

# Community Development & Regulatory Services Committee

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## In the Matter of the Rental License Revocation Action

OWNER

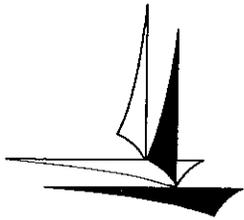
HWAN HWANG

3609 Cedar Avenue

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**Minneapolis**  
City of Lakes

**Regulatory Services  
Department**

April 7, 2014

**Housing Inspections  
Services Division**

**Property Address: 3609 Cedar Avenue**

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

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

**Kocon LLC  
Hwan Hwang  
3112 Chelsea Court  
Burnsville, MN 55337**

Dear Mr. Hwang:

On February 6, 2014 you were notified of the City's intent to revoke the rental dwelling license for the property located at 3609 Cedar Avenue. You did not appeal the action.

The matter will be heard by the Community Development & Regulatory Service Committee of the City Council on April 29<sup>th</sup>, 2014, at 1:30 p.m. in room 317 of City Hall, 350 S. 5th St. Minneapolis. You will be given an opportunity to speak, but no further evidence will be heard.

You may wish to contact the City Clerk's office at 673-2046 prior to the meeting to verify when this item will be placed on their agenda. If you have any questions about this notice, please call me at 673-5898.

Sincerely,

Joann Velde  
Deputy Director  
Housing Inspections

Encl.

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## Property information search result

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

Search By:

*2014 Assessment Data (For Taxes Payable 2015) will be available on this web site approximately 04/01 2014 Assessment (For Taxes Payable 2015)*

[Property ID](#)

[Address](#)

[Addition name](#)

[Interactive map](#)

[Tax information](#)

Property ID: 01-028-24-33-0085

Address: 3609 CEDAR AVE S

Unit No.:

Municipality: MINNEAPOLIS

Owner: KOCON INC

Property ID:

0102824330085

Taxpayer Name / Address:

KOCON INC  
3112 CHELSEA COURT  
BURNSVILLE MN 55337

[Search](#) [Clear](#)

Hennepin County is providing this information as a public service.  
Tax related questions: [taxinfo@hennepin.us](mailto:taxinfo@hennepin.us)

Hennepin County, Minnesota

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32302570002

LLC-02

MINNESOTA SECRETARY OF STATE  
ARTICLES OF ORGANIZATION FOR  
A LIMITED LIABILITY COMPANY  
MINNESOTA STATUTES CHAPTER 322B  
Filing Fee: \$160.00



READ THE INSTRUCTIONS BEFORE COMPLETING THIS FORM

- 1. Name of Company: KOCAN LLC  
*(The Company name must include the words Limited Liability Company or the abbreviation LLC)*
- 2. Registered Office Address: (P.O. Box is Unacceptable)  
3112 CHELSEA CT BURNSVILLE MN 55337  
Complete Street Address or Rural Route and Rural Route Box Number City State Zip Code
- 3. Name of Registered Agent (optional): HUAN SEEK HUANG
- 4. Business Mailing Address: (if different from registered office address)  
3112 CHELSEA CT BURNSVILLE MN 55337  
Address City State Zip Code

5. Desired Duration of LLC: (in years) \_\_\_\_\_ (if you do not complete this item, a perpetual duration is assumed by law.)  
 6. Does this LLC own, lease or have any interest in agricultural land or land capable of being farmed?  
 (Check One) Yes  No

7. Name and Address of Organizer(s):

Name (print)	Street City State Zip	Complete Address	Signature
HUAN SEEK HUANG	3112 CHELSEA CT BURNSVILLE MN 55337		

8. List a name, daytime phone number, and e-mail address of a person who can be contacted about this form.

Contact Name: HUAN S HUANG Phone Number: 952-292-6090  
E-Mail Address: \_\_\_\_\_

STATE OF MINNESOTA  
DEPARTMENT OF STATE  
FILED  
FEB 25 2009  
Duluth, MN

State of Minnesota

**SECRETARY OF STATE**

Certificate of Organization

I, Mark Ritchie, Secretary of State of Minnesota, do certify that: Articles of Organization, duly signed, have been filed on this date in the Office of the Secretary of State, for the organization of the following limited liability company, under and in accordance with the provisions of the chapter of Minnesota Statutes listed below.

This limited liability company is now legally organized under the laws of Minnesota.

Name: KOCON LLC

Charter Number: 3230257-2

Chapter Formed Under: 322B

This certificate has been issued on 02/25/2009.



*Mark Ritchie*  
Secretary of State.

**A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT  
SETTLEMENT STATEMENT**

1.  FHA  
2.  VA  
3.  CONV. INS.  
4.  VA  
5.  CONV. INS.  
6.  OTHER  
7.  OTHER  
8.  OTHER

C. NOTE: This form is furnished to give you a statement of certain settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "PCF" were paid outside the escrow; they are shown for informational purposes only. See instructions on the back of this form.

D. NAME AND ADDRESS OF BUYER: Rosen, Ira  
3112 Chelsea Ct  
Burnsville, MN 55337

E. NAME AND ADDRESS OF SELLER: Deutsche Bank National Trust  
1910 E. Saint Andrew Place, Suite 8150  
Santee Area, CA 92075

H. SETTLEMENT DATE: 11/28/87  
I. SETTLEMENT DATE: November 23, 2007

J. PROPERTY LOCATION: 3004 Cedar Avenue South  
Minneapolis, MN 55447  
K. PLACE OF SETTLEMENT: Hennepin County, Minnesota  
L. ADDRESS OF SETTLEMENT AGENT: 11850 Wisconsin Boulevard  
Minneapolis, MN 55435

J. SUMMARY OF BUYER'S TRANSACTION		K. SUMMARY OF SELLER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BUYER:	130,000.00	400. GROSS AMOUNT DUE TO SELLER:	130,000.00
101. Cash at Settlement	130,000.00	401. Cash at Settlement	130,000.00
102. Escrowed in Escrow (Line 140)	0.00	402. Escrowed in Escrow (Line 140)	0.00
103. Escrowed in Escrow (Line 140)	0.00	403. Escrowed in Escrow (Line 140)	0.00
104. In Escrow Payout	0.00	404. In Escrow Payout	0.00
105. Adjustments For Items Paid By Seller In Advance		405. Adjustments For Items Paid By Seller In Advance	
106. Association Dues	1,200.00	406. Association Dues	1,200.00
107. Other or Unitemized	677.00	407. Other or Unitemized	677.00
108. Assessor's Cert to Tax	0.00	408. Assessor's Cert to Tax	0.00
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BUYER	130,000.00	420. GROSS AMOUNT DUE TO SELLER	130,000.00
200. AMOUNTS PAID BY OR IN BEHALF OF BUYER:	4,000.00	500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
201. Unpaid or Unitemized	4,000.00	501. Seller's Payoff (See Instructions)	
202. Escrowed in Escrow (Line 140)	0.00	502. Seller's Payoff (See Instructions)	
203. Escrowed in Escrow (Line 140)	0.00	503. Escrowed in Escrow (Line 140)	
204.		504. Escrowed in Escrow (Line 140)	
205.		505. Payoff of First Mortgage	4,000.00
206.		506. Original Unpaid By Buyer	0.00
207.		507. Mortgage Interest Paid to Minnesota Financial Dept.	21.00
208.		508.	
209.		509.	
210. Adjustments For Items Unpaid By Seller		510. Adjustments For Items Unpaid By Seller	
211. Association Dues	0.00	511. Association Dues	0.00
212. Other or Unitemized	0.00	512. Other or Unitemized	0.00
213. Assessor's Cert to Tax	0.00	513. Assessor's Cert to Tax	0.00
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220.		520.	
230. TOTAL PAID BY/OR BUYER	4,000.00	520. TOTAL REDUCTION AMOUNT DUE SELLER	19,673.76
300. CASH AT SETTLEMENT FROM TO BUYER	130,000.00	600. CASH AT SETTLEMENT FROM TO SELLER:	
301. Cash at Settlement (Line 100)	130,000.00	601. Cash at Settlement (Line 100)	130,000.00
302. Less Amount Paid By/or Buyer (Line 200)	(4,000.00)	602. Less Amount Paid By/or Buyer (Line 200)	(4,000.00)
303. Less Amount Paid By/or Buyer (Line 200)	0.00	603. Less Amount Paid By/or Buyer (Line 200)	0.00
304. CASH (X FROM) ( / TO) BUYER	126,000.00	604. CASH (X FROM) ( / TO) SELLER	140,633.31

\* Selling paper is this document. The signature and date must be completed on every page. For full page settlement.

# Residential Lease

BY THIS AGREEMENT made and entered into on 17th day of July, 2009, between Kocael LLC herein referred to as Lessor, and DANINA DOMINGUEZ herein referred to as Lessee. Lessor leases to Lessee the premises situated at 3609 I EROS AVE in the City of MPLS, County of HEMN, State of MIN and more particularly described as follows:

17th day of July, 2009, and to end on 17th day of July, 2010 at \_\_\_\_\_ together with all appurtenances, for a term of \_\_\_\_\_ year(s), to commence on \_\_\_\_\_

1. **Rent.** Lessee agrees to pay, without demand, to Lessor as rent for the demised premises the sum of Seven hundred or less Dollars (\$ 700) per month in advance on the 2 day of each calendar month beginning 1st day of July, 2009 at 12:00 PM CDAR City of \_\_\_\_\_ State of \_\_\_\_\_ or at such other place as Lessor may designate.

2. **Form of Payment.** Lessee agrees to pay rent each month in the form of one personal check, OR one money order made out to Kocael LLC

3. **Late Payments.** For any rent payment not paid by the date due, Lessee shall pay a late fee in the amount of \$10 Day after 5th Dollars (\$ \_\_\_\_\_)

4. **Returned Checks.** If for any reason, a check used by Lessee to pay Lessor is returned without having been paid, Lessee will pay a charge of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_) as additional rent AND take whatever other consequences there might be in making a late payment. After the second time a Lessee's check is returned, Lessee must thereafter secure a cashier's check or money order for payment of rent.

5. **Security Deposit.** On execution of this lease, Lessee deposits with Lessor \_\_\_\_\_ Dollars (\$ 700), receipt of which is acknowledged by Lessor, as security for the faithful performance by Lessee of the terms hereof, to be returned to Lessee, without interest, except where required by law on the full and faithful performance by him of the provisions hereof

6. **Quiet Enjoyment.** Lessor covenants that on paying the rent and performing the covenants herein contained, Lessee shall peacefully and quietly have, hold, and enjoy the demised premises for the agreed term.

7. **Use of Premises.** The demised premises shall be used and occupied by Lessee exclusively as a private single family residence and neither the premises nor any part thereof shall be used at any time during the term of this lease for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private single family residence. Lessee shall comply with all the sanitary laws, ordinances, rules, and orders of appropriate governmental authorities affecting the cleanliness, occupancy, and preservation of the demised premises, and the sidewalks connected thereto, during the term of this lease.

8. **Number of Occupants.** Lessee agrees that the demised premises shall be occupied by no more than 2 persons, consisting of \_\_\_\_\_ adult(s) and \_\_\_\_\_ child(ren) under the age of 18 years, without the written consent of Lessor.

9. **Condition of Premises.** Lessee stipulates that he or she has examined the demised premises, including the grounds and all

this lease had continued in force, and the net rent for such period realized by Lessor by means of such re-letting. If Lessor's right of re-entry is exercised following abandonment of the premises by Lessee, then Lessor may consider any personal property belonging to Lessee and left on the premises to also have been abandoned, in which case Lessor may dispose of all such personal property in any manner Lessor shall deem proper and is hereby relieved of all liability for doing so.

31. **Binding Effect.** The covenants and conditions herein contained shall apply to and bind the heirs, legal representatives, and assigns of the parties hereto, and all covenants are to be construed as conditions of this lease.

32. **Radon Gas Disclosure.** As required by law, Lessor makes the following disclosure: "Radon Gas is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in every state. Additional information regarding radon and radon testing may be obtained from your county public health unit."

33. **Lead Paint Disclosure.** As required by law, Lessor makes the following disclosure: "Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention."

34. **Sewerability.** If any portion of this lease shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable, if a court finds that any provision of this lease is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed and enforced as so limited.

35. **Insurance.** Lessor has obtained insurance to cover fire damage to the building itself and liability insurance to cover certain personal injuries occurring as a result of property defects or Lessor's negligence. Lessor's insurance does not cover Lessee's possessions or Lessee's negligence. Unless the opt-out clause below is initialed by both Lessee and Lessor, Lessee must obtain a renter's insurance policy to cover damage or loss of personal possessions as well as losses resulting from Lessee's negligence.

**Opt-Out Clause:**

\_\_\_\_ Lessee and Lessor must both initial and date here if the requirement that Lessee obtain renter's insurance is waived. If the requirement is waived, Lessee will not be required to obtain renter's insurance. Lessor's insurance policy does not cover damages or loss of Lessee's personal possessions as well as losses resulting from Lessee's negligence.

36. **Other Terms:** \_\_\_\_\_

Lessee Paulina Dominguez Date: Jan/01/09  
Lessor [Signature] Date: Jan/01/09

NOTICE: State law establishes rights and obligations for parties to rental agreements. This agreement is required to comply with the Truth in Renting Act or the applicable Landlord Tenant Statute or code of your state. If you have a question about the interpretation or legality of a provision of this agreement, you may want to seek assistance from a lawyer or other qualified person.

NOTICE: Contact your local county real estate board for additional forms that may be required to meet your specific needs.

# Residential Lease

BY THIS AGREEMENT made and entered into on July 1, 2009, between Kocou LLC, herein referred to as Lessor, and SON HYNHONG, herein referred to as Lessee. Lessor leases to Lessee the premises situated at 3609 CEDAR AVE S in the City of HLS, County of HEMN, State of MINN and more particularly described as follows: together with all appurtenances, for a term of Month/Year(s), to commence on July 1, 2009, and to end on 20 at 3609 CEDAR AVE S

- Rent.** Lessee agrees to pay, without demand, to Lessor as rent for the demised premises the sum of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_) per month in advance on the \_\_\_\_\_ day of each calendar month beginning July 1, 2009, at 3609 CEDAR AVE S City of \_\_\_\_\_ State of \_\_\_\_\_ of at such other place as Lessor may designate.
- Form of Payment.** Lessee agrees to pay rent each month in the form of one personal check, OR one cashier's check, OR one money order made out to Kocou LLC.
- Late Payments.** For any rent payment not paid by the date due, Lessee shall pay a late fee in the amount of 10 Dollars (\$ \_\_\_\_\_).
- Returned Checks.** If, for any reason, a check used by Lessee to pay Lessor is returned without having been paid, Lessee will pay a charge of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_) as additional rent. AND take whatever other consequences there might be in making a late payment. After the second time a Lessee's check is returned, Lessee must thereafter secure a cashier's check or money order for payment of rent.
- Security Deposit.** On execution of this lease, Lessee deposits with Lessor \_\_\_\_\_ Dollars (\$ \_\_\_\_\_), receipt of which is acknowledged by Lessor, as security for the faithful performance by Lessee of the terms hereof to be returned to Lessee, without interest, except where required by law, on the full and faithful performance by him of the provisions hereof.
- Quiet Enjoyment.** Lessor covenants that on paying the rent and performing the covenants herein contained, Lessee shall peacefully and quietly have, hold, and enjoy the demised premises for the agreed term.
- Use of Premises.** The demised premises shall be used and occupied by Lessee exclusively as a private single family residence, and neither the premises nor any part thereof shall be used at any time during the term of this lease by Lessee for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private single family residence. Lessee shall comply with all the sanitary laws, ordinances, rules, and orders of appropriate governmental authorities affecting the cleanliness, occupancy, and preservation of the demised premises, and the sidewalks connected thereto, during the term of this lease.
- Number of Occupants.** Lessee agrees that the demised premises shall be occupied by no more than \_\_\_\_\_ persons, consisting of \_\_\_\_\_ adult(s) and \_\_\_\_\_ child(ren) under the age of 18 years, without the written consent of Lessor.
- Condition of Premises.** Lessee stipulates that he or she has examined the demised premises, including the grounds and all

this lease had continued in force, and the net rent for such period realized by Lessor by means of such re-letting. If Lessor's right of re-entry is exercised following abandonment of the premises by Lessee, then Lessor may consider any personal property belonging to Lessee and left on the premises to also have been abandoned, in which case Lessor may dispose of all such personal property in any manner Lessor shall deem proper and is hereby relieved of all liability for doing so.

31. **Binding Effect.** The covenants and conditions herein contained shall apply to and bind the heirs, legal representatives, and assigns of the parties hereto, and all covenants are to be construed as conditions of this lease.

32. **Radon Gas Disclosure.** As required by law, Lessor makes the following disclosure: "Radon Gas is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in every state. Additional information regarding radon and radon testing may be obtained from your county public health unit."

33. **Lead Paint Disclosure.** As required by law, Lessor makes the following disclosure: "Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention."

34. **Severability.** If any portion of this lease shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this lease is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed and enforced as so limited.

35. **Insurance.** Lessor has obtained insurance to cover fire damage to the building itself and liability insurance to cover certain personal injuries occurring as a result of property defects or Lessor's negligence. Lessor's insurance does not cover Lessee's possessions or Lessee's negligence. Unless the opt-out clause below is initialed by both Lessee and Lessor, Lessee must obtain a renter's insurance policy to cover damage or loss of personal possessions as well as losses resulting from Lessee's negligence.

**Opt-Out Clause:**

\_\_\_\_\_, Lessee and Lessor must both initial and date here if the requirement that Lessee obtain renter's insurance is waived. If the requirement is waived, Lessee will not be required to obtain renter's insurance. Lessor's insurance policy does not cover damages or loss of Lessee's personal possessions as well as losses resulting from Lessee's negligence.

36. **Other Terms:**

Lessee *Sarah J. [Signature]* Date: 1/24/10  
Lessor *[Signature]* Date: 2/11/10

NOTICE: State law establishes rights and obligations for parties to rental agreements. This agreement is required to comply with the Truth in Renting Act or the applicable Landlord Tenant Statute or code of your state. If you have a question about the interpretation or legality of a provision of this agreement, you may want to seek assistance from a lawyer or other qualified person.

NOTICE: Contact your local county real estate board for additional forms that may be required to meet your specific needs.

Application | Address | **Applicant** | Comment | Quantities | Fee Calc | Fee Pmt | Issue

PLIC 540949 | Prop Dev. | 28-MAR-09 | Jur MPLS

**Applicant**

Applicant: **KOCON LLC**  
Representative: HWAN S HWANG  
Position/Title:  
Address Line 1:  
Address Line 2: 3112 CHELSEA CT  
City/State: BURNSVILLE MN Zip: 55337  
E-mail:

Home Ph: 952-292-6090  
Work Ph:  
Extension:  
Fax:  
Type:  
SSN:  
TVR ID/PIN: 48403198

**Identifiers**

**Contact**

Contact: HWAN S HWANG  
Representative:  
Position/Title:  
Address Line 1:  
Address Line 2: 3112 CHELSEA CT  
City/State: BURNSVILLE MN Zip: 55337  
E-mail:

Home Ph: 952-292-6090  
Work Ph:  
Extension:  
Fax:  
Type:  
Birthdate: 02-NOV-1962  
TVR ID/PIN: 48403197

Photo

Copy Applicant From: Applicant

Owner

Professional

# City of Minneapolis PropertyInfo

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

Property Address:

Property ID: 0102824330085

[Map](#)

**3609 Cedar Ave S Minneapolis, MN 55407**

RENTAL LICENSE & LODGING HOUSE LICENSE			
Permit Type	Contact		
RLIC - RENTAL LICENSING	<b>Hwan S Hwang</b> 3112 Chelsea Ct, Burnsville, MN 55337 952-292-6090	<b>Paid On</b>	<b>Amount</b>
		Aug 21, 2013	\$107
		Aug 02, 2012	\$107
		Aug 11, 2011	\$105
		Dec 29, 2010	\$103
		Dec 11, 2009	\$103
		Mar 28, 2009	\$103
RLIC - RENTAL LICENSING	<b>Kevin D. Pollard</b> 944 Thomas Avenue, St Paul, MN 55104 651-645-2123	<b>Paid On</b>	<b>Amount</b>
		Jul 26, 2006	\$40
RLIC - RENTAL LICENSING	<b>Gonzalo Espinoza</b> 280 Walnut Lane, Apple Valley, MN 55124 952-432-6215	<b>Paid On</b>	<b>Amount</b>
		Sep 21, 2004	\$76
		Sep 16, 2003	\$73
		Nov 08, 2002	\$73
		Jun 07, 2002	\$37
RLIC - RENTAL LICENSING	<b>Charles &amp; Mary Jo Larson</b> 3609 Cedar Av S #1, Minneapolis, MN 55407 612 722-0086	<b>Paid On</b>	<b>Amount</b>
		Oct 12, 2001	\$73
		Nov 15, 2000	\$73
		Sep 14, 1999	\$58

# City of Minneapolis PropertyInfo

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Property Address:

Property ID: 0102824330085

[Map](#)

**3609 Cedar Ave S Minneapolis, MN 55407**

**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>2014</u>	7	0	7	0	0	0
<u>2013</u>	10	10	0	0	0	0
<u>Prior</u>	10	8	0	2	0	0
<u>All</u>	27	18	7	2	0	0

[Hide Details.](#)

## 2014

SPECIAL ASSESSMENTS						
RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
13-0970016	1097	2014	H-rein Fee	Assessment For Re-inspection Fee Ent 10-mar-14 \$100 Reinsp Fee From 15-jan-14	Pending	\$150.00
13-0963403	1097	2014	H-rein Fee	Assessment For Re-inspection Fee Ent 06-nov-2013 Unpaid \$100 Re-inspection Fee Issued 08-jul-2013	Pending	\$150.00
13-	1097	2014	H-rein	Assessment For Re-inspection Fee Ent	Pending	\$150.00

0963403			Fee	05-nov-2013 Unpaid \$100 Re-inspection Fee Issued 17-jun-2013		
13-0975739	1097	2014	H-rein Fee	Assessment For Re-inspection Fee Ent 23-dec-2013 Unpaid Reinspection Fee \$100 Issued 26-sep-2013	Pending	\$150.00
13-0975740	1089	2014	H-admin Cit	Assessment For Admin Citation Fee Ent 28-oct-2013 Unpaid Admin Citation \$2000 Issued 21-aug-2013	Pending	\$2,200.00
13-0975740	1089	2014	H-admin Cit	Assessment For Admin Citation Fee Ent 18-dec-2013 Unpaid \$2000 Admin Citation Issued 21-nov-2013	Pending	\$2,200.00
13-0975743	1089	2014	H-admin Cit	Assessment For Admin Citation Fee Ent 28-oct-2013 Unpaid Admin Citation \$400 Issued 21-aug-2013	Pending	\$440.00

**2013**

SPECIAL ASSESSMENTS							
RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total	
12-0945319	1097	2013	H-rein Fee	Assessment For Re-inspection Fee Ent 31-dec-12 Unpaid \$100 Reinspection Fee Issued 24-oct-12	Assessed	\$150.00	
12-0945319	1097	2013	H-rein Fee	Assessment For Re-inspection Fee Ent 06-mar-13 \$100 Reinspection Fee Issued 27-nov-12	Assessed	\$150.00	
12-0945319	1162	2013	Sa-1162	Unpaid Admin Citations - Nuisance Condit 12-feb-2013 Unpaid Admin Citation \$500 Issued 27-nov-2012	Assessed	\$550.00	
12-0945319	1162	2013	Sa-1162	Unpaid Admin Citations - Nuisance Condit Ent 19-dec-12 Unpaid Admin \$250 Citation Issued 25-oct-12	Assessed	\$275.00	
13-0967860	1162	2013	Sa-1162	Unpaid Admin Citations - Nuisance Condit Ent 05-jun-13 Unpaid \$250 Ad Cit	Assessed	\$275.00	
13-0970020	1080	2013	021	Remove Rubbish Scrap Wood, Bags, Pails, Desk Chairs, Loose Trash, And Misc. Debris In Front And Rear	Assessed	\$175.00	
13-0963403	1097	2013	H-rein Fee	Assessment For Re-inspection Fee Ent 06-jun-13 Assessment For Re-inspection Fee	Assessed	\$150.00	
13-0963403	1097	2013	H-rein Fee	Assessment For Re-inspection Fee Ent 24-jul-13 Inspection Fee From 09-may-13	Assessed	\$150.00	
13-0975740	1162	2013	Sa-1162	Unpaid Admin Citations - Nuisance Condit Ent 30-jul-13 Unpaid Admin Citation \$1000	Assessed	\$1,100.00	
13-0975743	1162	2013	Sa-1162	Unpaid Admin Citations - Nuisance Condit Ent 30-jul-13 Unpaid Admin Citation \$200	Assessed	\$220.00	

**2012**

SPECIAL ASSESSMENTS						
RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
10-0758541	1097	2012	H-rein Fee	Assessment For Re-inspection Fee Ent 02-mar-2012 - Unpaid \$100 Reinsp Fee Issued 03-dec-2011	Assessed	\$150.00

**2011**

SPECIAL ASSESSMENTS						
RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
10-0758541	1097	2011	H-rein Fee	Assessment For Re-inspection Fee (04-feb-2011) - Unpaid \$100 Re-inspection Fee	Assessed	\$150.00
10-0758541	1097	2011	H-rein Fee	Assessment For Re-inspection Fee Ent 3/10/11 Unpaid \$100.00 Re-inspection Fee	Assessed	\$150.00
10-0758541	1162	2011	Sa-1162	Unpaid Admin Citations - Nuisance Condit (ent 11-01-2010) Unpaid Admin Citation \$200 Issued 09-29-10	Assessed	\$220.00
10-0807292	1162	2011	Sa-1162	Unpaid Admin Citations - Nuisance Condit (ent 12-17-10) Unpaid Admin Citation \$500 Issued 11-08-10	Assessed	\$550.00

**2007**

SPECIAL ASSESSMENTS						
RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
06-0535408	1081	2007	011	Cut Grass/weeds Cut Grass/weeds	Paid	\$115.00
07-0584961	1098	2007	Mpd	Mpls Police Dept Authorized Boarding Back Door Of Vacant Apartment Building Was Broken And Open	Paid	\$305.00

**2006**

SPECIAL ASSESSMENTS						
RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
05-0463024	1081	2006	011	Cut Grass/weeds Cut Grass/weeds	Assessed	\$190.00
06-0498710	1081	2006	011	Cut Grass/weeds Front Yard, Rear Yard And Blvd.	Assessed	\$115.00

**2005**

SPECIAL ASSESSMENTS						
RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total

# City of Minneapolis PropertyInfo

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Property Address:

Property ID: 0102824330085

[Map](#)

**3609 Cedar Ave S Minneapolis, MN 55407**

Current Inspector: Philip

Last Inspection: 02/19/2014 by Philip

HOUSING VIOLATIONS				
Year	Total	Open	Closed	Tags
<u>2014</u>	0	0	0	0
<u>2013</u>	80	55	25	0
<u>Prior</u>	89	0	89	0
<b>All</b>	169	55	114	0

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## 2013

INCIDENT: <u>13-1021287</u> (HOUSING)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
OPEN					

INCIDENT: <u>13-1002697</u> (HOUSING)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Grass/weeds	DONE	08/21/2013	08/31/2013	INSP	

INCIDENT: <u>13-1001919</u> (HOUSING LICENSING)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Illegal Wiring	DONE	08/15/2013	09/14/2013	INSP	
Exterior Doors	DONE	08/15/2013	09/14/2013	INSP	

INCIDENT: <u>13-0990574</u> (HOUSING LICENSING)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
*illegal Bedroom	DONE	07/08/2013	07/20/2013	INSP	

INCIDENT: <u>13-0990571</u> (HOUSING LICENSING)					

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Repair Floors *	DONE	07/08/2013	07/20/2013	INSP	
Window Locks *	DONE	07/08/2013	07/20/2013	INSP	
Paint Window	DONE	07/08/2013	07/20/2013	INSP	
Rep/rep Fixtures *	DONE	07/08/2013	07/20/2013	INSP	
Illegal Wiring	DONE	07/08/2013	07/20/2013	INSP	
Repair Smoke Det.*	DONE	07/08/2013	07/20/2013	INSP	
Repair Screens	DONE	07/08/2013	07/20/2013	INSP	

INCIDENT: <u>13-0990566</u> (HOUSING LICENSING)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Weatherstrip Doors/windows	OPEN	07/08/2013	07/20/2013	INSP	
Rep/rpl Int. Door/locks/hinges	OPEN	07/08/2013	07/20/2013	INSP	
Extension Cords	OPEN	07/08/2013	07/20/2013	INSP	
Repair Smoke Det.*	OPEN	07/08/2013	07/20/2013	INSP	
Smoke Detectors	OPEN	07/08/2013	07/20/2013	INSP	

INCIDENT: <u>13-0990561</u> (HOUSING)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Contractor Insects/vermin	OPEN	07/08/2013	08/09/2013	INSP	
Paint Window	OPEN	07/08/2013	08/09/2013	INSP	
Lead Renovation And Remodeling	OPEN	07/08/2013	08/09/2013	INSP	
Outlets	OPEN	07/08/2013	08/09/2013	INSP	

INCIDENT: <u>13-0989357</u> (HOUSING)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	OPEN				

INCIDENT: <u>13-0985792</u> (HOUSING LICENSING)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Vacant Unit	OPEN	06/17/2013	07/07/2013	INSP	

INCIDENT: <u>13-0978180</u> (HOUSING)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag

OPEN

**INCIDENT: 13-0975744 (HOUSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Parking In Yard	DONE	05/09/2013	05/25/2013	INSP	

**INCIDENT: 13-0975743 (HOUSING LICENSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Parking Surfaces >sf	OPEN	05/09/2013	06/16/2013	INSP	

**INCIDENT: 13-0975742 (HOUSING LICENSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Unprotected 2nd Fl Ext Doors	DONE	05/09/2013	06/16/2013	INSP	

**INCIDENT: 13-0975741 (HOUSING LICENSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Inoperable Vehicle	DONE	05/09/2013	05/25/2013	INSP	

**INCIDENT: 13-0975740 (HOUSING LICENSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Existing Unpermitted Egress Window	OPEN	05/09/2013	06/16/2013	INSP	
Water Damaged Surfaces	OPEN	05/09/2013	06/16/2013	INSP	
Repair Ceilings *	OPEN	05/09/2013	06/16/2013	INSP	
Repair Walls *	OPEN	05/09/2013	06/16/2013	INSP	
Weatherstrip Doors/windows	OPEN	05/09/2013	06/16/2013	INSP	
Heating Performance Safety Check Require	OPEN	05/09/2013	06/16/2013	INSP	
Faceplates	OPEN	05/09/2013	06/16/2013	INSP	
Clean Basement	OPEN	05/09/2013	06/16/2013	INSP	
Clean Halls	OPEN	05/09/2013	06/16/2013	INSP	
R/r Storm	OPEN	05/09/2013	06/16/2013	INSP	
Exterior Doors	OPEN	05/09/2013	06/16/2013	INSP	

<b>INCIDENT: <u>13-0975739</u> (HOUSING LICENSING)</b>					
<b>Violation</b>	<b>RFS Status</b>	<b>Initiated Date</b>	<b>Due Date</b>	<b>Division</b>	<b>Tag</b>
Repair Ceilings *	OPEN	05/09/2013	06/16/2013	INSP	
Cabs/counter *	OPEN	05/09/2013	06/16/2013	INSP	
Contractor Insects/vermin	OPEN	05/09/2013	06/16/2013	INSP	
Rep/rpl Int. Door/locks/hinges	OPEN	05/09/2013	06/16/2013	INSP	
Sash Cords	OPEN	05/09/2013	06/16/2013	INSP	
Plumbing Repairs *	OPEN	05/09/2013	06/16/2013	INSP	
Illegal Wiring	OPEN	05/09/2013	06/16/2013	INSP	
Provide Fire Ext	OPEN	05/09/2013	06/16/2013	INSP	
Provide Co Alarms	OPEN	05/09/2013	06/16/2013	INSP	
Smoke Detectors	OPEN	05/09/2013	06/16/2013	INSP	
Repair Glass	OPEN	05/09/2013	06/16/2013	INSP	

<b>INCIDENT: <u>13-0975743</u> (HOUSING LICENSING)</b>					
<b>Violation</b>	<b>RFS Status</b>	<b>Initiated Date</b>	<b>Due Date</b>	<b>Division</b>	<b>Tag</b>
Unpaid Admin Citations - Nuisance Condit	OPEN				
Assessment For Admin Citation Fee	OPEN				

<b>INCIDENT: <u>13-0975740</u> (HOUSING LICENSING)</b>					
<b>Violation</b>	<b>RFS Status</b>	<b>Initiated Date</b>	<b>Due Date</b>	<b>Division</b>	<b>Tag</b>
Unpaid Admin Citations - Nuisance Condit	OPEN				
Assessment For Admin Citation Fee	OPEN				

<b>INCIDENT: <u>13-0975739</u> (HOUSING LICENSING)</b>					
<b>Violation</b>	<b>RFS Status</b>	<b>Initiated Date</b>	<b>Due Date</b>	<b>Division</b>	<b>Tag</b>
Assessment For Re-inspection Fee	OPEN				

<b>INCIDENT: <u>13-0971699</u> (HOUSING LICENSING)</b>					
<b>Violation</b>	<b>RFS Status</b>	<b>Initiated Date</b>	<b>Due Date</b>	<b>Division</b>	<b>Tag</b>
	OPEN				

**INCIDENT: 13-0970023 (HOUSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Inoperable Vehicle	DONE	04/03/2013	04/18/2013	INSP	

**INCIDENT: 13-0970020 (HOUSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Remove Rubbish	DONE	04/03/2013	04/18/2013	INSP	

**INCIDENT: 13-0970018 (HOUSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Extension Cords	DONE	04/03/2013	05/08/2013	INSP	
Outlets	DONE	04/03/2013	05/08/2013	INSP	

**INCIDENT: 13-0970017 (HOUSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Repair Roof Overhang	DONE	04/03/2013	05/08/2013	INSP	
Rep/rep Foundation	DONE	04/03/2013	05/08/2013	INSP	

**INCIDENT: 13-0970016 (HOUSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Req Utility Info	OPEN	04/03/2013	05/08/2013	INSP	
Clothes Dryer Duct	OPEN	04/03/2013	05/08/2013	INSP	
Water Heater	OPEN	04/03/2013	05/08/2013	INSP	
Illegal Wiring	OPEN	04/03/2013	05/08/2013	INSP	
Faceplates	OPEN	04/03/2013	05/08/2013	INSP	
Provide Fire Ext	OPEN	04/03/2013	05/08/2013	INSP	
Repair Smoke Det.*	OPEN	04/03/2013	05/08/2013	INSP	
Repair Glass	OPEN	04/03/2013	05/08/2013	INSP	
Assessment For Re-inspection Fee	OPEN				

**INCIDENT: 13-0967860 (HOUSING COMPLAINTS)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Interior Surfaces *	DONE	03/12/2013	04/02/2013	INSP	
Cabs/counter *	DONE	03/12/2013	04/02/2013	INSP	

Contractor Insects/vermin	DONE	03/12/2013	04/02/2013	INSP
Hot Water	DONE	03/12/2013	04/02/2013	INSP
Unpaid Admin Citations - Nuisance Condit	DONE			

INCIDENT: <u>13-0963403</u> (HOUSING LICENSING)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Rpr/rpl Appliances *	OPEN	02/04/2013	03/08/2013	INSP	
Repair/replace Heating Equipment	OPEN	02/04/2013	03/08/2013	INSP	
Plumbing Repairs *	OPEN	02/04/2013	03/08/2013	INSP	
Assessment For Re-inspection Fee	OPEN				

## 2012

INCIDENT: <u>12-0945319</u> (HOUSING COMPLAINTS)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Rpr/rpl Appliances *	DONE	09/24/2012	10/09/2012	INSP	

INCIDENT: <u>12-0945318</u> (HOUSING COMPLAINTS)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Repair Walls *	DONE	09/24/2012	10/24/2012	INSP	
Repair Floors *	DONE	09/24/2012	10/24/2012	INSP	
Door Locks,hinges...	DONE	09/24/2012	10/24/2012	INSP	
Repair Or Remove Screen Door	DONE	09/24/2012	10/24/2012	INSP	

INCIDENT: <u>12-0945319</u> (HOUSING COMPLAINTS)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Unpaid Admin Citations - Nuisance Condit	DONE				
Assessment For Re-inspection Fee	DONE				

INCIDENT: <u>12-0944884</u> (HOUSING COMPLAINTS)					
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Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Repair Ceilings *	DONE	09/24/2012	10/24/2012	INSP	
Leaky Faucets*	DONE	09/24/2012	10/24/2012	INSP	

## 2011

INCIDENT: <u>11-0840289</u> (HOUSING)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

INCIDENT: <u>11-0834521</u> (HOUSING)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

INCIDENT: <u>11-0832588</u> (HOUSING)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Grass/weeds	DONE	05/19/2011	05/27/2011	INSP	

INCIDENT: <u>11-0823108</u> (HOUSING)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Remove Rubbish	DONE	04/05/2011	04/12/2011	INSP	

INCIDENT: <u>11-0813206</u> (HOUSING)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Remove Rubbish	DONE	01/05/2011	01/13/2011	INSP	

## 2010

INCIDENT: <u>10-0807700</u> (HOUSING)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Remove Rubbish	DONE	11/17/2010	11/24/2010	INSP	

INCIDENT: <u>10-0807292</u> (HOUSING LICENSING)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Licensing	DONE	11/08/2010	12/07/2010	INSP	
Unpaid Admin Citations - Nuisance Condit	DONE				

<b>INCIDENT: 10-0758594 (HOUSING LICENSING)</b>					
<b>Violation</b>	<b>RFS Status</b>	<b>Initiated Date</b>	<b>Due Date</b>	<b>Division</b>	<b>Tag</b>
Rep/rep Windows	DONE	04/26/2010	05/30/2010	INSP	
Rep/rep Fixtures *	DONE	04/26/2010	05/30/2010	INSP	
Repair Screens	DONE	04/26/2010	05/30/2010	INSP	
Install Ext Handrail	DONE	04/26/2010	05/30/2010	INSP	
Rep/rep Ext Steps	DONE	04/26/2010	05/30/2010	INSP	
Rep/rep Foundation	DONE	04/26/2010	05/30/2010	INSP	
Ground Cover	DONE	04/26/2010	05/30/2010	INSP	

<b>INCIDENT: 10-0758544 (HOUSING LICENSING)</b>					
<b>Violation</b>	<b>RFS Status</b>	<b>Initiated Date</b>	<b>Due Date</b>	<b>Division</b>	<b>Tag</b>
Exit Windows	DONE	04/26/2010	05/30/2010	INSP	
Plumbing Repairs *	DONE	04/26/2010	05/30/2010	INSP	
Provide Co Alarms	DONE	04/26/2010	05/30/2010	INSP	

<b>INCIDENT: 10-0758543 (HOUSING LICENSING)</b>					
<b>Violation</b>	<b>RFS Status</b>	<b>Initiated Date</b>	<b>Due Date</b>	<b>Division</b>	<b>Tag</b>
Exit Windows	DONE	04/26/2010	05/30/2010	INSP	
Repair Ceilings *	DONE	04/26/2010	05/30/2010	INSP	
Plumbing Repairs *	DONE	04/26/2010	05/30/2010	INSP	
Provide Co Alarms	DONE	04/26/2010	05/30/2010	INSP	

<b>INCIDENT: 10-0758542 (HOUSING LICENSING)</b>					
<b>Violation</b>	<b>RFS Status</b>	<b>Initiated Date</b>	<b>Due Date</b>	<b>Division</b>	<b>Tag</b>
Provide Co Alarms	DONE	04/26/2010	05/30/2010	INSP	

<b>INCIDENT: 10-0758541 (HOUSING LICENSING)</b>					
<b>Violation</b>	<b>RFS Status</b>	<b>Initiated Date</b>	<b>Due Date</b>	<b>Division</b>	<b>Tag</b>
Water Heater	DONE	04/26/2010	05/30/2010	INSP	
Plumbing Repairs *	DONE	04/26/2010	05/30/2010	INSP	
Extension Cords	DONE	04/26/2010	05/30/2010	INSP	
Illegal Wiring	DONE	04/26/2010	05/30/2010	INSP	
Faceplates	DONE	04/26/2010	05/30/2010	INSP	
Interior Handrails	DONE	04/26/2010	05/30/2010	INSP	
Repair Glass	DONE	04/26/2010	05/30/2010	INSP	

Unprotected 2nd Fl Ext Doors	DONE	04/26/2010	05/30/2010	INSP
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INCIDENT: <u>10-0758533</u> (HOUSING LICENSING)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Basement Occupancy	DONE	04/26/2010	05/30/2010	INSP	
Illegal Building *	DONE	04/26/2010	05/30/2010	INSP	

INCIDENT: <u>10-0758541</u> (HOUSING LICENSING)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Unpaid Admin Citations - Nuisance Condit	DONE				
Assessment For Re-inspection Fee	DONE				

**2009**

INCIDENT: <u>09-0716703</u> (OTHER INSPECTOR/FLOATER)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Grass/weeds	DONE	08/10/2009	08/18/2009	INSP	

INCIDENT: <u>09-0678511</u> (VACANT BUILDING REGISTRATION)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Vacant Building Registration	DONE	03/02/2009	04/10/2009	INSP	

INCIDENT: <u>09-0674794</u> (WORK WITHOUT A PERMIT)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Building Permit Required	DONE	02/12/2009		CIS	

**2008**

INCIDENT: <u>08-0612587</u> (HOUSING COMPLAINTS)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

**2007**

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## City of Minneapolis PropertyInfo

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Property Address:

Property ID: 0102824330085

[Map](#)

**3609 Cedar Ave S Minneapolis, MN 55407**

Police Precinct: 3

Last Incident Date: 02/09/2014

POLICE INCIDENTS		
Year	Incidents	No. Reports Filed
<a href="#">2014</a>	5	0
<a href="#">2013</a>	18	1
<a href="#">Prior</a>	73	11
<a href="#">All</a>	96	12

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### 2014

CEDAR AV S/3609				
Incident	Nature	Disposition	Date	Time
14-0004771	Fire Reported Out (F)		02/09/2014	06:18 PM
14001871	Heart Attack	Left Patient(s)	01/09/2014	05:52 PM
14-0001159	Heart (FE)		01/09/2014	05:52 PM
14-004903	Domestic (P)	ADV-Advised	01/05/2014	10:28 AM
14-000525	Unknown Trouble (P)	NOS-No Service	01/01/2014	07:46 AM

### 2013

CEDAR AV S/3609				
Incident	Nature	Disposition	Date	Time
13-0039310	Shortness of Breath (FE)		12/26/2013	04:45 PM
13074934	Shortness of Breath	Patient(s) Transported	12/26/2013	04:45 PM
13-425502	Domestic (P)	ADV-Advised	12/24/2013	05:13 PM
13-374675	Auto Theft (P)	RPT-Report	11/10/2013	04:19 AM
13-350394	Check the Welfare (P)	AST-Assist	10/21/2013	05:59 PM
13-349782	Assist EMS Personnel (P)	AST-Assist	10/21/2013	05:23 AM

13061617	Medical Misc(E)	Patient(s) Transported	10/21/2013	05:23 AM
13-328992	Unknown Trouble (P)	AOK- All OK	10/05/2013	02:52 AM
13-209727	Domestic (P)	ADV-Advised	07/01/2013	03:58 PM
13-168013	Assault Report Only (P)	INF-Information	05/30/2013	00:44 PM
13-150310	Disturbance (P)	CNL-Cancel	05/15/2013	11:24 PM
13005554	Shortness of Breath	Patient(s) Transported	01/28/2013	11:44 AM
13-0003188	Shortness of Breath (FE)		01/28/2013	11:44 AM
13-0003179	Shortness of Breath (FE)		01/28/2013	11:23 AM
13005544	Shortness of Breath	Cancelled	01/28/2013	11:23 AM
13-024969	Theft - Report Only (P)	ADV-Advised	01/27/2013	08:48 AM
13-0001865	Heart (FE)		01/17/2013	00:19 AM
13003408	Heart Attack	Patient(s) Transported	01/17/2013	00:19 AM

**2012**

CEDAR AV S/3609				
Incident	Nature	Disposition	Date	Time
12-393302	Domestic Abuse-In Progress (P)	RPT-Report	12/26/2012	02:32 PM
12-371030	Domestic (P)	ADV-Advised	12/01/2012	01:34 PM
12-331580	Unwanted Person (P)	GOA-Gone on Arrival	10/21/2012	07:25 AM
12052214	Medical Misc(E)	Cancelled	09/15/2012	00:01 AM
12-282386	Check the Welfare (P)	RPT-Report	09/06/2012	09:15 AM
12-266751	Domestic (P)	ADV-Advised	08/23/2012	09:00 PM
12-229901	Drunk/Intoxicated Person (P)	AOK- All OK	07/24/2012	00:12 PM
12029320	Heart Attack	Patient(s) Transported	06/03/2012	03:33 AM
12-0015495	Heart (FE)		06/03/2012	03:33 AM

**2011**

CEDAR AV S/3609				
Incident	Nature	Disposition	Date	Time
11-202975	Auto Theft (P)	RPT-Report	07/12/2011	06:07 PM
11-186102	Parking Problem (P)	TAG-Tagged	06/28/2011	07:35 AM

**2008**

CEDAR AV S/3609				



**City of Minneapolis**  
**Department of Regulatory Services**  
**Housing Inspection Services Division**  
 250 South Fourth Street Room 300  
 Minneapolis, Minnesota 55415  
[www.minneapolismn.gov](http://www.minneapolismn.gov)



Spanish- Atención. Si desea recibir asistencia gratuita para traducir esta información, llame 612-673-2700  
 Somali- Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjammadda 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  
 English- Attention: If you need this material in an alternate format, have questions, are deaf or hard-of-hearing, please call 612-673-3000.  
 TTY: 612-673-2626 or 612-673-2157

**14-MAY-13**

**HWAN S HWANG**

**3112 CHELSEA CT  
 BURNSVILLE, MN 55337**

**NOTICE OF ORDINANCE CODE VIOLATIONS**

**Property Address in Violation: 3609 CEDAR AVE S                      RFS #: 13-0975740**

On 09-MAY-13, an inspection of your property at the above address disclosed conditions that are violations of Minneapolis Code of Ordinances.

**Please make the following corrections by the required due date of: 16-JUN-13**

**Repair or replace the exterior door(s) of this dwelling in a professional manner to be reasonably weathertight, watertight and rodent proof. Minneapolis Code of Ordinances 244.530 Violation Text 148.**

**Inspector's Comments: FRONT DOOR - LOCKS AND FRAME**

**Repair or replace the storm door on this building. Minneapolis Code of Ordinances 244.530. Violation text 166.**

**Inspector's Comments: LOOSE STORM WINDOW IN FRONT 2ND FLOOR WINDOW**

**Clean the shared public areas as required by Minneapolis Code of Ordinances 244.610 and 244.690 and 244.695. Violation Text 216.**

**Inspector's Comments: STORM DOOR AND ALL OTHER TRASH IN FRONT ENTRYWAY**

**Remove all combustible materials and rodent harborages from the basement of this dwelling. Minneapolis Code of Ordinances 244.690 and 244.695. Violation Text 317.**

**Inspector's Comments: OLD TVS, BOXES, APPLIANCES, COPPER PIPES, PAILS, AND MISC. DEBRIS TROUGHOUT**

**Install protective faceplates (covers) at all electrical outlet and switch locations where missing or broken. Minneapolis Code of Ordinances 244.420. Violation Text 412.**

**Inspector's Comments: 2ND FLOOR OF FRONT COMMON STAIRWAY**

**Service and maintain the heating plant and distribution system in this dwelling to ensure its safe and continued operation in the manner designed. Heating plants in excess of 10 years of age located in rental properties shall comply with the "Heating, Ventilation and Cooling Performance Safety Check". Proof of satisfactory performance safety check within the previous 2 years shall be required upon the occurrence of the regularly-scheduled periodic rental licensing inspection for the property. A City licensed mechanical or gas contractor or boiler operator licensed by the State of Minnesota is required. Exception: This shall not apply to combustion fuel heating plants or boiler systems already required to undergo periodic inspection by any agency of the State of Minnesota. Owner must mail or email proof of completion to Inspector listed below. Minneapolis Code of Ordinances 244.430 and 244.435(a). To obtain required Rental HVAC Safety Performance form for completion by the contractor, Call 612-673-3000 or 311. Violation Text 622.**

**Inspector's Comments:**

**Install weather-stripping between exterior operable window sash and frames and/or install weather-stripping between exterior doors and frames. Weather-stripping is not required on storm windows or storm doors. Minneapolis Code of Ordinances 244.530. Violation Text 726.**

**Inspector's Comments: FRONT DOOR**

**Repair and refinish all deteriorated walls in a professional manner for the area(s) listed below. Minneapolis Code of Ordinances 244.510. Violation Text 753.**

**Inspector's Comments: HOLE IN HALLWAY WALL NEAR UNIT 1 ENTRY**

**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: WHERE CHIPPING IN FRONT COMMON STAIRWAY**

**Identify and fix source of moisture problem. Properly repair or remove all water damaged surfaces such as sheetrock, insulation, particle board, cardboard or carpet. Cleanable surfaces such as concrete, solid wood or plaster where the integrity of the surface is intact but appears to be moldy may be cleaned with soapy water and a scrub brush and then disinfected with a dilute solution of ¼ to ½ cup of bleach per gallon of water. NEVER MIX BLEACH WITH AMMONIA - TOXIC CHLORINE GAS MAY RESULT. Completely dry surfaces before performing finishing repairs. Minneapolis Code of Ordinances Section 244.510. "Every interior partition, wall, floor, door, window, trim surface, radiator and ceiling shall be kept in a professional state of repair." VIOLATION TEXT 757.**

**Inspector's Comments: BY LAUNDRY TRAY IN BASEMENT**

**Obtain a building permit for the existing egress window. Permit must be approved by the City of Minneapolis Building Inspector. Minneapolis Code of Ordinances 244.410.**

**Inspector's Comments: BASMENT**

After the due date an inspection will be done to ensure that all violations have been corrected.

**Failure to comply with order(s)** by required due date requires you to pay a one hundred dollar (\$100.00) fee for each subsequent inspection **and may result civil and/or criminal legal action to be taken** per MCO Chapter 2 Sections 2.10, 2.20, 2.30 and 2.40

**Right to Appeal**

Chapter 242 of the Minneapolis Ordinances provides that an appeal may be filed if you disagree with these violations. If you would like to appeal these violation orders, please call (612) 673-5891 for an appeal form. You must file the form within 15 days of the date of this letter.

**HOUSING INSPECTION SERVICES WEBSITE**

[www.minneapolismn.gov/inspections](http://www.minneapolismn.gov/inspections)

Please call or e-mail me if you have questions, concerns or need assistance in understanding this order.

**PHILIP SCHWARTZ (PNS), HOUSING INSPECTOR II, Phone: (612) 612-219-9784**

**E-mail: [phillip.schwartz@minneapolismn.gov](mailto:phillip.schwartz@minneapolismn.gov)**

## List of Helpful Resources

### For seniors, disabled individuals, or low-income residents:

#### **The City's Senior Ombudsperson**

Assists **seniors and disabled persons** find services they need. **612-673-3004**

#### **A Brush with Kindness**

Volunteers help **low-income homeowners** do minor exterior repairs, light landscaping, clean-up, and painting. Able-bodied homeowners work alongside volunteers on repairs. Application deadline is in May. Pat Lund, **612-788-8169** or [pat.lund@tchabit.com](mailto:pat.lund@tchabit.com)

#### **Handyworks**

Helps **seniors** live independently at home by matching them with people who can help with housekeeping, minor home repairs, lawn-mowing, snow removal, seasonal jobs, and outdoor chores. Application deadline is in the spring—please call for exact information. **612-721-8687, Ext. 329**

#### **Hearts & Hammers**

Volunteers paint the exteriors of homes owned by **seniors** who are not able to do the work themselves. They specialize in homes that are 2 stories or 2 ½ stories tall. They also do exterior rehab work, such as caulking, landscaping, etc., to restore the exterior character of the home and to improve its weatherproofing and security. All work is **FREE** and completed by a crew of volunteers in one day. Application deadline is in the spring—please call for exact information. **952-922-2451**

#### **Metro Paint-A-Thon**

Volunteers will scrape, prime and paint the exteriors of selected homes owned by **persons 60 years of age or older or by persons with permanent physical disabilities**. Application deadline is in May of each calendar year. **612-721-8687, Ext. 321**

#### **Rebuilding Together**

Rebuilding Together helps to preserve and revitalize houses, serving **low-income homeowners, seniors, disabled persons, and families with children**. They provide repairs - like roofing, plumbing, & electrical work - free of charge. **651-776-4273**

### Financing and Loans for a variety of income levels (check with your bank, too)

#### **Center for Energy & Environment (CEE) and Neighborhood Revitalization Program**

CEE offers a variety of low-interest loans and grants to **Minneapolis property owners – including rental property** - to help them fix-up their homes. On behalf of neighborhood groups, CEE also administers Neighborhood Revitalization Program (NRP) low-interest and forgivable loans for home improvement. Call CEE at **612-335-5884**.

**City Living Program.** Home-improvement loans. **612-673-5282**

#### **GHMC Housing Resource Center**

The Greater Metropolitan Housing Corporation (GMHC) Housing Resource Center provides code-abatement loans, home-improvement financing, deferred loans, construction consultations, and housing information. Call Denise at **612-378-7985**.

#### **Neighborhood Housing Services of Minneapolis**

Helps owner-occupants of select neighborhoods throughout Minneapolis with repairs and remodeling. Call **612-521-3581** to find out what programs may be available in your area.

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

**ADMINISTRATIVE CITATION**

This citation charges you with a violation of Minneapolis City Code of Ordinances.  
 For information on how to respond to this citation, see the reverse side of this form.

24-JUN-13

HWAN S HWANG

3112 CHELSEA CT  
 BURNSVILLE, MN 55337

**Violation number:** 13-0975740  
**Violation Location:** 3609 CEDAR AVE S  
**Violation Date:** 24-JUN-13

**Violation:** Fail to comply with written orders, Minneapolis Code 87.90 (f).

**Violation type:** REPAIR WALLS \* HOLE IN HALLWAY WALL NEAR UNIT 1 ENTRY  
 CLEAN HALLS  
 REPAIR CEILINGS \* WHERE CHIPPING IN FRONT COMMON STAIRWAY  
 WATER DAMAGED SURFACES  
 HEATING PERFORMANCE SAFETY  
 FACEPLATES  
 CLEAN BASEMENT  
 EXISTING UNPERMITTED EGRE  
 WEATHERSTRIP DOORS/WINDOW  
 EXTERIOR DOORS

**FINE:** \$1000 (If not paid by 19-JUL-13 a 10% late payment fee will be added)

**Officer or Inspector:** PHILIP SCHWARTZ (PNS), HOUSING INSPECTOR II, Phone: (612) 612-219-9784

**Warning – Failure to pay or appeal this citation within twenty (20) days will result in increased penalties and fees assessed.**  
 DO NOT COMBINE THIS PAYMENT WITH ANY OTHER CITY BILLING

**Make Checks Payable to:** MINNEAPOLIS FINANCE DEPARTMENT

MICRO-PERFORATED: Detach and return this portion with payment. Do not fold this

Yog xav paub tshaj nos ntxiv, hu 612-673-3000. Macluumaad dheeri ah, kala soo xiriir 612-673-3000.  
 Para mas información llame 612-673-3000.

**ADMINISTRATIVE CITATION BILLING STATEMENT**

<b>Location:</b> 3609 CEDAR AVE S	<b>MAIL PAYMENTS TO</b>  Inspections Division 250 South 4 <sup>th</sup> St, Suite 300 Minneapolis MN 55415-1316	<b>Date Due</b> 19-JUL-13	<b>Amount Due</b> Now \$1000
		Amount Due After: 19-JUL-13 \$ 1100	
<b>Please write this number on your check: 13-0975740</b>			

## Responding to the Citation

You must pay the scheduled civil fine or request a hearing within twenty (20) days after service of this administrative citation. Failure to respond to this citation will result in increased penalties and fees assessed.

**Paying the Fines** –*By paying the fine, you are admitting to the violation.*

**To Pay By Mail:** Using the envelope provided, send the check or money order and the bottom portion of the administrative citation to the Inspections Division. The check or money order should be made out to the **Minneapolis Finance Department**.

**To Pay in Person:** Deliver the payment with the bottom portion of the administrative citation to the office of the Inspections Division. Office hours are 8:00 am – 3:30 pm Monday through Friday; except Thursday 9:00 am – 3:30 pm.

## Contesting the Violation – Requesting a Hearing

To contest the violation and request a hearing, you must mail or deliver in person a **written request** to the Inspections Division. Please include the bottom portion of the administrative citation with your request.

You will be notified of a hearing date within 60 days from the receipt of the request.

## Repeat Violations

If this is a repeat violation within a 24-month period, the fine will be double that of the last fine imposed, up to a maximum of \$2,000 per violation.

## Continuing Violations

If this is a continuing violation, fines can be assessed on a daily basis until compliance occurs. A re-inspection will be made after the due date listed on the front of this citation which may result in additional re-inspection fees.

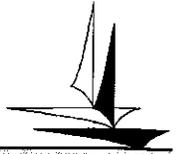
## Questions

If you have questions concerning the actual violation noted on the front of this form, please call the number listed next to the name of the Officer/Inspector...

For more information about the payment of your fine or on the hearing process, please call the Inspections Division at (612) 673-2007.

**Mail Payment and Correspondence to:**  
City of Minneapolis Inspections Division  
Attn: Administrative Citation Processing  
250 4<sup>th</sup> Street South, Room 300, Public Service Center  
Minneapolis, MN 55415-1391

**Make Checks Payable to: Minneapolis Finance Department**



**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

**09-JUL-13**

**HWAN S HWANG**

**3112 CHELSEA CT  
 BURNSVILLE, MN 55337**

**EXTENSION NOTICE OF ORDINANCE CODE VIOLATIONS**

**Property Address in Violation: 3609 CEDAR AVE S**

**RFS #: 13-0975740**

On 08-JUL-13, an extension was given by your inspector for the violations listed below.

**Please make the following corrections by the extended due date of: 09-AUG-13**

**Service and maintain the heating plant and distribution system in this dwelling to ensure its safe and continued operation in the manner designed. Heating plants in excess of 10 years of age located in rental properties shall comply with the "Heating, Ventilation and Cooling Performance Safety Check". Proof of satisfactory performance safety check within the previous 2 years shall be required upon the occurrence of the regularly-scheduled periodic rental licensing inspection for the property. A City licensed mechanical or gas contractor or boiler operator licensed by the State of Minnesota is required. Exception: This shall not apply to combustion fuel heating plants or boiler systems already required to undergo periodic inspection by any agency of the State of Minnesota. Owner must mail or email proof of completion to Inspector listed below. Minneapolis Code of Ordinances 244.430 and 244.435(a). To obtain required Rental HVAC Safety Performance form for completion by the contractor, Call 612-673-3000 or 311. Violation Text 622.**

**Inspector's Comments:**

**Original Due Date: 16-JUN-2013**

**Obtain a building permit for the existing egress window. Permit must be approved by the City of Minneapolis Building Inspector. Minneapolis Code of Ordinances 244.410.**

**Inspector's Comments: BASMENT**

**Original Due Date: 16-JUN-2013**

**Install weather-stripping between exterior operable window sash and frames and/or install weather-stripping between exterior doors an frames. Weather-stripping is not required on storm windows or storm doors. Minneapolis Code of Ordinances 244.530. Violation Text 726.**

**Inspector's Comments: FRONT DOOR**

**Original Due Date: 16-JUN-2013**

**Repair or replace the exterior door(s) of this dwelling in a professional manner to be reasonably weathertight, watertight and rodent proof. Minneapolis Code of Ordinances 244.530 Violation Text 148.**

**Inspector's Comments: FRONT DOOR - LOCKS AND FRAME**

**Original Due Date: 16-JUN-2013**

After the extended due date, an inspection will be done to ensure that all violations have been corrected.

**Failure to comply with order(s) by required due date requires you to pay a one hundred dollar (\$100.00) fee for each subsequent inspection and may result civil and/or criminal legal action to be taken per MCO Chapter 2 Sections 2.10, 2.20, 2.30 and 2.40**

**HOUSING INSPECTION SERVICES WEBSITE**

[www.minneapolismn.gov/inspections](http://www.minneapolismn.gov/inspections)

Please call or e-mail me if you have questions, concerns or need assistance in understanding this order.

**PHILIP SCHWARTZ (PNS), HOUSING INSPECTOR II, Phone: (612) 612-219-9784**

**E-mail: [phillip.schwartz@minneapolismn.gov](mailto:phillip.schwartz@minneapolismn.gov)**

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

**ADMINISTRATIVE CITATION**

This citation charges you with a violation of Minneapolis City Code of Ordinances.  
 For information on how to respond to this citation, see the reverse side of this form.

21-AUG-13

HWAN S HWANG

3112 CHELSEA CT  
 BURNSVILLE, MN 55337

**Violation number:** 13-0975740  
**Violation Location:** 3609 CEDAR AVE S  
**Violation Date:** 21-AUG-13

**Violation:** Fail to comply with written orders, Minneapolis Code 87.90 (f).

**Violation type:** HEATING PERFORMANCE SAFETY  
 EXISTING UNPERMITTED EGRE  
 WEATHERSTRIP DOORS/WINDOW  
 EXTERIOR DOORS

**FINE:** \$2000 (If not paid by 15-SEP-13 a 10% late payment fee will be added)

**Officer or Inspector:** PHILIP SCHWARTZ (PNS), HOUSING INSPECTOR II, Phone: (612) 612-219-9784

**Warning – Failure to pay or appeal this citation within twenty (20) days will result in increased penalties and fees assessed.**

**Make Checks Payable to:** MINNEAPOLIS FINANCE DEPARTMENT

Yog xav paub tshaj nos ntxiv, hu 612-673-3000. Macluumaad dheeri ah, kala soo xiriir 612-673-3000.  
 Para mas información llame 612-673-3000.

**DO NOT COMBINE THIS PAYMENT WITH ANY OTHER CITY BILLING**

MICRO-PERFORATED: Detach and return this portion with payment. Do not fold this

**ADMINISTRATIVE CITATION BILLING STATEMENT**

<b>Location:</b> 3609 CEDAR AVE S  <b>Please write this number on your check:</b> 13-0975740	<b>MAIL PAYMENTS TO</b>  Inspections Division 250 South 4 <sup>th</sup> St, Suite 300 Minneapolis MN 55415-1316	<b>Date Due</b> 15-SEP-13	<b>Amount Due</b> Now \$2000
		<b>Amount Due After: 15-SEP-13</b> \$ 2200	

## Responding to the Citation

You must pay the scheduled civil fine or request a hearing within twenty (20) days after service of this administrative citation. Failure to respond to this citation will result in increased penalties and fees assessed.

**Paying the Fines** – *By paying the fine, you are admitting to the violation.*

**To Pay By Mail:** Using the envelope provided, send the check or money order and the bottom portion of the administrative citation to the Inspections Division. The check or money order should be made out to the **Minneapolis Finance Department**.

**To Pay in Person:** Deliver the payment with the bottom portion of the administrative citation to the office of the Inspections Division. Office hours are 8:00 am – 3:30 pm Monday through Friday; except Thursday 9:00 am – 3:30 pm.

## Contesting the Violation – Requesting a Hearing

To contest the violation and request a hearing, you must mail or deliver in person a **written request** to the Inspections Division. Please include the bottom portion of the administrative citation with your request.

You will be notified of a hearing date within 60 days from the receipt of the request.

## Repeat Violations

If this is a repeat violation within a 24-month period, the fine will be double that of the last fine imposed, up to a maximum of \$2,000 per violation.

## Continuing Violations

If this is a continuing violation, fines can be assessed on a daily basis until compliance occurs. A re-inspection will be made after the due date listed on the front of this citation which may result in additional re-inspection fees.

## Questions

If you have questions concerning the actual violation noted on the front of this form, please call the number listed next to the name of the Officer/Inspector.

For more information about the payment of your fine or on the hearing process, please call the Inspections Division at (612) 673-2007.

**Mail Payment and Correspondence to:**  
City of Minneapolis Inspections Division  
Attn: Administrative Citation Processing  
250 4<sup>th</sup> Street South, Room 300, Public Service Center  
Minneapolis, MN 55415-1391

**Make Checks Payable to: Minneapolis Finance Department**

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

**ADMINISTRATIVE CITATION**

This citation charges you with a violation of Minneapolis City Code of Ordinances.  
 For information on how to respond to this citation, see the reverse side of this form.

21-NOV-13

HWAN S HWANG

3112 CHELSEA CT  
 BURNSVILLE, MN 55337

**Violation number:** 13-0975740  
**Violation Location:** 3609 CEDAR AVE S  
**Violation Date:** 14-NOV-13

**Violation:** Fail to comply with written orders, Minneapolis Code 87.90 (f).

**Violation type:** EXISTING UNPERMITTED EGRE  
 WEATHERSTRIP DOORS/WINDOW  
 EXTERIOR DOORS

**FINE:** \$2000 (If not paid by 16-DEC-13 a 10% late payment fee will be added)

**Officer or Inspector:** PHILIP SCHWARTZ (PNS), HOUSING INSPECTOR II, Phone: (612) 612-219-9784

**Warning – Failure to pay or appeal this citation within twenty (20) days will result in increased penalties and fees assessed.**

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Yog xav paub tshaj nos ntxiv, hu 612-673-3000. Macluumaad dheeri ah, kala soo xiriir 612-673-3000.  
 Para mas información llame 612-673-3000.

**DO NOT COMBINE THIS PAYMENT WITH ANY OTHER CITY BILLING**

MICRO-PERFORATED: Detach and return this portion with payment. Do not fold this

**ADMINISTRATIVE CITATION BILLING STATEMENT**

<b>Location:</b> 3609 CEDAR AVE S	<b>MAIL PAYMENTS TO</b>  Inspections Division 250 South 4 <sup>th</sup> St, Suite 300 Minneapolis MN 55415-1316	<b>Date Due</b> 16-DEC-13	<b>Amount Due</b> Now \$2000
<b>Please write this number on your check:</b> 13-0975740		Amount Due After: 16-DEC-13 \$ 2200	

## **Responding to the Citation**

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## **Repeat Violations**

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## **Questions**

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Attn: Administrative Citation Processing  
250 4<sup>th</sup> Street South, Room 300, Public Service Center  
Minneapolis, MN 55415-1391

**Make Checks Payable to: Minneapolis Finance Department**



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

250 South Fourth Street Room 300  
Minneapolis, Minnesota 55415  
[www.minneapolismn.gov](http://www.minneapolismn.gov)



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TTY: 612-673-2626 or 612-673-2157

22-JAN-14

HWAN S HWANG

3112 CHELSEA CT  
BURNSVILLE, MN 55337

**ADMINISTRATIVE CITATION**

This citation charges you with a violation of Minneapolis City Code of Ordinances.  
For information on how to respond to this citation, see the reverse side of this form.

**Violation number:** 13-0975740  
**Violation Location:** 3609 CEDAR AVE S  
**Violation Date:** 15-JAN-14

**Violation:** Fail to comply with written orders, Minneapolis Code 87.90 (f).

**Violation type:** WEATHERSTRIP DOORS/WINDOWS  
EXTERIOR DOORS

**FINE:** \$2000 (If not paid by 16-FEB-14 a 10% late payment fee will be added)

**Officer or Inspector:** PHILIP SCHWARTZ (PNS), HOUSING INSPECTOR II, Phone: (612) 612-219-9784

**Warning – Failure to pay or appeal this citation within twenty (20) days will result in increased penalties and fees assessed.**

**Make Checks Payable to:** MINNEAPOLIS FINANCE DEPARTMENT

**DO NOT COMBINE THIS PAYMENT WITH ANY OTHER CITY BILLING**

MICRO-PERFORATED: Detach and return this portion with payment. Do not fold this

**ADMINISTRATIVE CITATION BILLING STATEMENT**

<b>Location:</b> 3609 CEDAR AVE S	<b>MAIL PAYMENTS TO</b>  Inspections Division 250 South 4 <sup>th</sup> St. Suite 300 Minneapolis MN 55415-1316	<b>Date Due</b> 16-FEB-14	<b>Amount Due</b> Now \$2000
		Amount Due After: 16-FEB-14 \$ 2200	
<b>Please write this number on your check:</b> 13-0975740			

## Responding to the Citation

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250 4<sup>th</sup> Street South, Room 300, Public Service Center  
Minneapolis, MN 55415-1391

**Make Checks Payable to: Minneapolis Finance Department**



**City of Minneapolis**  
**Department of Regulatory Services**  
**Housing Inspection Services Division**  
 250 South Fourth Street Room 300  
 Minneapolis, Minnesota 55415  
[www.minneapolismn.gov](http://www.minneapolismn.gov)



**Spanish- Atención.** Si desea recibir asistencia gratuita para traducir esta información, llame 612-673-2700  
**Somali- Ogow.** Haddii aad dooneyso in lagaa kaalmeeyo tarjammadda 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  
**English- Attention.** If you need this material in an alternate format, have questions, are deaf or hard-of-hearing, please call 612-673-3000.  
 TTY: 612-673-2628 or 612-673-2157

14-MAY-13

HWAN S HWANG

3112 CHELSEA CT  
 BURNSVILLE, MN 55337

**NOTICE OF ORDINANCE CODE VIOLATIONS**

**Property Address in Violation: 3609 CEDAR AVE S      RFS #: 13-0975743**

On 09-MAY-13, an inspection of your property at the above address disclosed conditions that are violations of Minneapolis Code of Ordinances.

**Please make the following corrections by the required due date of: 16-JUN-13**

**Discontinue parking vehicles on unpaved surfaces and install a proper parking surface. All open, off-street parking areas and driveways, except where accessory to a single family dwelling, shall be surfaced. Acceptable surfaces shall include asphalt, concrete, brick pavers, or similar material, installed and maintained per industry standards. Parking within six (6) feet of any dwelling is prohibited. 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. Minneapolis Zoning Ordinances 541.300; 537.80. THIS VIOLATION IS EXEMPT FROM REINSPECTION FEES. THIS VIOLATION IS NOT APPEALABLE TO THE MINNEAPOLIS HOUSING BOARD OF APPEALS. Violation Text 838.**

**Inspector's Comments:**

After the due date an inspection will be done to ensure that all violations have been corrected.

**Failure to comply with order(s)** by required due date requires you to pay a one hundred dollar (\$100.00) fee for each subsequent inspection **and may result civil and/or criminal legal action to be taken per MCO Chapter 2 Sections 2.10, 2.20, 2.30 and 2.40**

**Right to Appeal**

Chapter 242 of the Minneapolis Ordinances provides that an appeal may be filed if you disagree with these violations. If you would like to appeal these violation orders, please call (612) 673-5891 for an appeal form. You must file the form within 15 days of the date of this letter.

**HOUSING INSPECTION SERVICES WEBSITE**  
[www.minneapolismn.gov/inspections](http://www.minneapolismn.gov/inspections)

Please call or e-mail me if you have questions, concerns or need assistance in understanding this order.

**PHILIP SCHWARTZ (PNS), HOUSING INSPECTOR II, Phone: (612) 612-219-9784**

**E-mail: [phillip.schwartz@minneapolismn.gov](mailto:phillip.schwartz@minneapolismn.gov)**

## List of Helpful Resources

### For seniors, disabled individuals, or low-income residents:

#### **The City's Senior Ombudsperson**

Assists seniors and disabled persons find services they need. 612-673-3004

#### **A Brush with Kindness**

Volunteers help low-income homeowners do minor exterior repairs, light landscaping, clean-up, and painting. Able-bodied homeowners work alongside volunteers on repairs. Application deadline is in May. Pat Lund, 612-788-8169 or [pat.lund@tchabit.com](mailto:pat.lund@tchabit.com)

#### **Handyworks**

Helps seniors live independently at home by matching them with people who can help with housekeeping, minor home repairs, lawn-mowing, snow removal, seasonal jobs, and outdoor chores. Application deadline is in the spring—please call for exact information. 612-721-8687, Ext. 329

#### **Hearts & Hammers**

Volunteers paint the exteriors of homes owned by seniors who are not able to do the work themselves. They specialize in homes that are 2 stories or 2 ½ stories tall. They also do exterior rehab work, such as caulking, landscaping, etc., to restore the exterior character of the home and to improve its weatherproofing and security. All work is FREE and completed by a crew of volunteers in one day. Application deadline is in the spring—please call for exact information. 952-922-2451

#### **Metro Paint-A-Thon**

Volunteers will scrape, prime and paint the exteriors of selected homes owned by persons 60 years of age or older or by persons with permanent physical disabilities. Application deadline is in May of each calendar year. 612-721-8687, Ext. 321

#### **Rebuilding Together**

Rebuilding Together helps to preserve and revitalize houses, serving low-income homeowners, seniors, disabled persons, and families with children. They provide repairs - like roofing, plumbing, & electrical work - free of charge. 651-776-4273

### Financing and Loans for a variety of income levels (check with your bank, too)

#### **Center for Energy & Environment (CEE) and Neighborhood Revitalization Program**

CEE offers a variety of low-interest loans and grants to Minneapolis property owners – including rental property - to help them fix-up their homes. On behalf of neighborhood groups, CEE also administers Neighborhood Revitalization Program (NRP) low-interest and forgivable loans for home improvement. Call CEE at 612-335-5884.

**City Living Program.** Home-improvement loans. 612-673-5282

#### **GHMC Housing Resource Center**

The Greater Metropolitan Housing Corporation (GMHC) Housing Resource Center provides code-abatement loans, home-improvement financing, deferred loans, construction consultations, and housing information. Call Denise at 612-378-7985.

#### **Neighborhood Housing Services of Minneapolis**

Helps owner-occupants of select neighborhoods throughout Minneapolis with repairs and remodeling. Call 612-521-3581 to find out what programs may be available in your area.

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

**ADMINISTRATIVE CITATION**

This citation charges you with a violation of Minneapolis City Code of Ordinances.  
For information on how to respond to this citation, see the reverse side of this form.

24-JUN-13

HWAN S HWANG

3112 CHELSEA CT  
BURNSVILLE, MN 55337

**Violation number:** 13-0975743  
**Violation Location:** 3609 CEDAR AVE S  
**Violation Date:** 17-JUN-13

**Violation:** Fail to comply with written orders, Minneapolis Code 87.90 (f).

**Violation type:** PARKING SURFACES >SF

**FINE:** \$200 (If not paid by 19-JUL-13 a 10% late payment fee will be added)

**Officer or Inspector:** PHILIP SCHWARTZ (PNS), HOUSING INSPECTOR II, Phone: (612) 612-219-9784

**Warning – Failure to pay or appeal this citation within twenty (20) days will result in increased penalties and fees assessed.**

**Make Checks Payable to:** MINNEAPOLIS FINANCE DEPARTMENT

Yog xav paub tshaj nos ntxiv, hu 612-673-3000. Macluumaad dheeri ah, kala soo xiriir 612-673-3000.  
Para mas información llame 612-673-3000.

**DO NOT COMBINE THIS PAYMENT WITH ANY OTHER CITY BILLING**

MICRO-PERFORATED: Detach and return this portion with payment. Do not fold this

**ADMINISTRATIVE CITATION BILLING STATEMENT**

<b>Location:</b> 3609 CEDAR AVE S	<b>MAIL PAYMENTS TO</b>	<b>Date Due</b> 19-JUL-13	<b>Amount Due</b> Now \$200
<b>Please write this number on your check:</b> 13-0975743	Inspections Division 250 South 4 <sup>th</sup> St, Suite 300 Minneapolis MN 55415-1316	Amount Due After: 19-JUL-13 \$ 220	

## Responding to the Citation

You must pay the scheduled civil fine or request a hearing within twenty (20) days after service of this administrative citation. Failure to respond to this citation will result in increased penalties and fees assessed.

**Paying the Fines** – *By paying the fine, you are admitting to the violation.*

**To Pay By Mail:** Using the envelope provided, send the check or money order and the bottom portion of the administrative citation to the Inspections Division. The check or money order should be made out to the **Minneapolis Finance Department**.

**To Pay in Person:** Deliver the payment with the bottom portion of the administrative citation to the office of the Inspections Division. Office hours are 8:00 am – 3:30 pm Monday through Friday; except Thursday 9:00 am – 3:30 pm.

## Contesting the Violation – Requesting a Hearing

To contest the violation and request a hearing, you must mail or deliver in person a **written request** to the Inspections Division. Please include the bottom portion of the administrative citation with your request.

You will be notified of a hearing date within 60 days from the receipt of the request.

## Repeat Violations

If this is a repeat violation within a 24-month period, the fine will be double that of the last fine imposed, up to a maximum of \$2,000 per violation.

## Continuing Violations

If this is a continuing violation, fines can be assessed on a daily basis until compliance occurs. A re-inspection will be made after the due date listed on the front of this citation which may result in additional re-inspection fees.

## Questions

If you have questions concerning the actual violation noted on the front of this form, please call the number listed next to the name of the Officer/Inspector...

For more information about the payment of your fine or on the hearing process, please call the Inspections Division at (612) 673-2007.

**Mail Payment and Correspondence to:**  
City of Minneapolis Inspections Division  
Attn: Administrative Citation Processing  
250 4<sup>th</sup> Street South, Room 300, Public Service Center  
Minneapolis, MN 55415-1391

**Make Checks Payable to: Minneapolis Finance Department**



**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: 612-673-2157

If you want help translating this information in any other language, call 612-673-3737

**23-JUL-13**

**HWAN S HWANG**

**3112 CHELSEA CT  
 BURNSVILLE, MN 55337**

***WARNING NOTICE OF ORDINANCE CODE VIOLATIONS***

***Property Address in Violation: 3609 CEDAR AVE S RFS #: 13-0975743***

Upon re-inspection of your housing orders on 23-JUL-13, your inspector found that the violations listed below still require correction.

**Please make the following corrections by the required due date of: 09-AUG-13**

Discontinue parking vehicles on unpaved surfaces and install a proper parking surface. All open, off-street parking areas and driveways, except where accessory to a single family dwelling, shall be surfaced. Acceptable surfaces shall include asphalt, concrete, brick pavers, or similar material, installed and maintained per industry standards. Parking within six (6) feet of any dwelling is prohibited. 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. Minneapolis Zoning Ordinances 541.300; 537.80. **THIS VIOLATION IS EXEMPT FROM REINSPECTION FEES. THIS VIOLATION IS NOT APPEALABLE TO THE MINNEAPOLIS HOUSING BOARD OF APPEALS. Violation Text 838.**

**Inspector's Comments:**

**Original Due Date: 16-JUN-2013**

After the due date an inspection will be done to ensure that all violations have been corrected.

**Your failure to comply with order(s) has resulted in a one hundred dollar (\$100.00) fee for each subsequent inspection, and, may or has caused civil and/or criminal legal action to be taken per MCO Chapter 2 Sections 2.10, 2.20, 2.30 and 2.40**

**HOUSING INSPECTION SERVICES WEBSITE**

[www.minneapolismn.gov/inspections](http://www.minneapolismn.gov/inspections)

Please call or e-mail me if you have questions, concerns or need assistance in understanding this order.

**PHILIP SCHWARTZ (PNS), HOUSING INSPECTOR II, Phone: (612) 612-219-9784**

**E-mail: [phillip.schwartz@minneapolismn.gov](mailto:phillip.schwartz@minneapolismn.gov)**

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

**ADMINISTRATIVE CITATION**

This citation charges you with a violation of Minneapolis City Code of Ordinances.  
 For information on how to respond to this citation, see the reverse side of this form.

21-AUG-13

HWAN S HWANG

3112 CHELSEA CT  
 BURNSVILLE, MN 55337

**Violation number:** 13-0975743  
**Violation Location:** 3609 CEDAR AVE S  
**Violation Date:** 15-AUG-13

**Violation:** Fail to comply with written orders, Minneapolis Code 87.90 (f).

**Violation type:** PARKING SURFACES >SF

**FINE:** \$400 (If not paid by 15-SEP-13 a 10% late payment fee will be added)

**Officer or Inspector:** PHILIP SCHWARTZ (PNS), HOUSING INSPECTOR II, Phone: (612) 612-219-9784

**Warning – Failure to pay or appeal this citation within twenty (20) days will result in increased penalties and fees assessed.**

**Make Checks Payable to:** MINNEAPOLIS FINANCE DEPARTMENT

Yog xav paub tshaj nos ntxiv, hu 612-673-3000. Macluumaad dheeri ah, kala soo xiriir 612-673-3000.  
 Para mas información llame 612-673-3000.

**DO NOT COMBINE THIS PAYMENT WITH ANY OTHER CITY BILLING**

MICRO-PERFORATED: Detach and return this portion with payment. Do not fold this

**ADMINISTRATIVE CITATION BILLING STATEMENT**

<b>Location:</b> 3609 CEDAR AVE S	<b>MAIL PAYMENTS TO</b>  Inspections Division 250 South 4 <sup>th</sup> St, Suite 300 Minneapolis MN 55415-1316	<b>Date Due</b> <del>15-SEP-13</del>	<b>Amount Due</b> Now \$400
<b>Please write this number on your check:</b> 13-0975743		Amount Due After: 15-SEP-13 \$ 440	

## Responding to the Citation

You must pay the scheduled civil fine or request a hearing within twenty (20) days after service of this administrative citation. Failure to respond to this citation will result in increased penalties and fees assessed.

**Paying the Fines** –*By paying the fine, you are admitting to the violation.*

**To Pay By Mail:** Using the envelope provided, send the check or money order and the bottom portion of the administrative citation to the Inspections Division. The check or money order should be made out to the **Minneapolis Finance Department**.

**To Pay in Person:** Deliver the payment with the bottom portion of the administrative citation to the office of the Inspections Division. Office hours are 8:00 am – 3:30 pm Monday through Friday; except Thursday 9:00 am – 3:30 pm.

## Contesting the Violation – Requesting a Hearing

To contest the violation and request a hearing, you must mail or deliver in person a **written request** to the Inspections Division. Please include the bottom portion of the administrative citation with your request.

You will be notified of a hearing date within 60 days from the receipt of the request.

## Repeat Violations

If this is a repeat violation within a 24-month period, the fine will be double that of the last fine imposed, up to a maximum of \$2,000 per violation.

## Continuing Violations

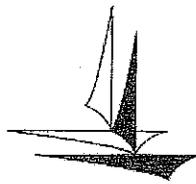
If this is a continuing violation, fines can be assessed on a daily basis until compliance occurs. A re-inspection will be made after the due date listed on the front of this citation which may result in additional re-inspection fees.

## Questions

If you have questions concerning the actual violation noted on the front of this form, please call the number listed next to the name of the Officer/Inspector.

For more information about the payment of your fine or on the hearing process, please call the Inspections Division at (612) 673-2007.

<p><b>Mail Payment and Correspondence to:</b> City of Minneapolis Inspections Division Attn: Administrative Citation Processing 250 4<sup>th</sup> Street South, Room 300, Public Service Center Minneapolis, MN 55415-1391</p> <p><b>Make Checks Payable to: Minneapolis Finance Department</b></p>
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## NOTICE OF DIRECTOR'S DETERMINATION OF NONCOMPLIANCE

Owner/Contact  
KOCON LLC  
3112 CHELSEA CT  
BURNSVILLE, MN 55337

January 3, 2014

**Property Address: 3609 CEDAR AVE S**

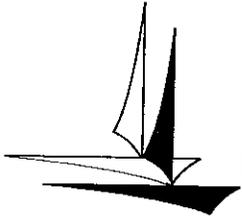
This is to notify you that the above property fails to meet the rental licensing standard listed below.

- (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) 2<sup>nd</sup> violation of letting/offering to let unlicensed rental
- (22) Owner of a 2 or more unit rental property must provide for recycling services
- (23) The licensee or applicant shall not have unpaid fines or fees owing the City.

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 10 days to bring the building into compliance. Hazards may need to be corrected sooner. 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.

Questions or concerns regarding your City of Minneapolis Rental License can be directed to 311.

**City of Minneapolis, Regulatory Services - Housing Inspections**  
250 South 4<sup>th</sup> Street – Room 300, Minneapolis, MN 55415-1316 - (612) 673-3000



**Minneapolis**  
*City of Lakes*

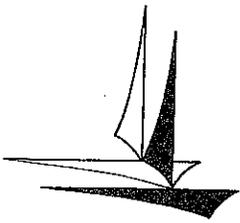
**Regulatory Services  
Department**

**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

*Handwritten signature: F. O. F.*



**Minneapolis**  
City of Lakes

## NOTICE OF REVOCATION OF RENTAL LICENSE OR PROVISIONAL LICENSE

February 6, 2014

**Regulatory Services  
Department**

**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: 3609 Cedar Avenue**

**Kocon LLC  
Hwan Hwang  
3112 Chelsea Court  
Burnsville, MN 55337**

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) 2<sup>nd</sup> 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.

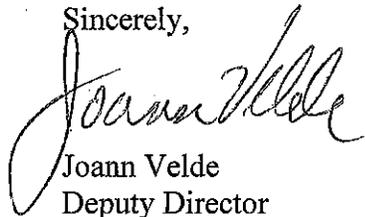
In addition, defects that create an imminent hazard to health or safety may be cause for the immediate denial, non-renewal, revocation, or suspension of the rental license or provisional license (Section 244.1940). Also, licensing procedures are in addition to and do not supersede or preempt such other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

A handwritten signature in cursive script, appearing to read "Joann Velde".

Joann Velde  
Deputy Director  
Housing Inspections  
612-673-5850

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 3609-Cedar Ave.

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

Unpaid Pending Assessments LS11

Reference: Minneapolis Code of Ordinances 244.1910 Licensing Standards

Your landlord must appeal this decision by 2-28-14

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: 2-7-14

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 tarjamaada macluumaadkan oo laag la' aan wac: 612-673-3500

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

Sign Language Interpreter: 612-673-3220 TTY: 612-673-2625

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

7001 0320 0006 1178 2929

**OFFICIAL USE**

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	\$

Postmark  
Here

Sent To *Kocon LLC - Hwan Hwang*  
 Street, Apt. No., or PO Box No. *3112-Chelsea Ct.*  
 City, State, ZIP+4 *Burnsville, MN 55337*

PS Form 3800, January 2001 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature  <input checked="" type="checkbox"/> <i>[Signature]</i> <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p>
<p>1. Article Addressed to:  <i>Kocon LLC                  Hwan Hwang                  3112-Chelsea Ct.                  Burnsville, MN                  55337</i></p>	<p>B. Received by (Printed Name) <i>[Signature]</i> C. Date of Delivery <i>2/8/14</i></p>
<p>2. Article Number                  (Transfer from service label)                  7001 0320 0006 1178 2929</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 checked="" 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>

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

**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.

**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)