CITY OF MINNEAPOLIS
DEPARTMENT OF REGULATORY SERVICES
INSPECTIONS DIVISION
HOUSING INSPECTION SERVICES

NOTICE OF DIRECTOR'S DETERMINATION OF NONCOMPLIANCE

April 26, 2006

Property Address: 2228 Bryant Ave N

Owner:
Jay R. Petsche
446 Grand Avenue SW
Lonsdale, MN 55046

Contact/Manager
Same

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 or assessments are delinquent
- ☐ (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

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 Monday, May 08, 2006 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,

F. Azmoudeh

Farrokh Azmoudeh
Housing Inspector II
612-685-8456

CITY OF MINNEAPOLIS
DEPARTMENT OF REGULATORY SERVICES
INSPECTIONS DIVISION
HOUSING INSPECTION SERVICES

NOTICE OF DIRECTOR'S DETERMINATION OF NONCOMPLIANCE

April 26, 2006

Property Address: 2228 Bryant Ave N

Dear Resident:

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 or assessments are delinquent
- ☐ (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

A license proceeding has been commenced against the owner because the building has been found to be in violation of the housing maintenance code. After Monday, May 08, 2006 if the building is not in compliance, 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, you may be required to vacate the building.

You and your landlord still have legal rights and responsibilities during this time. Further information can be obtained from the City of Minneapolis Housing Services Office at (612) 673-3003.

Sincerely,

F. Azmoudeh

Farrokh Azmoudeh
Housing Inspector II
612-685-8456

CITY OF MINNEAPOLIS
DEPARTMENT OF REGULATORY SERVICES
INSPECTIONS DIVISION
HOUSING INSPECTION SERVICES

NOTICE OF REVOCATION, DENIAL, NON-RENEWAL, OR SUSPENSION OF RENTAL LICENSE OR PROVISIONAL LICENSE

May 23, 2006

Property Address: **2228 Bryant Ave N**

Owner:
Jay Petche
446 Grand Ave SW
Lonsdale, MN 55046

Contact/Manager
Same

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 or assessments are delinquent
- ☐ (12) Responsible party has bench warrant(s) pursuant to the Housing/Zoning Code
- ☒ (13) Owner/licensee/manager has had 2 or more licenses revoked and/or cancelled (Due to condemnation)
- ☐ (14) Licensee has adverse license action in progress
- ☐ (15) Rental License application is not current per section 244.1840

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 for 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.

If the City Council **revokes** the Rental license, 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 for and a copy of appeal procedures (MCO 244.1960) are enclosed.

Sincerely,

Farrokh Azmoudeh
Housing Inspector II
612-685-8456

PLEASE KEEP THIS SIGN UP

City of Minneapolis
Department of Regulatory Services
Inspections Division
Housing Inspection Services

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

To Renters of 2228 BRYANT AVE N.

The license your landlord needs for this building cannot be given at this time due to: 244.1910 (13) TWO OR MORE LICENSES REVOKED / CONDEMNED

If your landlord does not appeal this decision by JUNE 09, 2006 you will have to move when this action becomes final.

You and your landlord still have legal rights and responsibilities during this time. **Call Minneapolis Housing Services at 612-673-3003 for more information.**

Reference: Minneapolis Code of Ordinances 244.1910 Licensing Standards

Date Posted: MAY 23, 2006

Housing Inspector Phone Number: 612/685-8456

Revised 4/03

APPEALS PROCEDURE

Section 244.1960 Appeals Procedure

(a) Any person wishing to appeal a determination of the director recommending denial, nonrenewal, revocation, or suspension of a license or provisional license shall file a written notice of appeal with the department of inspections within fifteen (15) days after receipt of the notice of denial, nonrenewal, revocation, or suspension. The notice shall contain a statement of the grounds for the appeal. The notice of appeal shall be accompanied by a fee of one hundred dollars ($100.00).

(b) The board shall meet monthly, or more frequently at the call of the chair, to hear appeals. The board shall notify the owner in writing of the time and place of the hearing.

(c) At the hearing, the board shall hear all relevant evidence and argument. The board may admit and give probative effect to evidence that possesses probative value commonly accepted by reasonably prudent persons in the conduct of their affairs. The board shall record the hearing and keep a record of documentary evidence submitted.

(d) The board shall render its decision in writing within thirty (30) days after the close of the hearing. The decision shall determine whether the building, or dwelling units therein, meets the licensing standards of Sections 244.1910, 244.1920, or 244.2020, and shall specify the factual and legal basis for the determination.

(e) The board shall mail a copy of its decision to the license holder or applicant and to each licensed dwelling unit.

(f) The board shall refer its decision to the city council, which shall have final authority to issue, deny, renew, revoke, or suspend the license. The city council may hear argument from the license holder/applicant, but shall take no further evidence. The city council may affirm, modify, or reverse the decision of the board.

(g) The final decision of the city council shall be mailed to the license holder or applicant.

(h) A notice to tenants of the final decision shall be mailed to each occupant and prominently posted on the building. The notice shall indicate the date upon which tenants must vacate the building and shall clearly indicate which dwelling units are affected. The notice shall indicate that further information and relocation assistance can be obtained from the City of Minneapolis Housing Services Office. (90-Or-235, § 6, 9-14-90; 99-Or-163, § 10, 12-17-99)

CITY OF MINNEAPOLIS
DEPARTMENT OF REGULATORY SERVICES
INSPECTIONS DIVISION
HOUSING INSPECTION SERVICES

The Minneapolis Rental Licensing Board of Appeals, established in accordance with Minneapolis Code of Ordinances 244.1940 and 244.1960, was created to hear and decide all appeals.

Any person wishing to file an appeal must complete this form and submit a certified check or money order in the amount of $100.00, payable to the Minneapolis Finance Department as an appeal filing fee. Submit this appeal form and filing fee to:

Rental Licensing District Supervisor
Housing Inspection Services
250 S. 4th Street - Room 300
Minneapolis, MN 55415-1316

Any appeal must be filled within 15 days of receipt of the Notice of Revocation, Denial, Non-Renewal, or Suspension of Rental License or Provisional License or the appeal will be denied.

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

Date _____

I, _____ hereby appeal the determination of my

rental license regarding the property at _____.

Reason for Appeal _____

_____

_____

_____

_____

Appellant's Name and Address _____

_____

Revised 6/20/03

Operations & Regulatory Services
Inspections Division
250 South 4th Street - Room 300
Minneapolis MN 55415-1373
Affirmative Action Employer

$5.60 U.S. POSTAGE
MN 7046321
7001 1940 0003 4979 5180

☐ Not Deliverable As Addressed
Unable To Forward
☐ Insufficient Address
☐ Moved, Left No Address
☒ Unclaimed ☐ Refused
☐ Attempted - Not Known
☐ No Such Street ☐ Number
☐ Vacant ☐ Illegible
☐ No Mail Receptacle
☐ Box Closed - No Order
☐ Returned For Better Address
☐ Postage Due

9,7

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

OFFICIAL USE

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

Postmark Here

Sent To: Jay Petsche
Street, Apt. No.; or PO Box No.: 446 Grand Ave SW
City, State, ZIP+ 4: Lonsdale, MN 55046 #6

PS Form 3800, January 2001 — See Reverse for Instructions

7001 1940 0003 4979 5180

unclaimed

Jay Petsche
446 Grand Ave SW
Lonsdale, MN 55046

1ST NOTICE 5-25
2ND NOTICE 5-30
RETURN 6-10

2228 BRYANT AVE.N

RENTAL LICENSE INSPECTION CHRONOLOGICAL ORDERS

Statement of Farrokh Azmoudeh

03/02/2006 Initial RLIC inspection conducted. Total of 28 Housing Violations were observed. Property scored 51 points which exceeded 40 points threshold for condemnation. Orders were issued along with the letter of intend for condemnation. Due dates were set according to the health and safety aspects of the violations. There were four correction notices issued per RFS numbers 06-0481470, 06-0481469, 06-0478594, and 06-0481468

03/16/2006 Re-inspection of life-safety issues cited in RFS number 06-0481469 was conducted. The violation cited in this order, provide smoke detectors in the immediate vicinity of each of the first floor bed rooms was corrected.

04/03/2006 Remaining violations were supposed to be complied with by this due date. No re-inspections were conducted due to PPU's assigned police officer's recommendation.