



Request for City Council Committee Action from the Department of Regulatory Services

Date: April 15, 2014

To: Council Member Lisa Goodman, Chair – Community Development & Regulatory Services Committee

Subject: Rental Dwelling License Revocation – 3934/3936 Nokomis Avenue. Owner Amanda Przynski

Recommendation: Revocation of a Rental Dwelling License at 3934/3936 Nokomis Avenue. Owner Amanda Przynski

Previous Directives: None

Department Information

Prepared by: Kathy Zierke, Administrative Analyst II, 673-5846

Approved by:

Nuria P. Rivera-Vandermyde, Director of Regulatory Services

Presenters in Committee: Christina Dowling

Financial Impact

- No financial impact

Community Impact

- City Goals

Supporting Information

On November 18th, 2013, notice was sent to the owner, Amanda Przynski indicating that a recommendation to revoke the rental license for the property listed above would be sent to the City Council. The owner Amanda Przynski did not appeal this recommendation. Assistant City Attorney, Lee Wolf has found this property has failed to meet the licensing standard under Minneapolis Code of Ordinance 244.1910 subd. 8

(See enclosed Evidence Packet and Findings of Fact)

FINDINGS OF FACT

Amanda Pryzynski is the owner of the property at the listed address of 3934/3936 Nokomis Avenue S., Minneapolis, MN. As the owner of this property Amanda Pryzynski applied for and was awarded a rental license for the property. Amanda Pryzynski is listed on the rental license application as the owner of the property and as the person responsible for the maintenance and management of the property. On the rental license application Amanda Pryzynski listed an address of 3427 Nicollet Avenue S. #1, Minneapolis, MN as the contract address for the mailings from the Inspections Division.

On June 11, 2013, May, 9, 2012, a rental licensing inspection was set for 3934/3936 Nokomis Avenue by Housing Inspector Bryan Starry. Inspector Starry arrived at the property but the owner failed to appear. Inspector Starry was able to access Unit 1 but was unable to access Unit 2. On June 13, 2013, written orders were issued to the owner Amanda Pryzynski, requiring the owner to install smoke detectors, repair carbon monoxide detectors, repair interior walls, repair the illegal wiring in the basement junction box, and repair the garage among other violations. The written orders gave the owner until June 25, 2013, and August 1, 2013, to make the necessary corrections. An appointment for a re-inspection was set for August 13, 2013. The owner did not appear for the re-inspection and Inspector Starry was unable to gain access to either unit at the property.

A re-inspection appointment was then set for September 19, 2013. Again the owner did not appear and Inspector Starry was unable to gain access to either unit at the property. A letter was then sent to the owner setting another re-inspection for October 8, 2013. On October 18, 2013, Inspector Starry arrived at the property to conduct the re-inspection, however the owner failed to appear and Inspector Starry was unable to gain access to either unit at the property.

On October 15, 2013, a Notice of Director's Determination of Non-Compliance was issued by Inspector Starry to Amanda Pryzynski, notifying the owner that the property was in violation of M.C.O. § 244.1910 (8) due to failure of the licensee to allow required inspections of units pursuant to M.C.O. § 244.2000(c). The owner was given ten days to come into compliance by allowing the required inspection.

The owner failed to allow an inspection of the property and on November 18, 2013, Notice of Revocation, Denial, Non-Renewal, or Suspension of Rental

License or Provisional License was sent to Amanda Pryzynski at the listed address of 3427 Nicollet Avenue #1, Minneapolis, MN 55408. Notice of the pending revocation was also posted on the rental property located at 3934/3936 Nokomis Avenue. Amanda Pryzynski was given fifteen (15) days to file an appeal in this matter and the fifteen days expired without an appeal being filed.

The owner failed to contact Inspector Starry until January of 2014, and an inspection was set for January 14, 2014. On January 14, 2014, the owner met Inspector Starry at the property but was still unable to enter unit 2 at the property. Inspector Starry's inspection of unit 1 revealed that the owner had not complied with any of the written orders issued on June 13, 2013. Inspector Starry also noted that there were large amounts of dog feces in the front yard of the property.