

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

NOTICE OF DIRECTOR'S DETERMINATION OF NONCOMPLIANCE

April 26, 2006

Property Address: 4418 Nicollet Ave.

Owner:	Contact/Manager
Mr. Jay Petsche	Same
446 Grand Ave. S>W.	
Lonsdale, MN 55046	

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 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,



Farrokh Azmoudeh
Housing Inspector II

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

NOTICE OF DIRECTOR'S DETERMINATION OF NONCOMPLIANCE

April 26, 2006

Property Address: 4418 Nicollet Ave.

Dear Resident: Apt. #1

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 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,



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: 4418 Nicollet Ave.

Dear Resident: Apt. #2

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 _____ 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,



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: 4418 Nicollet Ave

<u>Owner:</u> Jay Petché 446 Grand Ave SW Lonsdale, MN 55046	<u>Contact/Manager</u> Same
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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,

A handwritten signature in black ink, appearing to read "F. Azmoudeh", written in a cursive style.

Farokh 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
REVOCAION, DENIAL, NON-
RENEWAL OR SUSPENSION**

To Renters of 4418 NICOLLET AVE.

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

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

JAY R. PETSCHKE

446 GRAND AVE S W
LONSDALE, MN 55046

LETTER OF INTENT TO CONDEMN

02-MAR-06

Request Number: 06-0481296

Re: 4418 NICOLLET AVE

NOTICE OF INTENT TO CONDEMN BUILDING FOR HAZARDOUS PLUMBING (OPEN GAS LINE) AND LACK OF MAINTENANCE

This letter is being sent to you as official notice that the building at 4418 NICOLLET AVE may soon be condemned and vacated under Section 244.1450 of the Minneapolis Housing Maintenance Code. This can be avoided if the attached orders are completed by 01-APR-06.

These orders list violations of the Housing Maintenance Code. The orders were sent to protect the health, safety, and welfare of the occupants of the building.

We will re-inspect these premises after **01-APR-06**. If the above corrections have not been made, the building may be condemned and the occupants will be notified that they have to move immediately. Your failure to comply with these orders by the original due date will result in re-inspection fees and possible legal action.

NOTE: *Once a building has been condemned, it cannot be reoccupied until a code compliance has been completed. (Sections 244.1500 and 87.90)*

Inspections Division

FARROKH AZMOUDEH (FXA), HOUSING INSPECTOR II, Phone: (612) 685-8456

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

JAY R. PETSCHKE

446 GRAND AVE S W
LONSDALE, MN 55046

02-MAR-06

Request Number: 06-0481296

4418 NICOLLET AVE

An inspection on **27-FEB-06** 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). If you have questions regarding this letter, please contact the inspector whose name and telephone number are listed at the end of this letter.

Your failure to comply with the orders below by the original due date(s) may result in a one hundred dollar (\$100.00) re-inspection 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:

Service and maintain the heating plant and distribution system in this dwelling to ensure its safe and continued operation in the manner designed. Minneapolis Code of Ordinances 244.430. Violation Text 623.

Inspector's Comments: FIRST FLOOR - PAINT RADIATOR IN LIVING ROOM AND BACK ENTRANCE

Due Date: 01-APR-2006

Properly prepare and paint in a professional manner all painted surfaces of window components, including sills, jambs and sashes, that are blistered, cracked, flaked, scaled or chalked away. Minneapolis Code of Ordinances 244.510 and 244.530. NOTE: 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 six (6) and under. To limit health problems associated with lead paint, keep all painted surfaces in good repair. For more information on hazards associated with lead-based paint or to properly prepare for lead-based paint removal contact the State Health Department at 651-215-0890 or call 1-800-424-LEAD. VIOLATION TEXT #709

Inspector's Comments: FIRST FLOOR - PAINT WINDOW SASH, SILL AND JAMB WHERE PAINT HAS CHIPPED AND FLAKED

Due Date: 01-APR-2006

Provide the required shades, drapes or blinds in all bath and sleeping rooms. Minneapolis Code of Ordinances 244.540 Violation Text 716.

Inspector's Comments: FIRST FLOOR - PROVIDE SHADE FOR BATHROOM WINDOW

Due Date: 01-APR-2006

Repair or replace the cabinets and counters in this rental unit(s) and maintain them in a professional manner. Minneapolis Code of Ordinances 244.510. Violation Text 747.

Inspector's Comments: FIRST FLOOR - BATHROOM VANITY MISSING DRAWER

Due Date: 01-APR-2006

Repair and correct all gaps, missing tiles, broken sheeting, torn carpeting or other deteriorated flooring in a professional manner for the area(s) listed below. Minneapolis Code of Ordinances 244.510. Violation Text 751.

Inspector's Comments: FIRST FLOOR - KITCHEN FLOOR MISSING COVER BY SOUTH BEDROOM

Due Date: 01-APR-2006

Repair and refinish all deteriorated ceilings in a professional manner for the area(s) listed below. Minneapolis Code of Ordinances 244.510. Violation Text 755.

Inspector's Comments: FIRST FLOOR - REPAIR SOUTH BEDROOM CEILING WITH CRACKS

Due Date: 01-APR-2006

Remove all blistered, cracked, flaked, scaled, peeling, flaking, blistering and loose paint and/or wallpaper. Properly prepare and refinish the surfaces in a professional manner for

the following areas. Minneapolis Code of Ordinances 244.510. NOTE: 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 six (6) and under. To limit health problems associated with lead paint, keep all painted surfaces in good repair. For more information on hazards associated with lead-based paint or to properly prepare surfaces which may contain lead-based paint, contact the State Health Department at 651-215-0890 or call 1-800-424-LEAD. Violation Text 759.

Inspector's Comments: FIRST FLOOR - PAINT REPAIRED AREAS

Due Date: 01-APR-2006

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.

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
- ◆ Municipal Information Library, Room 300 City Hall 350 So. 5th St.
- ◆ 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

Housing Inspections to maintain limited office hours on Tuesdays, Jan. 10 – March 28, 2006

Every Tuesday, beginning on Jan. 10 through March, 28, 2006, the Housing Inspections Services Office will maintain limited hours of operation. On Tuesdays during this 12-week period, the office hours will be from noon – 4:30 p.m. to allow for staff training and to work on projects identified in the department's business plan. Housing Inspections Services office will maintain normal hours of operations, 8 a.m. – 4:30 p.m. during the rest of the week.

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.
TTY NUMBER: 673-3300

FARROKH AZMOUDEH (FXA), HOUSING INSPECTOR II, Phone: (612) 685-8456

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

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

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

City of Minneapolis
Department of Inspections

NOTICE

In accordance with Chapter 244, Section 244.1450 and 244.1470 and/or Chapter 249 of the Housing Maintenance Code of the City of Minneapolis, The premises, building and structure hereon located at 4418 NICOLLET AVE are hereby declared unfit for human habitation and dangerous to life and health because of

HAZARDOUS PLUMBING (OPEN GAS LINE) AND LACK OF MAINTENANCE

You as owner are hereby ordered to abate the conditions above cited by 01-APR-06. Failure to bring building into compliance by abating the conditions above in the time period set out will result in the building being condemned.

Date Posted: 27-FEB-06

Phone #: (612) 685-8456

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

JAY R. PETSCHÉ

446 GRAND AVE S W
LONSDALE, MN 55046

NOTICE OF CONDEMNATION

Re: 4418 NICOLLET AVE

09-MAY-06

Request Number: 06-0481296

The entire building is condemned as of 03-MAY-06 for: **LACK OF MAINTENANCE**

This is in accordance with Section 244.1450 of the Minneapolis Housing Maintenance Code.

You are ordered to vacate the premises by 31-MAY-06. This property is condemned and cannot be occupied until a certificate of code compliance has been issued. A code compliance inspection is required. There is a fee for this inspection. This inspection is required before this property can be offered for sale and before any work may begin. In addition, a \$2,000.00 cash deposit is required prior to the start of any work and the issuance of permits. For information on the code compliance process, contact 612-673-5805. (Sections 244.1500 and 87.90).

You are required to remove all papers or other combustible waste materials within the building. You must also securely close and keep closed all doors, windows or other openings into the building while it remains unoccupied. (Section 244.910).

Your failure to comply with these orders will result in re-inspection fees of \$100 for each inspection after the original due date and possible legal action.

INSPECTIONS DIVISION

FARROKH AZMOUDEH (FXA), HOUSING INSPECTOR II, Phone: (612) 685-8456

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

09-MAY-06

Request Number: 06-0481296

JAY R. PETSCHKE

446 GRAND AVE S W
LONSDALE, MN 55046

4418 NICOLLET AVE

An inspection on **03-MAY-06** 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). If you have questions regarding this letter, please contact the inspector whose name and telephone number appear at the end of the letter.

Your failure to comply with the orders below by the original due date(s) may result in a one hundred dollar (\$100.00) re-inspection 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:

**Service and maintain the heating plant and distribution system in this dwelling to ensure its safe and continued operation in the manner designed. Minneapolis Code of Ordinances 244.430.
Violation Text 623.**

Inspector's Comments: FIRST FLOOR - PAINT RADIATOR IN LIVING ROOM AND BACK ENTRANCE

Due Date: 31-MAY-2006

Properly prepare and paint in a professional manner all painted surfaces of window components, including sills, jambs and sashes, that are blistered, cracked, flaked, scaled or chalked away. Minneapolis Code of Ordinances 244.510 and 244.530. NOTE: 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 six (6) and under. To limit health problems associated with lead paint, keep all painted surfaces in good repair. For more information on hazards associated with

lead-based paint or to properly prepare for lead-based paint removal contact the State Health Department at 651-215-0890 or call 1-800-424-LEAD. VIOLATION TEXT #709

Inspector's Comments: FIRST FLOOR - PAINT WINDOW SASH, SILL AND JAMB WHERE PAINT HAS CHIPPED AND FLAKED

Due Date: 31-MAY-2006

Provide the required shades, drapes or blinds in all bath and sleeping rooms. Minneapolis Code of Ordinances 244.540 Violation Text 716.

Inspector's Comments: FIRST FLOOR - PROVIDE SHADE FOR BATHROOM WINDOW

Due Date: 31-MAY-2006

Repair or replace the cabinets and counters in this rental unit(s) and maintain them in a professional manner. Minneapolis Code of Ordinances 244.510. Violation Text 747.

Inspector's Comments: FIRST FLOOR - BATHROOM VANITY MISSING DRAWER

Due Date: 31-MAY-2006

Repair and correct all gaps, missing tiles, broken sheeting, torn carpeting or other deteriorated flooring in a professional manner for the area(s) listed below. Minneapolis Code of Ordinances 244.510. Violation Text 751.

Inspector's Comments: FIRST FLOOR - KITCHEN FLOOR MISSING COVER BY SOUTH BEDROOM

Due Date: 31-MAY-2006

Repair and refinish all deteriorated ceilings in a professional manner for the area(s) listed below. Minneapolis Code of Ordinances 244.510. Violation Text 755.

Inspector's Comments: FIRST FLOOR - REPAIR SOUTH BEDROOM CEILING WITH CRACKS

Due Date: 31-MAY-2006

Remove all blistered, cracked, flaked, scaled, peeling, flaking, blistering and loose paint and/or wallpaper. Properly prepare and refinish the surfaces in a professional manner for the following areas. Minneapolis Code of Ordinances 244.510. NOTE: 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 six (6) and under. To limit health problems associated with lead paint, keep all painted surfaces in good repair. For more information on hazards associated with lead-based paint or to properly prepare surfaces which may contain lead-based paint, contact the State Health Department at 651-215-0890 or call 1-800-424-LEAD. Violation Text 759.

Inspector's Comments: FIRST FLOOR - PAINT REPAIRED AREAS

Due Date: 31-MAY-2006

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.

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
- ◆ Municipal Information Library, Room 300 City Hall 350 So. 5th St.
- ◆ City Clerk's Office, Room 304 City Hall, 350 So. 5th St.

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- ◆ 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
TTY NUMBER: 673-3300**

**FARROKH AZMOUDEH (FXA), HOUSING INSPECTOR II, Phone: (612) 685-8456
Office hours 8:00am – 4:30pm**

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

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

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
CONDEMNATION**

In accordance with Chapter 244, Section 244.1460 and/or Chapter 249 of the Housing Maintenance Code of the City of Minneapolis, the premises, building and structure hereon located at

4418 NICOLLET AVE

are hereby condemned, because of LACK OF MAINTENANCE

In accordance with Section 24.1450 of the Housing Maintenance Code of the City of Minneapolis, this building and premises must be vacated by

31-MAY-06

**Date Placard Posted: 03-MAY-06
Phone Number: (612) 685-8456**

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 _____



Minneapolis MN 55415-1373
Affirmative Action Employer

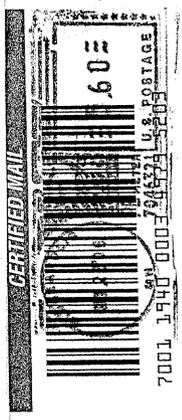
U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Encachment Required)	
Registered Delivery Fee (Encachment Required)	
Total Postage & Fees	\$

Postmark Here

Sent To
Jay Petsche
446 Grand Ave SW
Lonsdale, MN 55046
Street, Apt. No., or PO Box No.
City, State, ZIP+4
PS Form 3800, January 2001

See Reverse for Instructions



- Not Deliverable as Addressed
- Unable To Forward
- Incorrect Address
- Moved, Left No Address
- Unclaimed Refused
- Attempted - Not Known
- No Such Street Or Number
- Vacant Illegible
- No Mail Receipts
- Box Closed - No Order
- Returned For Better Address
- Postage Due

9,7

Waldman

Jay Petsche
446 Grand Ave SW
Lonsdale, MN 55046

1ST NOT 5-25
2ND NOT 5-30
RETURN 6-10

2001 1940 0003 4799 5203

4418 NICOLLET AVE.
RENTAL LICENSE INSPECTION CHRONOLOGICAL ORDERS
Statement of Farrokh Azmoudeh

- 02/27/2006** Initial RLIC inspection conducted. Total of 42 Housing Violations were observed. Property scored 123 points which exceeded 45 points threshold for condemnation. Orders were issued along with the letter of intend to condemn. Due dates were set according to the health and safety aspects of the violations. There were four correction notices issued per RFS numbers 06-0478595, 06-0481295, 06-0481296, and 06-0481297.
- 03/15/2006** Re-inspection of life/safety (Smoke detectors & open gas line) scheduled for March 09, 2006, but did not gain access to the property.
- 04/05/2006** Re-inspection not possible due to owner and tenants no show. Administrative Citation was requested for the exterior violations.
- 05/03/2006** Found first floor apartment vacant and conducted re-inspection on the second floor. Building manager was present and had no access to the basement and first floor apartment. Owner did not comply with any of the second floor apartment violations. Property was condemned for lack of maintenance and Administrative Citation requested.