

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 7-23-12
Item No.: 12 . c

Department Approval



City Manager Approval



Item Description: **Community Development Department Request to Perform an Abatement for Unresolved Violations of City Code at 2211 Draper Avenue.**

BACKGROUND

- The subject property is a single family detached home and appears vacant.
- The current owners are Ming Ouyang and Ye Ran.
- Current violations include:
 - Fascia boards have peeling paint and sections are rotted (violation of City Code Sections 407.02.J & K).
 - Various windows have peeling paint (violation of City Code Sections 407.02.J & K).
 - Deck is sagging badly and protective paint is mostly peeled off (violation of City Code Sections 407.02.J & K).
 - Lower garage door panel in need of protective paint (violation of City Code Sections 407.02.J & K).
 - Piles of dead brush in yard (violation of City Code Section 407.02.D).
- A status update, including pictures, will be provided at the public hearing.

POLICY OBJECTIVE

Property maintenance through City abatement activities is a key tool to preserving high-quality residential neighborhoods. Both Imagine Roseville 2025 and the City's 2030 Comprehensive Plan support property maintenance as a means by which to achieve neighborhood stability. The Housing section of Imagine Roseville suggests that the City "implement programs to ensure safe and well-maintained properties." In addition, the Land Use chapter (Chapter 3) and the Housing and Neighborhoods chapter (Chapter 6) of the Comprehensive Plan support the City's efforts to maintain livability of the City's residential neighborhoods with specific policies related to property maintenance and code compliance. Policy 6.1 of Chapter 3 states that the City should promote maintenance and reinvestment in housing and Policy 2.6 of Chapter 6 guides the City to use code-compliance activities as one method to prevent neighborhood decline.

FINANCIAL IMPACTS

City Abatement:

An abatement would encompass the following:

- Replace rotted fascia.
- Paint fascia where replaced and where paint is peeling.

- Paint windows where paint is peeling.
- Fix deck supports where sagging.
- Paint deck.
- Paint lower garage door panel.
- Dispose of dead brush.
- Dispose of empty plastic jugs.

Total: Approximately - \$2,250.00

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

STAFF RECOMMENDATION

Staff recommends that the Council direct Community Development staff to abate the above referenced public nuisance violations at 2211 Draper Avenue.

REQUESTED COUNCIL ACTION

Direct Community Development staff to abate the public nuisance violations at 2211 Draper Avenue by hiring a general contractor to replace rotted fascia, paint fascia where replaced and where paint is peeling, paint windows where paint is peeling, fix deck supports where sagging, paint deck, paint lower garage door panel, dispose of dead brush, and dispose of empty plastic jugs.

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

Prepared by: Don Munson, Permit Coordinator

Attachments: A: Map of 2211 Draper Avenue.
B: Photo
C: Photo
D: Photo

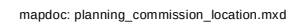
2211 Draper Ave



LR / LDR-1 Comp Plan / Zoning Designations

2660 Civic Center Drive, Roseville MN

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 in the data, the City disclaims any liability for such errors or discrepancies. The City does not warrant, represent or guarantee the accuracy, completeness, or reliability of the data, 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.



ATTACHMENT B



ATTACHMENT C



Attachment D

