

Jason Twaddle
855 Village Center Drive, #306
North Oaks, MN 55127
651-398-0563

City Of Coon Rapids Assessing Dept.
11155 Robinson Drive NW
Coon Rapids, MN 55433

August 5, 2015

Re: PIN# 22-31-24-13-0104
10558 Martin Street NW

The citation was for "indoor furniture, appliances, and misc. junk and debris" being stored outdoors. The tenants said that they were having a yard sale at the time the citation was given and all of the items were removed from the yard by June 10th, the compliance date for the citation.

Later in June, the tenants broke up some old furniture that they wanted to dispose of and put it near the curb for the garbage company to pick up. The City, noticing this broken up furniture, and thinking that it was from the original citation, picked up the broken up furniture for disposal on June 26th.

I am appealing this citation because compliance with the citation was achieved by the compliance date of June 10th. The assessment was for material that was placed by the curb after compliance was achieved. Furthermore, the material was placed by the curb with the intent of having it disposed of properly by the tenant's garbage hauling company.

Sincerely,



Jason Twaddle

\$607.50



11:10am
RB



Property Report

Report Date: 9/3/2015

PROPERTY ADDRESS: 10558 MARTIN ST

Work Order #60864

PIN: 223124130104
OPEN

Yard And Lot Issues

COMMENTS

\$300Junk vehicle, \$300 parking off pavement, \$300 junk and debris
Junk vehicle and parking off pavement in compliance. Junk and debris not in compliance:
abate property
Talked with the tenants about the junk and debris. They had a couch, chair and cushions in the
back yard, and bags of cans along the garage. They said they would move the couch/chair so
we could easier access it. They took care of the bags of cans.
Abated couch and chair
\$300 Junk and debris applied
Owner Jason Twaddle CF } called about pending assessments. Had questions -
answered them. E-mailed him copies of abatement photos. He had believed items were
removed by tenants - no.

<u>Task Name</u>	<u>Projected Start</u>	<u>Actual Start</u>	<u>Assigned To</u>
INSPECTION 1		6/2/15	WHITE, TREVOR
CITATION ISSUED		6/3/15	WHITE, TREVOR
CITATION REINSPECT	6/11/15	6/26/15	WHITE, TREVOR
INFORMATION		6/26/15	WHITE, TREVOR
ABATE		6/26/15	WHITE, TREVOR
CITATION FEE APPLIED		7/1/15	WHITE, TREVOR
COMMUNICATE W OWNEF	7/27/15	7/27/15	DEGRANDE, KRISTIN

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

<u>City Code</u>	<u>Inspection Date</u>	<u>Fine</u>	<u>Inspected By</u>	<u>Compliance Date & Instructions</u>	<u>Citation Issued To</u>
Citation # 25319					
8-109 Building Materials, Junk and Debris.	6/2/15 6/10/15 compliance date	300	WHITE, TREVOR	Remove indoor furniture, appliances, and misc. junk and debris from outdoor storage.	JASON & RONDA TWADDLE Issue Date: 6/3/2015 5650 DEER TRAIL S SHOREVIEW, MN 55126
11-601.5 Junk Vehicles on Residential Property.		300	WHITE, TREVOR	Display current registration on red mini-van MN 276KHC or remove vehicle from outdoor storage.	
11-603.1(7)(i) Parking and Drives.		300	WHITE, TREVOR	Discontinue parking off pavement in the front and side yard.	







ADMINISTRATIVE CITATION

Citation # 60864-25319

Violation Notice

JASON & RONDA TWADDLE Issue Date: 6/3/2015
 5650 DEER TRAIL S
 SHOREVIEW, MN 55126

Property Address: **10558 MARTIN ST**
 COON RAPIDS, MN

 PIN: 223124130104

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 6/2/15 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>
06/10/2015	Remove indoor furniture, appliances, and misc. junk and debris from outdoor 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
06/10/2015	Display current registration on red mini-van MN 276KHC or remove vehicle from outdoor storage.	11-601.5 Junk Vehicles on Residential Property. -- All vehicles in exterior storage must be operable and have current registration.	\$300
06/10/2015	Discontinue parking off pavement in the front and side yard.	11-603.1(7)(i) Parking and Drives. -- Parking is prohibited within the front and side yards except on improved surfaces or off drive parking area in LDR-2 District.	\$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.

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CITATION # 60864-25319
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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.

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.

Trevor White
Property Maintenance Inspector
763-767-6427

cc:



06/15/2015 10:54



06/15/2015 10:52



