

Regulatory, Energy & Environment Committee

In the Matter of the Rental License Revocation Action

OWNER, COVENANT LINE, INC. - SCOTT & ALLAN ZAK
3511 Colfax Avenue North

INDEX

	Page
Letter of Appeal Hearing to Owner	2
Hennepin County Property Information Record	3-4
Rental License Application	5-7
Summary of Property Information from CNAP	
• Rental License History	8
• Housing Violations	9-13
• Special Assessments	14
• Police Calls for Service	15-16
1 st Notice of Unlawful Occupancy Letter Code Violation RFS 11-0831643	17-23
Copy of Placard	
Inspector Photos	
Directors Determination of Non-Compliance to Owner/Contact	24
Violation MCO 244.1910 sub. 11	
2 nd Notice of Unlawful Occupancy Letter Code Violation RFS 13-1007185	25-30
Copy of Placard	
Inspector Photos from 9-12-2013	
Updated Inspector Photos from 10-2-2013	
Inspectors Timeline of Events	31
Notice of Revocation Letter to Owner	32-33
Copy of Placard	34
Copy of Signed Certified Mail Receipt	35
Respondents Appeal Application	36
Copy of City of Minneapolis Ordinance: 244.1910, 244.1930, 244.1940	37-40



Regulatory Services
Department

December 11, 2013

Housing Inspections
Services Division

250 South 4th Street – Room 300
Minneapolis, MN 55415-1316

Office 612 673-5826
Fax 612 673-2314
TTY 612 673-3300

Property Address: 3511 Colfax Avenue North

Covenant Line, Inc.
Allan Zak
23448 Center Avenue North
Thief River Falls, MN 56701

Scott Zak
2300 Gervais Hills Drive
Little Canada, MN 55117

A hearing for your Minneapolis Rental License Appeal is scheduled for Thursday, January 9th, 2013 at 1:00 p.m. in Room 310 of Minneapolis City Hall located at 350 South 5th Street. Attorney, Fabian Hoffner will be the Administrative Hearing Officer.

At this hearing, you will be given an opportunity to state your reason(s) for appealing and challenging the licensing action, to present witnesses and evidence under oath, and to cross-examine opposing witnesses under oath. You must bring the original and 4 copies of any documents you plan to submit as evidence.

If you do not appear, the hearing officer will act upon your appeal with only the facts as presented in your original application.

Sincerely,

A handwritten signature in blue ink that reads "Cynthia M. Gagnier".

Cynthia M. Gagnier
Manager, Administrative Services
612-673-5898

Hennepin County, Minnesota

[Home](#)

SEARCH TIPS

Property Information Search Result

The Hennepin County Property Tax web database is updated daily (Monday - Friday) at approximately 9:15 p.m. (CST)

[Search Tips](#)

2013 Assessment (For Taxes Payable 2014)

PROPERTY ID

TAX INFORMATION

ADDRESS

Property ID: 09-029-24-11-0180

ADDITION NAME

Address: 3511 COLFAX AVE N

INTERACTIVE MAP

Unit No.:

Municipality: MINNEAPOLIS

Property ID:
0902924110180

Owner: ALLAN ZAK & SCOTT ZAK

Taxpayer Name / Address: ALLAN ZAK & SCOTT ZAK
2500 GERVALD HILLS DR
ST PAUL, MN 55117

Subrecord No. 1

Improvement Amount: \$0
Property Type: RESIDENTIAL
Homestead Status: NON-HOMESTEAD
Exempt or Deferred:

Values	Estimated
Land:	\$0,000
Building:	\$71,900
Machinery:	\$0
Totals:	\$78,000
Less Qualified Improvement:	\$0
Less Veterans Exclusion:	\$0
Less Homestead Market Value Exclusion:	\$0
Learn More	
Total Taxable Market Value:	\$78,000

Hennepin County is providing this information as a public service.
Tax related questions: taxinfo@co.hennepin.mn.us

Need help locating a property on our site? Check out our [Search Tips](#)



Hennepin County, MN
HENNEPIN COUNTY TREASURER
A600 Government Center
Minneapolis MN 55487- 0060

Property Tax Information

The Hennepin County Property Tax web database is updated daily (Monday - Friday) at approximately 9:15 p.m. (CST)

Property ID No.: 09-029-24-11-0180 NON - HOMESTEAD
Property Address: 3511 COLFAX AVE N MINNEAPOLIS
Owner Name: ALLAN ZAK & SCOTT ZAK
Taxpayer Name and Address: ALLAN ZAK & SCOTT ZAK
 2300 GERVALS HILLS DR
 ST PAUL MN 55117

2013 TAXES	TAX	PENALTY	TOTALS
1st Half Tax (Due Date May 15)	\$1,114.84		
2nd Half Tax (Due Date October 15)	\$1,114.84		
Penalty		\$0.00	
Total Payable	\$2,229.68	\$0.00	\$2,229.68
Net Paid - YEAR TO DATE	\$1,114.84	\$0.00	\$1,114.84
Total Due	\$1,114.84	\$0.00	\$1,114.84

Property ID No.: 09-029-24-11-0180 **1st Half Tax Due through 09/30/2013** \$0.00
Note: If you are using this page in lieu of Hennepin County payment stub to remit payment; after printing the page, please check the box in front of the payment amount that you are remitting. **2nd Half Tax Due through 10/15/2013** \$1,114.84
Total Due - 2013 Tax \$1,114.84

There are no prior year taxes due on this property.



Rental License Application

1 - 4 Unit Rental Buildings

PLEASE COMPLETE ENTIRE APPLICATION
(Every Rental License Expires August 31)

For Office Use Only:
RLIC #: 544468
OPERATOR: ZAK
FEE: \$32.50
DATE: 4/26/10
TYPE: Code Compliance

Section 1

Rental Property Address 3511 Colfax Ave N
Number of Rental Units: 1 Residential Units Rooming Rental Units Shared Bath Units
How is each unit addressed? Unit# Unit# Unit# Unit#
(If the property is owner occupied circle that unit)
Residential Rental Unit: A single residential unit which contains a sleeping area, a kitchen and bathroom facility.
Rooming Rental Unit: Any single rental unit, legally approved by the City of Minneapolis, intended to be used for living and sleeping but does not contain a kitchen.
Shared Bath Rental Unit: Any rental unit legally approved by the City of Minneapolis, which contains a kitchen but no bathroom.

Section 2 Owner Information

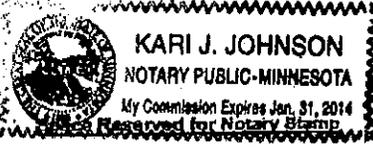
Owner Name or Chief Operating Officer Alan R Zak
First MI (Required) Last
Business Name Covenant Line, Inc.
(If Applicable Submission of Articles of Organization Required)
Owner's Address 23448 Center Ave N
(Address cannot be a P.O. Box)
City Three Rivers Falls County Marshall State & Zip Code MN 56701
Phone 218 681 6625 Date of Birth 5/20/51
(Required)
E-mail ARZ@writel.com

Section 3 Person Responsible for Maintenance & Management of this Rental Property

This person must reside within the 16-county metropolitan area of: ANOKA, CARVER, CHISAGO, DAKOTA, GOODHUE, HENNEPIN, ISANTI, LESUEUR, MCLEOD, RAMSEY, RICE, SCOTT, SHERBURNE, SIBLEY, WASHINGTON or WRIGHT. SECTION 244.1840 MINNEAPOLIS CODE OF ORDINANCES.
Name of Property Scott A Zak
Manager First MI (Required) Last
Address 2300 Gervais Hills Dr
(Address cannot be a P.O. Box)
City Little Canada County Ramsey State & Zip Code MN 55117
Phone 763 442 2541 Date of Birth 8/28/75
(Required)
E-mail Sales@CapitalFinanceInc.com

Section 4

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. I UNDERSTAND MY SIGNATURE AS PROPERTY MANAGER WILL HOLD ME RESPONSIBLE FOR THE MAINTENANCE AND MANAGEMENT OF THE LISTED RENTAL PROPERTY, INCLUDING LEGAL ACTION IF NECESSARY. ALL MAILINGS FROM THE INSPECTIONS DIVISION INCLUDING THE ANNUAL RENTAL LICENSE BILLING STATEMENT WILL BE MAILED TO THE APPOINTED AGENT/CONTACT PERSON UNLESS INSPECTIONS DIVISION IS NOTIFIED OF ANY CHANGES.
Signature of Owner (Required) Alan R Zak Date 4/26/2010
Signature of Property Manager MUST BE NOTARIZED (if other than owner) [Signature] Date 4/26/2010
Subscribed and sworn to before me on this 26th day of April, 2010.
Kari J. Johnson Notary Public, Hennepin County





Certificate of Code Compliance

3511 Colfax Avenue North

Issued to: Covenant Line Inc.

BCC1001449

Date: April 23, 2010

This certifies that the aforementioned property has been inspected and that the same complies, to the best of our knowledge and belief, with all the requirements of the Building Ordinances of the City of Minneapolis relating thereto. Permission is hereby given for the occupancy of said building, in whole or in part, in the manner and for the purpose herein below specified.

No determination has been made concerning the existence of lead-based paint, asbestos, or other potentially harmful products. Any structure built before 1978 may have lead-based paint. Deteriorated lead-based paint may pose a health hazard, especially for pregnant women and children aged six and under. To limit health problems associated with lead paint in the future, keep all painted surfaces in good repair. For information on hazards associated with lead-based paint, contact the Minnesota Department of Health, (651) 215-0890.

This inspection does not guarantee nor stop the enforcement of any future provisions of the Code, nor failure to comply therewith. This building is to be occupied as a one (1) unit dwelling.

This Certificate of Code Compliance is only valid for the person whom it is issued to and will expire (1) year from the date of issuance.

IF THIS PROPERTY IS TO BE RENTAL, A RENTAL LICENSE IS REQUIRED


Terry Evans
Administrative Analyst II
Construction Code Services

City of Minneapolis PropertyInfo

[Home](#) [Contact Us](#) [Help](#)

Property Address:

Property ID: 0902924110180

[Map](#)

3511 Colfax Ave N Minneapolis, MN 55412

RENTAL LICENSE & LODGING HOUSE LICENSE

Permit Type	Contact
RLIC - RENTAL LICENSING	Scott A Zak 2300 Gervais Hills Dr, Little Canada, MN 55117 763-442-2541

Paid On	Amount
Aug 20, 2013	\$69
Sep 04, 2012	\$69
Sep 16, 2011	\$67
Mar 30, 2011	\$65
Apr 26, 2010	\$33

RLIC - RENTAL LICENSING	Kwi-na Wong 17799 Kenwood Trail, Ste 300, Lakeville, MN 55044 612 890-4276
--------------------------------	--

Paid On	Amount
Oct 13, 1999	\$28
Nov 17, 1998	\$28
Nov 07, 1997	\$28
Aug 08, 1997	\$28

PropertyInfo - Property Information System 7.1 rev: 3

Minneapolis Information Technology

For assistance, contact [Minneapolis 311](#) at 3-1-1 or (612) 673-3000

City of Minneapolis PropertyInfo

[Home](#) [Contact Us](#) [Help](#)

Property Address:

Property ID: 0902924110180

[Map](#)

3511 Colfax Ave N Minneapolis, MN 55412

Current Inspector: Sheila

Last Inspection: 09/13/2013 by Sheila

HOUSING VIOLATIONS

Year	Total	Open	Closed	Tags
<u>2013</u>	19	16	3	0
<u>2012</u>	8	0	8	0
<u>Prior</u>	157	1	156	1
<u>All</u>	184	17	167	1

[Hide Details.](#)

2013

INCIDENT: 13-1007328 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Rep/rep Foundation	OPEN	09/12/2013	10/13/2013	INSP	

INCIDENT: 13-1007324 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Ground Cover	OPEN	09/12/2013	11/12/2013	INSP	

INCIDENT: 13-1007322 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Water Damaged Surfaces	OPEN	09/12/2013	10/13/2013	INSP	
Repair Walls *	OPEN	09/12/2013	10/13/2013	INSP	

INCIDENT: 13-1007316 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Rep/rpl Int. Door/locks/hinges	OPEN	09/12/2013	09/28/2013	INSP	
Rep/rep Fixtures*	OPEN	09/12/2013	09/28/2013	INSP	
Provide Co Alarms	OPEN	09/12/2013	09/28/2013	INSP	

Repair Smoke Det.*	OPEN	09/12/2013	09/28/2013	INSP
Smoke Detectors	OPEN	09/12/2013	09/28/2013	INSP
Repair Glass	OPEN	09/12/2013	09/28/2013	INSP

INCIDENT: 13-1007185 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Basement Occupancy	OPEN	09/12/2013	10/01/2013	INSP	
*illegal Bedroom	OPEN	09/12/2013	10/01/2013	INSP	

INCIDENT: 13-1006628 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Required Water	DONE	09/13/2013	09/20/2013	INSP	

INCIDENT: 13-1003561 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	OPEN				

INCIDENT: 13-0999818 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Grass/weeds	DONE	08/09/2013	08/19/2013	INSP	

INCIDENT: 13-0999892 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

INCIDENT: 13-0999300 (HOUSING COMPLAINTS)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Repair Glass	OPEN	08/09/2013	09/11/2013	INSP	
Repair Screens	OPEN	08/09/2013	09/11/2013	INSP	
Repair Roof Overhang	OPEN	08/09/2013	09/11/2013	INSP	

2012**INCIDENT: 12-0935034 (HOUSING LICENSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Repair Glass	DONE	07/30/2012	08/22/2012	INSP	

INCIDENT: 12-0933462 (OTHER INSPECTOR/FLOATER)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
-----------	------------	----------------	----------	----------	-----

Remove Rubbish	DONE	08/01/2012	08/08/2012	INSP	
----------------	------	------------	------------	------	--

INCIDENT: 12-0932767 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Grass/weeds	DONE	08/01/2012	08/08/2012	INSP	

INCIDENT: 12-0928795 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Rep/remove Fence	DONE	07/16/2012	08/17/2012	INSP	

INCIDENT: 12-0913764 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Grass/weeds	DONE	05/23/2012	05/31/2012	INSP	

INCIDENT: 12-0905985 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Faceplates	DONE	05/16/2012	06/16/2012	INSP	
Exterior Doors	DONE	05/16/2012	06/16/2012	INSP	

INCIDENT: 12-0891151 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Inoperable Vehicle	DONE	01/06/2012	01/19/2012	INSP	

2011**INCIDENT: 11-0856399 (HOUSING COMPLAINTS)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

INCIDENT: 11-0846409 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Grass/weeds	DONE	07/01/2011	07/08/2011	INSP	

INCIDENT: 11-0843151 (OTHER INSPECTOR/FLOATER)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

INCIDENT: 11-0840806 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Vacant Unit	DONE	06/17/2011	07/04/2011	INSP	

INCIDENT: 11-0832444 (HOUSING COMPLAINTS)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

INCIDENT: 11-0831764 (HOUSING COMPLAINTS)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Insp Choice - Housing	DONE	05/17/2011	06/17/2011	INSP	
Insp Choice - Plumbing	DONE	05/17/2011	06/17/2011	INSP	

INCIDENT: 11-0831729 (HOUSING COMPLAINTS)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Water Damaged Surfaces	DONE	05/17/2011	06/02/2011	INSP	

INCIDENT: 11-0831726 (HOUSING COMPLAINTS)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Plumbing Repairs *	DONE	05/17/2011	06/02/2011	INSP	
Repair Basement	DONE	05/17/2011	06/02/2011	INSP	
Faceplates	DONE	05/17/2011	06/02/2011	INSP	
Provide Co Alarms	DONE	05/17/2011	06/02/2011	INSP	
Repair Smoke Det.*	DONE	05/17/2011	06/02/2011	INSP	
Smoke Detectors	DONE	05/17/2011	06/02/2011	INSP	
Interior Handrails	DONE	05/17/2011	06/02/2011	INSP	
Rep/rep Roof	DONE	05/17/2011	06/02/2011	INSP	

INCIDENT: 11-0831682 (HOUSING COMPLAINTS)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Contractor Insects/vermin	DONE	05/17/2011	06/02/2011	INSP	

INCIDENT: 11-0831643 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Ceiling Height	DONE	05/17/2011	06/01/2011	INSP	
Basement Occupancy	DONE	05/17/2011	06/01/2011	INSP	

INCIDENT: 11-0831638 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

INCIDENT: 11-0831132 (HOUSING COMPLAINTS)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Required Water	DONE	05/17/2011	05/20/2011	INSP	

INCIDENT: 11-0820961 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	OPEN				

INCIDENT: 11-0813967 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

2010

INCIDENT: 10-0795731 (OTHER INSPECTOR/FLOATER)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Remove Rubbish	DONE	09/10/2010	09/17/2010	INSP	

INCIDENT: 10-0758896 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Licensing	DONE	04/28/2010	05/24/2010	INSP	
Unpaid Admin Citations - Nuisance Condit	DONE			INSP	

INCIDENT: 10-0755366 (HOUSING COMPLAINTS)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

INCIDENT: 10-0754954 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

INCIDENT: 10-0748290 (VACANT BUILDING REGISTRATION)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

2009

INCIDENT: 09-0737188 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag

City of Minneapolis PropertyInfo

[Home](#) [Contact Us](#) [Help](#)

Property Address:

Property ID: 0902924110180

[Map](#)

3511 Colfax Ave N Minneapolis, MN 55412

Warning - IMPORTANT INFORMATION CONCERNING SPECIAL ASSESSMENTS!

City of Minneapolis property data is updated nightly, Monday – Friday. While efforts are made to ensure that the information on our website is complete and accurate, Special Assessments data could be up to 72 hours old due to data systems refresh cycles.

The Special Assessment information herein does not include Public Works, Minneapolis Park Board, Hennepin County assessments.

If you are concerned about the accuracy or timeliness of an item and would like to contact the department responsible for the data, please contact [Minneapolis 311](#) so that a 311 Customer Service Agent can direct you to the appropriate department. From within the City, dial 3-1-1; outside Minneapolis, dial (612) 673-3000. TTY/TDD users dial (612) 673-2157.

For more information, see the [Special Assessments website](#) or [Special Assessment Contacts](#).

SPECIAL ASSESSMENTS

Year	Total	Assessed	Pending	Cancelled	Paid	Other
<u>2013</u>	0	0	0	0	0	0
<u>2012</u>	3	2	0	0	1	0
<u>Prior</u>	28	14	0	12	2	0
<u>All</u>	31	16	0	12	3	0

[Hide Details.](#)

2012

SPECIAL ASSESSMENTS

RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
12-0913764	1081	2012	011	Cut Grass/weeds Ent 05-jun-2012 - Rear Yard And Alley(north Side)	Assessed	\$132.50
12-0932767	1081	2012	011	Cut Grass/weeds Entered: 27-aug-2012 - Please Cut Any Tall Grass/weeds Along Alley Next To Garage, In Driveway And A	Cancelled	\$10.00
12-0933462	1080	2012	021	Remove Rubbish Ent 31-aug-2012 Paint Cants (about 10-20) Buckets, Plastic Containers And Miscellaneous Debris In Ba	Assessed	\$175.00

2010

SPECIAL ASSESSMENTS

City of Minneapolis PropertyInfo

[Home](#) [Contact Us](#) [Help](#)

Property Address:

Property ID: 0902924110180

[Map](#)

3511 Colfax Ave N Minneapolis, MN 55412

Police Precinct: 4

Last Incident Date: 09/05/2013

POLICE INCIDENTS

Year	Incidents	No. Reports Filed
2013	18	0
2012	2	0
Prior	24	5
All	44	5

[Hide Details.](#)

2013

COLFAX AV N/3511

Incident	Nature	Disposition	Date	Time
13-293030	ZZZBC		09/05/2013	01:02 PM
13-276462	Suspicious Person (P)	TRN-Transport	08/23/2013	00:31 AM
13-266781	Miscellaneous (P)	ADV-Advised	08/15/2013	01:12 PM
13-261146	Music-Loud (P)	AST-Assist	08/10/2013	10:04 PM
13-258035	Miscellaneous (P)	NOS-No Service	08/08/2013	02:43 PM
13-256082	Unwanted Person (P)	TRN-Transport	08/07/2013	07:31 AM
13-255939	Unwanted Person (P)	GOA-Gone on Arrival	08/07/2013	01:16 AM
13-254846	Aggressive Dog (P)	INF-Information	08/06/2013	09:19 AM
13-253132	Music-Loud (P)	ADV-Advised	08/04/2013	08:38 PM
13-243698	Assault in Progress (P)	ADV-Advised	07/28/2013	01:55 PM
13-232666	Unknown Wireless/Cell Phone(P)	AOK- All OK	07/19/2013	03:01 PM
13-220099	Disturbance (P)	AOK- All OK	07/10/2013	00:46 AM
13-139389	Disturbance (P)	TRN-Transport	05/07/2013	02:25 AM
13023528	Assault	Transferred to North	04/30/2013	05:27 PM
13-131814	Domestic Abuse-In Progress (P)	AST-Assist	04/30/2013	05:27 PM
13-083685	Music-Loud (P)	ADV-Advised	03/21/2013	06:07 PM
13006206	Shortness of Breath	Transferred to North	01/31/2013	05:37 PM

13-0003538 Shortness of Breath (FE) 01/31/2013 05:37 PM

2012

COLFAX AV N/3511

Incident	Nature	Disposition	Date	Time
12-365259	Neighbor Trouble (P)	AOK- All OK	11/25/2012	01:21 PM
12-316821	Music-Loud (P)	AQT-All Quiet	10/07/2012	04:15 PM

2011

COLFAX AV N/3511

Incident	Nature	Disposition	Date	Time
11-207582	Audible Residential Alarm (P)	ADV-Advised	07/16/2011	00:23 PM
11-129106	Burglary Dwlng In Progress (P)	AST-Assist	05/09/2011	04:44 PM

2010

COLFAX AV N/3511

Incident	Nature	Disposition	Date	Time
10-0033804	Fall		12/14/2010	06:26 PM
10063576	Fall (E)	Transferred to North	12/14/2010	06:25 PM
10-178505	Music-Loud (P)	ADV-Advised	06/19/2010	10:41 PM

2009

COLFAX AV N/3511

Incident	Nature	Disposition	Date	Time
09-323310	Suspicious Vehicle (P)	TOW-Towed	10/15/2009	09:56 AM
09-267677	Narcotics (Drug) Activity (P)	SNT-Sent	08/24/2009	00:04 PM

2008

COLFAX AV N/3511

Incident	Nature	Disposition	Date	Time
08-009018	Trespass in Boarded Dwell (P)	AOK- All OK	01/09/2008	07:08 PM

2006

COLFAX AV N/3511

Incident	Nature	Disposition	Date	Time
327700	BURG DWELL IN PROGRE	RPT	11/18/2006	11:44 AM

CITY OF MINNEAPOLIS
INSPECTIONS DIVISION
HOUSING MAINTENANCE SECTION
300 PUBLIC SERVICE CENTER
250 SOUTH 4TH STREET
MINNEAPOLIS, MINNESOTA 55415

SCOTT A ZAK

2300 GERVAIS HILLS DR
LITTLE CANADA, MN 55117

18-MAY-11

Request Number: 11-0831643

Re: 3511 COLFAX AVE N

An inspection on **17-MAY-11** of the premises at the above address disclosed conditions that are violations of the Minneapolis Code of Ordinances. An inspection will be done at no charge after the listed due date(s).

Failure to comply with the orders below by the due date(s) may result in a One hundred dollar (\$100.00) fee for each additional inspection (except those which are exempt), and possible legal action. The fee will be billed directly to the responsible party(ies) per Minneapolis Ordinance 244.190.

The following corrections are required:

Discontinue the unlawful occupancy of the nonhabitable basement space as a habitable room or dwelling unit. Minneapolis Code of Ordinances 244.410, 244.800 and 244.850, and Minneapolis Zoning Ordinance 546. This notice is appealable to the Zoning Board of Adjustments in accordance with the provisions in Section 525.170 of the Minneapolis Code of Ordinances. All appeals must be filed within ten (10) calendar days of this notice. Information concerning the Zoning Board of Adjustments may be obtained from the Zoning Section at 311. Violation Text 225.

Inspector's Comments: ILLEGAL BASEMENT BEDROOM--WINDOW DOES NOT MEET MINIMUM DIMENSIONS FOR REQUIRED EMERGENCY ESCAPE AND RESCUE WINDOW AND CEILING HEIGHT IS 6'10" -- CEASE USING THIS ROOM AS A BEDROOM AND REMOVE BED

Due Date: 01-JUN-2011

Cease the use or renting of rooms with ceiling heights of less than seven (7) feet. Minneapolis Code of Ordinances 244.800 Violation Text 241.

Inspector's Comments: ILLEGAL BASEMENT BEDROOM -- CEILING HEIGHT MEASURES 6'9 3/4" TO 6'10"

Due Date: 01-JUN-2011

Your prompt cooperation in attending to the item(s) above would be appreciated.

IF YOU HAVE ANY QUESTIONS ABOUT THESE ORDERS, OR IF YOU ARE NOT THE OWNER, AGENT OR OCCUPANT, PLEASE CALL THE INSPECTOR (WHOSE NAME AND NUMBER ARE AT THE END OF THESE ORDERS). If you are unable to reach the inspector during the time stated below, you may leave a message at any time by calling the same number.

Housing Inspections observes the following office hours: 8:00-3:30 Monday, Tuesday, Wednesday & Friday and 9:00-3:30 on Thursday.

The Minneapolis code of ordinances, including sections on the Housing Maintenance Code, is available on computer terminal (on line) at:

- ◆ Minneapolis Public Library, Government Documents Section
- ◆ City Clerk's Office, Room 304 City Hall, 350 So. 5th St.

The code is also available through the Internet using the Minneapolis Home Page, www.ci.minneapolis.mn.us.

Below are the steps to guide you through the web page:

- ◆ Go to Frequently Requested Information
- ◆ Select City Charter/Code of Ordinances
- ◆ Click on the Continue Button
- ◆ Enter your subject or ordinance code and click on Send Query

Chapter 242 of the Minneapolis Ordinances provides that an appeal may be filed within fifteen (15) days of the issuance of this order. If you wish to appeal this order, call 673-5850 for an application.

If these orders are for repairs to your house or garage, and if you need financial assistance to complete them, you may call the MCDA (673-5286) for information on home improvement loans.

IF A PERMIT IS REQUIRED, THE HOUSING ORDERS MUST BE PRESENTED AT THE PLAN REVIEW COUNTER FOR PERMIT ISSUANCE BY EITHER THE PROPERTY OWNER OR CONTRACTOR.

**ALL MATERIAL AND SERVICES ARE AVAILABLE IN ACCESSIBLE FORMATS
SHEILA RAWSKI (SMR), HOUSING INSPECTOR II, Phone: (612) 685-8454**

English- Attention. If you want help translating this information, call:

Spanish- Atención. Si desea recibir asistencia gratuita para traducir esta información, llame 612-673-2700

Somali- Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612-673-3500

Hmong-Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800

Sign Language Interpreter- 612-673-3220 TTY: 612-673-2626

HSG

Penalty for removal \$700.00 fine and/or 90 days imprisonment

**City of Minneapolis
Department of Inspections
Placard Of
UNLAWFUL OCCUPANCY**

In accordance with Chapter 244 Minneapolis Code of Ordinances, The premises, building, structure or any portion thereof and located at 3511 COLFAX AVE N is hereby ordered to vacated because of Section(s) 244.410, 244.800, 244.850 of the Minneapolis Code of Ordinances. **Description of violation: Related Violation Codes: 225, 241 ILLEGAL BASEMENT BEDROOM--WINDOW DOES NOT MEET EMERGENCY RESCUE & ESCAPE MINIMUM DIMENSIONS AND CEILING HEIGHT IS 6'10" -- CEASE USING THIS ROOM AS A BEDROOM**

In accordance with Section 244.1450, 244.200, 244.1810, 244.1860 and 244.1970 of the Minneapolis Code of Ordinances this building premise, structure or portion thereof must be vacated by: 01-JUN-11

Date Placard Posted: 18-MAY-11

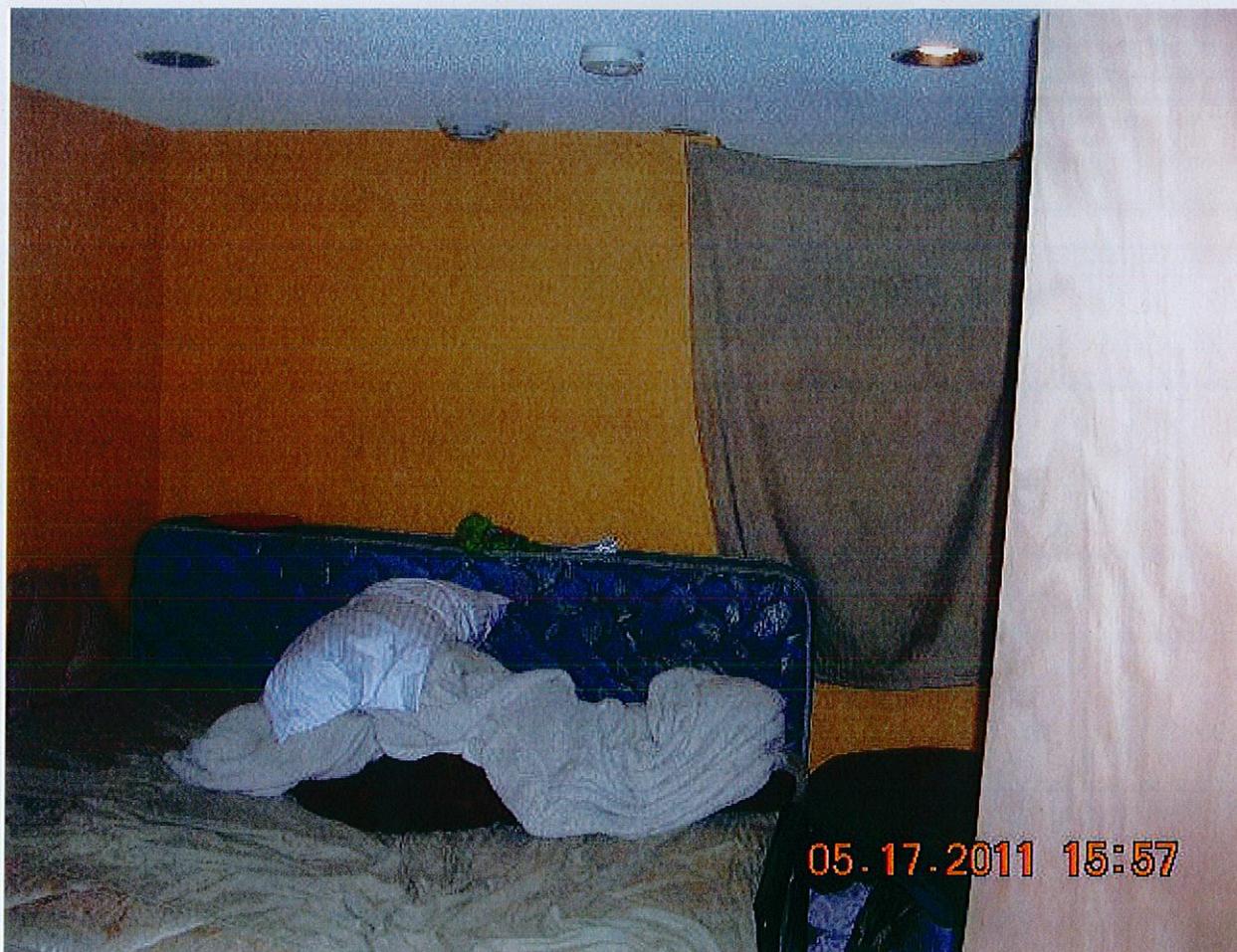
Phone #:(612) 685-8454

English- Attention. If you want help translating this information, call

Spanish- Atención. Si desea recibir asistencia gratuita para traducir esta información, llame 612-673-2700

Somali- Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612-673-3500

Hmong-Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800





Penalty for removal \$700.00 fine and/or 90 days imprisonment

City of Minneapolis
Department of Inspections
Placard of
**UNLAWFUL
OCCUPANCY**

05-18-2011 14:28

In accordance with Chapter 244 of the Minneapolis Code of Ordinances, the premises, building, structure or any portion thereof and located at 3511 COLFAX AVENUE NORTH is hereby ordered to be vacated because of Section(s) 244.410, 244.800, 244.850 of the Minneapolis Code of Ordinances.

Description of violation:
Illegal Basement Bedroom - Lack of Egress window + Ceiling Height - Cease Using As bedroom - Remove Beds.

In accordance with Section 244.1450, 244.200, 244.1810, 244.1860 and 244.1970 of the Minneapolis Code of Ordinances this building premise, structure or portion thereof must be vacated by:

01 - JUN - 2011

Date Posted: 18 MAY 2011

Housing Inspectors Phone Number:
612-685-8454

English - American. If you want help translating this information, call
Spanish - American. Si desea recibir información gratuita por traductor, llame: 612-673-2700
Sierra - Capoe. Tradutor and interprete li ajuda krameryo tarjantoditi and komaditani on-beag 30' am-wie: 612-673-3300
Hindi - English. Yogi koi xiv na key jab kales too you ne me key durb, na 612-673-2000
Sign Language Interpreters: 612-673-3220, TTY: 612-673-2626



CITY OF MINNEAPOLIS
DEPARTMENT OF REGULATORY SERVICES
INSPECTIONS DIVISION
HOUSING INSPECTION SERVICES
NOTICE OF DIRECTOR'S DETERMINATION OF NONCOMPLIANCE

May 18, 2011

Property Address: 3511 Colfax Avenue North

Owner:	Contact/Manager
Covenant Line Inc	Scott A Zak
23448 Center Avenue North	2300 Gervais Hills Drive
Thief River Falls, Minnesota 56701	Little Canada, Minnesota 55117

This is to notify you that the above property fails to meet one or more of the rental licensing standards below: (Minneapolis Code of Ordinances 244.1910, 244.1920, and/or 244.1930, 244.1840)

- (1) Required License fee not paid
- (2) Rental dwelling units exceed maximum number allowed by Zoning
- (3) Rental dwelling unit(s) over occupied or illegally occupied
- (4) Rental dwelling unit(s) used or converted to rooming units in violation of Zoning Code
- (5) Repeated accumulation of weeds, vegetation, junk, debris, or rubbish
- (6) Rental dwelling unit(s) are in a substandard condition
- (7) Licensee has not paid required reinspection fees
- (8) Licensee has not allowed required inspection of unit(s) MCO 244.2000(c)
- (9) Licensee has failed to maintain and keep written register of tenants
- (10) Licensee has failed to submit a building scheme
- (11) Property taxes are delinquent or assessments for administrative citations
- (12) Responsible party has bench warrant(s) pursuant to the Housing/Zoning Code
- (13) Owner/licensee/manager has had 2 or more licenses revoked within last 5 years
- (14) Licensee has adverse license action in progress
- (15) Rental License application is not current per section 244.1840
- (17) Licensee failed to obtain required permits MN Rule CH 1300.0120
- (18) Licensee allowed water shut off for non-payment 244.1910(18)
- (19) Other Cause – chapter 4, section of the Charter
- (21) 2nd violation of letting/offering to let unlicensed rental

A license proceeding has been commenced against you because the building has been found to be in violation of the housing maintenance code. You have until Wednesday, June 01, 2011 to bring the building into compliance. After this date the City Council may proceed to deny, revoke, or suspend the rental dwelling license for the building. If the City Council denies, revokes, or suspends the license, the affected dwellings therein must be vacated and shall not be re-occupied until a new license is granted by the City Council.

Sincerely,

Sheila M Rawski
Housing Inspector II
612-685.8454-sheila.rawski@ci.minneapolis.mn.us

CITY OF MINNEAPOLIS
INSPECTIONS DIVISION
HOUSING MAINTENANCE SECTION
300 PUBLIC SERVICE CENTER
250 SOUTH 4TH STREET
MINNEAPOLIS, MINNESOTA 55415

SCOTT A ZAK

2300 GERVAIS HILLS DR
LITTLE CANADA, MN 55117

13-SEP-13

Request Number: 13-1007185

Re: 3511 COLFAX AVE N

An inspection on **12-SEP-13** of the premises at the above address disclosed conditions that are violations of the Minneapolis Code of Ordinances. An inspection will be done at no charge after the listed due date(s).

Failure to comply with the orders below by the due date(s) may result in a One hundred dollar (\$100.00) fee for each additional inspection (except those which are exempt), and possible legal action. The fee will be billed directly to the responsible party(ies) per Minneapolis Ordinance 244.190.

The following corrections are required:

The following room fails to meet the minimum requirements to be used as a bedroom. The room does not meet the requirements listed below. In order to legalize bedroom, building permits are required Minneapolis Code of Ordinances 244.410, 244.800, 244.850, 244.940, 244.945, & Chapter 546

Inspector's Comments: ILLEGAL BASEMENT BEDROOMS--WINDOWS DO NOT MEET MINIMUM DIMENSIONS FOR REQUIRED EMERGENCY ESCAPE AND RESCUE WINDOW AND CEILING HEIGHT IS BELOW 7 FEET

Due Date: 01-OCT-2013

Discontinue the unlawful occupancy of the nonhabitable basement space as a habitable room or dwelling unit. Minneapolis Code of Ordinances 244.410, 244.800 and 244.850, and Minneapolis Zoning Ordinance 546. This notice is appealable to the Zoning Board of Adjustments in accordance with the provisions in Section 525.170 of the Minneapolis Code of Ordinances. All appeals must be filed within ten (10) calendar days of this notice. Information concerning the Zoning Board of Adjustments may be obtained from the Zoning Section at 311. Violation Text 225.

Inspector's Comments: ILLEGAL BEDROOMS--BASEMENT

Due Date: 01-OCT-2013

Your prompt cooperation in attending to the item(s) above would be appreciated.

IF YOU HAVE ANY QUESTIONS ABOUT THESE ORDERS, OR IF YOU ARE NOT THE OWNER, AGENT OR OCCUPANT, PLEASE CALL THE INSPECTOR WHOSE NAME AND NUMBER ARE AT THE END OF THESE ORDERS. If you are unable to reach the inspector during observed office hours, you may leave a message at any time by calling the same number.

Code Information:

The Minneapolis Code of Ordinances, including sections on the Housing Maintenance Code, is available on computer terminals at:

- ◆ Hennepin County Public Library, Government Documents Section
- ◆ City Clerk's Office, Room 304 City Hall, 350 South 5th Street

The code is also available on the internet at <http://www.minneapolismn.gov>

Chapter 242 of the Minneapolis Ordinances provides that an appeal may be filed within fifteen (15) days of the issuance of this order. If you wish to appeal this order, call 673-5850 for an application.

If these orders are for repairs to your house or garage, and if you need financial assistance to complete them, you may call the MCDA (673-5286) for information on home improvement loans.

IF A PERMIT IS REQUIRED, THE HOUSING ORDERS MUST BE PRESENTED AT THE PLAN REVIEW COUNTER FOR PERMIT ISSUANCE BY EITHER THE PROPERTY OWNER OR CONTRACTOR.

All materials and services are available in accessible formats.

SHEILA RAWSKI (SMR), HOUSING INSPECTOR II, Phone: (612) 685-8454

Housing Inspections observes office hours of 8 to 4:30 Monday through Friday.

<p>Spanish- Atención. Si desea recibir asistencia gratuita para traducir esta información, llama 612-673-2700 Somali- Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612-673-3500 Hmong-Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800 Sign Language Interpreter -- 612-673-3220 TTY: 612-673-2157 If you want help translating this information in any other language, call 612-673-3737</p>
--

Penalty for removal \$700.00 fine and/or 90 days imprisonment

**City of Minneapolis
Department of Inspections
Placard Of**

UNLAWFUL OCCUPANCY

In accordance with Chapter 244 Minneapolis Code of Ordinances, The premises, building, structure or any portion thereof and located at 3511 COLFAX AVE N is hereby ordered to vacated because of Section(s) Related Violation Codes: 225, 208 ILLEGAL BASEMENT BEDROOMS PER MCO 244.410, 244.800, 244.850, 244.940, 244.945 AND CHAPTER 546 of the Minneapolis Code of Ordinances. Description of violation: Related Violation Codes: 225, 208 ILLEGAL BASEMENT BEDROOMS PER MCO 244.410, 244.800, 244.850, 244.940, 244.945 AND CHAPTER 546

In accordance with Section 244.1450, 244.200, 244.1810, 244.1860 and 244.1970 of the Minneapolis Code of Ordinances this building premise, structure or portion thereof must be vacated by: 01-OCT-13

Date Placard Posted: 12-SEP-13

Phone #:(612) 685-8454

**Spanish- Atención. Si desea recibir asistencia gratuita para traducir esta información, llame 612-673-2700
Somali- Ogow. Haddii aad dooneyso in lagaa kaalmeeoyo tarjamadda macluumaadkani oo lacag la' aan wac 612-673-3500
Hmong-Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800**



09.12.2013 12:09

3511 COLFAX AVENUE NORTH - 13-1007185 -- ILLEGAL BASEMENT BEDROOMS - 12-SEP-2013 BY SMR (2ND VIOLATION)



09.12.2013 12:09



09.12.2013 12:12



09.12.2013 12:12



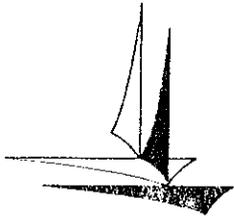
3511 Colfax Avenue North 13-1007185 Illegal Basement Bedrooms 02-OCT-2013 by smr
**beds were removed from basement after scheduled inspection—verified by smr



**3511 Colfax Avenue North
Illegal Basement Bedrooms
Summary of Events by smr**

- 17-MAY-2011 Based on 311 complaint from tenants, smr conducted an inspection at 3511 Colfax Avenue North. Tenants Spenser and John allowed entry. During the inspection it was found that there was an illegal basement sleeping room. This room did not have the required ceiling height of 7 feet nor did the window meet the minimum dimensions for the required emergency escape and rescue window as required by the housing maintenance code. The inspector spoke to both the tenants and the rental contact Scott Zak regarding this illegal basement bedroom. There were other violations of the housing code that were also found during this inspection.
- 18-MAY-2011 The building was posted with an Unlawful Occupancy placard informing the basement bedroom occupant to vacate by 01-JUN-2011. A Director's Determination of Non-Compliance letter for violation of Rental Licensing Standard #3 was sent to the Taxpayer(Covenant Line Inc/Allan Zak); Rental Contact(SCott Zak) and Tenants. Correction Orders (11-0831643) were also issued to the Rental Contact Scott Zak informing him of the illegal occupancy/illegal basement bedroom..
- 17-JUN-2011 A re-inspection was done by smr and it was found that the property was vacant and all bedroom items had been removed. Mr Zak allowed entry into vacant property. Mr. Zak also stated he wanted to appeal the ceiling height of the basement room and requested I send him the appropriate form. The form was sent to Mr Zak. The order was kept open so that Mr. Zak could appeal.
- 22-JUL-2011 A re-inspection was done by smr. Property was still vacant. Mr Zak allowed entry. No appeal had been received from Mr. Zak regarding the ceiling height. The order was closed/abated at this time.
- 12-SEP-2013 A scheduled Rental License inspection was conducted by smr. Tenants Danielle and Edward allowed entry. Rental Contact Scott Zak was not present for this initial inspection. It was found that 2 of the three rooms in the basement were being used as sleeping rooms. Neither of the sleeping rooms met the required ceiling height of 7 feet nor did the either window meet the minimum dimensions for the required emergency escape and rescue window as required by the housing maintenance code. The inspector spoke to the tenants about the safety issues and why they should not be sleeping in the basement. Tenants were verbally told that the basement bedrooms needed to be vacated by 01-OCT-2013 or sooner. An Unlawful Occupancy placard was not posted on the property.
- 13-SEP-2013 Correction orders(13-0007185) and Unlawful Occupancy placard were mailed to the Rental Contact with a copy to the tenants.
- 02-OCT-2013 A scheduled re-inspection with Mr Zak(present) and tenants (allowed entry) revealed that they beds/bedroom items had not been removed from the basement. A citation for non-compliance issued.

**NOTICE OF REVOCATION
OF RENTAL LICENSE OR PROVISIONAL LICENSE**



Minneapolis

City of Lakes

September 16, 2013

**Regulatory Services
Department**

Property Address: 3511 Colfax Avenue North

**Housing Inspections
Services Division**

250 South 4th Street - Room 300
Minneapolis, MN 55415-1316

Office 612 673-5826
Fax 612 673-2314
TTY 612 673-3300

Covenant Line, Inc.
Allan Zak
23448 Center Avenue North
Thief River Falls, MN 56701

Scott Zak
2300 Gervais Hills Drive
Little Canada, MN 55117

This is to notify you that the above property fails to meet one or more of the rental licensing standards below: (Minneapolis Code of Ordinances 244.1910 and 244.1940)

- (1) Required License fee not paid
- (2) Rental dwelling units exceed maximum number allowed by Zoning
- (3) **Rental dwelling unit(s) over occupied or illegally occupied**
- (4) Rental dwelling unit(s) used or converted to rooming units in violation of Zoning Code
- (5) Repeated accumulation of weeds, vegetation, junk, debris, or rubbish
- (6) Rental dwelling unit(s) are in a substandard condition
- (7) Licensee has not paid required reinspection fees
- (8) Licensee has not allowed required inspection of unit(s) MCO 244.2000(c)
- (9) Licensee has failed to maintain and keep written register of tenants
- (10) Licensee has failed to submit a building scheme
- (11) Property taxes delinquent or assessments for administrative citations
- (12) Responsible party has bench warrant(s) pursuant to the Housing/Zoning Code
- (13) Owner/licensee/manager has had 2 or more licenses revoked.
- (14) Licensee has adverse license action in progress
- (15) Rental License application is not current per section 244.1840
- (17) Licensee failed to obtain required permits MN Rule CH 1300.0120
- (18) Licensee allowed water shut for non-payment 244.1910(18)
- (19) Other Cause – chapter 4, section 16 of the Charter
- (20) Notice to tenant of pending foreclosure/cancellation of Contract for Deed
- (21) 2nd violation of letting/offering to let unlicensed rental
- (22) Property with Rental Dwelling Units of 2+ must provide Recycling Services.
- (23) The licensee or applicant shall not have unpaid fines or fees owing the City.

Documentation is attached which refers to the above checked standard(s) in violation.

In addition, defects that create an imminent hazard to health or safety may be cause for the immediate denial, non-renewal, revocation, or suspension of the rental license or provisional license (Section 244.1940). Also, licensing procedures are in addition to and do not supersede or preempt such other remedies such as condemnation or legal action.

If you do not appeal this action within 15 days from the date of this notification, the City Council may take action to Revoke your license(s).

If the City Council revokes the Rental License(s), the affected dwellings therein must be vacated, and shall not be re-occupied until a new license is granted by the City Council.

An appeal form and a copy of appeal procedures (MCO 244.1960) are enclosed.

Sincerely,



Cynthia M. Gagnier
Manager, Administrative Services
612-673-5898

Enclosure

PLEASE KEEP THIS SIGN UP

City of Minneapolis
Department of Regulatory Services
Housing Inspections

**NOTICE TO TENANTS
OF RENTAL LICENSE REVOCATION,
DENIAL, NON-RENEWAL OR SUSPENSION**

To Renters of 3511-Colfax Av. N.

The license your landlord needs for this building cannot be given at this time due to:

Illegal Occupancy LS3

Reference: Minneapolis Code of Ordinances 244.1910 Licensing Standards

Your landlord must appeal this decision by 10-4-13

You will be notified when this action becomes final. If the City Council revokes the rental license for this building, you will be given time to move. The Rental License is still valid until this action becomes final.

FOR GENERAL INFORMATION, PLEASE CALL 311

Date Posted: 9-17-13

English- Attention: If you want help translating this information, call
Spanish- Atención. Si desea recibir asistencia gratuita para traducir esta información, llama 612-673-2700
Somali- Ogow. Haddii aad dooneyso in la'agaa kaalmeeyo tarjamadda macluumaadkani oo lacag la'aan wac 612-673-3500
Hmong-Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800
Sign Language Interpreter- 612-673-3220 TTY: 612-673-2626

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____</p> <p>C. Date of Delivery _____</p>
<p>1. Article Addressed to:</p> <p><i>Covenant Line, Inc.</i> <i>Allan Zak</i> <i>23448 Center Av. N.</i> <i>Thief River Falls, MN 56701</i></p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label)</p>	<p>7010 1870 0002 5038 0420</p>
<p>PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540</p>	

U.S. Postal Service
CERTIFIED MAIL - RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

7010 1870 0002 5038 0420

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To: *Covenant Line Inc - Allan Zak*
Street, Apt. No., or PO Box No.: *23448 Center Av. N.*
City, State, ZIP+4: *T.R.F., MN 56701*

Rental Dwelling License Revocation Appeals Application

Any person wishing to file an appeal must prepare this form and submit this form along with a certified check or money order in the amount of \$500.00, payable to the Minneapolis Finance Department as an appeal filing fee. Submit the appeal form and filing fee to:

Regulatory Services
Minneapolis Housing Inspections
250 South 4th Street, Room 300
Minneapolis, MN 55415

Office hours are 8:00-4:30, Monday through Friday.

Any appeal must be filed within 15 days of receipt of the notice of license or provisional license denial, non-renewal, revocation or suspension or the appeal will be denied.

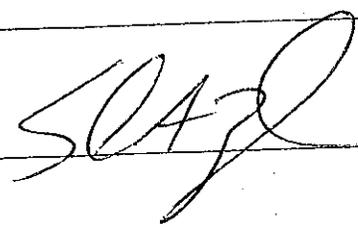
I hereby appeal the determination of my license and request a hearing.

Reason: Property was leased to family as a 3 Bedroom home
for them and their 3 children to occupy main level 3 Bedrooms
willing to put egress bedrooms windows in and add verbrage to lease

Date: 10/4/13 Property Address: 3511 Colfax Ave N Minneapolis, MN 55412

Owner/Appellant's Name, Address, City, State, Zip:

Scott Zak 2300 Louisa Hills Dr. Little Canada, MN 55117

Signature: 

You will be notified of the time and place of the appeals hearing. At the hearing you may be represented by an attorney if you so desire or you may represent yourself. You will have an opportunity to respond and to challenge the licensing action, to present witnesses and evidence under oath, and to cross-examine opposing witnesses under oath.

244.1910. - Licensing standards. (a) The following minimum standards and conditions shall be met in order to hold a rental dwelling license under this article. Failure to comply with any of these standards and conditions shall be adequate grounds for the denial, refusal to renew, revocation, or suspension of a rental dwelling license or provisional license, or for the imposition of reasonable conditions or restrictions upon such a license pursuant to section 259.165

- (1) The licensee or applicant shall have paid the required license fee.
- (2) Rental dwelling units shall not exceed the maximum number of dwelling units permitted by the Zoning Code.
- (3) No rental dwelling or rental dwelling unit shall be over occupied or illegally occupied in violation of the Zoning Code or the Housing Maintenance Code.
- (4) The rental dwelling shall not have been used or converted to rooming units in violation of the Zoning Code.
- (5) The owner shall not suffer or allow weeds, vegetation, junk, debris, or rubbish to accumulate repeatedly on the exterior of the premises so as to create a nuisance condition under section 227.90 of this Code. If the city is required to abate such nuisance conditions under section 227.100 or collect, gather up or haul solid waste under section 225.690 more than three (3) times under either or both sections during a period of twenty-four (24) months or less, it shall be sufficient grounds to deny, revoke, suspend or refuse to renew a license.
- (6) The rental dwelling or any rental dwelling unit therein shall not be in substandard condition, as defined in section 244.1920
- (7) The licensee or applicant shall have paid the required reinspection fees.
- (8) The licensee or his or her agent shall allow the director of inspections and his or her designated representative to perform a rental license review inspection as set forth in section 244.2000(c).
- (9) The licensee shall maintain a current register of all tenants and other persons with a lawful right of occupancy to a dwelling unit and the corresponding floor number, and unit number and/or letter and/or designation of such unit within the building. The register shall be kept current at all times. The licensee shall designate the person who has possession of the register and shall inform the director of the location at which the register is kept. The register shall be available for review by the director or his or her authorized representatives at all times.
- (10) The licensee shall submit to the director of inspections or an authorized representative of the director, at the time of application for a rental dwelling license and for just cause as requested by the director, the following information: the number and kind of units within the dwelling (dwelling units, rooming units, or shared bath units), specifying for each unit, the floor number, and the unit number and/or letter and/or designation.
- (11) a. There shall be no delinquent property taxes or assessments on the rental dwelling, nor shall any licensee be delinquent on any financial obligations owing to the city under any action instituted pursuant to Chapter 2, Administrative Enforcement and Hearing Process.
b. The licensee or applicant shall have satisfied all judgments duly entered or docketed against the licensee or applicant by any court of competent jurisdiction arising out of the operation of a rental property business. This subsection shall not be found to have been violated if the licensee or applicant demonstrates that the underlying case or action leading to the entry of judgment is being properly and timely removed to district court or otherwise appealed, or when the judgment is being paid in compliance with a payment plan accepted by either a court possessing jurisdiction over the judgment or the judgment creditor or during any period when the enforcement of the judgment has been duly stayed by such a court. This subsection shall become effective January 1, 2008.
- (12) There is no active arrest warrant for a Minneapolis Housing Maintenance Code or Zoning Code violation pertaining to any property in which the licensee, applicant or property manager has a legal or equitable ownership interest or is involved in management or maintenance.
- (13) a. Any person(s) who has had an interest in two (2) or more licenses revoked pursuant to this article or canceled pursuant to section 244.1925 or a combination of revocations or cancellations shall be ineligible to hold or have an interest in a rental dwelling license or provisional license for a period of five (5) years.
b. Any person(s) who has had an interest in a license revoked pursuant to this article or canceled pursuant to section 244.1925, shall be ineligible from obtaining any new rental dwelling licenses for a period of three (3) years.
- (14) No new rental dwelling license shall be issued for the property during the pendency of adverse license action initiated pursuant to section 244.1940

- (15) The licensee or applicant must have a current, complete, and accurate rental dwelling application on file with the director of inspections in accord with the provisions of section 244.1840
- (16) a. Before taking a rental application fee, a rental property owner must disclose to the applicant, in writing, the criteria on which the application will be judged.
- b. Application forms must allow the applicant to choose a method for return of the application fee as either 1) mailing it to an applicant's chosen address as stated on the application form, 2) destroying it 3) holding for retrieval by the tenant upon one (1) business-day's notice.
- c. If the applicant was charged an application fee and the rental property owner rejects the applicant, then the owner must, within fourteen (14) days, notify the tenant in writing of the reasons for rejection, including any criteria that the applicant failed to meet, and the name, address, and phone number of any tenant screening agency or other credit reporting agency used in considering the application.
- d. The landlord must refund the application fee if a tenant is rejected for any reason not listed in the written criteria.
- e. Nothing in this section shall prohibit a rental property owner from collecting and holding an application fee so long as the rental property owner provides a written receipt for the fee and the fee is not cashed, deposited, or negotiated in any way until all prior rental applicants either have been screened and rejected for the unit, or have been offered the unit and have declined to take it. If a prior rental applicant is offered the unit and accepts it, the rental property owner shall return all application fees in the manner selected by the applicant, pursuant to section (b).
- f. Violation of this subsection, 244.1910(16), may result in an administrative citation, or may contribute to the denial or revocation of a rental license.
- g. This subdivision shall become effective December 1, 2004.
- (17) An owner shall not have any violations of Minnesota Rule Chapter 1300.0120 subpart 1, related to required permits, at any rental dwelling which they own or have an ownership interest. A violation of Minnesota Rule Chapter 1300.0120 subpart 1 shall result in a director's determination of noncompliance notice being sent, pursuant to 244.1930 to the owner regarding the rental dwelling where the violation occurred. A second violation, at any rental dwelling in which the owner has an ownership interest, of Minnesota Rule Chapter 1300.0120 subpart 1, related to required permits, shall result in the issuance of a director's notice of denial, non-renewal, or suspension of the license or provisional license, pursuant to 244.1940 of the Code, for the rental dwelling where the second violation occurred.
- (18) The owner, where the owner pays the water bill for a rental dwelling, shall not allow the water to be shut off for non-payment. If water to a rental dwelling has been turned off, for lack of payment by the owner it shall be sufficient grounds to deny, revoke, suspend or refuse to renew a license or provisional license.
- (19) The provisions of this section are not exclusive. Adverse license action may be based upon good cause as authorized by Chapter 4, Section 16 of the Charter. This section shall not preclude the enforcement of any other provisions of this Code or state and federal laws and regulations.
- (20) A licensee or owner/landlord shall not be in violation of section 244.265 of this Code, which requires owner/landlords to notify tenants and prospective tenants of pending mortgage foreclosure or cancellation of contract for deed involving the licensed property.
- (21) Any person(s), having an ownership or management interest in any property, upon a second violation of section 244.1810 by allowing to be occupied, letting or offering to let to another for occupancy, any dwelling unit without having first obtained a license or provisional license, shall be ineligible to hold or have an interest in a rental dwelling license or provisional license for a period of two (2) years.
- (22) The owner or licensee shall not be in violation of section 225.780, which requires every owner of a building containing two (2) or more dwelling units to provide for recycling services.
- (23) The licensee or applicant shall not have any unpaid fines or fees owing to the City of Minneapolis related to their rental property.

(90-Or-235, § 6, 9-14-90; 91-Or-220, § 1, 11-8-91; 94-Or-124, § 1, 9-16-94; 95-Or-097, § 2, 6-30-95; Ord. No. 97-Or-056, § 8, 6-27-97; 99-Or-163, § 5, 12-17-99; 2001-Or-074, § 1, 6-22-01; 2003-Or-070, § 2, 6-20-03; 2004-Or-122, § 1, 10-22-04; 2005-Or-008, § 1, 2-11-05; 2006-Or-115, § 2, 10-20-06; 2007-Or-063, § 1, 8-31-07; 2008-Or-016, § 4, 2-29-08; 2009-Or-044, § 2, 5-22-09; 2010-Or-041, § 1, 4-16-10; 2011-Or-044, § 1, 4-29-11; 2011-Or-108, § 4, 11-18-11; 2013-Or-040, § 1, 4-12-13)

244.1930. Director's determination of noncompliance; notice. (a) If the director of inspections determines that a building or dwelling unit fails to meet the licensing standards set forth in section 244.1910, or section 244.1920, he or she shall mail a notice to the owner and the person designated by the owner as the person responsible for the maintenance and management of the building or dwelling unit. The notice shall specify the reasons why the building or unit fails to meet the licensing standards in section 244.1910 or section 244.1920 and shall include a copy of the inspection report if applicable. However, if a building or dwelling unit fails to meet licensing standards 244.1910(2), (3), (4), (13)(a), (18) or (21), for a second time under the same owner/licensee, a notice of director's determination of noncompliance shall not be required to be sent as the building or dwelling unit may be subject to an action for denial; non-renewal; revocation or suspension pursuant to section 244.1940.

(b) If the rental dwelling fails to meet one (1) or more of the standards set forth in section 244.1910, the notice shall indicate that the license holder or applicant has ten (10) days to correct the defects, after which the city council will take action to deny, refuse to renew, revoke, or suspend the license or provisional license.

(c) If the rental dwelling fails to meet the standards set forth in section 244.1920, the notice shall indicate that the license holder or applicant has sixty (60) days to correct the defects causing the building to be substandard, after which the city council will take action to deny, refuse to renew, revoke, or suspend the license or provisional license. The director may for good cause authorize additional time to correct defects causing a building to be substandard. If the defects create an imminent hazard to health or safety, the director may proceed immediately for denial, nonrenewal, revocation, or suspension under section 244.1940, or may shorten the deadline for compliance to less than sixty (60) days.

(d) Whenever a notice of noncompliance is issued under this section, the director of inspections shall also cause a notice to tenants to be prominently posted on the building. The notice shall indicate that a license proceeding has been commenced against the owner because the building has been found to be in violation of the housing maintenance code; that after a stated period of time allowed to bring the building into compliance, the city council may proceed to deny, revoke, or suspend the rental dwelling license for the building; that if the city council denies, revokes, or suspends the license, tenants may be required to vacate the building; that further information can be obtained from the City of Minneapolis Housing Services Office.

(e) The director of inspections shall send copies of the notice of noncompliance and the notice to tenants to the housing services office. (90-Or-235, § 6, 9-14-90; 95-Or-097, § 3, 6-30-95; 99-Or-163, § 6, 12-17-99; 2011-Or-044, § 2, 4-29-11; 2011-Or-108, § 5, 11-18-11)

244.1940. Denial; non-renewal; revocation; suspension. (a) If after any period for compliance under section 244.1930 has expired, the director determines that the dwelling fails to comply with any of the licensing standards in sections 244.1910 or 244.1920, or the director has initiated an action to deny, revoke, suspend, or not renew a license pursuant to section 244.2020, or if the director determines that a building or dwelling unit fails to meet licensing standards 244.1910(2), (3), (4), (13)(a), (18) or (21), for a second time, under the same owner/licensee, the director shall mail the owner and the person designated by the owner as the person responsible for the maintenance and management of the building or dwelling unit, a notice of denial, non-renewal, revocation, or suspension of the license or provisional license. The notice shall state:

(1) That the director has determined that the building fails to comply with the licensing standards for rental dwellings in section 244.1910 and section 244.1920, that the licensee has failed to take appropriate action following conduct by tenants and/or their guests on the licensed premises under section 244.2020, or that the licensee has failed to submit a written management plan that satisfies the requirements set forth in 244.2020(d).

(2) The specific reasons why the building fails to meet licensing standards, including copies of applicable inspection reports, or notices sent to licensee of conduct on licensed premises.

(3) That the director has referred the matter to the city council with a recommendation to deny, not renew, revoke, or suspend the license or provisional license.

(4) That the city council will deny, refuse to renew, revoke, or suspend the license or provisional license unless the owner appeals the determination within fifteen (15) days after receipt of the notice, in the manner provided in section 244.1960.

(5) That after denial, nonrenewal, revocation or suspension, the dwelling or the affected dwelling units therein must be vacated, and shall not be reoccupied until all violations are corrected and a license is granted by the city council, (except where an extension of time has been granted by the director of inspections due to weather). Further, no license will be granted by the city council until an approved plan to control conduct on premises has been presented and accepted by the city council if the denial, non-renewal, revocation or suspension was under section 244.2020.

(6) The notice shall describe how an appeal may be filed under section 244.1960.

(7) The director shall cause a notice to tenants to be mailed or delivered to each licensed dwelling unit and prominently posted on the building. The notice shall indicate that the rental dwelling license for the building has been denied, revoked, or suspended, whichever is applicable; that the action will become final on a specific date unless the building owner appeals and requests a hearing; that tenants may be required to vacate the building when the action becomes final; that further information can be obtained from the City of Minneapolis Housing Services Office.

(b) Lapsed licenses. If a license lapses, or is surrendered, withdrawn, terminated, or otherwise becomes ineffective, the director may proceed, pursuant to subdivision (a), with an action to deny, non-renew, revoke or suspend if the action was commenced prior any lapse, surrender, withdraw, termination or other loss of license.

(c) Any action taken under this section shall be instituted against the rental dwelling license held by the owner(s), licensee and the person designated by the owner as the person responsible for the maintenance and management of the licensed property. (90-Or-235, § 6, 9-14-90; 95-Or-097, § 4, 6-30-95; 99-Or-163, § 7, 12-17-99; 2004-Or-007, 1-30-04; 2004-Or-112, § 1, 10-8-04; 2011-Or-044, § 3, 4-29-11; 2011-Or-108, § 6, 11-18-11)