or levied against the property under Coon Rapids City Code Section 2-1107.

City Official

Petitioner

City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433-3761
Tel: 763-755-2880
Fax: 763-767-6491
www.coonrapidsmn.gov

COON RAPIDS
Minnesota

ADMINISTRATIVE CITATION

Citation #45520-20004

BARBARA CURRY
6000 MEDICINE LAKE ROAD
CRYSTAL, MN 55422

Issue Date: 11-08-2011

Address: **2190 COON RAPIDS BLVD**
COON RAPIDS, MN

PIN #: 223124240068

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 11/1/11 the following violation(s) of Coon Rapids City Code was found:

Compliance Date	ANSWER	City Code Summary	Penalty
11-15-2011 MJB645 flat tires/ repair to an operable condition or remove from outdoor storage	11-1831(1) Junk Vehicles on Residential Property.	Junk vehicles on residential property are prohibited. One vehicle, owned by property resident, may be repaired as long as repair work is completed within 20 days.	$600.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, the penalty is immediately due. All costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Adam Mitlyng
Code Enforcement
763-767-6470

6.

Board of Adjustment and Appeals - Regular Session **6.**

Meeting Date: 03/01/2012

Subject: Special Assessment Objection, Leslie Price, 1947 108th Lane NW, 22-31-24-12-0065, Case 12-08V

From: Kristin DeGrande, Neighborhood Coordinator

INTRODUCTION

A proposed special assessment in the amount of $683.50 has been assessed against the above property. The property owner has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

The amount of $683.50 is for an Administrative Citation Penalty for the exterior storage of junk and debris ($300) and for the removal/abatement costs of these items ($383.50).

City Inspectors went out to the property on October 4, 2011, to investigate junk and debris in the yard. An Administrative Citation was issued and sent to the property owner at her address in New Hope on October 5, 2011, with a compliance date of October 12, 2011. Some of the items had been removed by the time of the re-inspection date on October 13, 2011, but many items remained such as carpet padding, plastic items, buckets, cooking pots, landscape edging, tire rims, miscellaneous wood pieces, wooden doors, windows, scrap metal, and miscellaneous building materials. The remaining items were abated by the City's contractor later that day on October 13, 2011.

City staff did not receive any phone calls from the property owner with questions regarding the citation or requests for a time extension regarding this citation.

ACTION REQUESTED

In Case 12-08V, it is requested that the Board of Adjustment and Appeals recommend the City Council affirm the special assessment in its entirety.

Attachments

Supporting Documents

January 24, 2012

RECEIVED
JAN 2 5 2012
CITY OF COON RAPIDS

City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433-3761

RE: Written objection to Citation Assessment
PN: 22-31-24-12-0065
Address: 1947 108th Lane NW, Coon Rapids, MN

To Whom It May Concern:

I am writing you in concern of the citation fine that has been applied to my property on 1947 108th Lane NW. I received a letter dated October 5, 2011, that the debris on the exterior of the property needed to be cleaned up. I received this notice on a Friday and had the debris that was in the driveway cleaned up the following day. My brother is my tenant and was responsible for moving the debris; he nicely placed a door and windows against the garage portion of the home with the intention of re-using them, not realizing that was still considered exterior debris. We realize now that storing them on the outside of the home was still in violation of your city statutes; being new to Coon Rapids we had no idea this was a violation of your ordinances. Since the day the items were removed from the property and in the future any debris of any sort will be placed in the garage or porch area.

We take full responsibility for our lack of knowledge to the Coon Rapids city ordinances and statutes; however we are new here and have renovated this home which in turn helps raise the property values of the homes around it. Our intention is to have my brother live in this home and raise his family here. We have spent a considerable amount of money renovating this property in the past several months; we ask that you please consider reducing this fine and rest assured something like this will not happen at this address again.

Please if you have any questions or concerns contact me at 6

Regards,

$ 683.50

Leslie Price
Homeowner

PROPERTY ADDRESS: **1947 108TH LN** PIN: 223124120065

Work Order #42751 05/19/2011 Rental Complaint CLOSED

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
INFORMATION SENT		6/8/11	POSCH, MICHELLE	
FOLLOW-UP INSPECTION	7/11/11	6/13/11	POSCH, MICHELLE	RELATIVE HOMESTEAD
COMMUNICATE W OWNER		6/13/11	POSCH, MICHELLE	SPOKE TO LESLEY PRICE [illegible] W, SAID PROPERTY IS VACANT NOW BUT HER BROTHER IS LISTED AS RELATIVE HOMESTEAD AND WILL BE MOVING IN.
RELATIVE HOMESTEAD		6/13/11	POSCH, MICHELLE	

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To

Files attached to this work order:
\\cr-fs2\applications$\cityworksserverfiles\WorkOrder\42751\1947 108TH LN PENDING 2011.pdf

Work Order #45590 10/05/2011 Yard And Lot Issues CLOSED

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		10/4/11	MITLYNG, ADAM	
CITATION ISSUED		10/5/11	MITLYNG, ADAM	junk and debris
CITATION REINSPECT	10/13/11	10/13/11	MITLYNG, ADAM	no change
ABATE		10/13/11	MITLYNG, ADAM	removed junk and debris
CITATION FEE APPLIED		10/13/11	MITLYNG, ADAM	$300

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
8-109 Junk Cars and Building Materials.	10/4/11	300.00	MITLYNG, ADAM	10-12-2011 remove building materials, misc junk and debris from exterior storage	LESLIE PRICE Issue Date: 10-05-2011 5420 UTAH AVE N NEW HOPE, MN 55428

Files attached to this work order:
\\cr-fs2\applications$\cityworksserverfiles\WorkOrder\45590\1947 108th ln.pdf

End of Report for 1947 108TH LN

City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433-3761
Tel: 763-755-2880
Fax: 763-767-6491
www.coonrapidsmn.gov

COON RAPIDS Minnesota

ADMINISTRATIVE CITATION

Citation #45590-19841

LESLIE PRICE
5420 UTAH AVE N
NEW HOPE, MN 55428

Issue Date: 10-05-2011

Address: **1947 108TH LN**
COON RAPIDS, MN

PIN #: 223124120065

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 10/4/11 the following violation(s) of Coon Rapids City Code was found:

Compliance Date	ANSWER	City Code Summary	Penalty
10-12-2011 remove building materials, misc junk and debris from exterior storage	8-109 Junk Cars and Building Materials.	Any item not intended for outdoor storage is not permitted to be stored outdoors. (Vehicle parts, fluids and accessories, building materials, upholstered furniture, brush, etc.)	$300.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, the penalty is immediately due. All costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Adam Mitlyng
Code Enforcement
763-767-6470

6.

10/13/2011 8:58 AM

A
10/13/2011 8:58 AM

10/13/2011 8:58 AM

10/13/2011 8:58 AM

10/13/2011 8:58 AM

flos remodeling

Invoice

9781 monroe st ne
blaine, MN 55434

Phone # 6127517117 dmagadan@msn.com
Fax # 7637833504

Date	Invoice #
10/13/2011	607

Bill To
city coon rapids 11155 robinson dr coon rapids, mn 55433

P.O. No.	Terms	Project
58812		

Quantity	Description	Rate	Amount
	1947 108th lane. (trip fee)	50.00	50.00
	garbge fee	75.00	75.00
3.5	labor	55.00	192.50

Adam

Total $317.50

Board of Adjustment and Appeals - Regular Session **7.**

Meeting Date: 03/01/2012

Subject: Special Assessment Objection, Jon Smoluch, 10522 Foley Blvd. NW, 24-31-24-13-0108, Case 12-09V

From: Kristin DeGrande, Neighborhood Coordinator

INTRODUCTION

A proposed special assessment in the amount of $2,873.50 has been assessed against the above property. The property owner has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

The amount of $2,873.50 is for three Administrative Citation Penalties for expired vehicle tabs ($1,500), an Administrative Citation Penatly for the exterior storage of junk and debris ($300), the removal/abatement costs of these items ($323.50), two Administrative Citation Penalties for not having garbage service ($600), and an Excessive Consumption fee ($150).

City inspectors went out to this rental property on October 19, 2011, to investigate junk and debris in the yard and an inoperable vehicle (expired tabs and missing wheels) at the property. An Administrative Citation was issued and sent to the property owner on October 20, 2011, with a compliance date of October 28, 2011. The re-inspection took place on November 2, 2011, at which time no change was found in either violation so a $300 Citation Penalty for junk and debris and a $300 Citation Penalty for a junk vehicle was assessed. The City's contractor came later that day to clean up the items from the yard including car parts, tires, a cooler, two vacuum cleaners, a screen window, and miscellaneous household trash. Additionally, since the city had issued a previous Administrative Citation to this property in January 2011 for junk and debris in the yard, and this was now the second time within a twelve month period that the property had been cited for the same issue, a $150 Excessive Consumption fee was assessed to the property.

Since the property was still not in compliance, a second Administrative Citation ($600) was issued on November 3, 2011, with a compliance date of November 11, 2011, for the vehicle without current tabs and missing wheels. On the same day, an Administrative Citation ($300) was issued for no garbage service at the property. The compliance date for this citation was also set for November 11, 2011. The re-inspection for both citations took place on November 14, 2011, at which time the City inspector determined there was no change on either violation and found that there was more junk and debris in the yard/at the front door. Also on November 14, 2011, the City inspector spoke with the property owner about the issues at the property. Both Citation Penalties ($600 and $300) were assessed to the property.

Still not in compliance, on November 16, 2011, a second Administrative Citation ($600) was issued for no garbage service at the property and a third Administrative Citation ($1,200) was issued for the vehicle still without current tabs and missing wheels. A compliance date was set for November 24, 2011, for each of these citations. During the re-inspection on November 28, 2011, it was found that all issues had been addressed and the property was in compliance - the vehicle was gone, the garbage items had been cleaned up, and garbage service was confirmed with Waste Management. Since these were subsequent citations within a 180 day period, despite compliance of the issues, half the amount of each Citation Penalty was assessed to the property - $300 for no garbage service and $600 for the vehicle.

All Administrative Citations were mailed to the rental property owner directly at his home address, also on Foley Boulevard in Coon Rapids.

ACTION REQUESTED

In Case 12-09V, it is requested that the Board of Adjustment and Appeals recommend the City Council affirm the special assessment in its entirety.

Attachments

Supporting Documents

1/31/12

To City of Coon Rapids Clerk

I am objecting to assessments placed upon the Property with the PIN # 24-31-24-13-~~0018~~ 0108, also known as, 10522 Foley Blvd NW Coon Rapids MN 55448 with assessments totally $2,873.50.

This property is a rental. I have had a difficult time dealing with the tenants that caused the assessments. I did not incourage or support the tenants actions in this matter, I have successfully removed these tenants by eviction. I have enclosed a copy of the eviction summons and writ of recovery served upon this property. These tenants have caused me great hardship. I have done my best to remediate the situation causing violations as quickly as I could.

I am asking to have the assessments removed from this property.

Sincerely,

Jon Smoluch

RECEIVED
JAN 31 2012
CITY OF COON RAPIDS

State of Minnesota
Anoka County

District Court
Tenth Judicial District
Court File Number: 02-CV-11-7871
Case Type: Housing

Jon Smoluch
9741 Foley BLVD
Coon Rapids MN 55433
Plaintiff (Landlord)

vs.

10522 Foley BLVD
Coon Rapids MN 55448 and Garage
Defendant (Tenant)

EVICTION SUMMONS
(Minn. Stat. § 504B.321)

THE STATE OF MINNESOTA TO THE ABOVE-NAMED DEFENDANT:
YOU ARE SUMMONED to appear before this Court on the date, time and place indicated below for a hearing on the attached Complaint. The original complaint is on file with the court. If you do not appear and contest the claim, judgment may be entered for the plaintiff/landlord.

Hearing Date set for December 16, 2011at 9:00 AM in Anoka County Courthouse
located at: **325 East Main Street Anoka MN 55303-2489**
763-422-7350

*****Notice: A Licensed attorney must sign the complaint and appear in court on behalf of a corporation or LLC. In Hennepin County only, Housing Court Rule 603 may permit a corporation or LLC to file and appear in court without a licensed attorney.*****

Jon Smoluch
Plaintiff/Agent/Attorney

612-991-6132
Phone Number

Issued by the Administrator of the above-named Court on 12/5/2011.
Jennifer A. Schlieper, Court Administrator
By: _____
Deputy

This is an EVICTION SUMMONS

On the date and at the time shown above, the judge will decide whether you will have to move or whether you can continue to stay in your home. You must be on time for court.

IF YOU DON'T COME TO COURT

The judge can order you to move immediately; and if you do not move, the sheriff can move you out and put all your belongings into storage. You will then have to pay the storage and moving costs before you can get your belongings back.

YOU HAVE RIGHTS

YOU HAVE THE RIGHT to come to court and tell your side of the case. For example,

- If you believe that all or some of the things that your landlord says in the attached papers are wrong, you can tell those things to the judge.
- If you believe that your landlord is trying to evict you because of something you did to protect your rights as a tenant, you can explain that to the judge
- If the attached papers say that you have not paid rent, and you believe that your apartment is in bad condition and needs repairs, you can tell that to the judge. Bring total rent owed to court hearing.
- You may have other defenses. You should research the law or ask an attorney.
- You may come to court and speak for yourself or you may have a lawyer with you to represent you.

If you want a lawyer, you must get one right away.

STATE OF MINNESOTA **DISTRICT COURT**

COUNTY OF ANOKA **TENTH JUDICIAL DISTRICT**

Jon Smoluch

Plaintiffs

WRIT OF RECOVERY
M.S. 504B.361

-vs-

File No. 02-CV-10-7871

Defendants

THE STATE OF MINNESOTA TO THE SHERIFF OR ANY POLICE OFFICER OR CONSTABLE OF ANOKA COUNTY:

You are commanded to remove the defendant from the premises and to return the premises to the plaintiff. ON December 16th, 2011 a judgment was entered in this court in the above action, whereby the plaintiffs are entitled to recovery from the defendants of the following described premises located in Anoka County:

10522 Foley Blvd
Coon Rapids MN 55448 and Garage

THEREFORE, You are hereby commanded to cause the defendants to be immediately removed from said premises and the plaintiffs to have peaceable recovery thereof. You are further commanded to make return of this Writ within 30 days from the date hereof.

WITNESS the Honorable Alan Pendleton
One of the Judges of this Court, and the seal
thereof, this 23rd day of January 2012.

JENNIFER A. SCHLIEPER
Court Administrator

By: _____

Notice of Assessment Continued
January 4, 2012

The amount proposed to be assessed to your property is as follows:

PIN #: 24-31-24-13-0108
ADDRESS: 10522 Foley Blvd. NW, Coon Rapids, MN 55448

Description(s):	*Amount(s):	Abatement/Violation Date(s):
Excessive Consumption	$150.00	10/19/11
3 Citation Fees-Expired Tabs	$1,500.00	10/28, 11/11 & 11/24
Citation Fee-Removal & Disposal	$300.00	10/28/11
Removal & Disposal	$323.50	10/28/11
2 Citation Fees-No Garbage Service	$600.00	11/11 & 11/24

*A certification fee of $30.00 will be added for each violation if unpaid prior to the date of certification. Payment options are as follows:

Amount due if payment received on or before February 8, 2012: $2,873.50
Amount due if received after February 8 and on or before March 8, 2012: $3,113.50

If unpaid by March 8, interest from the date of adoption of the assessment through December 31, 2013 will be certified to the County for collection with property taxes beginning with taxes payable in 2013. (Call 763-767-6446 for the added interest amount).

After March 8, 2012, interest will be charged from the date of adoption of the assessment through December 31, 2013, and the assessment will be certified to the 2013 property taxes at an interest rate of **1.80%** for **3** year(s).

Payments will be accepted on or before November 14 each year thereafter until the assessment is paid.

No additional notice or invoice will be sent regarding this assessment. Payment can be made to the City of Coon Rapids Treasurer, 11155 Robinson Drive NW, Coon Rapids, MN 55433. Attn: Assessing Dept. Please reference the property address or PIN #: **24-31-24-13-0108**.

If you have questions about the terms of payment please contact the Assessing Department at 763-767-6446.

If you have questions about the reason for the assessments, please call the Code Enforcement Department at 763-767-4685.

Sincerely,

Assessment Clerk, City of Coon Rapids

PROPERTY ADDRESS: **10522 FOLEY BLVD** PIN: 243124130108

Work Order #30671 06/09/2009 Rental Renewal OPEN

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
Information	6/4/10	6/4/10	DRABCZAK, LEYA	neighbor called regarding condition of wiring and internal issues. please check on next inspection
Information	6/9/09	6/9/09	POSCH, MICHELLE	INFO FROM APPROACH DATABASE
License Renewal Due		9/15/10		
Next Inspection Due		9/15/10		
Information Sent		8/19/10	POSCH, MICHELLE	No Docs. No Training. $170.
Fee Paid		9/15/10	POSCH, MICHELLE	PD $170 CKNO 7146
Rental Inspection	9/24/10	9/27/10	POSCH, MICHELLE	INSPECTION 09/24/10 @ 11:30AM - BOB SOGLA - 3 POINTS
Next Inspection Due	9/1/13			
License Renewal Due		7/8/11		
Crime Free Training	6/9/09	6/9/09	POSCH, MICHELLE	COMPLETED 09/22/23/10
FEE PAID		7/8/11	HINTZE, CINDY	No updates to contact info. Paid $100 by check 5134.
LICENSE ISSUED		7/8/11	HINTZE, CINDY	
LICENSE RENEWAL DUE	9/1/12			

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To

Files attached to this work order:

\\cr-fs2\applications$\cityworksserverfiles\WorkOrder\30671\10522 FOLEY BLVD LIC 2011.pdf
\\cr-fs2\applications$\CityworksServerFiles\Rental Database\point syst checklist\10522 Foley Blvd.doc
\\cr-fs2\applications$\CityworksServerFiles\Rental Database\rental licenses\10522 FOLEY BLVD LIC 2010.doc
\\cr-fs2\applications$\CityworksServerFiles\Rental Database\rental licenses\10522 FOLEY BLVD CERT 2010.doc
\\cr-fs2\applications$\CityworksServerFiles\Rental Database\rental insp letter\10522 FOLEY BLVD 2010.doc

PROPERTY ADDRESS: **10522 FOLEY BLVD** PIN: 243124130108

Work Order #41568 01/31/2011 Yard and Lot issues CLOSED

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
Inspection 1	1/28/11	1/28/11	MITLYNG, ADAM	Initial Inspection.
Citation Issued		1/31/11	MITLYNG, ADAM	junk and debris
Citation Reinspect	2/8/11	2/3/11	MITLYNG, ADAM	
Compliance		2/3/11	MITLYNG, ADAM	junk gone

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
8-109 Junk Cars and Building Materials.	1/28/11	300.00	MITLYNG, ADAM	2-07-2011 remove household furniture, auto parts, misc junk and debris from exterior storage	JON G SMOLUCH Issue Date: 1-31-2011

Files attached to this work order:

PROPERTY ADDRESS: **10522 FOLEY BLVD** PIN: 243124130108

Work Order #45788 10/20/2011 Yard And Lot Issues CLOSED

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		10/19/11	SCHREDER, ANDY	junk vehicle, junk and debris, auto parts
CITATION ISSUED		10/20/11	SCHREDER, ANDY	$300
CITATION REINSPECT	10/28/11	11/2/11	SCHREDER, ANDY	no change
CITATION FEE APPLIED		11/2/11	SCHREDER, ANDY	$300 for junk and debris, $300 for car/ parts
ABATE		11/2/11	SCHREDER, ANDY	abate junk and debris
INFORMATION		11/3/11	SCHREDER, ANDY	I spoke with Sherry with Waste Management and she stated they did not have current service with this residence.
CITATION ISSUED		11/3/11	SCHREDER, ANDY	$300 for no garbage service; $600 junk vehicle
CITATION REINSPECT	11/11/11	11/14/11	SCHREDER, ANDY	junk and debris present again at front door, I confirmed there was no garbage service still, spoke with Jon Smoluch and informed him of the procedure. Junk car still present
CITATION FEE APPLIED		11/14/11	SCHREDER, ANDY	$300 for lack of garbage service, $600 for junk car
CITATION ISSUED		11/14/11	HINTZE, CINDY	$600 no garbage, $1200 junk vehicle
CITATION REINSPECT	11/24/11	11/28/11	SCHREDER, ANDY	check for junk car, junk and debris, garbage service and receptacle location. 11-28 car has been removed, garbage is picked up and I confirmed service with Adonica at Waste Management
COMMUNICATE W OWNER		11/28/11	SCHREDER, ANDY	Jon Smoluch called to discuss citations issued for this property. He claims all issues have been resolved. [illegible]32
CITATION FEE APPLIED		11/28/11	SCHREDER, ANDY	1/2 of $600 for garbage service; 1/2 of $1200 for junk car
COMPLIANCE		11/28/11	SCHREDER, ANDY	violations have been resolved
COMMUNICATE W OWNER		1/30/12	DEGRANDE, KRISTIN	Property owner John [illegible] called regarding pending assessments. He had questions about appeal process. He will submit written appeal by 2/8/12.

PROPERTY ADDRESS: **10522 FOLEY BLVD** PIN: 243124130108

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
8-109 Junk Cars and Building Materials.	10/19/11	300.00	SCHREDER, ANDY	10-28-2011, dispose of junk and debris, auto parts or remove from exterior storage	JON G SMOLUCH issue date: 10-20-2011 9741 FOLEY BLVD NW COON RAPIDS, MN 55433
8-109 Junk Cars and Building Materials.	10/19/11	300.00	SCHREDER, ANDY	10-28-2011, expired tabs- missing wheels on 388 BPG; return to operable condition with current registration or remove from exterior storage	
8-109 Junk Cars and Building Materials.	11/2/11	600.00	SCHREDER, ANDY	11-11-2011, expired tabs-missing wheels on 388 BPG; return to operable condition with current registration or remove from exterior storage	JON G SMOLUCH issue date: 11-3-2011 9741 FOLEY BLVD NW COON RAPIDS, MN 55433
8-204 Collection Service Required.	11/3/11	300.00	SCHREDER, ANDY	11-11-2011; acquire garbage service	JON G SMOLUCH issue date: 11-3-2011 9741 FOLEY BLVD NW COON RAPIDS, MN 55433
8-109 Junk Cars and Building Materials.	11/14/11	1200.00	SCHREDER, ANDY	11-24-2011, expired tabs-missing wheels on 388 BPG; return to operable condition with current registration or remove from exterior storage	JON G SMOLUCH issue date: 11-16-2011 9741 FOLEY BLVD NW COON RAPIDS, MN 55433
8-204 Collection Service Required.	11/14/11	600.00	SCHREDER, ANDY	11-24-2011; acquire garbage service	JON G SMOLUCH issue date: 11-16-2011 9741 FOLEY BLVD NW COON RAPIDS, MN 55433

Files attached to this work order:

\\cr-fs2\applications$\cityworksserverfiles\WorkOrder\45788\20111020093200765.pdf
\\cr-fs2\applications$\cityworksserverfiles\WorkOrder\45788\10522 foley blvd.pdf

End of Report for 10522 FOLEY BLVD

City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433-3761
Tel: 763-755-2880
Fax: 763-767-6491
www.coonrapidsmn.gov

COON RAPIDS Minnesota

ADMINISTRATIVE CITATION

Citation #45788-19920

JON G SMOLUCH
9741 FOLEY BLVD NW
COON RAPIDS, MN 55433

issue date: 10-20-2011

Address: **10522 FOLEY BLVD**
COON RAPIDS, MN

PIN #: 243124130108

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 10/19/11 the following violation(s) of Coon Rapids City Code was found:

Compliance Date	ANSWER	City Code Summary	Penalty
10-28-2011, dispose of junk and debris, auto parts or remove from exterior storage	8-109 Junk Cars and Building Materials.	Any item not intended for outdoor storage is not permitted to be stored outdoors. (Vehicle parts, fluids and accessories, building materials, upholstered furniture, brush, etc.)	$300.00
10-28-2011, expired tabs-missing wheels on 388 BPG; return to operable condition with current registration or remove from exterior storage	8-109 Junk Cars and Building Materials.	Any item not intended for outdoor storage is not permitted to be stored outdoors. (Vehicle parts, fluids and accessories, building materials, upholstered furniture, brush, etc.)	$300.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, the penalty is immediately due. All costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

2

3800
SERIES II
11/02/2011
11/2/2011 10:15 AM

COOPER
SPORT
OBSERVE L'ESSENCE
EAU DE PARFUM SPRAY ATOMIZER
11/02/2011
11/2/2011 10:14 AM

11/02/2011
11/2/2011 10:15 AM

KINGSFORD
ORIGINAL
11/02/2011
11/2/2011 10:15 AM

11/02/2011
11/2/2011 10:15 AM

11/02/2011
11/2/2011 10:16 AM
7.

Natural
Natural
Natural
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Blue Light
Blue Light
Blue Moon
Belgian White
11/02/2011
11/2/2011 10:16 AM

Marlboro
Marlboro
11/02/2011
11/2/2011 10:16 AM

Invoice

flos remodeling

9781 monroe st ne
blaine, MN 55434

Date	Invoice #
11/2/2011	638

Phone # 6127517117 dmagadan@msn.com
Fax # 7637833504

Bill To
city coon rapids 11155 robinson dr coon rapids, mn 55433

P.O. No.	Terms	Project
58812		

Quantity	Description	Rate	Amount
	10522 foley blvd. (trip fee)	50.00	50.00
	one tire	10.00	10.00
	garbage fee	60.00	60.00
2.5	labor	55.00	137.50

Adam

Total $257.50

CITY OF COON RAPIDS
ASSESSMENT REQUEST

PROPERTY ADDRESS:		
PIN #: 24-31-24-13-0108		
Name: SMOLUCH, JON G		
Street Address: 10522 FOLEY BLVD NW		
City, State, Zip Code: Coon Rapids, MN 55448		
OWNER/TAXPAYER ADDRESS (IF DIFFERENT FROM ABOVE):		
Name: SMOLUCH, JON G		
Street Address: 9741 FOLEY BLVD NW		
City, State, Zip Code: COON RAPIDS, MN 55433		
CODE VIOLATION DESCRIPTION:		
Excessive Consumption	If Other, Please Describe:	
DATE OF VIOLATION:	**DATE OF POSTING:**	**DATE ABATEMENT COMPLETED:**
10-19-2011		
Notes: multiple notice in 12 month period		

FINANCE INFORMATION:		
ACCOUNT NUMBER & DESCRIPTION:	**AMOUNT:**	**NOTES:**
Excessive Consumption (R Code)-40714.4563.200981	$150.00	
Select One		
Select One		
Select One		
Select One		
Grand Total:		

COMMUNITY DEVELOPMENT	
Name: Other If Other, please type: Andy Schreder	Today's Date: 10/20/2011
NOTES:	

ASSESSING (to be completed by Assessing Dept.):					
Date Request Received:				**Date Request Put Into Access:**	
Should Request be Invoiced?	Y	N	If yes, why:		

City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433-3761
Tel: 763-755-2880
Fax: 763-767-6491
www.coonrapidsmn.gov

COON RAPIDS Minnesota

ADMINISTRATIVE CITATION

Citation #45788-19978

JON G SMOLUCH
9741 FOLEY BLVD NW
COON RAPIDS, MN 55433

issue date: 11-3-2011

Address: **10522 FOLEY BLVD**
COON RAPIDS, MN

PIN #: 243124130108

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 11/2/11 the following violation(s) of Coon Rapids City Code was found:

Compliance Date	ANSWER	City Code Summary	Penalty
11-11-2011, expired tabs-missing wheels on 388 BPG; return to operable condition with current registration or remove from exterior storage	8-109 Junk Cars and Building Materials.	Any item not intended for outdoor storage is not permitted to be stored outdoors. (Vehicle parts, fluids and accessories, building materials, upholstered furniture, brush, etc.)	$600.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, the penalty is immediately due. All costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Andy Schreder
Code Enforcement
763-767-6427

1022
10/31/2011
10/31/2011 10:16 AM

Ford
SHO
EXPLORE Minnesota.com
388 BPG
SEP
10,000 lakes
11/02/2011
11/2/2011 10:17 AM

City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433-3761
Tel: 763-755-2880
Fax: 763-767-6491
www.coonrapidsmn.gov

COON RAPIDS Minnesota

ADMINISTRATIVE CITATION

Citation #45788-19979

JON G SMOLUCH
9741 FOLEY BLVD NW
COON RAPIDS, MN 55433

issue date: 11-3-2011

Address: **10522 FOLEY BLVD**
COON RAPIDS, MN

PIN #: 243124130108

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 11/3/11 the following violation(s) of Coon Rapids City Code was found:

Compliance Date	ANSWER	City Code Summary	Penalty
11-11-2011; acquire garbage service	8-204 Collection Service Required.	Every residential household and multi-family complex must engage a licensed hauler for garbage and recyclables.	$300.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

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Andy Schreder
Code Enforcement
763-767-6427

City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433-3761
Tel: 763-755-2880
Fax: 763-767-6491
www.coonrapidsmn.gov

COON RAPIDS Minnesota

ADMINISTRATIVE CITATION

Citation #45788-20008

JON G SMOLUCH
9741 FOLEY BLVD NW
COON RAPIDS, MN 55433

issue date: 11-16-2011

Address: **10522 FOLEY BLVD**
COON RAPIDS, MN

PIN #: 243124130108

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 11/14/11 the following violation(s) of Coon Rapids City Code was found:

Compliance Date	ANSWER	City Code Summary	Penalty
11-24-2011, expired tabs-missing wheels on 388 BPG; return to operable condition with current registration or remove from exterior storage	8-109 Junk Cars and Building Materials.	Any item not intended for outdoor storage is not permitted to be stored outdoors. (Vehicle parts, fluids and accessories, building materials, upholstered furniture, brush, etc.)	$1200.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

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Andy Schreder
Code Enforcement
763-767-6427

11/14/2011
11/14/2011 2:57 PM

City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433-3761
Tel: 763-755-2880
Fax: 763-767-6491
www.coonrapidsmn.gov

COON RAPIDS Minnesota

ADMINISTRATIVE CITATION

Citation #45788-20007

JON G SMOLUCH
9741 FOLEY BLVD NW
COON RAPIDS, MN 55433

issue date: 11-16-2011

Address: **10522 FOLEY BLVD**
COON RAPIDS, MN

PIN #: 243124130108

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 11/14/11 the following violation(s) of Coon Rapids City Code was found:

Compliance Date	ANSWER	**City Code Summary**	**Penalty**
11-24-2011; acquire garbage service	8-204 Collection Service Required.	Every residential household and multi-family complex must engage a licensed hauler for garbage and recyclables.	$600.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

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Andy Schreder
Code Enforcement
763-767-6427

Board of Adjustment and Appeals - Regular Session **8.**

Meeting Date: 03/01/2012

Subject: Special Assessment Objection, Derrek Rand Abendroth, 10640 Arrowhead Street NW, 21-31-24-13-0007, Case 12-10V

From: Kristin DeGrande, Neighborhood Coordinator

INTRODUCTION

A proposed special assessment in the amount of $3,000 has been assessed against the above property. The property owner has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

The amount of $3,000 is for three Administrative Citation Penalties for parking off pavement. A previous $300 Administrative Citation Penalty for parking off pavement was assessed earlier in the year (July 2011).

A City Inspector went out to the property on September 2, 2011, and found a trailer parked off pavement. An Administrative Citation for $600 (second violation) was issued and sent to the property owner on September 7, 2011, with a compliance date of September 15, 2011. The re-inspection took place on September 16, 2011, at which time no change was found so the $600 Citation Penalty was assessed.

Since the property was still not compliant, another Administration Citation ($1,200) was issued on September 19, 2011. with a compliance date of September 27, 2011. The re-inspection took place on September 28, 2011, at which time no change was found so the $1,200 Citation Penalty was assessed. The next day, on September 29, 2011, another Administrative Citation ($2,400) was issued with a compliance date of October 7, 2011. The City inspector received a voice mail message from the property owner on October 10, 2011. The City inspector attempted to return the call but was not able to get ahold of the property owner (no voice mail was set up). The re-inspection took place on October 11, 2011, at which time, the property was found to be in compliance so only half of the Administrative Citation Penalty amount ($1,200) was assessed.

Prior to October 10, 2011, the property owner had not contacted the City with questions about the citation, a time extension request or to appeal the citation.

ACTION REQUESTED

In Case 12-10V, it is requested that the Board of Adjustment and Appeals recommend the City Council affirm the special assessment in its entirety.

Attachments

Supporting Documents

2-2-12

Coon Rapids City Council
Mayer of Coon Rapids
Board of Adjustments and Appeals

I would like to appeal the following citations under Minnesota Statues 429.061.
Parking on other then Paved Surfaces City Code 11- 705 (10).
#32168-18914, #32168-19002, #32168-19640, #32168-19712, #32168-19796.
Pin #21-31-24-13-0007 in the amount of $3000.00.

On June 30, 2011 I received the first Citation to remove the trailer parked in my front yard. I was unable to comply with this until July 16 or 23. I was receiving physical therapy for my rotor cups. I have bone spurs. I was not physically able to do the work alone and needed help. My brother and his friend were not able to come over to help me until (I don't remember which) if it was the 16th or 23. The white car was placed behind the garage. There is concrete behind the garage where the car is sitting. The trailer is sitting in front of the garage on the driveway. It will be moved to my brother's home north of Alexandria, when I'm able to pull the trailer behind my van.

I do not understand why I was given additional Citations. I must have misunderstood what was needed to be in compliance.

In October I was finally able to secure employment. I was out of work for over a year and got behind on all bills. The bills are beginning to be paid again. There is no way I could pay a $3000.00 fine or even make additional payments. I'm asking the City Council to re-consider and forgive the fine. I would be willing to appear on March 1, 2012. I would like to Appeal and ask for forgiveness.

Respectfully,

Derrek R. Abendroth

Received 2/3/2012
10640 Arrowhead St.

COON RAPIDS
Minnesota

Property Report

Report Date: 2/13/2012

PROPERTY ADDRESS: 10640 ARROWHEAD ST PIN: 213124130007

Work Order #32168 08/07/2009 Yard And Lot Issues CLOSED

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
Inspection 1	7/29/09	7/29/09	GAZELKA, MIKE	Initial Inspection
Inspection followup		8/7/09	MITLYNG, ADAM	notice sent
CITATION ISSUED		6/30/11	SCHREDER, ANDY	parking off pavement times 2, trailer and car
Citation Reinspect	7/8/11	7/8/11	SCHREDER, ANDY	inspected property and found violation still exists. I met with Derek (homeowner) and informed him of the requirement. Previous citation was rescinded due to clerical error, I will reinspect again
INSPECTION FOLLOWUP		6/30/11	SCHREDER, ANDY	inspected property and found a trailer and white car parked off of paved surfaces
Citation Issued		7/11/11	SCHREDER, ANDY	parking off pavement, trailer with snowmobiles at front yard by street
Citation Reinspect	7/19/11	7/20/11	SCHREDER, ANDY	no change, violation remains
Citation Fee Applied	7/20/11	7/20/11	SCHREDER, ANDY	$300
Citation Reinspect		9/2/11	SCHREDER, ANDY	Trailer remains parked in yard off of driveway
Citation Issued		9/7/11	SCHREDER, ANDY	$600
Citation Reinspect	9/15/11	9/16/11	SCHREDER, ANDY	no change
CITATION FEE APPLIED		9/16/11	SCHREDER, ANDY	$600 parking off pavement
CITATION ISSUED		9/16/11	SCHREDER, ANDY	$1200 parking off pavement
CITATION REINSPECT	9/27/11	9/28/11	SCHREDER, ANDY	no change
CITATION FEE APPLIED		9/29/11	SCHREDER, ANDY	$1,200 parking off pavement
CITATION ISSUED		9/29/11	SCHREDER, ANDY	$2,400
COMMUNICATE W OWNER		10/10/11	SCHREDER, ANDY	received call (message) from Derek, I returned the call but unable to leave message as the recording said "voicemail box has not been set up yet."
CITATION FEE APPLIED		10/11/11	SCHREDER, ANDY	$1200, violation has been corrected
COMPLIANCE		10/11/11	SCHREDER, ANDY	
COMMUNICATE W OWNER		1/9/12	DEGRANDE, KRISTIN	Homeowner Derek [illegible] called with concerns about pending assessments. Explained appeal process to him. He requested that copies of citations be re-sent to him. Will send to Arrowhead address.

PROPERTY ADDRESS: **10640 ARROWHEAD ST** PIN: 213124130007

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To	
11-705(10) Parking and Drives.	6/30/11	300.00	SCHREDER, ANDY	7-8-2011, trailer parked in front yard, discontinue parking on other than paved surfaces	ABENDROTH DERREK RAND issue date: 6-30-2011 10640 ARROWHEAD ST NW COON RAPIDS, MN 55433	
11-705(10) Parking and Drives.	6/30/11	300.00	SCHREDER, ANDY	7-8-2011, white car parked in side yard, discontinue parking on other than paved surfaces		
11-705(10) Parking and Drives.	7/8/11	300.00	SCHREDER, ANDY	7-11-2011, trailer parked on yard at street, discontinue parking on other than paved surfaces.	ABENDROTH DERREK RAND date 7-11-2011 10640 ARROWHEAD ST NW COON RAPIDS, MN 55433	issue
11-705(10) Parking and Drives.	9/2/11	600.00	SCHREDER, ANDY	9-15-2011, trailer parked in yard off of driveway; discontinue parking on other than paved surfaces	ABENDROTH DERREK RAND issue date: 9-7-2011 10640 ARROWHEAD ST NW COON RAPIDS, MN 55433	
11-705(10) Parking and Drives.	9/16/11	1200.00	SCHREDER, ANDY	9-27-2011, discontinue parking on other than paved surfaces	ABENDROTH DERREK RAND issue date: 9-19-2011 10640 ARROWHEAD ST NW COON RAPIDS, MN 55433	
11-705(10) Parking and Drives.	9/28/11	2400.00	SCHREDER, ANDY	10-7-2011, discontinue parking on other than paved surfaces	ABENDROTH DERREK RAND issue date:9-29-2011 10640 ARROWHEAD ST NW COON RAPIDS, MN 55433	

Files attached to this work order:

\\cr-fs2\applications$\CityworksServerFiles\Code Enforcement Files\adams letters\park off pave\10640 arrowhead st.doc

End of Report for 10640 ARROWHEAD ST

City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433-3761
Tel: 763-755-2880
Fax: 763-767-6491
www.coonrapidsmn.gov

COON RAPIDS
Minnesota

Derrek Abendroth
10640 Arrowhead St
Coon Rapids, MN 55433

August 7, 2009

RE: Parking off pavement at: 10640 Arrowhead St
File No. 09-32168

It has come to the City's attention that vehicles/trailers are being parked on an unimproved surface on your property. This was confirmed during an inspection of your property.

City Code requires that all parking and driving areas be improved with asphalt, concrete, brick pavers or other similar hard surfaced materials. Parking pads must be setback 35 feet from the front property line and 5 feet from the side property line. Code further requires that no driveway shall exceed a width of 24 feet at the property line. Your property line is located approximately 15 feet back from the street curb.

You must discontinue the practice of parking vehicles/trailers on an unimproved parking area immediately. If you choose to continue parking vehicles/trailers in the parking area located in the front and side yard of your property, you must bring this area into compliance with City Code requirements and specifications. Vehicles may be parked on the lawn in the rear yard of your property provided that they are operable and are displaying current license and registration. **Failure to relocate vehicles/trailers to a paved surface or failure to bring parking area into compliance may result in the issuance of a citation.**

Included with this letter is a copy of Coon Rapids City Code Section 11-705(10). Any violation of City Code is a misdemeanor. Your immediate attention to this matter is appreciated. If you have any questions please call Code Enforcement at 763-767-6470.

Code Enforcement Technician

(10) Parking and Drives.

(a) The minimum number of required off-street parking spaces for a single family dwelling shall be three (3). At least two (2) spaces shall consist of an enclosed garage.
(b) A driveway shall have a minimum width within the street right-of-way of ten (10) feet per dwelling unit, excluding the entrance radii. Within the street right-of-way, the total width of all driveways accessing the same street frontage shall not exceed 24 feet per dwelling unit, excluding the entrance radii.
(c) No more than 50 percent of the lot area located between the structure and the front property line may be improved as driveway and parking surfaces, provided, however, that the maximum pavement width, excluding a required turnaround, shall not exceed 36 feet.
(d) Driveways shall be permitted to be constructed up to the property line. However, driveways and parking shall not be located within the sight triangle described in Subsection 11-1825(1).
(e) All driveways and parking areas shall be improved with concrete, bituminous, brick pavers or similar hard surfaced material as approved by the Chief Building Official. Other materials, including decorative landscape rock, crushed rock, gravel, sand, bare soil, or similar materials, shall be prohibited for use as driveway or parking surfaces. Driveways shall be constructed and maintained according to standards on file in the office the of the Chief Building Official. If the roadway is not paved, the driveway need not be paved until such time as the owner is given notice by the Zoning Administrator. Within 30 days after completion of the paving of the roadway, the Zoning Administrator shall notify the owner in writing that the driveway must be paved. The notice shall specify a date for completion of the driveway paving, which date shall be no less than six (6) months nor more than one (1) year from the date of the notice.
(f) Driveway access to arterial and collector streets shall be prohibited, unless approved by the City Council. Where a driveway access is permitted to an arterial or collector street, a driveway turnaround shall be provided in order to eliminate the need for vehicles to back onto the street when exiting.
(g) Parking shall be prohibited within the front and side yards except on improved surfaces. [Revised 12/05/00 Ordinance 1716]

8

City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433-3761
Tel: 763-755-2880
Fax: 763-767-6491
www.coonrapidsmn.gov

COON RAPIDS
Minnesota

ADMINISTRATIVE CITATION

Citation #32168-19002

ABENDROTH DERREK RAND issue date 7-11-2011
10640 ARROWHEAD ST NW
COON RAPIDS, MN 55433

Address: **10640 ARROWHEAD ST**
COON RAPIDS, MN

PIN #: 213124130007

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 7/8/11 the following violation(s) of Coon Rapids City Code was found:

Compliance Date	ANSWER	**City Code Summary**	**Penalty**
7-11-2011, trailer parked on yard at street, discontinue parking on other than paved surfaces.	11-705(10) Parking and Drives.	Parking is prohibited within the front and side yards except on improved surfaces.	$300.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, the penalty is immediately due. All costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Andy Schreder
Code Enforcement
763-767-6427

8.

09/02/2011

City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433-3761
Tel: 763-755-2880
Fax: 763-767-6491
www.coonrapidsmn.gov

COON RAPIDS Minnesota

ADMINISTRATIVE CITATION

Citation #32168-19640

ABENDROTH DERREK RAND
10640 ARROWHEAD ST NW
COON RAPIDS, MN 55433

issue date: 9-7-2011

Address: **10640 ARROWHEAD ST**
COON RAPIDS, MN

PIN #: 213124130007

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 9/2/11 the following violation(s) of Coon Rapids City Code was found:

Compliance Date	ANSWER	City Code Summary	Penalty
9-15-2011, trailer parked in yard off of driveway; discontinue parking on other than paved surfaces	11-705(10) Parking and Drives.	Parking is prohibited within the front and side yards except on improved surfaces.	$600.00

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Andy Schreder
Code Enforcement
763-767-6427

8

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Tel: 763-755-2880
Fax: 763-767-6491
www.coonrapidsmn.gov

COON RAPIDS Minnesota

ADMINISTRATIVE CITATION

Citation #32168-19712

ABENDROTH DERREK RAND
10640 ARROWHEAD ST NW
COON RAPIDS, MN 55433

issue date: 9-19-2011

Address: **10640 ARROWHEAD ST**
COON RAPIDS, MN

PIN #: 213124130007

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 9/16/11 the following violation(s) of Coon Rapids City Code was found:

Compliance Date	ANSWER	City Code Summary	Penalty
9-27-2011, discontinue parking on other than paved surfaces	11-705(10) Parking and Drives.	Parking is prohibited within the front and side yards except on improved surfaces.	$1200.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

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Andy Schreder
Code Enforcement
763-767-6427

09/28/2011
8

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Coon Rapids, MN 55433-3761
Tel: 763-755-2880
Fax: 763-767-6491
www.coonrapidsmn.gov

COON RAPIDS
Minnesota

ADMINISTRATIVE CITATION

Citation #32168-19796

ABENDROTH DERREK RAND
10640 ARROWHEAD ST NW
COON RAPIDS, MN 55433

issue date:9-29-2011

Address: **10640 ARROWHEAD ST**
COON RAPIDS, MN

PIN #: 213124130007

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 9/28/11 the following violation(s) of Coon Rapids City Code was found:

Compliance Date	ANSWER	City Code Summary	Penalty
10-7-2011, discontinue parking on other than paved surfaces	11-705(10) Parking and Drives.	Parking is prohibited within the front and side yards except on improved surfaces.	$2400.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, the penalty is immediately due. All costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Andy Schreder
Code Enforcement
763-767-6427

Board of Adjustment and Appeals - Regular Session **9.**

Meeting Date: 03/01/2012

Subject: Special Assessment Objection, Larisa Pokhilchuk, 11734 Jonquil Street NW, 09-31-24-33-0057, Case 12-11V

From: Kristin DeGrande, Neighborhood Coordinator

INTRODUCTION

A proposed special assessment in the amount of $1,200 has been assessed against the above property. The property owner has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

The amount of $1,200 is for four Administrative Citations - two for parking off pavement and two for boulevard encroachments. A City inspector went out to this rental property on October 26, 2011, and found vehicles parked off pavement, miscellaneous junk and debris, and an inoperable vehicle. An Administrative Citation citing violations of two separate code sections was issued and sent to the property owner (at 11734 Jonquil) with a compliance date of November 3, 2011. The citation included a violation for exterior storage of junk and debris and an inoperable vehicle (cited under City Code Section 8-109) and a violation for parking off pavement [Section 11-705(10)]. Each carried a $300 penalty. The re-inspection took place on November 4, 2011, at which time the City inspector spoke with the property owner on site. The junk and debris had been cleaned up and the inoperable vehicle moved but the parking off pavement issue remained so only one of the $300 Citation Penalties was assessed.

Since the property was still not compliant, a second Administration Citation ($600) for the parking off pavement violation was issued on November 4, 2011, with a compliance date of November 14, 2011. A separate Administrative Citation ($300) was also issued on November 4, 2011, for a boulevard encroachment violation (basketball hoop installed at the curb). The re-inspection for each took place on November 15, 2011, at which time the parking issue was resolved but the boulevard encroachment issue remained, so only half of the $600 parking off pavement Citation Penalty ($300) and the full $300 boulevard encroachment Citation Penalty was assessed. Then a second Administrative Citation ($600) was issued for the boulevard encroachment on November 18, 2011. The compliance date was set for November 28, 2011, at which time the basketball hoop was removed and the property was in compliance, so only half of the $600 Citation Penalty ($300) was assessed.

Anoka County records show the property owner and the taxpayer address to be 11734 Jonquil Street NW for this rental property. City staff has encouraged the property owners to update this information with their actual home address of 11738 Jonquil Street NW so that their mail will be delivered more efficiently in the future.

ACTION REQUESTED

In Case 12-11V, it is requested that the Board of Adjustment and Appeals recommend the City Council affirm the special assessment in its entirety.

Attachments

Supporting Documents

Larisa Pokhilchuk
11738 Jonquil St NW
Coon Rapids, MN 55433
Phone (3

To Whom It May Concern:

I have been resident in Coon Rapids for over 12 years and my address is 11738 Jonquil St NW Coon Rapids MN 55433.I'm also an owner of rental property 11734 Jonquil St NW Coon Rapids MN 55433 .Few times over last couple of years City had issues with properties in regard of parking, Keeping properties clean. Every time we get letter from City with info what is wrong and need to be Done to keep property proper we always comply.
Regarding my rental property ,address 11734 Jonquil St NW Coon Rapids I got letter that stating Violations were not fixed.(parking of pavement and basketball pole).
When I Spoke to Kristin she informed me that notification to fix these violations were send 2 times. Those notifications were send to my rental property. I want to inform you that I got 1 notification And as soon as I got it we removed basketball pole and pave area around and under trailer Parked on the side of the house by garage. Also want to mention that trailer newer was parked on the Ground ,wheels were standing on the bricks ,whole area wasn't paved ,just 6-8 bricks square under each Wheel. As soon as we got letter saying it is not proper way to keep trailer parked ,next day my father and husband paved whole area under trailer.
As I spoke to Kristin I have no control over mail on rental property and I received only 1 notification About these violations. I'm in process of fixing this with Anoka County office.
Last notification City send , was turned to me 2 weeks later.
I'm asking you kindly to review my case in this matter. I'm promising personally make sure that both properties will be kept in good standards from now on.

Sincerely,

Larisa Pokhilchuk February 4,2012

P.S. Photos of fixed parking area for trailer, basketball pole inclosed.

Received 2/6/2012
09-31-24-33-0057

Victor Troshuk
11734 Jonquil St NW
Coon Rapids, MN 55433
Home

To whom it may concern:

Letter from City of Coon Rapids for Larisa Pokhilchuk came to address 11734 Jonquil St NW Coon Rapids, MN 55433 some time on January 5-7 of 2012.
It was misplaced by my children by an accident. My wife found it behind microwave on Saturday January 21 and turned it to Larisa Pokhilchuk .

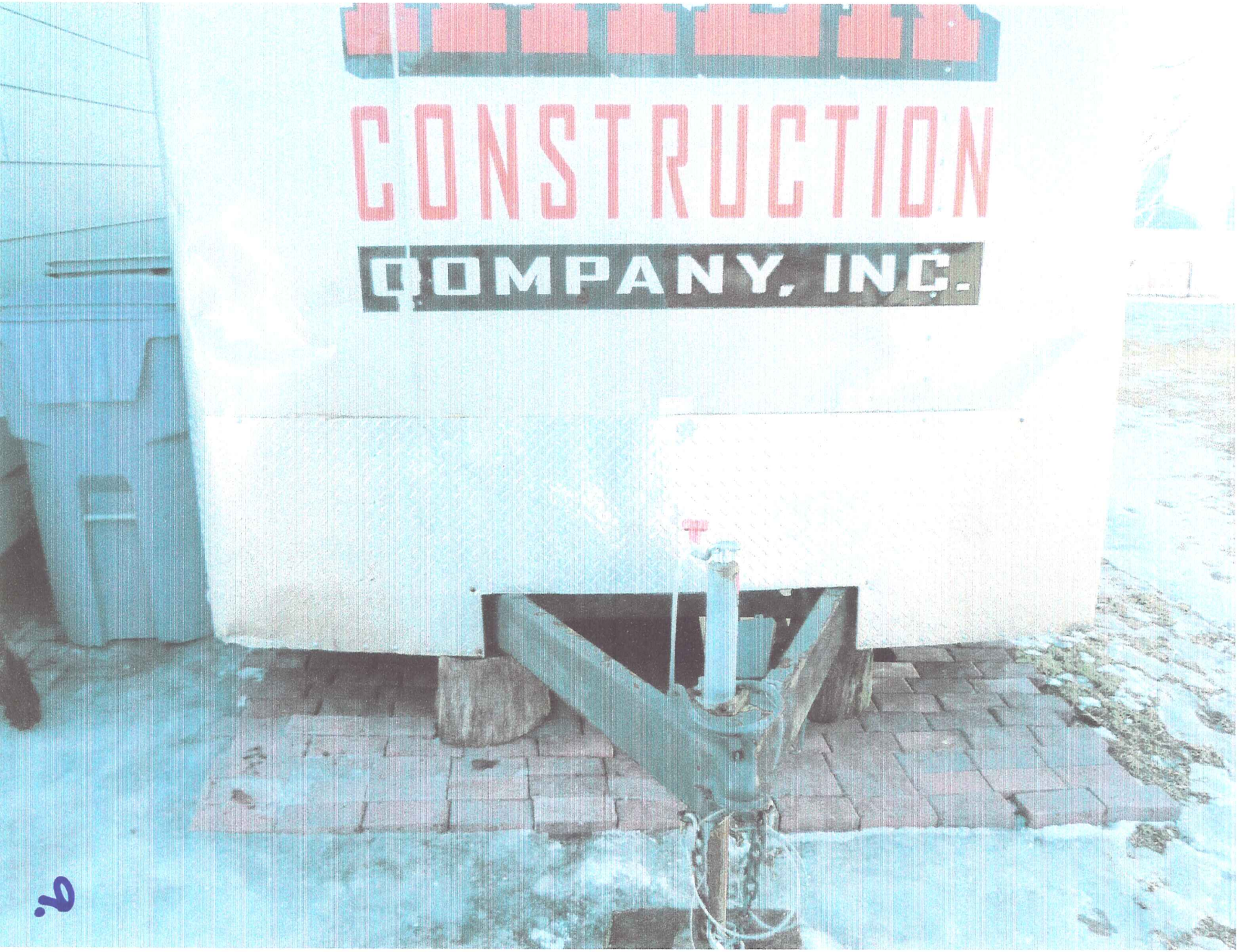
Sincerely,

Victor Troshuk
Sign:

date: 01- 24-2012

9.

KALK
CONSTRUCTION
COMPANY, INC.
UTG 993



9.

PROPERTY ADDRESS: **11734 JONQUIL ST** PIN: 093124330057

Work Order #45877 10/26/2011 Yard And Lot Issues CLOSED

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		10/26/11	SCHREDER, ANDY	parking off pavement, misc junk and debris, junk vehicle
CITATION ISSUED		10/26/11	SCHREDER, ANDY	Two $300 citations - 1.parking off pavement and 2. junk/debris and inoperable vehicle.
CITATION REINSPECT	11/3/11	11/4/11	SCHREDER, ANDY	no change, met owner on site, at first he claimed that his wife talked so a person in our department about more time. I spoke with his wife on the phone and she indicated she did not talk to our office, also, cars without current reg don't run
INFORMATION		11/4/11	SCHREDER, ANDY	junk and debris has been cleaned up, parking off pavement issue remains
CITATION FEE APPLIED		11/4/11	SCHREDER, ANDY	$300 parking off pavement
CITATION ISSUED		11/4/11	SCHREDER, ANDY	$600 parking off pavement, $300 boulevard encroachment (basketball hoop)
CITATION REINSPECT	11/14/11	11/15/11	SCHREDER, ANDY	
COMPLIANCE		11/18/11	SCHREDER, ANDY	parking off pavement
CITATION FEE APPLIED		11/18/11	SCHREDER, ANDY	1/2 of $600 parking off pavement
CITATION FEE APPLIED		11/18/11	SCHREDER, ANDY	$300 blvd encroachment
CITATION ISSUED		11/18/11	SCHREDER, ANDY	$600 blvd encroachment
CITATION REINSPECT	11/28/11	11/28/11	SCHREDER, ANDY	basketball pole has now been moved.
CITATION FEE APPLIED		11/28/11	SCHREDER, ANDY	charge 1/2 of $600 citation blvd encroachment
COMPLIANCE		11/28/11	SCHREDER, ANDY	

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
8-109 Junk Cars and Building Materials.	10/26/11	300.00	SCHREDER, ANDY	11-3-2011, misc junk and debris, junk car; dispose of or remove from exterior storage	POKHILCHUK LARISA issue date: 10-26-2011 11734 JONQUIL ST NW COON RAPIDS, MN 55433
11-705(10) Parking and Drives.	10/26/11	300.00	SCHREDER, ANDY	11-3-2011, discontinue parking on other than paved surfaces	
11-705(10) Parking and Drives.	11/4/11	600.00	SCHREDER, ANDY	11-14-2011; discontinue parking on other than paved surfaces	POKHILCHUK LARISA issue date: 11-4-2011 11734 JONQUIL ST NW COON RAPIDS, MN 55433
8-1000 Boulevard Encroachments.	11/4/11	300.00	SCHREDER, ANDY	11-14-2011, remove basketball pole at curb	
8-1000 Boulevard Encroachments.	11/16/11	600.00	SCHREDER, ANDY	11-28-2011; remove basketball pole at curb	POKHILCHUK LARISA issue date: 11-18-2011 11734 JONQUIL ST NW COON RAPIDS, MN 55433

Files attached to this work order:

PROPERTY ADDRESS: **11734 JONQUIL ST** PIN: 093124330057

Work Order #46085 11/07/2011 Yard And Lot Issues CANCEL

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		11/1/11	MITLYNG, ADAM	
CITATION ISSUED		11/7/11	MITLYNG, ADAM	hoop in right of way
CITATION REINSPECT	11/15/11		MITLYNG, ADAM	
INFORMATION		11/7/11	HINTZE, CINDY	duplicate work order per Adam

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To

Files attached to this work order:

End of Report for 11734 JONQUIL ST

9.

City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433-3761
Tel: 763-755-2880
Fax: 763-767-6491
www.coonrapidsmn.gov

COON RAPIDS Minnesota

ADMINISTRATIVE CITATION

Citation #45877-19957

POKHILCHUK LARISA
11734 JONQUIL ST NW
COON RAPIDS, MN 55433

issue date: 10-26-2011

Address: **11734 JONQUIL ST**
COON RAPIDS, MN

PIN #: 093124330057

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 10/26/11 the following violation(s) of Coon Rapids City Code was found:

Compliance Date	ANSWER	City Code Summary	Penalty
11-3-2011, misc junk and debris, junk car; dispose of or remove from exterior storage	8-109 Junk Cars and Building Materials.	Any item not intended for outdoor storage is not permitted to be stored outdoors. (Vehicle parts, fluids and accessories, building materials, upholstered furniture, brush, etc.)	$300.00
11-3-2011, discontinue parking on other than paved surfaces	11-705(10) Parking and Drives.	Parking is prohibited within the front and side yards except on improved surfaces.	$300.00

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Andy Schreder
Code Enforcement
763-767-6427

KALK
CONSTRUCTION
COMPANY, INC.
11/04/2011
11/4/2011 11:17 AM

City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433-3761
Tel: 763-755-2880
Fax: 763-767-6491
www.coonrapidsmn.gov

COON RAPIDS
Minnesota

ADMINISTRATIVE CITATION

Citation #45877-19988

POKHILCHUK LARISA
11734 JONQUIL ST NW
COON RAPIDS, MN 55433

issue date: 11-4-2011

Address: **11734 JONQUIL ST**
COON RAPIDS, MN

PIN #: 093124330057

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 11/4/11 the following violation(s) of Coon Rapids City Code was found:

Compliance Date	ANSWER	**City Code Summary**	**Penalty**
11-14-2011; discontinue parking on other than paved surfaces	11-705(10) Parking and Drives.	Parking is prohibited within the front and side yards except on improved surfaces.	$600.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

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Andy Schreder
Code Enforcement
763-767-6427

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Tel: 763-755-2880
Fax: 763-767-6491
www.coonrapidsmn.gov

COON RAPIDS Minnesota

ADMINISTRATIVE CITATION

Citation #45877-19989

POKHILCHUK LARISA
11734 JONQUIL ST NW
COON RAPIDS, MN 55433

issue date: 11-4-2011

Address: **11734 JONQUIL ST**
COON RAPIDS, MN

PIN #: 093124330057

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 11/4/11 the following violation(s) of Coon Rapids City Code was found:

Compliance Date	ANSWER	City Code Summary	Penalty
11-14-2011, remove basketball pole at curb	8-1000 Boulevard Encroachments.	Encroachments are not permitted within the public right-of-way other than mailboxes, traffic signs, City-approved trees, and fire hydrants.	$300.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

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Andy Schreder
Code Enforcement
763-767-6427

KALK
CONSTRUCTION
COMPANY, INC.
LYC-836
9.
11/16/2011 1:10 PM

11/16/2011 1:10 PM

City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433-3761
Tel: 763-755-2880
Fax: 763-767-6491
www.coonrapidsmn.gov

COON RAPIDS Minnesota

ADMINISTRATIVE CITATION

Citation #45877-20025

POKHILCHUK LARISA
11734 JONQUIL ST NW
COON RAPIDS, MN 55433

issue date: 11-18-2011

Address: **11734 JONQUIL ST**
COON RAPIDS, MN

PIN #: 093124330057

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 11/16/11 the following violation(s) of Coon Rapids City Code was found:

Compliance Date	ANSWER	City Code Summary	Penalty
11-28-2011; remove basketball pole at curb	8-1000 Boulevard Encroachments.	Encroachments are not permitted within the public right-of-way other than mailboxes, traffic signs, City-approved trees, and fire hydrants.	$600.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, the penalty is immediately due. All costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Andy Schreder
Code Enforcement
763-767-6427

Board of Adjustment and Appeals - Regular Session **10.**

Meeting Date: 03/01/2012

Subject: Special Assessment Objection, Mayli Vang, 1093 94th Lane NW, 26-31-24-43-0040, Case 12-14V

From: Kristin DeGrande, Neighborhood Coordinator

INTRODUCTION

A proposed special assessment in the amount of $631 has been assessed against the above property. The property owner has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

The amount of $631 is for an Administrative Citation Penalty for the exterior storage of junk and debris ($300) and for the removal/abatement costs of these items ($331).

City Inspectors went out to the property on September 1, 2011, to investigate junk and debris in the yard and an Administrative Citation was issued on September 2, 2011, with a compliance date of September 9, 2011. The re-inspection took place on September 16, 2011, at which time there was no change in the condition of the property. So the $300 Citation Penalty was assessed and the items, including broken flower pots, landscape edging, a wire cage, miscellaneous wood and building materials, scrap metal, a mop bucket, a folding table, a plastic kids pool, several broken/inoperable kid bikes, and other miscellaneous junk and debris, were abated by the City's contractor later that day.

The property owner makes reference to City Code Section 8-109 in her written objection. For clarification, "junk cars and building materials" is simply the title of that section of the City Code and in no way is meant to imply that this property is in violation of these specific items. There were no junk cars found at this property.

In reference to the items that the property owner claims were not removed during the abatement, the City does not take items that are meant for exterior storage and that are in working condition. For this reason, items not removed during the abatement would have included items such as the wood stakes meant for climbing vines, garbage bag filled with leaves, buckets, tubing used for lawn drainage, and undamaged flower pots.

ACTION REQUESTED

In Case 12-14V, it is requested that the Board of Adjustment and Appeals recommend the City Council affirm the special assessment in its entirety.

Attachments

Supporting Documents

02/07/2012

I am appealing the assessment on the property of 1093 94th Lane NW for the amount of $631.00 for the reasons stated below:

1. I do not remember receiving notification from the city (the administrative citation)
    a. Had I seen the notice, I would have acted on it instead of risking an assessment of $300.00. I only saw the letter when I contacted the City Assessor's office after receiving the notification about the letter dated January 4, 2012 about the assessment against my property. I then contacted the City Assessor's Office to get more information.
    b. These items (with the exception of the plastic oil quart containers) have been on the property for varying lengths of time (a few weeks, monthly and even years). I have lived at this property for the last 10 year without any issues.
    c. When some of the items disappeared, I didn't think twice about it but assumed my mom or husband had helped clear the items because we were in the process of doing minor renovations to the inside of the house and was constantly throwing stuff out. I did not realize the city had someone come and remove the items.
2. I feel the interpretation of the citation was inaccurate or exaggerated
    a. The citation states - *8-109 Junk Cars and Building Materials. No person shall cause, permit, or maintain any junk cars, any debris, or any building materials except where such business is being pursued in accordance with the zoning code and unless such building material is being used at the time in the construction of a building, in which case such construction must be on a continuous, uninterrupted basis. "Junk car" is defined as a vehicle which is not currently licensed by the State and is not in an operable condition.* There was no "junk car" on the property.
    b. I would not consider the items removed junk cars or miscellaneous debris. The bikes were functional and left there by my sister because her kids came over often.
    c. The items on the property are items that I have found and seen at other properties in the City of Coon Rapids.
3. The cost to dispose of the items that were "taken from the property" would not seem to me to warrant a fee of $331.
    a. Not all the items in the photos were removed from the property.
    b. I still have the edger, the buckets, the planters (one is on my deck in back and the others we have dumped the dirt out and thrown the planters away), the wood pieces (which has since been thrown away or burned in my fireplace), and the broom.
    c. Would it be possible for me to see an itemized list of what was taken from the property instead of the photos since I know not all items from the photos were taken?
4. I am not the only one in Coon Rapids who would have these items in their yard.

Received 2/8/12 6:30pm
26-31-24-43-0040

a. When I did a quick assessment of my neighborhood and drove around, I found many properties with more "junk" in the front yard than I had on my property. I don't know why I was singled out for this?
b. Most of the items were on the back of the house away from street view. Anyone who is fixing their house (will have wood pieces, buckets) in their yard. Anyone who has kids will have empty pools or bikes in their yard. Anyone who lives in Minnesota will have broken planters. Is the City going to go into people's side yard and backyard to look for potential "junk" to remove and cite? If that is the case, then every other house should be cited too.

See map of property

Please consider my appeal to waive the assessment. If you are unwilling to waive all of the assessment fees, please consider waiving a portion of the assessment.

Sincerely,

Mayli Vang
1093 94th Lane NW
Coon Rapids, MN 55433

Received after contact
City Assessor's office
on 1/13/2012

City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433-3761
Tel: 763-755-2880
Fax: 763-767-6491
www.coonrapidsmn.gov

COON RAPIDS
Minnesota

ADMINISTRATIVE CITATION

Citation #45151-19625

Mayli Vang
1093 94TH LN NW
COON RAPIDS, MN 55433

Issue Date: 9-02-2011

Address: **1093 94TH LN**
COON RAPIDS, MN

PIN #: 263124430040

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 9/1/11 the following violation(s) of Coon Rapids City Code was found:

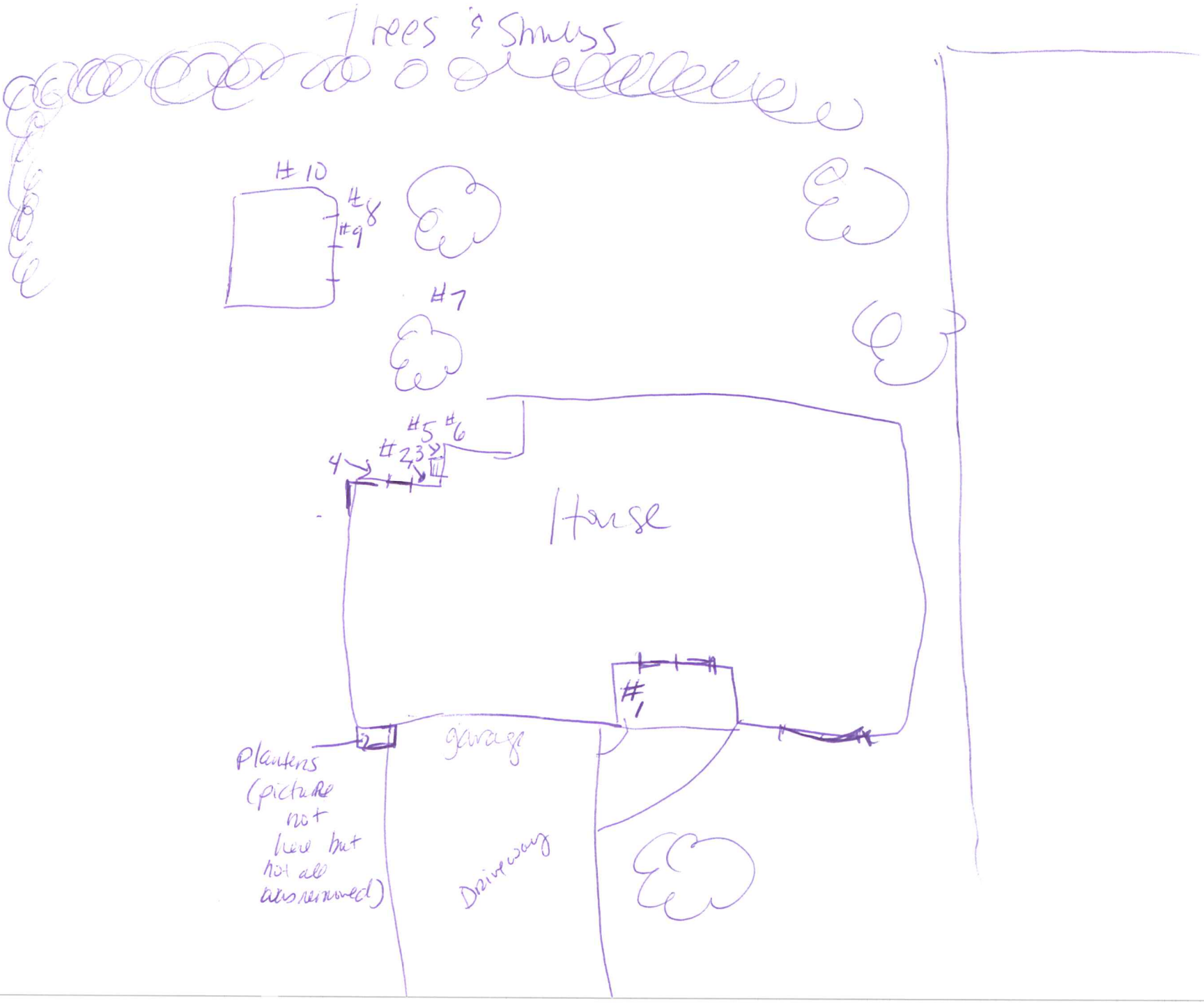
Compliance Date	ANSWER	City Code Summary	Penalty
9-09-2011 remove junk bicycles, broken pool, building materials, misc junk and debris from exterior storage	8-109 Junk Cars and Building Materials.	Any item not intended for outdoor storage is not permitted to be stored outdoors. (Vehicle parts, fluids and accessories, building materials, upholstered furniture, brush, etc.)	$300.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, the penalty is immediately due. All costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Adam Mitlyng
Code Enforcement
763-767-6470

Map of Property



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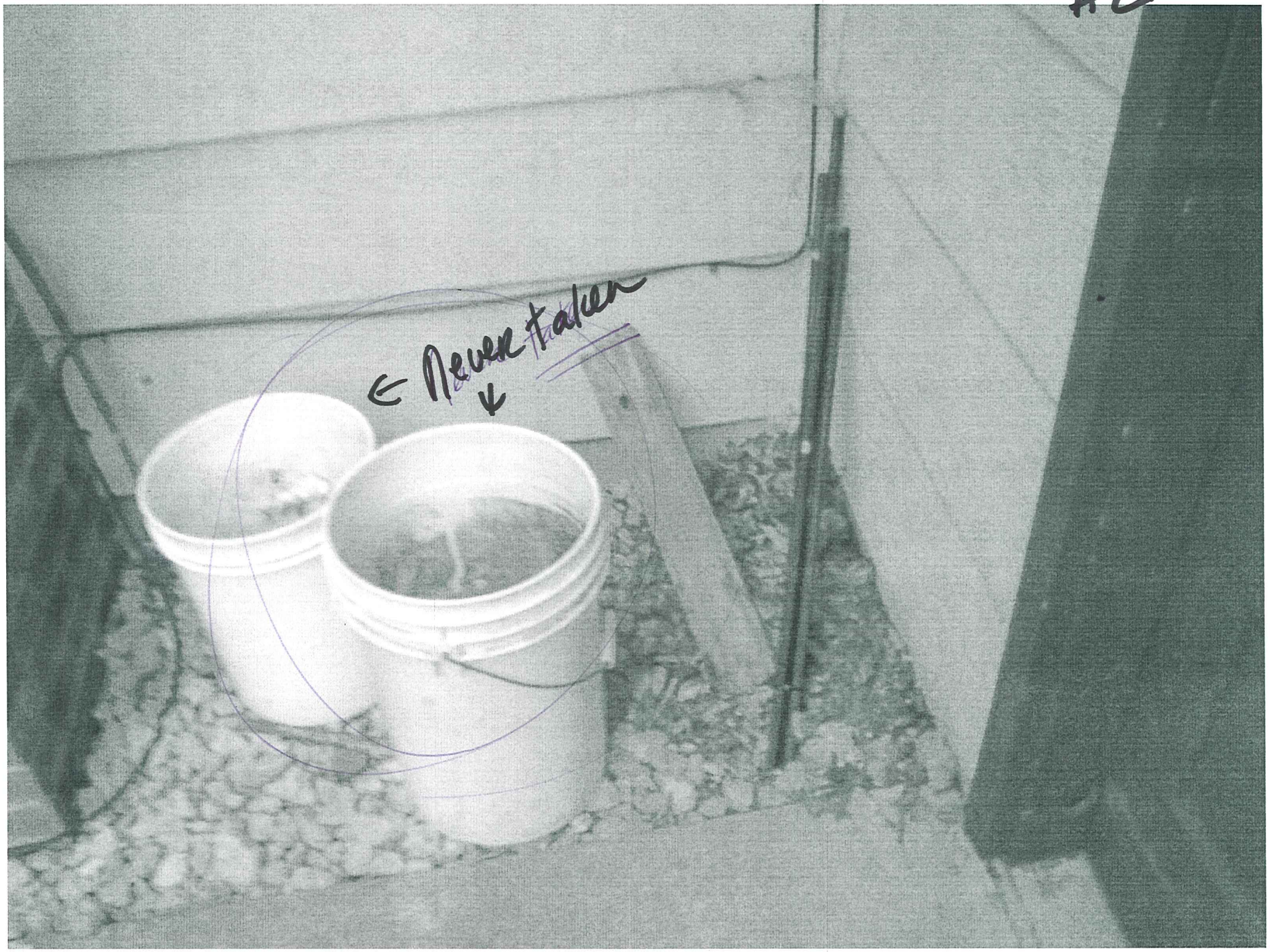
#2



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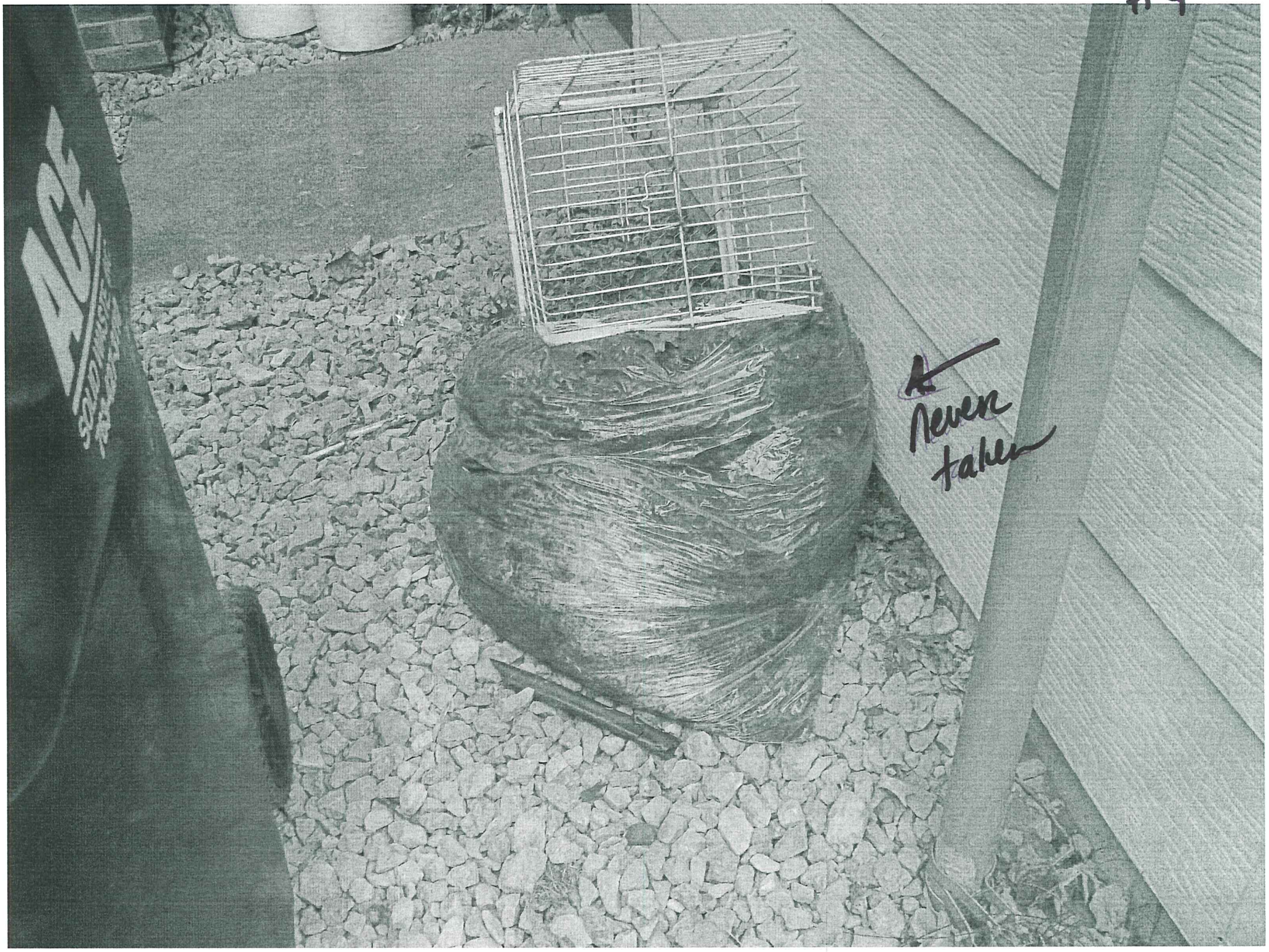

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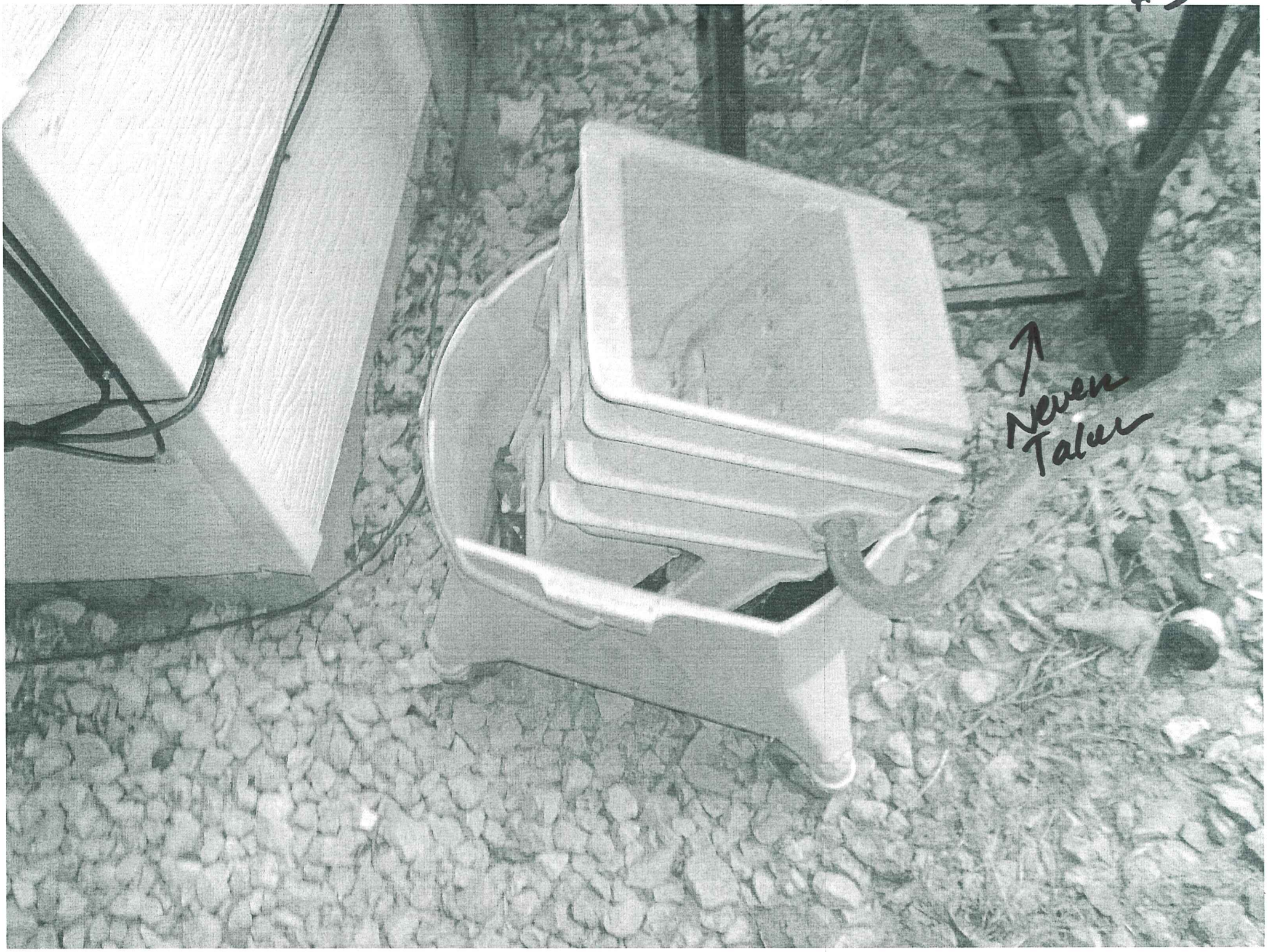

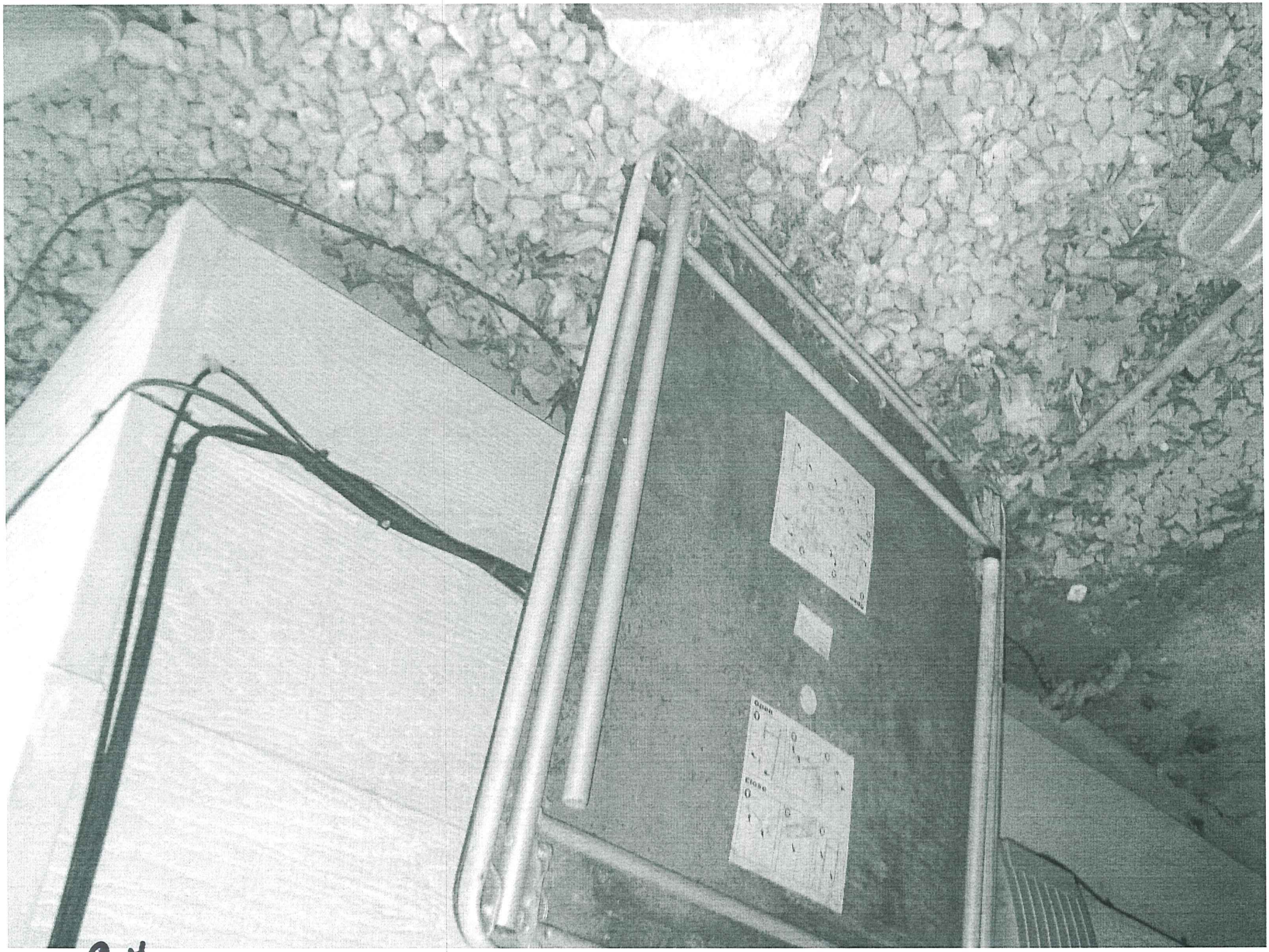

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#7

#8

#9-

#10

Property Report

Report Date: 2/9/2012

PROPERTY ADDRESS: **1093 94TH LN** PIN: 263124430040

Work Order #45151 09/02/2011 Yard And Lot Issues CLOSED

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
Inspection 1		9/1/11	MITLYNG, ADAM	Initial Inspection.
Citation Issued		9/2/11	MITLYNG, ADAM	junk and debris
CITATION REINSPECT	9/10/11	9/16/11	MITLYNG, ADAM	no change
ABATE		9/16/11	MITLYNG, ADAM	removed junk and debris
CITATION FEE APPLIED		9/16/11	MITLYNG, ADAM	$300
COMMUNICATE W OWNER		1/10/12	DEGRANDE, KRISTIN	Homeowner Mayli Vang [illegible]4 called with questions about pending assessments. I returned call and left a voice mail with information about the citation and items abated.
COMMUNICATE W OWNER		1/13/12	DEGRANDE, KRISTIN	Owner Mayli Vang [illegible]5 called back to request that original citation and photos of items be e-mailed to her at [illegible].com. I returned call, left a vm and sent e-mail with requested info.

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To	
8-109 Junk Cars and Building Materials.	9/1/11	300.00	MITLYNG, ADAM	9-09-2011 remove junk bicycles, broken pool, building materials, misc junk and debris from exterior storage	Mayli Vang Date: 9-02-2011 1093 94TH LN NW COON RAPIDS, MN 55433	Issue

Files attached to this work order:

\\cr-fs2\applications$\cityworksserverfiles\WorkOrder\45151\1093 94th ln.pdf

PROPERTY ADDRESS: **1093 94TH LN** PIN: 263124430040

Work Order #45698 — 10/12/2011 — Vacant Monitor — OPEN

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
COMMUNICATE W OWNER		10/12/11	HINTZE, CINDY	Maylee Vang, [illegible], left vmail about water posting. Is fixing up property to move in. Would like to have water left on.
COMMUNICATE W OWNER		10/12/11	HINTZE, CINDY	Left a vmail for Maylee indicating it would have been posted if property is vacant. If it is vacant and she'd like water to remain on, she can call me back for a waiver.
Inspection 1		10/11/11	MITLYNG, ADAM	posted water shut off, unlicensed rental?
COMMUNICATE W OWNER		10/13/11	HINTZE, CINDY	Maylee Vang left another message not understanding why an inspector would be at her property. Adam received an email from a neighbor stating 7+ people just moved out. He believes this is an unlicensed rental. Gave info to Michelle.

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To

Files attached to this work order:

Work Order #45772 — 10/18/2011 — Rental Complaint — CLOSED

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
INFORMATION SENT		10/18/11	POSCH, MICHELLE	COMPLT FROM CODE ENF. AND NEIGHBOR OF UNLICENSED RENTAL. SENT LETTER/PACKET
RENTAL VIOLATION	11/30/11	10/25/11	POSCH, MICHELLE	$500 NO LICENSE - NO CHARGE - VACANT PROPERTY
COMMUNICATE W OWNER		10/25/11	POSCH, MICHELLE	EMAIL FROM MAYLI VANG [illegible] AIL.COM SAYING THAT SHE IS RENOVATING THE PROPE[illegible] WITH HELP FROM FAMILY. IT IS TAKING AWHILE. PROPERTY IS NOT OCCUPIED
COMPLAINT		11/21/11	POSCH, MICHELLE	COMPLT FROM [illegible] REGARDING TENANTS MOVING IN 11/19/2011. NO LICENSE. EMAILED MAYLI VANG.
COMPLIANCE		11/22/11	POSCH, MICHELLE	PROPERTY OWNER MOVED INTO PROPERTY SEE EMAIL 11/22/2011

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To

Files attached to this work order:

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\\cr-fs2\applications$\cityworksserverfiles\WorkOrder\45772\20111122154547319.pdf

End of Report for 1093 94TH LN

City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433-3761
Tel: 763-755-2880
Fax: 763-767-6491
www.coonrapidsmn.gov

COON RAPIDS Minnesota

ADMINISTRATIVE CITATION

Citation #45151-19625

Mayli Vang
1093 94TH LN NW
COON RAPIDS, MN 55433

Issue Date: 9-02-2011

Address: **1093 94TH LN**
COON RAPIDS, MN

PIN #: 263124430040

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 9/1/11 the following violation(s) of Coon Rapids City Code was found:

Compliance Date	ANSWER	City Code Summary	Penalty
9-09-2011 remove junk bicycles, broken pool, building materials, misc junk and debris from exterior storage	8-109 Junk Cars and Building Materials.	Any item not intended for outdoor storage is not permitted to be stored outdoors. (Vehicle parts, fluids and accessories, building materials, upholstered furniture, brush, etc.)	$300.00

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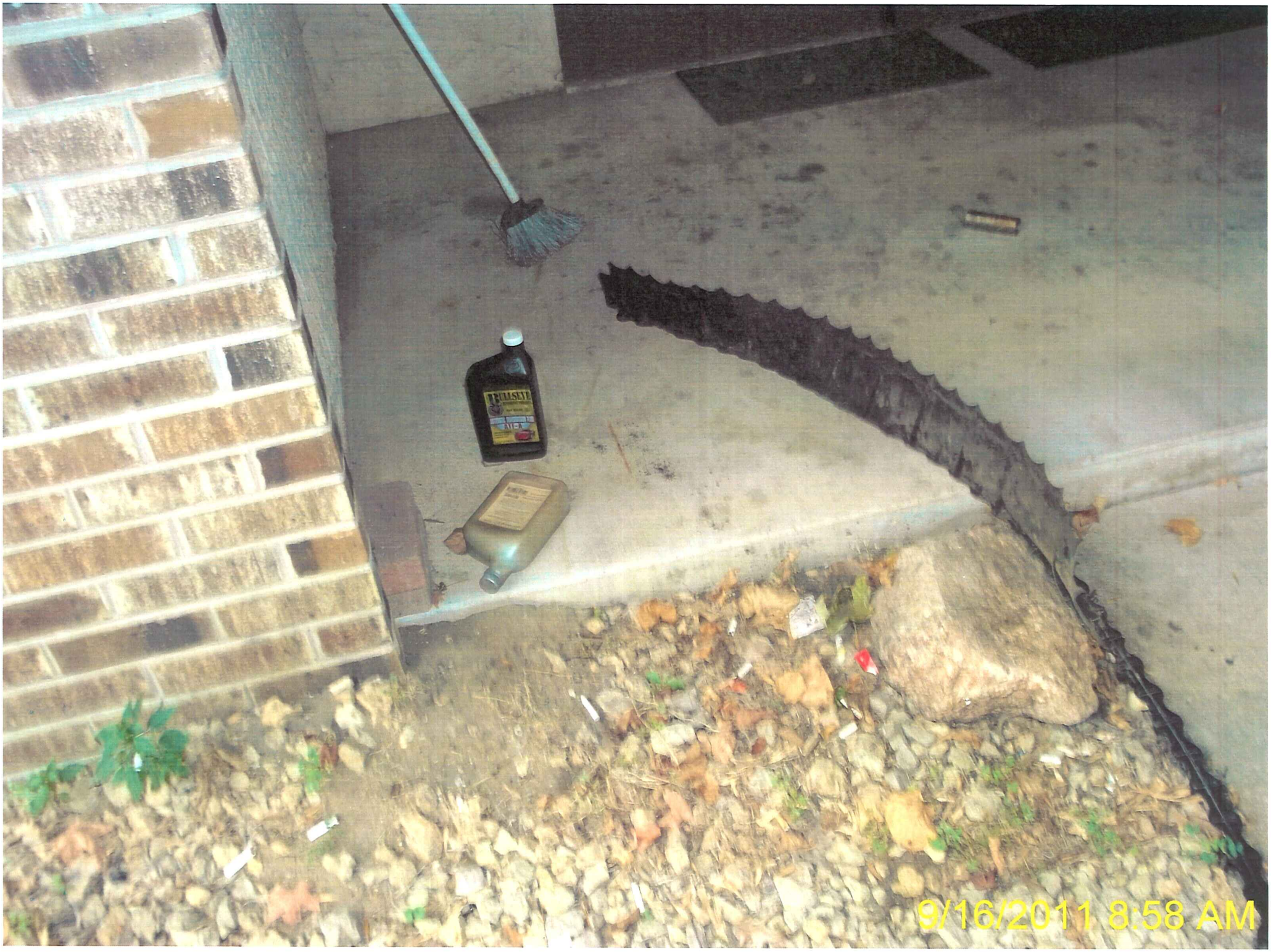
Adam Mitlyng
Code Enforcement
763-767-6470

9/16/2011 8:57 AM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open
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9/16/2011 9:01 AM

9/16/2011 9:01 AM

flos remodeling

9781 monroe st ne
blaine, MN 55434

Phone # 6127517117 dmagadan@msn.com
Fax # 7637833504

Invoice

Date	Invoice #
9/16/2011	579

Bill To
city coon rapids 11155 robinson dr coon rapids, mn 55433

P.O. No.	Terms	Project
58812		

Quantity	Description	Rate	Amount
	1093 94th lane. (trip fee)	50.00	50.00
	garbage fee	50.00	50.00
3	labor	55.00	165.00

Adam

Total $265.00

Board of Adjustment and Appeals - Regular Session **11.**

Meeting Date: 03/01/2012

Subject: Special Assessment Objection, Kemet Jolly, 422 109th Avenue NW, 24-31-24-21-0063, Case 12-15V

From: Kristin DeGrande, Neighborhood Coordinator

INTRODUCTION

A proposed special assessment in the amount of $1,886 have been assessed against the above property. The property owner has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

The amount of $1,886 is for an Administrative Citation Penalty for the exterior storage of junk and debris ($300), for the removal/abatement costs of these items ($986), and two Administrative Citation Penalties ($600) for expired tabs on a vehicle.

City inspectors went out to the property on October 18, 2011, to investigate junk and debris in the yard and expired tabs on a vehicle. An Administrative Citation was issued citing violations for each issue on October 20, 2011, with a compliance date of October 27, 2011. The re-inspection took place on October 28, 2011, at which time there was no change in either condition so a $300 Citation Penalty for exterior storage and a $300 Citation Penalty for expired tabs were assessed. Later that day, the City's contractor abated the property including a wheel barrow, empty bins, building materials/scrap wood, a wooden door, scrap metal, a wooden ladder, landscape edging, tires, kitchen garbage bins, kid toys and bikes, a window air conditioning unit, a high chair, and other miscellaneous junk and debris. Items not abated included an iron patio set, gas grill, yard swing, storage bin, three lawn mowers (all appeared to be operational), a trailer and a plow (all pictured in attachments).

Since the property still had a vehicle with expired tabs, a $600 Administrative Citation was issued and sent to the property owner on November 1, 2011, with a compliance date of November 8, 2011. The re-inspection took place on November 16, 2011, at which time the vehicle was in compliance so only half ($300) of the Citation Penalty amount was assessed.

The City had received notification from Connexus (10/17/11) and Centerpoint (10/6/11) that electric and gas service had been disconnected at this property. Since both gas and electricity were off at this property, the City turned off the water to this home on November 8, 2011. The City received notification from Anoka County that this property was going through foreclosure and that the Sheriff's Sale had taken place on June 24, 2011. For all of these reasons, and because the property owner never contacted the City for any reason during the citation process, the City believed that this property had been vacated.

ACTION REQUESTED

In Case 12-15V, it is requested that the Board of Adjustment and Appeals recommend the City Council affirm the special assessment in its entirety.

Attachments

Supporting Documents

February 8, 2012

City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55448

RE: PIN#: 24-31-24-21-0063

Honorable Mayor and Members of the City Council:

I am writing to object to the proposed adoption of the 2012 assessment for abatement of code violations on my property at 422 109th Ave NW.

I've been a proud property owner in the City of Coon Rapids for the past 12 years. I've enjoyed growing up here, going to school here, and raising a family of my own here, among many other things. Therefore it was with great discontent that I returned home from a vacation on October 31, 2012 to discover that several items had been removed from my property without my consent. I've attached a separate detailed list of the missing items, including three of my kids bicycles and the "Welcome" mat from my doorstep. I honestly thought I had been burglarized. After going through the mail that came while I was on vacation I discovered an Administrative Citation notice from the City of Coon Rapids, dated October 20, 2011 that gave me 7 days to remove some items from my front yard. Had I not been on vacation that week and received that letter, I would have most certainly filed an appeal to the citation and at the very least I would have moved the items mentioned in the citation to my garage. Instead, I return home to find out that it's too late, the City has already removed/destroyed my items and there is no possible method for recovery. On top of that, many of the items taken from my property by whomever the City contracted were not included in the Administrative Citation description (i.e., my children's Power Wheels toy in my fenced-in backyard). I consider that to be theft of personal property with no recourse.

I've never had this type of issue with the City before, and my yard has looked the same for many years, so I'm not sure what the urgency was this year. I'm not a junker, and what I did have outside was neatly organized and practically hidden from street view with a privacy fence. I see far worse on my own street all the time. Please take a second to put yourself in my shoes, to come home from vacation and find many of your personal possessions gone forever, with no or very little advanced noticed (even if I had not been on vacation, 7 days including mail delivery time is not very sufficient), and there's nothing I can do about it. I would ask at the very least, please do not add insult to injury by assessing my property for removal and disposal fees related to this debacle.

Sincerely,

Received 2/8/12 6:30pm

Kemet A Jolly
422 109th Ave NW
Coon Rapids, MN 55448
612-8

Attachments

Fisher-Price Power Wheels Ford F-150 Ride-On (back yard)

Fisher-Price Barbie Princess Tough Trike (driveway near garage)

Mongoose Rebel Freestyle 20" bike (driveway near garage)

Huffy 20" girl's Sea Star bike (driveway near garage)

Barbie 12" girl's bike (driveway near garage)

Ace 6 Cu. Ft. Steel Wheelbarrow (back yard)

Smartware Half Whiskey Barrel Planter (back yard)

2 x Suncast 150' Hose Reel Carts (front & back yard)

2 x 50' Garden Hoses (front & back yard)

Cast Stone Bird Bath (back yard)

Outdoor thermometer (back yard)

Crown Bolt 75 ft. Adjustable Wire Rope Dog Run Kit (back yard)

Little Tykes Endless Adventures Mountain Climber (back yard)

Welcome mat (back yard)

Scrusher boot and shoe brush (back yard)

frog yard ornaments (back yard)

2 x Suncast Quick Edge 20' Interlocking Landscape Edging (right out of the backyard ground)

YARDGARD 4 ft. x 50 ft.roll Green Vinyl Welded Wire (bordered my backyard garden)

10 x Solar Lights (right out of my driveway path)

Property Report

Report Date: 2/9/2012

PROPERTY ADDRESS: 422 109TH AVE PIN: 243124210063

Work Order #41883 — 03/01/2011 — Miscellaneous Housing Issues — CLOSED

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
Utility Disconnect	3/1/11	3/1/11	MITLYNG, ADAM	electric limiter, posted water shut off
Information	3/1/11	3/1/11	DEGRANDE, KRISTIN	Checked on Connexus' site - this address no longer listed. Limiter must have been taken off.

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To

Files attached to this work order:

Work Order #44267 — 07/22/2011 — Weeds / Long Grass — CLOSED

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		7/22/11	CAMERER, CALVIN	Posted property. Weeds & grass 8"+ high.
CITATION ISSUED		7/22/11	HINTZE, CINDY	
CITATION REINSPECT	8/1/11	8/1/11	CAMERER, CALVIN	Grass has been cut.
COMPLIANCE		8/1/11	HINTZE, CINDY	

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
8-502 & 8-503 Noxious Weeds and Growing Grass.	7/22/11	300.00	CAMERER, CALVIN	7/29/11 Weeds & grass 8"+ high.	

Files attached to this work order:

PROPERTY ADDRESS: **422 109TH AVE** PIN: 243124210063

Work Order #45863 10/18/2011 Vacant Monitor OPEN

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
UTILITY DISCONNECT		10/18/11	CAMERER, CALVIN	Connexus disconnection 10/17/11; posted water shut off; gas & elec off
UTILITY DISCONNECT		10/25/11	GAZELKA, MIKE	Posted for water shut off. Connexus disconnection list 10/17/11
INFORMATION		11/1/11	HINTZE, CINDY	Requested Public Works to close the curbstop.
CLOSE CURB STOP	11/2/11	11/8/11	BAUTCH, JOSH	Closed curbstop, raised 2'.
COMMUNICATE W OWNER		11/8/11	HINTZE, CINDY	Kemet Jolly, 8, left vmail about posting.
INFORMATION		11/9/11	HINTZE, CINDY	Not on Connexus list, but still on Centerpoint's disconnection list (shut off 10/6/11). Kari verified water was shut off yesterday (11/8/11). Starlite shows SSDate 6/24/11.
COMMUNICATE W OWNER		11/9/11	HINTZE, CINDY	Spoke with Kemet and he said utilities are on, then said Centerpoint is on their way. Told him that water will not be turned on unless all utilities are on and verified with the utility company. Says it's not vacant.
INSPECT		1/5/12	RICHTER, JIM	FAILED. Meter present, not installed. Contact: Kemet

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To

Files attached to this work order:

End of Report for 422 109TH AVE

PROPERTY ADDRESS: **422 109TH AVE** PIN: 243124210063

Work Order #45791 10/20/2011 Yard And Lot Issues CLOSED

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		10/18/11	MITLYNG, ADAM	
CITATION ISSUED		10/20/11	MITLYNG, ADAM	junk and debris, exp tabs
CITATION REINSPECT	10/28/11	10/28/11	MITLYNG, ADAM	no change
ABATE		10/28/11	MITLYNG, ADAM	removed junk and debris
CITATION FEE APPLIED		10/28/11	MITLYNG, ADAM	2x $300
CITATION ISSUED		11/1/11	MITLYNG, ADAM	expired tabs still on car
CITATION REINSPECT	11/9/11	11/16/11	MITLYNG, ADAM	vehicle compliant
CITATION FEE APPLIED		11/17/11	MITLYNG, ADAM	$300 for half of second citation

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
8-109 Junk Cars and Building Materials.	10/18/11	300.00	MITLYNG, ADAM	10-27-2011 remove building materials, auto parts, tires, junk mowers, misc junk and debris from exterior storage	JOLLY KEMET Issue Date: 10-20-2011 422 109TH AVE NW COON RAPIDS, MN 55448
11-1831(2) Expired Tabs on Residential Property.	10/18/11	300.00	MITLYNG, ADAM	10-27-2011 VEB 833 expired tabs, display current registration or remove from outdoor storage	
11-1831(2) Expired Tabs on Residential Property.	10/28/11	600.00	MITLYNG, ADAM	11-08-2011 VEB833 expired tabs, display current registration or remove from outdoor storage	JOLLY KEMET Issue Date: 11-01-2011 422 109TH AVE NW COON RAPIDS, MN 55448

Files attached to this work order:

\\cr-fs2\applications$\cityworksserverfiles\WorkOrder\45791\422 109th ave.pdf

City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433-3761
Tel: 763-755-2880
Fax: 763-767-6491
www.coonrapidsmn.gov

COON RAPIDS Minnesota

ADMINISTRATIVE CITATION

Citation #45791-19924

JOLLY KEMET
422 109TH AVE NW
COON RAPIDS, MN 55448

Issue Date: 10-20-2011

Address: **422 109TH AVE**
COON RAPIDS, MN

PIN #: 243124210063

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 10/18/11 the following violation(s) of Coon Rapids City Code was found:

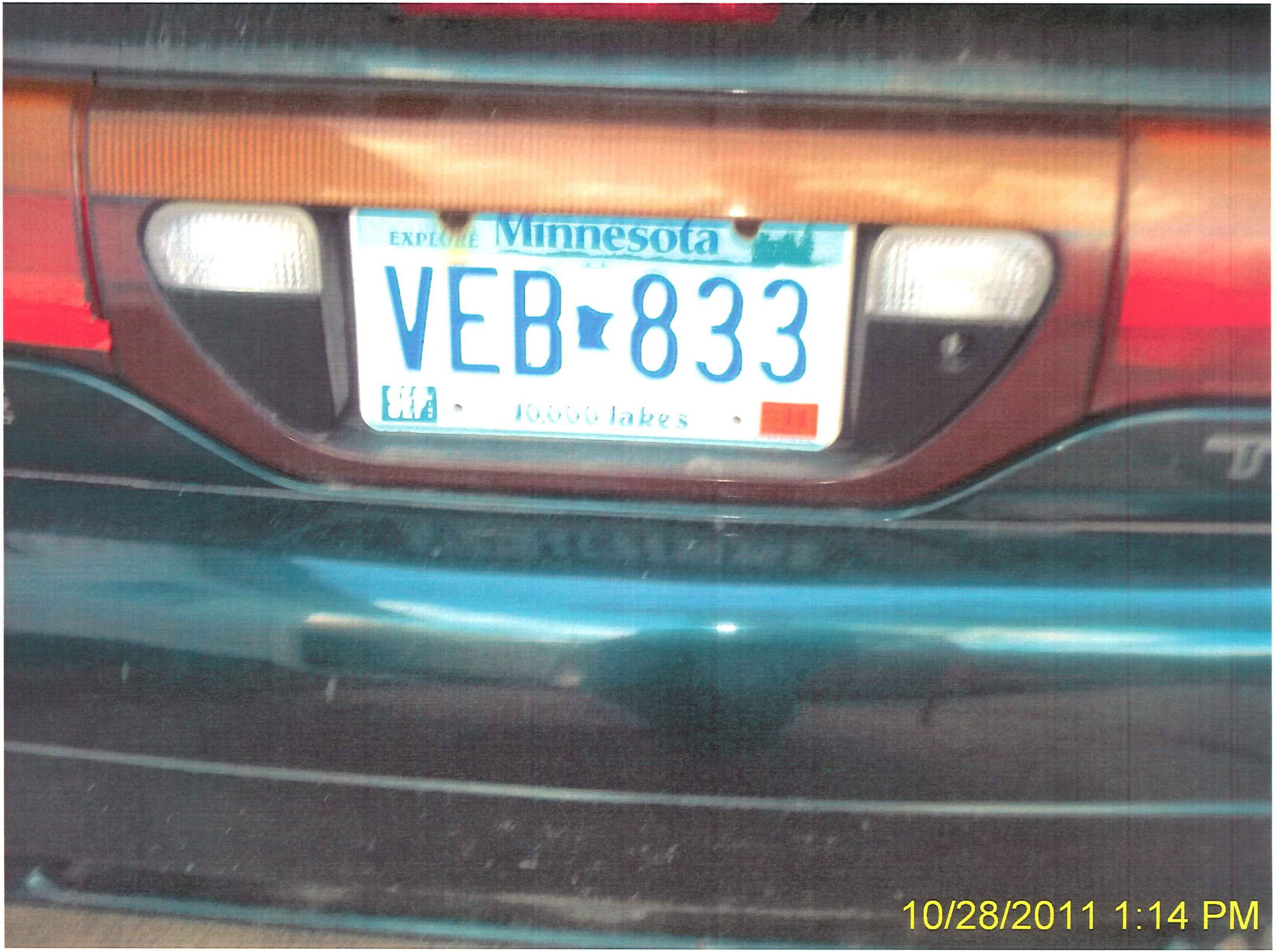
Compliance Date	ANSWER	City Code Summary	Penalty
10-27-2011 remove building materials, auto parts, tires, junk mowers, misc junk and debris from exterior storage	8-109 Junk Cars and Building Materials.	Any item not intended for outdoor storage is not permitted to be stored outdoors. (Vehicle parts, fluids and accessories, building materials, upholstered furniture, brush, etc.)	$300.00
10-27-2011 VEB 833 expired tabs, display current registration or remove from outdoor storage	11-1831(2) Expired Tabs on Residential Property.	All vehicles parked or stored on residential property must display current registration.	$300.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, the penalty is immediately due. All costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Adam Mitlyng
Code Enforcement
763-767-6470

VEB 833
TALON
10/18/2011 9:38 AM



10/28/2011 1:14 PM

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10/28/2011 12:26 PM

Radial T/A
10/28/2011 12:29 PM

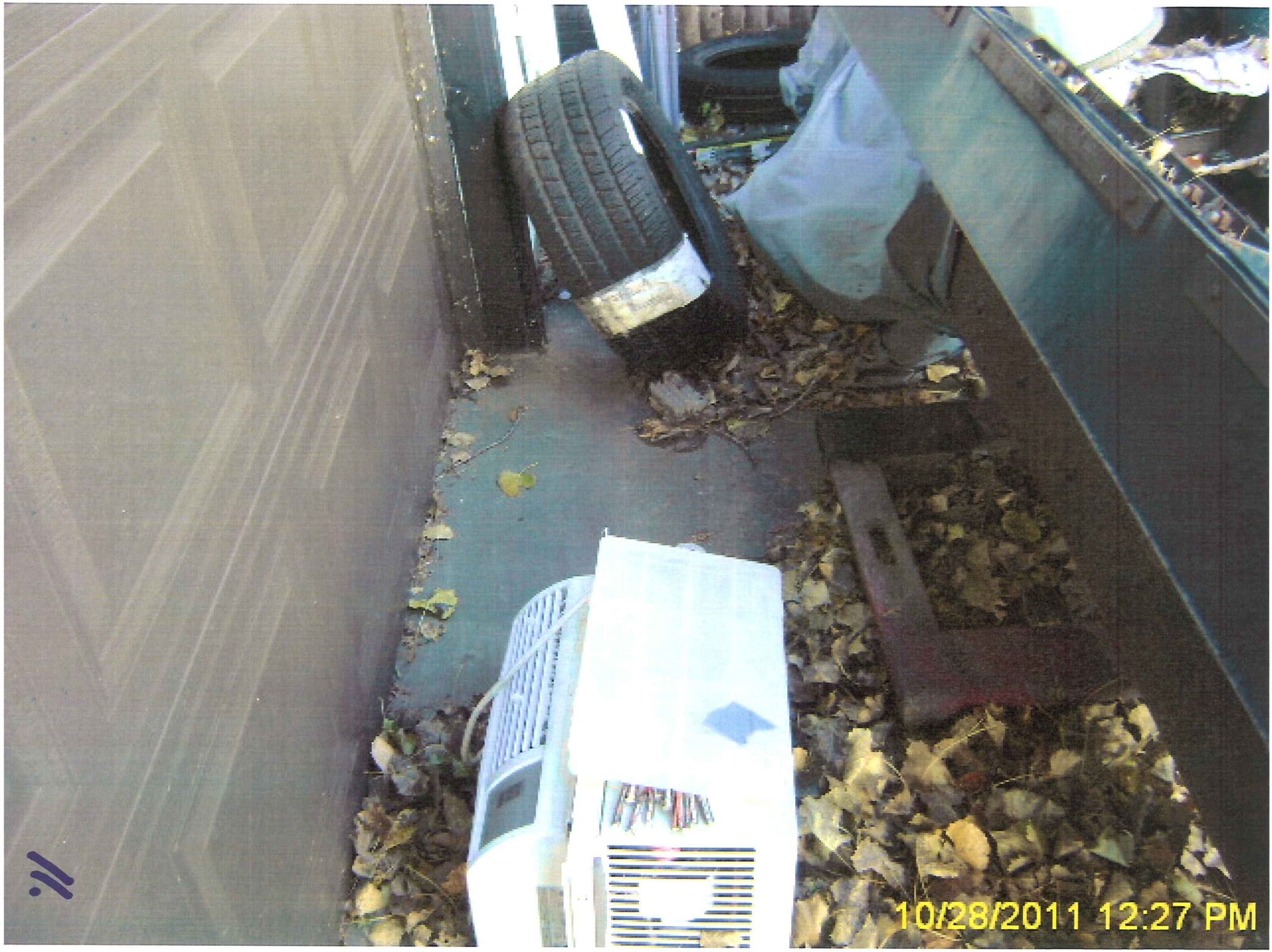
10/28/2011 12:30 PM

10/28/2011 12:27 PM

10/28/2011 12:30 PM

10/28/2011 12:30 PM

10/28/2011 12:27 PM


10/28/2011 12:27 PM

10/28/2011 12:27 PM

10/28/2011 12:27 PM

flos remodeling

Invoice

9781 monroe st ne
blaine, MN 55434

Phone # 6127517117 dmagadan@msn.com
Fax # 7637833504

Date	Invoice #
10/28/2011	634

Bill To
city coon rapids 11155 robinson dr coon rapids, mn 55433

P.O. No.	Terms	Project
58812		

Quantity	Description	Rate	Amount
	422 109th ave. (trip fee)	50.00	50.00
	one air conditioner	23.00	23.00
9	tires with rim	10.00	90.00
9	tires with out	8.00	72.00
	garbage fee	300.00	300.00
7	labor	55.00	385.00

Adam

Total $920.00

10/28/2011 2:12 PM

10/28/2011 12:12 PM

10/28/2011 2:13 PM

10/28/2011 2:12 PM

City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433-3761
Tel: 763-755-2880
Fax: 763-767-6491
www.coonrapidsmn.gov

COON RAPIDS
Minnesota

ADMINISTRATIVE CITATION

Citation #45791-19973

JOLLY KEMET
422 109TH AVE NW
COON RAPIDS, MN 55448

Issue Date: 11-01-2011

Address: **422 109TH AVE**
COON RAPIDS, MN

PIN #: 243124210063

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 10/28/11 the following violation(s) of Coon Rapids City Code was found:

Compliance Date	ANSWER	City Code Summary	Penalty
11-08-2011 VEB833 expired tabs, display current registration or remove from outdoor storage	11-1831(2) Expired Tabs on Residential Property.	All vehicles parked or stored on residential property must display current registration.	$600.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, the penalty is immediately due. All costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Adam Mitlyng
Code Enforcement
763-767-6470

Board of Adjustment and Appeals - Regular Session **12.**

Meeting Date: 03/01/2012

Subject: Special Assessment Objection, Thomas Durkin, 11106 Hanson Blvd. NW, 15-31-24-31-0009, Case 12-12V

From: Kristin DeGrande, Neighborhood Coordinator

INTRODUCTION

A proposed special assessment in the amount of $1,200 has been assessed against the above property. The property owner has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

The amount of $1,200 is for three Administrative Citation Penalties - one for not having garbage service ($600 - second offense within a 180 day period), one for junk and debris ($300), and one for parking off pavement ($300).

City inspectors confirmed that this rental property did not have garbage service on August 5, 2011. A $600 Administrative Citation was issued on August 8, 2011, and sent to the property owner with a compliance date of August 15, 2011. On that same day, a separate Administrative Citation was issued for three violations ($300 each) including exterior storage of junk and debris, parking off pavement, and improper location of garbage can. The compliance date for these items was also set for August 15, 2011. Before the re-inspection was schedule to occur, the City inspector spoke with the tenant about the citations and granted them a time extension to clean up the property. The re-inspection ultimately took place on August 29, 2011, at which time it was determined all issues had been resolved with the exception of obtaining garbage service. The tenant and property owner wanted to appeal the tenant's need for garbage service and on October 3, 2011, the City inspector sent a garbage exemption application to both the owner and the tenant with a submission deadline of October 10, 2011. By October 21, 2011, the exemption application had not been received, the property still did not have garbage service and so the $600 Citation Penalty was assessed.

During this process, on September 23, 2011, the city inspector found the property to be in violation again of exterior storage and junk and debris, inoperable vehicles (flat tires on two vehicles), and parking off pavement. For these reasons, an Administrative Citation was issued on September 29, 2011, citing both violations each carrying a $600 Citation Penalty (both were second offenses). The citation established a compliance date of October 6, 2011. The re-inspection took place on October 28, 2011, at which time the property was found to be in compliance, so only half of each $600 Citation Penalty ($300 - two of them) was assessed.

Still without garbage service, another Administrative Citation ($1,200) was issued on October 31, 2011, with a compliance date of November 7, 2011. On November 8, 2011, City staff confirmed that garbage service had been obtained for this property and compliance was achieved.

ACTION REQUESTED

In Case 12-12V, it is requested that the Board of Adjustment and Appeals recommend the City Council affirm the special assessment in its entirety.

Attachments

City of Coon Rapids
11155 Robinson Drive
Coon Rapids MN 55433
Att: Members of City Council

Re: Pin# 15.31-24-31-0009

Dear Council Members:

I am in receipt of a letter from the City Assessment Clerk dated January 4 2012 outlining certain assessments to be levied against my property at 11106 Hanson Blvd NW Coon Rapids MN 55433

On Page 2 of the above mention correspondence is listed 3 separate violations which I am disputing.

1. No Garbage Service- I am told by my tenant that he indeed has had garbage service. Furthermore he works for a "trash out service" for various banks. It is his job to remove all garbage and trash from homes and deposit in the appropriate landfill. Though he is paying for service to appease the city it does seem ridiculous to pay someone else for a service he provides . We have responded to each notice received from the city on this matter. I fact I met with 2 officials from the city in October to discuss and hopefully resolve this matter permanently

2. Removal and Disposal - I have never received any type of notification regarding this . Obviously it is very hard to correct a matter when I am not aware of it. Please review my and/or tenants record of timely responses to any possible code violations

3. Parking off Pavement. Again I have never received a notice from the city regarding this violation. I can not address an issue if I am not aware of it.

Finally I have attached a email response from my current tenant regarding the proposed assessments. He also believes he has reacted in a timely manner to any possible violations.

Based on the above I respectfully asked these assessments be removed.

Sincerely,

Thomas J Durkin
3834 114th Lane
Coon Rapids MN 55433

#12-12V

FEB 7 2012
1:20 pm

Gmail by Google

To: .com>

Lots of opportunity here

dutch services heather and tina <c @gmail.com> Mon, Feb 6, 2012 at 8:28 PM

To: Tom Durkin < @gmail.com>

I was under the assumption that if the items where taken care of that there was no fines all items have been taken care of and there never was any removal of any kind on the property done by the city we only have three cars a the house to take care of the off pavement parking issue and theres trash service here so I don't know where there is a outstanding issue with any of this I don't know what to do about it other then appeal it especially the disposal/ removal one because id like to know what they removed from the property there never was anything for them to remove and nothing was removed by them.

Kevin Andrews

[Quoted text hidden]

PROPERTY ADDRESS: **11106 HANSON BLVD** Rental Renewal PIN: 153124310009

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
Information		9/25/08	MEVISSEN, KARI	2/13 Waiting for CE compliance date 2/14/02 Fee paid 1/25/01 = $25
Inspection 1	4/28/08		POSCH, MICHELLE	INITIAL INSPECTION ORDERS ISSUED. COMPLIANCE 6/2/08. EXTERIOR GARAGE COMPLIANCE 08/01/08.
Inspection followup			POSCH, MICHELLE	FOLLOWUP INSPECTION OK
Inspection followup		7/6/09	POSCH, MICHELLE	COMPLIANCE EXTERIOR GARAGE. NO DONE.
Citation Issued		7/6/09	POSCH, MICHELLE	CITATIONS ISSUED FOR NO RENTAL LICENSE, NO DRIVEWAY AND EXTERIOR DETACHED GARAGE.
Communicate w owner			POSCH, MICHELLE	LETTER FROM PROPERTY OWNER REGARDING EXTENSIONS. SENT LETTER BACK SAYING HE NEEDED TO SUBMIT AN APPEAL.
Communicate w owner	8/20/09		POSCH, MICHELLE	HEARING OFFICER CHERYL BENNETT SENT LETTER TO DURKIN STATING HEARING DATE AS 08/27/09 AT 10AM.
License issued		9/14/09	POSCH, MICHELLE	ISSUED CONDITIONAL RENTAL LICENSE WITH TWO CONDITIONS COMPL ON GARAGE 10/31/09 - DRWY COMPL 06/15/2010.
License Renewal Due		2/4/10		
Communicate w owner		12/31/09	DRABCZAK, LEYA	renewal letter sent, fee $170, WO 17150
Fee Paid		2/4/10	DRABCZAK, LEYA	170.00 check # 11172
Crime Free Training	2/4/10	2/4/10	THOMTON, TERRY	scheduled 2/17/2010
Applications		2/4/10	DRABCZAK, LEYA	all received.
Communicate w owner		2/4/10	DRABCZAK, LEYA	scheduled 2/16/2010 at 11:00 with bob - 6 POINTS
Rental Inspection		2/4/10	DRABCZAK, LEYA	6 POINTS
Follow-up Inspection	3/17/10	4/1/10	POSCH, MICHELLE	REINSPECTION 03/17/10 - PASSED
Information		4/1/10	POSCH, MICHELLE	DRIVEWAY PROGRAM LETTER SENT TO OWNER 01/11/10 W/NO RESPONSE. SITE ON HOLD IN PIMS. CHERYL BENNETT IS THE ONLY ONE THAT CAN CHANGE THE AGREEMENT OR GIVE AN EXTENSION.
License issued		4/1/10	POSCH, MICHELLE	LICENSE CONDITIONED ON DRIVEWAY COMPLETED BY 06/15/10. 6 PTS. NEXT INSPECTION 02/01/2012
License Renewal Due		2/2/11		LICENSE CONDITIONED ON DRIVEWAY COMPLETED BY 06/15/10. 6 PTS. NEXT INSPECTION 02/01/2012
Next Inspection Due	2/1/12			
Information Sent		1/4/11	DRABCZAK, LEYA	renewal sent 1/4/2011 100.00
Fee Paid		2/2/11	POSCH, MICHELLE	PD $100 CK NO 9428
License issued	2/2/11	2/2/11	POSCH, MICHELLE	
License Renewal Due	2/1/12		HINTZE, CINDY	No renewal date set on this work order. Catching it up today 2/9/12.
INFORMATION SENT		2/9/12	HINTZE, CINDY	$170 renewal sent

PROPERTY ADDRESS: **11106 HANSON BLVD** PIN: 153124310009

Work Order #42038 03/17/2011 Yard And Lot Issues CLOSED

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
Inspection 1	3/11/11	3/11/11	MITLYNG, ADAM	Initial Inspection.
Citation Issued		3/17/11	MITLYNG, ADAM	no service, junk and debris
Citation Reinspect	3/25/11	3/25/11	MITLYNG, ADAM	
Excessive Use		3/17/11	MITLYNG, ADAM	multiple notice in 12 month period
Compliance		5/2/11	MITLYNG, ADAM	citation had wrong issue date, has lepage service, removed junk and debris

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
8-204 Collection Service Required.	3/11/11	300.00	MITLYNG, ADAM	3-24-2011 acquire residential garbage service	Thomas Durkin Issue Date: 3-17-2011
8-109 Junk Cars and Building Materials.	3/11/11	300.00	MITLYNG, ADAM	3-17-2011 remove building materials. auto parts, bags of trash, misc junk and debris from exterior storage	
11-1831(2) Expired Tabs on Residential Property.	3/11/11	300.00	MITLYNG, ADAM	3-17-2011 MCG156 expired tabs, display current registration or remove from outdoor storage	
11-705(10) Parking and Drives.	3/11/11	300.00	MITLYNG, ADAM	3-17-2011 discontinue parking off pavement in the front yard	

Files attached to this work order:

Work Order #44434 07/28/2011 Weeds / Long Grass CLOSED

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		7/28/11	GAZELKA, MIKE	Posted property. Grass & weeds in yard and boulevard 8"-12"+ high.
CITATION ISSUED		7/28/11	HINTZE, CINDY	
CITATION REINSPECT	8/5/11	8/5/11	CAMERER, CALVIN	Grass has been cut.
COMPLIANCE		8/8/11	HINTZE, CINDY	

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
8-502 & 8-503 Noxious Weeds and Growing Grass.	7/28/11	300.00	GAZELKA, MIKE	8/4/11 Grass & weeds in yard and boulevard 8"-12"+ high.	

Files attached to this work order:

\\cr-fs2\applications$\cityworksserverfiles\WorkOrder\44434\11106 HANSON BLVD CIT 07282011.pdf

PROPERTY ADDRESS: **11106 HANSON BLVD** PIN: 153124310009

Work Order #44619 08/08/2011 Yard And Lot Issues OPEN

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
Inspection 1	8/8/11	8/5/11	MITLYNG, ADAM	Initial Inspection.
Citation Issued		8/8/11	MITLYNG, ADAM	$600 garbage service, $300 junk and debris, park off pavement, garbage can location
COMMUNICATE W OWNER		8/18/11	MITLYNG, ADAM	spoke with tenant about citations and what was needed for compliance, gave time extension for compliance
CITATION REINSPECT	8/16/11	8/29/11	MITLYNG, ADAM	appealing garbage service, close everything but garbage service
COMPLIANCE		8/29/11	MITLYNG, ADAM	junk and debris, pop compliant
INFORMATION SENT		10/3/11	MITLYNG, ADAM	sent garbage exemption application to owner and tenant with return date of 10-10-2011
CITATION FEE APPLIED		10/21/11	MITLYNG, ADAM	did not receive appeal for garbage service, verified no service 10-21-2011, $600 fee applies
CITATION ISSUED		10/31/11	MITLYNG, ADAM	$1200 no garbage service
CITATION REINSPECT	11/8/11	11/8/11	MITLYNG, ADAM	has service
COMPLIANCE		11/8/11	MITLYNG, ADAM	

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
8-204 Collection Service Required.	8/5/11	600.00	MITLYNG, ADAM	8-15-2011 Acquire residential garbage service	THOMAS DURKIN Issue Date:8-08-2011 3834 114TH LN NW COON RAPIDS, MN 55433
8-109 Junk Cars and Building Materials.	8/5/11	300.00	MITLYNG, ADAM	8-15-2011 remove building materials, tires, trailers full of junk, misc junk and debris from exterior storage	THOMAS DURKIN Issue Date: 8-08-2011 3834 114TH LN NW COON RAPIDS, MN 55433
11-705(10) Parking and Drives.	8/5/11	300.00	MITLYNG, ADAM	8-15-2011 discontinue parking off pavement in the front yard	
8-206 Location of Containers and Yard Waste.	8/5/11	300.00	MITLYNG, ADAM	8-15-2011 remove Walters can from curb during time not allowed by Code	
8-204 Collection Service Required.	10/21/11	1200.00	MITLYNG, ADAM	11-07-2011 acquire residential garbage service	THOMAS DURKIN Issue Date: 10-31-2011 3834 114TH LN NW COON RAPIDS, MN 55433

Files attached to this work order:

PROPERTY ADDRESS: **11106 HANSON BLVD** PIN: 153124310009

Work Order #45508 09/29/2011 Yard And Lot Issues CLOSED

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		9/23/11	MITLYNG, ADAM	
CITATION ISSUED		9/29/11	MITLYNG, ADAM	junk and debris, pop, inop veh
CITATION REINSPECT	10/7/11	10/28/11	MITLYNG, ADAM	property compliant
CITATION FEE APPLIED		10/28/11	MITLYNG, ADAM	2x$300 for half of 2 $600 citations
COMPLIANCE		10/28/11	MITLYNG, ADAM	

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
8-109 Junk Cars and Building Materials.	9/23/11	600.00	MITLYNG, ADAM	10-06-2011 remove building materials, tires, inoperable equipment, misc junk and debris from exterior storage	THOMAS DURKIN Issue Date: 9-29-2011 3834 114TH LN NW COON RAPIDS, MN 55433
11-705(10) Parking and Drives.	9/23/11	600.00	MITLYNG, ADAM	10-06-2011 discontinue parking vehicles and trailers off pavement in the front and side yards	

Files attached to this work order:

End of Report for 11106 HANSON BLVD

12.

8/5/2011 11:50 AM

19.

8/5/2011 11:51 AM

City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433-3761
Tel: 763-755-2880
Fax: 763-767-6491
www.coonrapidsmn.gov

COON RAPIDS Minnesota

ADMINISTRATIVE CITATION

Citation #44619-19378

THOMAS DURKIN
3834 114TH LN NW
COON RAPIDS, MN 55433

Issue Date:8-08-2011

Address: **11106 HANSON BLVD**
COON RAPIDS, MN

PIN #: 153124310009

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 8/5/11 the following violation(s) of Coon Rapids City Code was found:

Compliance Date	ANSWER	City Code Summary	Penalty
8-15-2011 Acquire residential garbage service	8-204 Collection Service Required.	Every residential household and multi-family complex must engage a licensed hauler for garbage and recyclables.	$600.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, the penalty is immediately due. All costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Adam Mitlyng
Code Enforcement
763-767-6470

City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433-3761
Tel: 763-755-2880
Fax: 763-767-6491
www.coonrapidsmn.gov

COON RAPIDS Minnesota

ADMINISTRATIVE CITATION

Citation #44619-19382

THOMAS DURKIN
3834 114TH LN NW
COON RAPIDS, MN 55433

Issue Date: 8-08-2011

Address: **11106 HANSON BLVD**
COON RAPIDS, MN

PIN #: 153124310009

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 8/5/11 the following violation(s) of Coon Rapids City Code was found:

Compliance Date	ANSWER	**City Code Summary**	**Penalty**
8-15-2011 remove building materials, tires, trailers full of junk, misc junk and debris from exterior storage	8-109 Junk Cars and Building Materials.	Any item not intended for outdoor storage is not permitted to be stored outdoors. (Vehicle parts, fluids and accessories, building materials, upholstered furniture, brush, etc.)	$300.00
8-15-2011 discontinue parking off pavement in the front yard	11-705(10) Parking and Drives.	Parking is prohibited within the front and side yards except on improved surfaces.	$300.00
8-15-2011 remove Walters can from curb during time not allowed by Code	8-206 Location of Containers and Yard Waste.	Residential garbage and recycling containers and yard waste may be placed at the curb no sooner than 8:00pm the night before collection and stored behind the front yard setback no later than 10:00 pm the day of collection.	$300.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433-3761
Tel: 763-755-2880
Fax: 763-767-6491
www.coonrapidsmn.gov

COON RAPIDS
Minnesota

ADMINISTRATIVE CITATION

Citation #44619-19382

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, the penalty is immediately due. All costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Adam Mitlyng
Code Enforcement
763-767-6470

21.

Kawasaki
9/23/2011 1:25 PM

12.
9/23/2011 1:25 PM

9/23/2011 1:23 PM

City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433-3761
Tel: 763-755-2880
Fax: 763-767-6491
www.coonrapidsmn.gov

COON RAPIDS Minnesota

ADMINISTRATIVE CITATION

Citation #45508-19805

THOMAS DURKIN
3834 114TH LN NW
COON RAPIDS, MN 55433

Issue Date: 9-29-2011

Address: **11106 HANSON BLVD**
COON RAPIDS, MN

PIN #: 153124310009

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 9/23/11 the following violation(s) of Coon Rapids City Code was found:

Compliance Date	ANSWER	City Code Summary	Penalty
10-06-2011 remove building materials, tires, inoperable equipment, misc junk and debris from exterior storage	8-109 Junk Cars and Building Materials.	Any item not intended for outdoor storage is not permitted to be stored outdoors. (Vehicle parts, fluids and accessories, building materials, upholstered furniture, brush, etc.)	$600.00
10-06-2011 discontinue parking vehicles and trailers off pavement in the front and side yards	11-705(10) Parking and Drives.	Parking is prohibited within the front and side yards except on improved surfaces.	$600.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, the penalty is immediately due. All costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Adam Mitlyng
Code Enforcement
763-767-6470

11106
9/23/2011 1:23 PM

9/23/2011 1:23 PM

City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433-3761
Tel: 763-755-2880
Fax: 763-767-6491
www.coonrapidsmn.gov

COON RAPIDS Minnesota

ADMINISTRATIVE CITATION

Citation #44619-19967

THOMAS DURKIN
3834 114TH LN NW
COON RAPIDS, MN 55433

Issue Date: 10-31-2011

Address: **11106 HANSON BLVD**
COON RAPIDS, MN

PIN #: 153124310009

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 10/21/11 the following violation(s) of Coon Rapids City Code was found:

Compliance Date	ANSWER	City Code Summary	Penalty
11-07-2011 acquire residential garbage service	8-204 Collection Service Required.	Every residential household and multi-family complex must engage a licensed hauler for garbage and recyclables.	$1200.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, the penalty is immediately due. All costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Adam Mitlyng
Code Enforcement
763-767-6470

Board of Adjustment and Appeals - Regular Session **13.**

Meeting Date: 03/01/2012

Subject: Special Assessment Objection, KimMarie Hagen, 2441 112th Lane NW, 16-31-24-41-0098, Case 12-13V

From: Kristin DeGrande, Neighborhood Coordinator

INTRODUCTION

A proposed special assessment in the amount of $600 has been assessed against the above property. The property owner has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

The amount of $600 is for two Administrative Citation Penalties for the exterior storage of junk and debris ($300) and expired tabs on a vehicle ($300).

City Inspectors went out to the property on October 18, 2011 to investigate junk and debris in the yard and a vehicle with expired tabs. An Administrative Citation was issued citing a violation for each of these issues on October 20, 2011, with a compliance date of October 27, 2011. During the re-inspection on November 28, 2011, the vehicle tabs were still expired and the items in the yard including car parts (tires, car seats, and a windshield) and other miscellaneous items had not been removed so the two $300 Citation Penalties were assessed. Due to the size of some of the items and their location deep in the back end of the property, city staff decided to continue monitoring the property in hopes that the property owner would clean up the items on their own. Abatement was not ordered.

Since the property was not yet compliant, a second Administrative Citation (with a penalty of $600 for each violation) was issued on December 2, 2011, with a compliance date of December 9, 2011. The re-inspection of the property on December 12, 2011, found that all issues had been resolved and the property was in compliance.

ACTION REQUESTED

In Case 12-13V, it is requested that the Board of Adjustment and Appeals recommend the City Council affirm the special assessment in its entirety.

Attachments

Supporting Documents

KIMMARIE E. HAGEN

2441 112th Lane N.W.
Coon Rapids, Mn. 55433
(
.com

February 7, 2012

City of Coon Rapids
11155 Robinson Drive
Coon Rapids, Mn 55433-3761

To whom it may concern,

I am writing in regards to the issue of the citation that was received on 12/2/2011 for the removal of automobile parts/ vehicle with expired tabs .
I am not disputing the citation , for which I did comply by the said date on the citation. I am disputing however, the fact that when I contacted the city, to which I spoke to Kristen Degrande. I was informed that the city of Coon Rapids, has mistakenly stated that I received a citation in October . In which they are stating I did not comply . I did not receive any notice in October and would like my records to be reviewed and see the original citation. The copy that I received on 12/02/2011 no where states that this was a second notice or that I was given prier notice in October.
Had I received any notice I would of complied promptly. As I did for the notice that I receive on 12/02/2011. I feel at this time that I am unfairly being fined for a citation that I did not receive prier to 12/02/2011 and would like the city to review and waive any fees to which I feel I am unfairly being charged.

Enclosed are the copies of the letters in which I received dated 12/02/2011 & 1/04/2012 these are again the only notices to which I have received to the present date.

Sincerely,
KimMarie E. Hagen

Signature

16-31-24-41-0098

#12-13V

Received
City of
Coon Rapids
FEB - 8 2012
Inspection
Department

This document is designed to help you understand the Administrative Citation (the "Citation") process, provide contact information, and tell you how to appeal the Citation if you decide to do so.

What is the Administrative Citation Program?

The Administrative Citation Program (ADCAP) was authorized by the Coon Rapids City Council to encourage property owners to address violations of City Code on their properties. An Administrative Citation imposes a penalty for violating a City Code but allows a property owner to correct the violation without paying the penalty if corrected by the Compliance Date. Subsequent Citations may result in the imposition of penalties (see the section on Multiple Citations). The Citation is not a criminal citation and you should not go to the courthouse to contest it. ADCAP is administered by the City of Coon Rapids Neighborhood Reinvestment Division.

How does it work?

- An inspection is made of the property in response to a concern from a citizen, Councilmember, or City staff.
- If violations exist, an Administrative Citation is issued. If the violations listed on the Citation are corrected before the Compliance Date noted on the Citation, the penalty or penalties listed on the Citation are waived unless this is a second or subsequent Citation within a 180-day period.
- Immediately following the Compliance Date, a City Official will re-inspect the property to verify that corrections have been made.
- If the violations are not corrected and an appeal is not filed, the penalty or penalties listed on the Citation must be paid.
- In addition, the City may hire a contractor to abate (remedy) the violation(s) listed on the Citation from the property. The cost of abatement is charged in addition to the penalty. These charges are assessed to the property taxes and collected in the same manner as a special assessment.

How do I extend the Compliance Date?

If you need more time beyond the Compliance Date to correct the violations, you may ask for an extension. To be granted an extension you must admit your property is in violation of City Code and submit a written plan stating the action you will take to achieve compliance. Upon determination by the City Official issuing the Citation that the plan is adequate to remedy the violation, an extension may be granted. A request for an extension must be submitted on or before the Compliance Date on the Citation.

How do I Appeal?

If you disagree with the City Official's findings and /or interpretation of the City Code, you may appeal the Citation or parts thereof. An appeal may only be executed by the owner of the property. The appeal must be filed on the Notice of Appeal form to the right and submitted to the Hearing Examiner at the Community Development Department in City Hall, 11155 Robinson Drive, Coon Rapids, MN 55433. The appeal must be delivered in person or by U.S. Mail and must be received on or before the Compliance Date. An appeal that arrives after 4:30 p.m. on the Compliance Date will not be accepted and the penalty or penalties will be charged. Once an appeal is received, penalties and compliance will be suspended until the appeal is heard by the Hearing Examiner.

If you are not satisfied with the Hearing Examiner's decision, you have the right to appeal to the City of Coon Rapids Board of Adjustment and Appeals. To appeal the Board's decision, you must file an appeal with the Minnesota State Court of Appeals.

Multiple citations within a 180-day period

If you receive a second or subsequent Administrative Citation within 180 days of a previous Citation, City Code Section 2-1103(3) states the subsequent Citation is subject to a civil penalty at least twice the previous amount. If the subsequent violation is remedied prior to its Compliance Date, one-half of the civil penalty will be waived. The second or subsequent Administrative Citation will result in a civil penalty being assessed to the property taxes.

Rev 06/22/11

Received City of Coon Rapids FEB - 8 2012 Inspection

NOTICE OF APPEAL **PLEASE PRINT**

Fill out this form and submit it to City Hall on or before the Compliance Date if you wish to appeal Citation.

Administrative Citation Number: 45799-20065

Property Address: 2441 112th Lane

Person(s) Responsible for Violation:

Kim Marie E. Hagen

Responsible Party's Relationship to the Property

[✓] Owner

[ ] Other (specify): _____

I am appealing the Citation because:

Did not receive any Citation in October 2011

Attach additional pages if needed.

☐ **I hereby waive further right to appeal this Citation and ask for a time extension of _____ days. Attached is a written plan of the action I will take to achieve compliance within this extended time period.**

I certify that I am the owner of the property and the information contained herein is correct to the best of my knowledge.

Signature: _____

Print Name: Kim Marie E Hagen

Phone Number: _____ **Date:** 2/5/12

Mailing Address:

2441 112th Lane N.W.

Coon Rapids Mn 55433

****

For ADCAP Staff only:

Notice rec'd date: _____ **Initials** _____

****

Property Report

Report Date: 2/14/2012

PROPERTY ADDRESS: 2441 112TH LN PIN: 163124410098

Work Order #45799 10/20/2011 Yard And Lot Issues OPEN

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		10/18/11	MITLYNG, ADAM	
CITATION ISSUED		10/20/11	MITLYNG, ADAM	junk, exp veh
CITATION REINSPECT	10/28/11	11/28/11	MITLYNG, ADAM	still no change, had monitored for compliance hoping owner would remove the items do to the location and size of the items, will send new citation
CITATION FEE APPLIED		12/2/11	MITLYNG, ADAM	2 x $300 for auto parts and expired tabs
CITATION ISSUED		12/2/11	MITLYNG, ADAM	$600 citation for auto parts, and veh with expired tabs
CITATION REINSPECT	12/12/11	12/12/11	MITLYNG, ADAM	items gone
COMPLIANCE		12/12/11	MITLYNG, ADAM	
COMMUNICATE W OWNER		2/6/12	DEGRANDE, KRISTIN	Owner Kim Marie Hagen 7 [illegible] called regarding pending assessments. Doesn't understand - she thought she had complied and doesn't remember receiving 1st citation. I explained appeal process. Ok.

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
8-109 Junk Cars and Building Materials.	10/18/11	300.00	MITLYNG, ADAM	10-27-2011 remove auto parts, misc junk and debris from exterior storage	JEANANN & KIMMARIE HAGEN Issue Date: 10-20-2011 2441 112TH LN NW COON RAPIDS, MN 55433
11-1831(2) Expired Tabs on Residential Property.	10/18/11	300.00	MITLYNG, ADAM	10-27-2011 NSR 428 expired tabs, display current registration or remove from outdoor storage	
8-109 Junk Cars and Building Materials.	11/28/11	600.00	MITLYNG, ADAM	12-09-2011 remove auto parts, misc junk and debris from exterior storage	JEAN ANN & KIM MARIE HAGEN Issue Date: 12-02-2011 2441 112TH LN NW COON RAPIDS, MN 55448
11-1831(2) Expired Tabs on Residential Property.	11/28/11	600.00	MITLYNG, ADAM	12-09-2011 NSR428 expired tabs, display current registration or remove from outdoor storage	

Files attached to this work order:

End of Report for 2441 112TH LN

13.

10/18/2011 12:20 PM

13.

City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433-3761
Tel: 763-755-2880
Fax: 763-767-6491
www.coonrapidsmn.gov

COON RAPIDS Minnesota

ADMINISTRATIVE CITATION

Citation #45799-19934

JEANANN & KIMMARIE HAGEN
2441 112TH LN NW
COON RAPIDS, MN 55433

Issue Date: 10-20-2011

Address: **2441 112TH LN**
COON RAPIDS, MN

PIN #: 163124410098

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On 10/18/11 the following violation(s) of Coon Rapids City Code was found:

Compliance Date	ANSWER	**City Code Summary**	**Penalty**
10-27-2011 remove auto parts, misc junk and debris from exterior storage	8-109 Junk Cars and Building Materials.	Any item not intended for outdoor storage is not permitted to be stored outdoors. (Vehicle parts, fluids and accessories, building materials, upholstered furniture, brush, etc.)	$300.00
10-27-2011 NSR 428 expired tabs, display current registration or remove from outdoor storage	11-1831(2) Expired Tabs on Residential Property.	All vehicles parked or stored on residential property must display current registration.	$300.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

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Adam Mitlyng
Code Enforcement
763-767-6470

15.

11/1/2011 2:55 PM

CENTURY
EZ Loader
11/28/2011 1:24 PM

CHRYSLER
LEBARON
NSR 428
11/28/2011 1:22 PM

City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433-3761
Tel: 763-755-2880
Fax: 763-767-6491
www.coonrapidsmn.gov

COON RAPIDS Minnesota

ADMINISTRATIVE CITATION

Citation #45799-20065

JEAN ANN & KIM MARIE HAGEN
2441 112TH LN NW
COON RAPIDS, MN 55448

Issue Date: 12-02-2011

Address: **2441 112TH LN**
COON RAPIDS, MN

PIN #: 163124410098

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 11/28/11 the following violation(s) of Coon Rapids City Code was found:

Compliance Date	ANSWER	**City Code Summary**	**Penalty**
12-09-2011 remove auto parts, misc junk and debris from exterior storage	8-109 Junk Cars and Building Materials.	Any item not intended for outdoor storage is not permitted to be stored outdoors. (Vehicle parts, fluids and accessories, building materials, upholstered furniture, brush, etc.)	$600.00
12-09-2011 NSR428 expired tabs, display current registration or remove from outdoor storage	11-1831(2) Expired Tabs on Residential Property.	All vehicles parked or stored on residential property must display current registration.	$600.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

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Adam Mitlyng
Code Enforcement
763-767-6470

Board of Adjustment and Appeals - Regular Session **14.**

Meeting Date: 03/01/2012

Subject: Special Assessment Objection, Carly Hanson, 10521 Palm Street NW, 23-31-24-41-0054, Case 12-16V

From: Kristin DeGrande, Neighborhood Coordinator

INTRODUCTION

A proposed special assessment in the amount of $688.50 have been assessed against the above property. The property owner has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

The amount of $688.50 is for an Administrative Citation Penalty for the exterior storage of junk and debris ($300) and for the removal/abatement costs of these items ($388.50).

City inspectors went out to the property on October 13, 2011, to investigate junk and debris in yard and an Administrative Citation was issued with a compliance date of October 20, 2011. The items were still there during the re-inspection on October 21, 2011, so the Citation Penalty was assessed and the items were abated. As is standard for abatement at occupied properties, a police officer escorted the City inspector and City contractor to the property later that day to abate the items in the yard including a piece of furniture, box spring and mattress, railroad ties, a wooden palatte, scrap wood and metal, and other miscellaneous junk and debris. The police officer knocked at the door upon arrival but no one answered the door. The homeowner came out of the house after the abatement had begun and was confused as to why the items were being taken. She found her citation inside her house and the City inspector explained the citation, abatement and appeal processes.

ACTION REQUESTED

In Case 12-16V, it is requested that the Board of Adjustment and Appeals recommend the City Council affirm the special assessment in its entirety.

Attachments

Supporting Documents

To whom it may concern: 2/6/12

I am writing this appeal in regards to removal of some items next to my garage. Located at 10521 Palm St. NW Coon Rapids, MN 55433

I woke up a few months or so ago to the city of Coon Rapids and a couple police officers outside my window. I went outside to see what was going on and the City worker who was there told me they had sent out a letter about a week prior giving me notice to remove some landscaping materials next to my garage.

I had just got back from being out of town for two weeks the night before. I went to get my mail, and brought the unopened letter out to the man and opened it in front of him. The letter was the notice from the City. The City worker said it was too bad I was not home and that I would be receiving a letter to appeal this, and to watch for it and appeal at that time.

I would have had those items removed immediately upon receiving that letter had I been home. I had just started redoing my backyard and placed the materials neatly along the side of my garage. The railroad ties I had pulled out from an old flower garden have a certain chemical on them that cannot be burned and need to be disposed of properly. My intentions were to finish my back yard and dispose of all of this at once.

I have lived at this residence for ten years and I Plan to stay here. I live by myself right now and with the economy have had to apply for a modification on my mortgage. I do not have the means to pay for this bill that I have received as a result of the City receiving a complaint and removing them for me.

I would ask that you take all sides into consideration. Thank you for your time.

Sincerely,

Carly Hanson

#

23-41-54

23-31-24-41-0054

#12-16V

Received
City of
Coon Rapids
FEB - 8 2012
Inspection
Department

PROPERTY ADDRESS: **10521 PALM ST** PIN: 233124410054

Work Order #45722 10/13/2011 Yard And Lot Issues OPEN

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		10/13/11	MITLYNG, ADAM	
CITATION ISSUED		10/13/11	MITLYNG, ADAM	junk and debris
CITATION REINSPECT	10/21/11	10/21/11	MITLYNG, ADAM	no change
ABATE		10/21/11	MITLYNG, ADAM	removed junk and debris
CITATION FEE APPLIED		10/21/11	MITLYNG, ADAM	$300
COMMUNICATE W OWNER		10/21/11	MITLYNG, ADAM	address occupied had PD escort, owner did not answer door but came outside after the abatement started. She was unaware of citation, she went into the house and came back out with unopened mail containing the citation

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
8-109 Junk Cars and Building Materials.	10/13/11	300.00	MITLYNG, ADAM	10-20-2011 remove bed, building materials, misc junk and debris from exterior storage	CARLY HANSON Issue Date: 10-13-2011 10521 NW PALM ST NW COON RAPIDS, MN 55433

Files attached to this work order:

\\cr-fs2\applications$\cityworksserverfiles\WorkOrder\45722\10521 palm st.pdf

End of Report for 10521 PALM ST

City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433-3761
Tel: 763-755-2880
Fax: 763-767-6491
www.coonrapidsmn.gov

COON RAPIDS Minnesota

ADMINISTRATIVE CITATION

Citation #45722-19909

CARLY HANSON
10521 NW PALM ST NW
COON RAPIDS, MN 55433

Issue Date: 10-13-2011

Address: **10521 PALM ST**
COON RAPIDS, MN

PIN #: 233124410054

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 10/13/11 the following violation(s) of Coon Rapids City Code was found:

Compliance Date	ANSWER	**City Code Summary**	**Penalty**
10-20-2011 remove bed, building materials, misc junk and debris from exterior storage	8-109 Junk Cars and Building Materials.	Any item not intended for outdoor storage is not permitted to be stored outdoors. (Vehicle parts, fluids and accessories, building materials, upholstered furniture, brush, etc.)	$300.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

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Adam Mitlyng
Code Enforcement
763-767-6470

14.
10/21/2011 11:20 AM

10/21/2011 11:20 AM

14

flos remodeling

Invoice

9781 monroe st ne
blaine, MN 55434

Phone # 6127517117 dmagadan@msn.com
Fax # 7637833504

Date	Invoice #
10/21/2011	621

Bill To
city coon rapids 11155 robinson dr coon rapids, mn 55433

P.O. No.	Terms	Project
58812		

Quantity	Description	Rate	Amount
	10521 Palm st. (trip fee)	50.00	50.00
	garbage fee	80.00	80.00
3.5	labor	55.00	192.50

Adam

Total $322.50