

**ROSEVILLE**  
**REQUEST FOR COUNCIL ACTION**

Date: 6-11-12

Item No.: 12.f

Department Approval

City Manager Approval



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Item Description: **Community Development Department Request to Perform an Abatement for Unresolved Violations of City Code at 2432 Lexington Avenue**

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1 **BACKGROUND**

- 2
- 3 • The subject property is an owner-occupied single-family detached home.
  - 4 • The current owner is Happy Sibande who resides in the home.
  - 5 • Current violations include:
    - 6 - Outside storage of plywood (violation of City Code Section 407.02.D and 407.03.H).
    - 7 - Shed needs siding completed and paint on one side (violation of City Code Section 407.02.J & K, Standards and Structure Maintenance).
  - 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 the following:

- 24
- 25 • Removal of plywood, and completion of siding and painting of shed.

26 Total: \$850.00.

27 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

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

30 **STAFF RECOMMENDATION**

31 Staff recommends that the Council direct Community Development staff to abate the above referenced  
32 the public nuisance violations at 2432 Lexington Avenue.

33 **REQUESTED COUNCIL ACTION**

34 Direct Community Development staff to abate the public nuisance violations at 2432 Lexington  
35 Avenue by hiring a general contractor to remove the plywood, and complete the siding and painting of  
36 the shed.

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

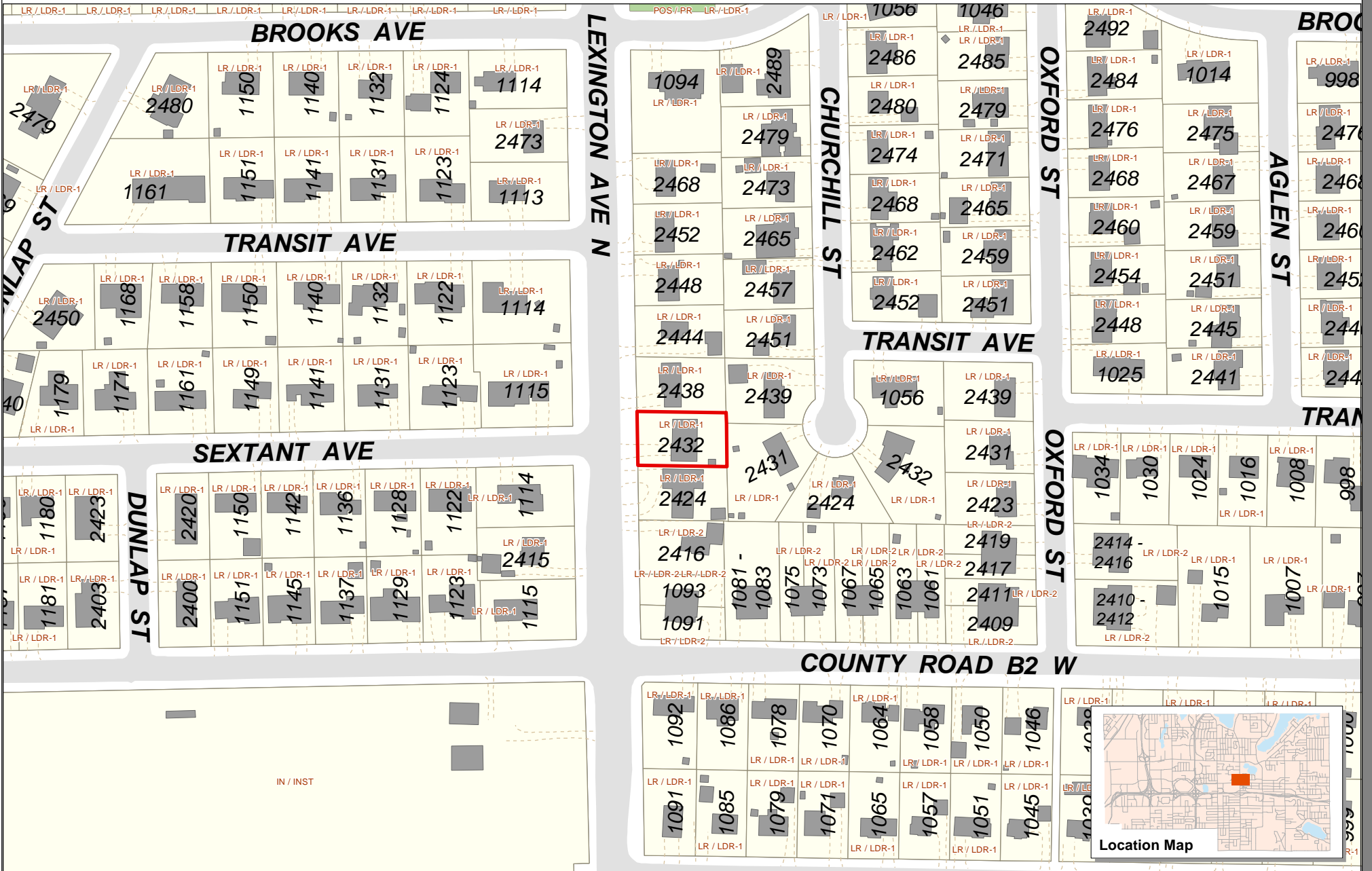
39

Prepared by: Don Munson, Permit Coordinator

Attachments: A: Map of 2432 Lexington Avenue  
B: Photo One  
C: Photo Two

# Attachment A

## 2432 Lexington Ave N



IN / INST



Prepared by:  
Community Development Department  
Printed: May 16, 2012



**Site Location**

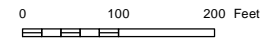
LR / LDR-1 Comp Plan / Zoning Designations

**Data Sources**

\* Ramsey County GIS Base Map (5/1/2012)  
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

