

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 2-14-11
Item No.: 12 . b

Department Approval

City Manager Approval



Item Description: **Community Development Department Request to Perform an Abatement for Unresolved Violations of City Code at 511 Hilltop.**

1 **BACKGROUND**

- 2 • The subject property is a single-family detached home.
- 3 • The home is utilized as a rental property.
- 4 • The home is owned by Timothy and Sandra Folkenson, who live elsewhere in Roseville.
- 5 • Current violations include:
- 6 • Garage addition has been without siding materials for approximately 18 months
- 7 (violation of City Code Sections 407.02.J).
- 8 • A status update, including pictures, will be provided at the public hearing.

9 **POLICY OBJECTIVE**

10

11 Property maintenance through City abatement activities is a key tool to preserving high-quality

12 residential neighborhoods. Both Imagine Roseville 2025 and the City’s 2030 Comprehensive Plan

13 support property maintenance as a means by which to achieve neighborhood stability. The Housing

14 section of Imagine Roseville suggests that the City “implement programs to ensure safe and well-

15 maintained properties.” In addition, the Land Use chapter (Chapter 3) and the Housing and

16 Neighborhoods chapter (Chapter 6) of the Comprehensive Plan support the City’s efforts to maintain

17 livability of the City’s residential neighborhoods with specific policies related to property maintenance

18 and code compliance. Policy 6.1 of Chapter 3 states that the City should promote maintenance and

19 reinvestment in housing and Policy 2.6 of Chapter 6 guides the City to use code-compliance activities

20 as one method to prevent neighborhood decline.

21 **FINANCIAL IMPACTS**

22 City Abatement:

23 An abatement would encompass:

- 24 • Completing the exterior siding on the garage using “Smartlap” siding (as identified on
- 25 the original building permit) and painting it to match the house:
- 26 ○ Approximately - \$8,000.00

27 Total: Approximately – \$8,000.00

28

29 In the short term, costs of the abatement will be paid out of the HRA budget, which has allocated
30 \$100,000 for abatement activities. The property owner will then be billed for actual and administrative
31 costs. If charges are not paid, staff is to recover costs as specified in Section 407.07B. Costs will be
32 reported to Council following the abatement.

33 **STAFF RECOMMENDATION**

34 Staff recommends that the owner must complete installation of siding on the garage by April 15, 2011,
35 or the City will contract to have the work completed by installing “Smartlap” siding on garage addition
36 (as identified on the original building permit).

37 **REQUESTED COUNCIL ACTION**

38 The owner must complete installation and painting of siding on the garage by April 15, 2011, or the
39 City will contract to have the work completed by installing and painting “Smartlap” siding on garage
40 addition (as identified on the original building permit).

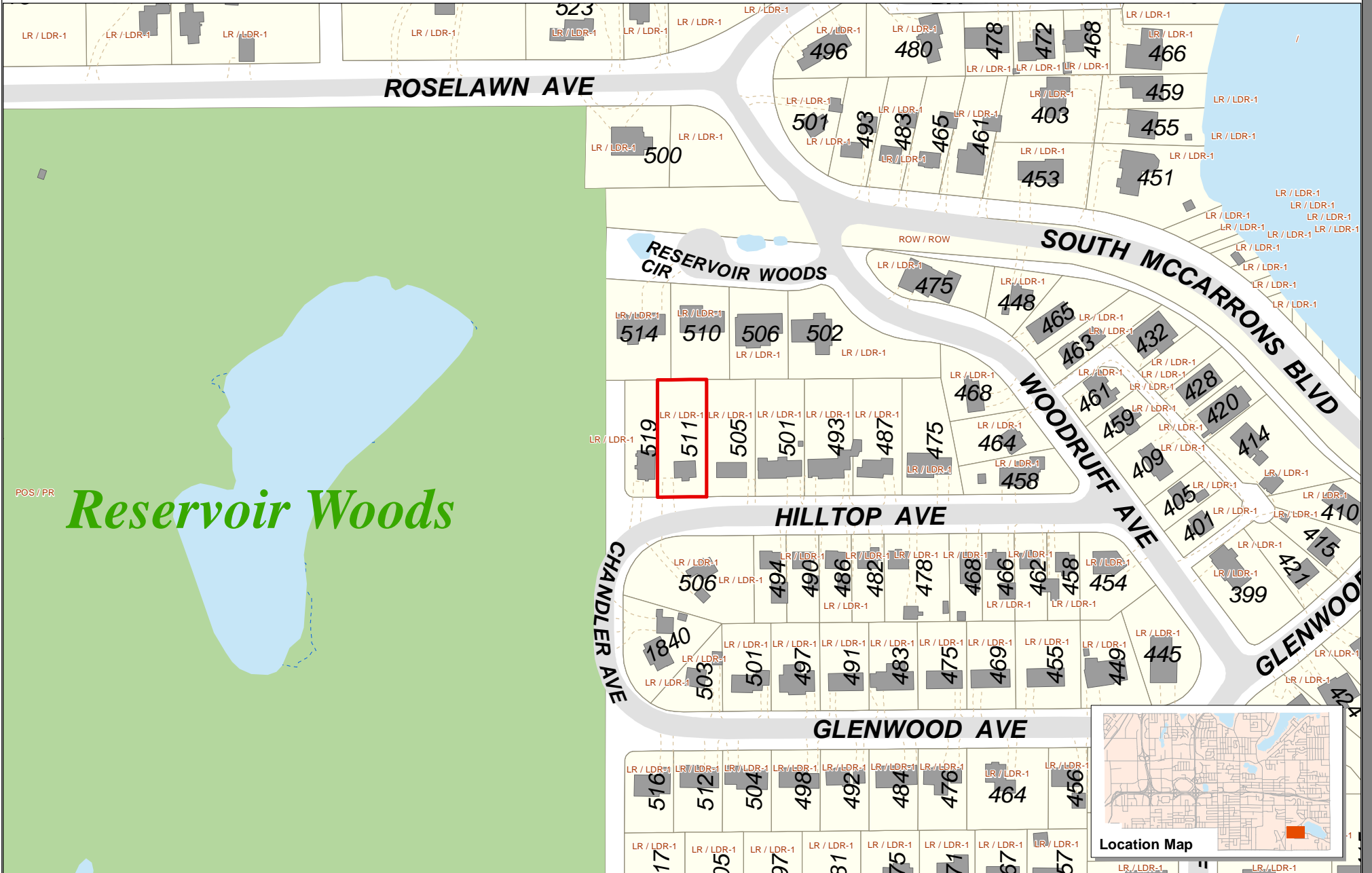
41 The property owner will then be billed for actual and administrative costs. If charges are not paid, staff
42 is to recover costs as specified in Section 407.07B.

43

Prepared by: Don Munson, Permit Coordinator

Attachments: A: Map of 511 Hilltop

511 Hilltop Ave W



Prepared by:
 Community Development Department
 Printed: October 12, 2010



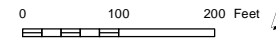
Site Location

LR / R1 Comp Plan / Zoning Designations

Data Sources
 * Ramsey County GIS Base Map (10/4/2010)
 For further information regarding the contents of this map contact:
 City of Roseville, Community Development Department,
 2660 Civic Center Drive, Roseville MN

Disclaimer

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact 651-792-7085. The preceding disclaimer is provided pursuant to Minnesota Statutes §466.03, Subd. 21 (2000), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.



mapdoc: planning_commission_location.mxd