

ROSEVILLE
REQUEST FOR COUNCIL ACTION

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

Department Approval

City Manager Approval



Item Description: **Community Development Department Request to Perform an Abatement for Unresolved Violations of City Code at 2609 Snelling Curve**

BACKGROUND

- The subject property is a single family detached home, it is vacant, and for sale.
- The current owner is Olta Holdings LLC.
- Current violations include:
 - o Accessory building in disrepair (violation of City Code Sections 407.02.J & K).
 - o Single family home in disrepair (violation of City Code Sections 407.02.J & K).
- 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:

- Repair portions of house.
- Repaint portions of house.
- Repair roof structure and reroof accessory building.

Total: Approximately - \$25,000.00

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

29 costs. If charges are not paid, staff is to recover costs as specified in Section 407.07B. Costs will be
30 reported to Council following the abatement.

31 **STAFF RECOMMENDATION**

32 Staff recommends that the Council direct Community Development staff to abate the above referenced
33 public nuisance violations at 2609 Snelling Curve.

34 **REQUESTED COUNCIL ACTION**

35 Direct Community Development staff to abate the public nuisance violations at 2609 Snelling Curve by
36 hiring a general contractor to repair portions of house, repaint portions of house, and repair roof
37 structure and reroof accessory building.

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

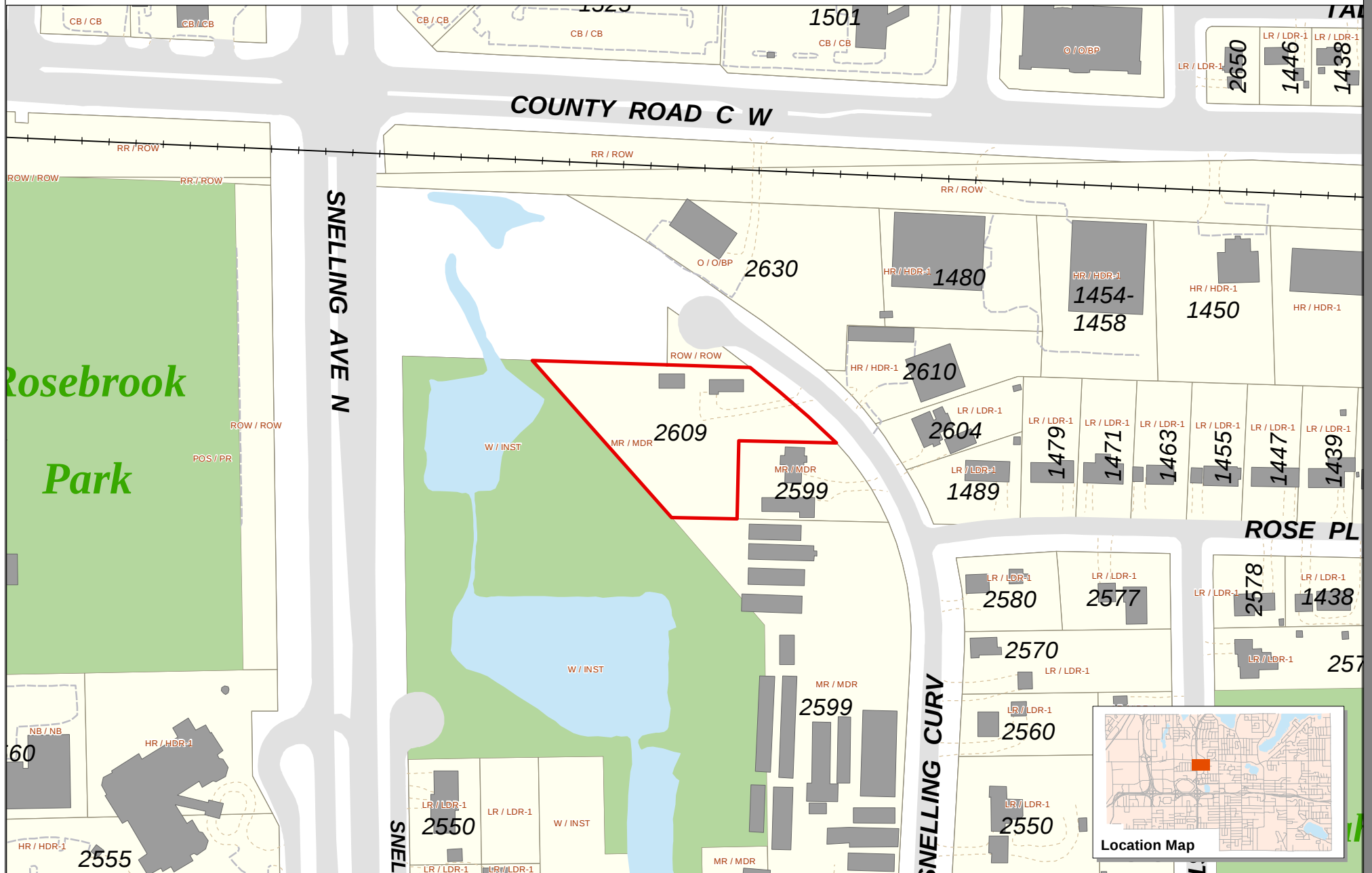
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Prepared by: Don Munson, Permit Coordinator

Attachments: A: Map of 2609 Snelling Curve.
B: Photo
C: Photo
D: Photo
E: Photo
F: Inspection Report

Attachment A

2609 Snelling Curve



Prepared by:
Community Development Department
Printed: July 2, 2012



Site Location

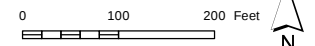
Comp Plan / Zoning
Designations
LR / LDR-1

Data Sources

* Ramsey County GIS Base Map (6/1/2012)
For further information regarding the contents of this map contact:
City of Roseville, Community Development Department,
2660 Civic Center Drive, Roseville MN

Disclaimer

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mapdoc: planning_commission_location.mxd

Attachment B



Attachment C



Attachment D



Attachment E



Attachment F

REPORT ON ROOF AND STRUCTURAL CONDITIONS FOR - 2609 SNELLING CURVE

On Friday the 6th of July Code Enforcement Officer Gerald Proulx made an inspection of the accessory building at 2609 Snelling Curve at the request of the Building Official Don Munson with regards to its structural stability. Enclosed are the findings.

The accessory structure in question is a 40 foot by 22 foot 2 level structure with a main and loft level. It has a hand framed gambrel roof as is commonly seen in the Midwest used for barns. The ridge runs in an east/west direction along the structure length presenting a roof face directly to the north and south. The main level exterior walls consist of concrete block with wood frame interior partitions and a dimensional lumber floor creating a loft just below the rafters.

An observation from the exterior of the structure shows that the south facing side of the roof has deteriorated to a much greater extent than the north side. Several layers of shingles have been deteriorating over the years and have now exposed the wood framing of the compound rafters. This direct exposure to the weather and the preceding years of saturation from failing shingles has compromised the structure through rot of the rafters themselves and additionally their connections to the wall and floor system that ties the building together. Two large openings in the roof are present and have exposed the interior directly to the sky with no resistance to the elements. Presently I would estimate that the south facing half of the roof has approximately 25% of its rafters visibly exposed and completely severed somewhere along their length through the action of decay. Additionally the visible deflection in 25% to 30% of the rafters adjacent to the openings also appear to indicate that they are severed as well. These rafters also are not performing their intended purpose and are most likely not benefitting the roof for support in any fashion.

Gambrel framed roofs typically follow a similar pattern of collapse to other roofs but are often subject to asymmetrical failure. The roof openings in this case on the south side will allow heavy winds to enter the structure and weaken it further. Heavy rain and snow loads take advantage of the decay of the wood members at the floor, roof and wall intersection causing the exterior wall to become detached at the top of the wall and forcing it out of plumb to the exterior. This will eventually cause a collapse that can be sudden in a concrete block wall. The remaining structure will leave large voids on the interior that could be attractive to persons who may be curious and enter the partially collapsed building. Additional collapses are not uncommon and can also be sudden.

The structure may be repaired with considerable effort and expense by an experienced contractor. Demolition of the structure will be more rapid and most likely be the most cost effective process to produce a hazard free environment.