

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 7-20-09
Item No.: 12.a

Department Approval



City Manager Approval



Item Description: **Community Development Department Request to Perform a City Abatement for Unresolved Violations of City Code at 3065 Sandy Hook Drive.**

BACKGROUND

- The subject property is a vacant single family home.
- The current owner is listed as Marlene Lee, 5011 Lake Avenue N. Unit 108, White Bear Lake, MN 55110.
- A building permit was issued for remodeling the home but all work on the project has ceased. The property is now for sale.
- Notice was sent May 15, 2009, requesting the violations be corrected by June 16, 2009.
- Current violations include:
 - Parts of the soffits, fascia, and roofing have been removed with the partial construction of a new dormer. A tarp has been placed over the unfinished dormer and over the area that is missing shingles (a violation of the City Code Section 906.05.C)
 - A weather protective surface has not been placed over the new dormer's sheathing, subjecting much of the new construction to the weather (a violation of City Code Section 906.05.C).
 - The paint on much of the existing structure has peeled and weathered to the point that it is no longer providing protection from the elements (a violation of City Code Section 906.05.C).
- The home is tentatively sold with the prospective buyer intending to finish the project. There is no guarantee the sale will go through.
- A status update, including pictures, will be provided at the public hearing.

POLICY OBJECTIVE

The City goals within the Comprehensive Plan are to protect and improve property values (Goal 3, 4, and 5; page 6 and, Section 3) and to adhere to performance standards which protect the integrity of the housing units and the neighborhood (Policy 6, page 8, Section 3).

FINANCIAL IMPACTS

City Abatement: An abatement would encompass the following:

- 27 • Reroof the entire structure, repair, replace, and paint soffits, fascia, and siding:
 - 28 o Approximately - \$25,000.00
- 29 • Total: Approximately - \$25,000.00

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

34 **STAFF RECOMMENDATION**

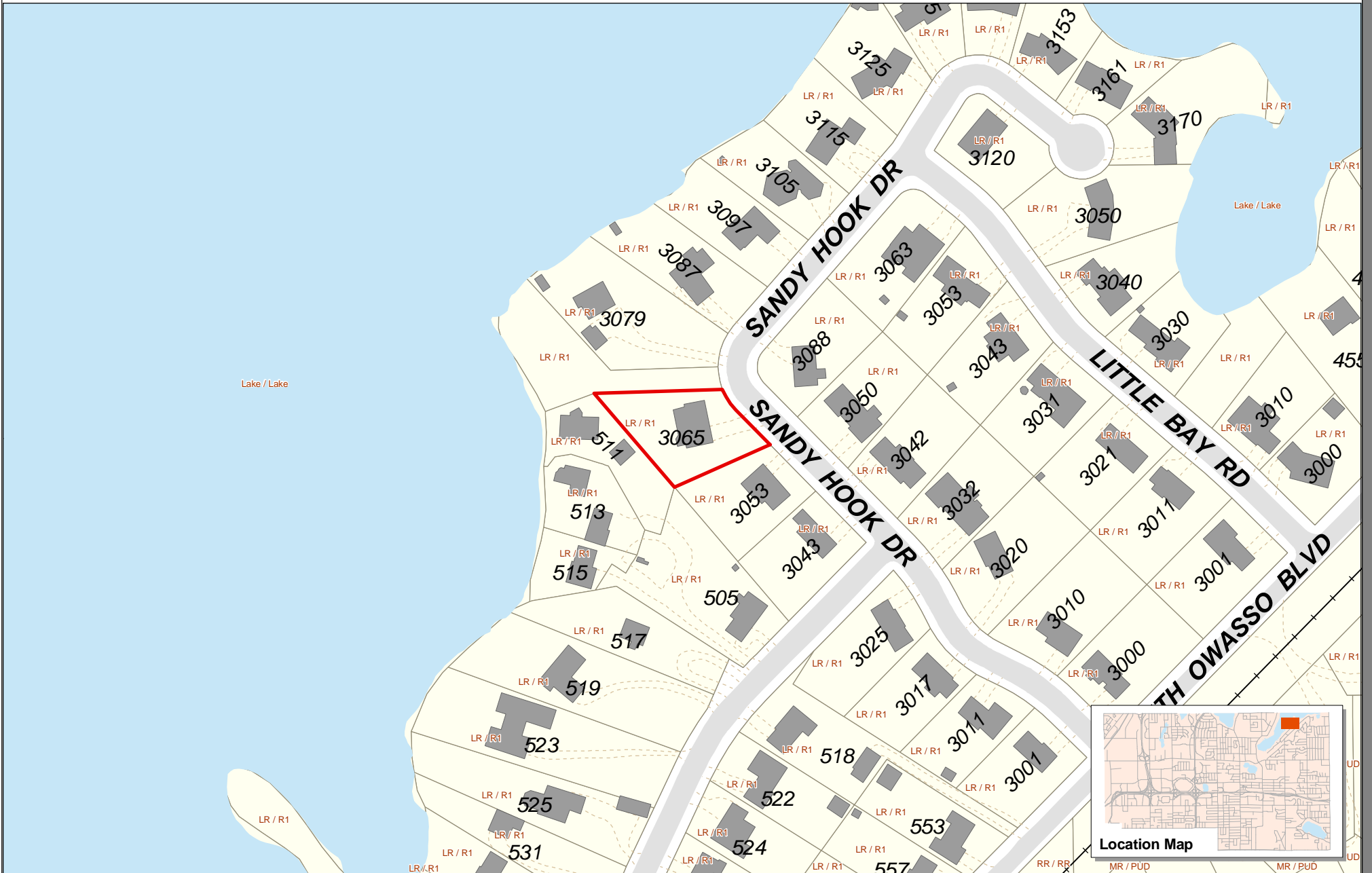
35 Staff recommends that the Council direct Community Development staff to abate the above referenced
36 public nuisance violations at 3065 Sandy Hook Drive if repairs to the home are not substantially
37 complete by September 15th, 2009.

38 **REQUESTED COUNCIL ACTION**

39 Direct Community Development staff to abate the above referenced public nuisance violation at 3065
40 Sandy Hook Drive by hiring a general contractor to reroof entire structure, repair, replace, and paint
41 portions of soffits, fascia, and siding if repairs to the home are not substantially complete by September
42 15th, 2009. The property owner will then be billed for actual and administrative costs. If charges are
43 not paid, staff is to recover costs as specified in Section 407.07B.

44
Prepared by: Don Munson, Permit Coordinator
Attachments: A: Map of 3065 Sandy Hook Drive

3065 Sandy Hook Dr



Attachment A



Prepared by:
 Community Development Department
 Printed: June 18, 2009



Site Location

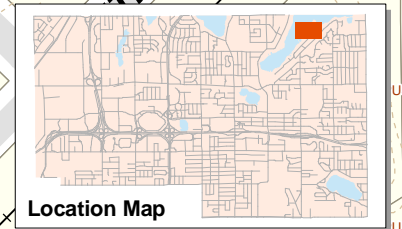
LR / R1 Comp Plan / Zoning Designations

Data Sources

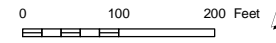
* Ramsey County GIS Base Map (6/1/2009)
 For further information regarding the contents of this map contact:
 City of Roseville, Community Development Department,
 2660 Civic Center Drive, Roseville MN

Disclaimer

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Location Map



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