

Kristin DeGrande - Appeal

From: Kyle Nordlund <...ail.com>
To: <kdegrande@coonrapidsmn.gov>
Date: 1/21/2014 6:55 PM
Subject: Appeal

To Whom It May Concern,

My name is Kyle Nordlund. I live at 2125 131st Lane NW, Coon Rapids, 55448. The reason for this letter is because I would like to appeal the fines that were brought upon me for my property. I have been in the military since 1999 and September 28th 2013, I was medically retired. During the spring and summer 2013 I was in San Diego CA, for the military and had a friend stay at my house and house-sit for me. In that time I did not realize he was using the side of my house as his personal junk site. He was supposed to be there to keep the lawn up and make sure my property was taken care of. When I returned home from San Diego I saw the mess alongside my house and found my yard trashed. Needless to say, the individual is no longer my friend. I received a citation in the mail and called the city of Coon Rapids at that time explaining the situation and in addition, sent a letter of appeal at that time. I personally cleaned up the side of the house and continued with the yard. I absolutely cannot afford any raise on the taxes for my property or cannot afford to pay fines on my property. I realize I had the wrong person look out for my property but I have fixed everything to the best of my ability. I am defiantly not a person who would leave my yard and house a disaster. I take pride in my house and yard but came home to a disaster. I am a disabled Veteran trying to get on my feet.

Very Respectfully,

Kyle V Nordlund

03-31-24-21-0053

\$2100 (\$300, \$600, \$1200)

Case # 14-14V

PROPERTY ADDRESS: 2125 131st Ln

Work Order #54570

Yard And Lot Issues

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		8/30/13	BUCHANAN, PAUL	Exterior storage at property; ladders, tarps, lumber, building materials, indoor furniture, plastic bin, cardboard box.
CITATION ISSUED		8/30/13	BUCHANAN, PAUL	Exterior storage. J/D.
CITATION REINSPECT	9/8/13	9/11/13	BUCHANAN, PAUL	Non-Compliant
CITATION FEE APPLIED		9/12/13	BUCHANAN, PAUL	\$300
CITATION ISSUED		9/12/13	BUCHANAN, PAUL	For non-compliance on initial orders
CITATION REINSPECT	9/20/13	9/25/13	BUCHANAN, PAUL	Non-Compliant.
COMMUNICATE W OWNEF		9/23/13	BUCHANAN, PAUL	Someone from property left voicemail for PB on 20-September claiming work would be complete by 24-September.
CITATION FEE APPLIED		9/25/13	BUCHANAN, PAUL	\$600
CITATION ISSUED		9/25/13	BUCHANAN, PAUL	For non-compliance on initial orders
CITATION REINSPECT		10/9/13	BUCHANAN, PAUL	Appears someone organized items, but still non-compliant. Lumber, indoor furniture, plastic bins, ladders, miscellaneous junk and debris remain.
CITATION FEE APPLIED	1/27/14	10/10/13	BUCHANAN, PAUL	\$1200
CITATION ISSUED		10/10/13	BUCHANAN, PAUL	For non-compliance on initial orders
APPEAL SUBMITTED	10/21/13	10/21/13	BUCHANAN, PAUL	Property owner submitted an appeal for this citation - but after the compliance date so not processed.
CITATION REINSPECT	10/18/13	11/4/13	BUCHANAN, PAUL	Compliant.
COMPLIANCE		11/5/13	BUCHANAN, PAUL	Closing order
COMMUNICATE W OWNEF	1/21/14	1/21/14	DEGRANDE, KRISTIN	Owner Kyle 36 called regarding pending assessments. Was in San Diego during time of citations, friend was living at house taking care of things. Explained everything and appeal options. Will be submitting an appeal. 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	23341	8/30/13	300	BUCHANAN, PAUL	Exterior storage at property; ladders, tarps, lumber, building materials, indoor furniture, plastic bin, cardboard box.	KYLE VAN NORDLUND Issued 8-30-2013 2125 131ST LN NW
8-109		9/11/13	600	BUCHANAN, PAUL	Remove all items from exterior storage. Exterior storage at property; ladders, tarps, lumber, building materials, plastic bins, cardboard boxes, miscellaneous goods stored next to garage.	COON RAPIDS, MN 55448 KYLE VAN NORDLUND Issued 9-12-2013 2125 131ST LN NW
8-109		9/25/13	1200	BUCHANAN, PAUL	Remove all items from exterior storage. Exterior storage at property; ladders, tarps, lumber, building materials, plastic bins, cardboard boxes, miscellaneous goods stored next to garage.	COON RAPIDS, MN 55448 KYLE VAN NORDLUND Issue 9-25-2013 2125 131ST LN NW
8-109		10/9/13	2400	BUCHANAN, PAUL	Remove all items from exterior storage. Lumber, indoor furniture, plastic garbage bags, roofing shingles, plastic bins, miscellaneous junk, debris, goods stored next to garage.	COON RAPIDS, MN 55448 KYLE VAN NORDLUND Issued 10-10-2013 2125 131ST LN NW
					Remove all items from exterior storage.	COON RAPIDS, MN 55448





ADMINISTRATIVE CITATION

Citation # 54570-23341

OPEN IMMEDIATELY

KYLE VAN NORDLUND
2125 131ST LN NW
COON RAPIDS, MN 55448

Issued 8-30-2013

Property Address: **2125 131st Ln**
COON RAPIDS, MN

PIN: 033124210053

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 8/30/13 the following violation(s) of Coon Rapids City Code was found at the above property address:

<u>Compliance Date</u>	<u>Violation & Corrective Action</u>	<u>Code Section & Summary</u>	<u>Penalty</u>
09/08/2013	Exterior storage at property; ladders, tarps, lumber, building materials, indoor furniture, plastic bin, cardboard box. Remove all items from exterior storage.	8-109 Building Materials, Junk and Debris. -- 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

To avoid the above penalty/penalties, you must do one of the following:

1. Correct the violation(s) **on or before** the Compliance Date noted above. To be sure all issues are resolved, you may arrange for a City inspection **before** the Compliance Date noted above.
2. Contact the inspector below to arrange a time extension for compliance. You must sign a time extension agreement **on or before** the Compliance Date noted above.
3. Appeal the inspector's decision **on or before** the Compliance Date.

Refer to the attached/enclosed Administrative Citation Program brochure for the Notice of Appeal form, including instructions for requesting a time extension, and additional information.

If a second or subsequent Citation is issued within 180 days of the same or similar violation, the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the penalty will be waived. In addition to any penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317 and/or abatement costs.

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.

2125 131st Ln
CITATION # 54570-23341
PAGE 2

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, all costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Inspectors are often not in the office. If you would like to speak with, or schedule an appointment with, the inspector regarding this citation, please call the number below.

Paul Buchanan
Code Enforcement
763-767-6533





SECOND VIOLATION ADMINISTRATIVE CITATION

Citation # 54570-23420

OPEN IMMEDIATELY

KYLE VAN NORDLUND
2125 131ST LN NW
COON RAPIDS, MN 55448

Issued 9-12-2013

Property Address: **2125 131st Ln**
 COON RAPIDS, MN

PIN: **033124210053**

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 9/11/13 the following violation(s) of Coon Rapids City Code was found at the above property address:

<u>Compliance Date</u>	<u>Violation & Corrective Action</u>	<u>Code Section & Summary</u>	<u>Penalty</u>
09/20/2013	Exterior storage at property; ladders, tarps, lumber, building materials, plastic bins, cardboard boxes, miscellaneous goods stored next to garage. Remove all items from exterior storage.	8-109 Building Materials, Junk and Debris. -- 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

To avoid the above penalty/penalties, you **must** do one of the following:

1. Correct the violation(s) **on or before** the Compliance Date noted above. To be sure all issues are resolved, you may arrange for a City inspection **before** the Compliance Date noted above.
2. Contact the inspector below to arrange a time extension for compliance. You must sign a time extension agreement **on or before** the Compliance Date noted above.
3. Appeal the inspector's decision **on or before** the Compliance Date.

Refer to the attached/enclosed Administrative Citation Program brochure for the Notice of Appeal form, including instructions for requesting a time extension, and additional information.

If a second or subsequent Citation is issued within 180 days of the same or similar violation, the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the penalty will be waived. In addition to any penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317 and/or abatement costs.

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.

2125 131st Ln
CITATION # 54570-23420
PAGE 2

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, all costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Inspectors are often not in the office. If you would like to speak with, or schedule an appointment with, the inspector regarding this citation, please call the number below.

Paul Buchanan
Code Enforcement
763-767-6533





THIRD VIOLATION ADMINISTRATIVE CITATION

Citation # 54570-23468

OPEN IMMEDIATELY

KYLE VAN NORDLUND
2125 131ST LN NW
COON RAPIDS, MN 55448

Issue 9-25-2013

Property Address: **2125 131st Ln**
 COON RAPIDS, MN

PIN: 033124210053

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 9/25/13 the following violation(s) of Coon Rapids City Code was found at the above property address:

<u>Compliance Date</u>	<u>Violation & Corrective Action</u>	<u>Code Section & Summary</u>	<u>Penalty</u>
10/03/2013	Exterior storage at property; ladders, tarps, lumber, building materials, plastic bins, cardboard boxes, miscellaneous goods stored next to garage. Remove all items from exterior storage.	8-109 Building Materials, Junk and Debris. -- 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

To avoid the above penalty/penalties, you must do one of the following:

1. Correct the violation(s) on or before the Compliance Date noted above. To be sure all issues are resolved, you may arrange for a City inspection before the Compliance Date noted above.
2. Contact the inspector below to arrange a time extension for compliance. You must sign a time extension agreement on or before the Compliance Date noted above.
3. Appeal the inspector's decision on or before the Compliance Date.

Refer to the attached/enclosed Administrative Citation Program brochure for the Notice of Appeal form, including instructions for requesting a time extension, and additional information.

If a second or subsequent Citation is issued within 180 days of the same or similar violation, the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the penalty will be waived. In addition to any penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317 and/or abatement costs.

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.

2125 131st Ln
CITATION # 54570-23468
PAGE 2

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, all costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Inspectors are often not in the office. If you would like to speak with, or schedule an appointment with, the inspector regarding this citation, please call the number below.

Paul Buchanan
Code Enforcement
763-767-6533





FOURTH VIOLATION ADMINISTRATIVE CITATION

Citation # 54570-23516

OPEN IMMEDIATELY

KYLE VAN NORDLUND
2125 131ST LN NW
COON RAPIDS, MN 55448

Issued 10-10-2013

Property Address: **2125 131st Ln**
 COON RAPIDS, MN

PIN: **033124210053**

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 10/9/13 the following violation(s) of Coon Rapids City Code was found at the above property address:

<u>Compliance Date</u>	<u>Violation & Corrective Action</u>	<u>Code Section & Summary</u>	<u>Penalty</u>
10/18/2013	Lumber, indoor furniture, plastic garbage bags, roofing shingles, plastic bins, miscellaneous junk, debris, goods stored next to garage. Remove all items from exterior storage.	8-109 Building Materials, Junk and Debris. -- 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.)	\$2400

To avoid the above penalty/penalties, you must do one of the following:

1. Correct the violation(s) on or before the Compliance Date noted above. To be sure all issues are resolved, you may arrange for a City inspection before the Compliance Date noted above.
2. Contact the inspector below to arrange a time extension for compliance. You must sign a time extension agreement on or before the Compliance Date noted above.
3. Appeal the inspector's decision on or before the Compliance Date.

Refer to the attached/enclosed Administrative Citation Program brochure for the Notice of Appeal form, including instructions for requesting a time extension, and additional information.

If a second or subsequent Citation is issued within 180 days of the same or similar violation, the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the penalty will be waived. In addition to any penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317 and/or abatement costs.

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.

2125 131st Ln
CITATION # 54570-23516
PAGE 2

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, all costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Inspectors are often not in the office. If you would like to speak with, or schedule an appointment with, the inspector regarding this citation, please call the number below.

Paul Buchanan
Code Enforcement
763-767-6533

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.

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: 545 70-235 16

Property Address: 2125 131st LN NW
Coon Rapids MN 55448

Person(s) Responsible for Violation:
Kyle Nordlund

Responsible Party's Relationship to the Property
 Owner
 Other (specify): roommate

I am appealing the Citation because:

I have been employed in the military for the last 7 months. My roommate left the mess outside of the house and trashed the yard. He is moving out by the 1st of November. I just retired from military.

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: Kyle Nordlund

Print Name: Kyle Nordlund

Phone Number: _____ Date: 10/21/2013

Mailing Address:

2125 131st LN NW

Coon Rapids, MN 55448

For ADCAP Staff only:
Notice rec'd date: _____ Initials _____
