



RLH VBR 22-49

# APPLICATION FOR APPEAL

## Saint Paul City Council – Legislative Hearings

RECEIVED

310 City Hall, 15 W. Kellogg Blvd.

SEP 19 2022

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

CITY CLERK

### We need the following to process your appeal:

- \$25 filing fee (non-refundable) (payable to the City of Saint Paul) (if cash: receipt number \_\_\_\_\_)
- Copy of the City-issued orders/letter being appealed
- Attachments you may wish to include
- This appeal form completed **check #: 8597**
- Walk-In OR  Mail-In  
for abatement orders only:  Email OR  Fax

**HEARING DATE & TIME**  
(provided by Legislative Hearing Office)  
Tuesday, Oct 4th

Time: you will be called between  
1pm & 4pm

Location of Hearing:  
Teleconference due to Covid-19 Pandemic  
**called @ 612-386-4478**

## Address Being Appealed:

Number & Street: 717 HOPE ST N City: ST. PAUL State: MN Zip: 55106

Appellant/Applicant: Jesse Olson Email OLSONJESSE7@GMAIL.COM  
*City Manager/owner*

Phone Numbers: Business \_\_\_\_\_ Residence \_\_\_\_\_ Cell 612-386-4478  
*J+B Community Services*

Signature: Jesse Olson Date: 9/19/2022

Name of Owner (if other than Appellant): J+B COMMUNITY SERVICES LLC

Mailing Address if Not Appellant's: 3246 39th Ave S, Minneapolis, MN 55406

Phone Numbers: Business \_\_\_\_\_ Residence \_\_\_\_\_ Cell 612-386-4478

## What Is Being Appealed and Why? Attachments Are Acceptable

- Vacate Order/Condemnation/
- Revocation of Fire C of O
- Summary/Vehicle Abatement
- Fire C of O Deficiency List/Correction
- Code Enforcement Correction Notice
- Vacant Building Registration **NOT VACANT/Abandoned. Multiple building permits are being finalized All work orders are done and have been done since August 26th 2022.**
- Other (Fence Variance, Code Compliance, etc.)

# Appeal Details

## Company name

To: Legislative Hearings Officer/  
From: Jesse Olson – Owner 717 Hope St N  
CC:  
Date: 9/19/2022  
Re: Appeal of vacant building registration

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## Appeal:

I purchased 717 Hope St N end of 2021. Previous owner had a long history of mismanaging the repairs and complying with inspection orders.

I undertook a large renovation to bring the building up to date in many areas beyond what was on the original deficiencies letter.

This project did take longer than I anticipated and I do agree with Fire inspector Leanne Shaff having given a deadline to complete her orders by August 30<sup>th</sup> 2022. The problem is miscommunication. Leanne and I did not define what completed meant. I completed all items on the attached list marked “original deficiencies”. Leanne seems to have wanted all building permits closed for the entire renovation which did not relate to many items on her list.

There was no need for this to become a Vacant Building when a full renovation is complete and only final inspections are being passed. As of today, 9/13/2022 another permit is closed- Electrical. Tomorrow AM I will request final building permit to be closed.

This is not in the spirit of a vacant building registration.

Thank You for your consideration.

Jesse Olson  
Owner  
717 Hope St N  
St Paul, MN 55106



CITY OF SAINT PAUL

375 Jackson Street, Suite 220  
Saint Paul, MN 55101-1806Telephone: 651-266-8989  
Facsimile: 651-266-1919  
www.stpaul.gov/dst

September 13, 2022

J & B Community Services Llc  
3246 39th Ave S  
Minneapolis MN 55406-6857

Customer #:1488554

Bill #: 1685585

## VACANT BUILDING REGISTRATION NOTICE

The premises at **717 HOPE ST** has been inspected and found to meet the legal definition of a Vacant Building as described in Saint Paul Legislative Code, Chapter 43. You are required by law to register this building with the Department of Safety and Inspections, Vacant Building Division, by filling out and returning the registration form provided with this letter. You are also required to pay the annual Vacant Building Registration Fee of **\$2,459.00**. The fee is due upon receipt of this letter and must be paid no later than thirty (30) days from the date of this letter, as required in Saint Paul Legislative Code, Chapter 43. If this building is vacant due to a fire, complete the enclosed registration form and return it to this office within 30 days.

**Payment must be received by October 13, 2022 .**

You may pay this registration fee online by going to **online.stpaul.gov** and selecting the 'Make a Payment' option. You will need your customer number and bill number to process a payment - both can be found on this letter.

To pay this invoice by mail please send this registration form along with payment to:

DEPARTMENT OF SAFETY AND INSPECTIONS  
375 Jackson Street, Suite 220  
Saint Paul, MN 55101-1806  
**Do Not Mail Cash**

If you wish to pay in person, you may do so from 8:00am to 4:00pm Monday through Friday at the above address.

You may file an appeal to this fee or registration requirements by contacting the City Clerk's Office by calling (651)266-8688. Any appeal of this fee must be made within ten (10) days of the date of this notice.

**If the registration fee is not received in this office within 45 days of the date of this letter, the full amount owed will be assessed to, and collected with, the taxes for this property as permitted by Saint Paul Legislative Code Chapter 43.**

The Code Enforcement Officer has notified the Building Inspection and Design Section that this property meets the legal definition of a registered vacant building and in accordance with Legislative Code Chapter 33, no permits (except demolition, wrecking and removal permits) will be issued until the requirements of all applicable ordinances are fulfilled.

All category 2 and category 3 vacant buildings must be winterized with gas and water services shut off or, alternately, an excess flow gas valve must be installed in the dwelling, within sixty (60) days of the date of this notice.

**WRITTEN PERMISSION FROM THE CITY OF SAINT PAUL IS REQUIRED BEFORE A CATEGORY 2 OR CATEGORY 3 VACANT BUILDING CAN BE OCCUPIED OR SOLD.**

**Category 2:** Requirements include: 1. register/re-register the building, 2. pay outstanding fee(s), 3. obtain a code compliance report, 4. submit for approval a rehab cost estimate from a licensed contractor and a schedule for completion of all code compliance work, 5. submit proof of financial responsibility acceptable to the City, and 6. obtain Zoning approval of the proposed use.

**Category 3:** All requirements listed for Category 2 vacant buildings, AND obtain a **Certificate of Occupancy OR Certificate of Code Compliance** prior to the sale of the building.

If the use of this building meets the definition of a nonconforming use by the Zoning Code, then the use will lose its nonconforming status 365 days from the date the building was declared vacant.

**You must contact the Enforcement officer , James Hoffman, at 651- 266- 1947 to find out what must be done before this building can be legally reoccupied.**

The Enforcement Officer may declare this building to constitute a Nuisance Building subject to demolition and issue an Order to Abate under authority of Legislative Code Chapter 45. In the event this building is declared a Nuisance Building, subject to demolition, the Enforcement Office will notify all owners and interested parties of the Order to Abate as provided in the Legislative Code Chapter 45.

If you have questions about this annual registration fee or other vacant building requirements, please contact the District Inspector, James Hoffman, at 651- 266- 1947.

This registration form and fee is required by law. Your prompt attention to this matter is appreciated.

Steve Magner  
Vacant Buildings Program Manager

Enclosures: Regulations Requirements Information  
Vacant Building Registration Form

SM: jh  
vb\_registration\_notice 11/14

ORIGINAL: DEFICIENCIES

DEPARTMENT OF SAFETY AND INSPECTIONS  
Fire Inspections Division

Ricardo X. Cervantes, Director



CITY OF SAINT PAUL

375 Jackson Street, Suite 220  
St Paul, Minnesota 55101-1806

Telephone: 651-266-8989  
Facsimile: 651-266-9124  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

July 16, 2021

GEORGE RICHIE  
2303A 7TH ST  
CUMBERLAND WI 54829 USA

2599 yr old  
PREVIOUS  
OWNER

RE: RE-INSPECTION FIRE CERTIFICATE OF OCCUPANCY WITH DEFICIENCIES  
717 HOPE ST

Ref. # 126257

Dear Property Representative:

Your building was re-inspected for the Fire Certificate of Occupancy on July 14, 2021. Approval for occupancy will be granted upon compliance with the following deficiency list. The items on the list must be corrected immediately.

**A reinspection will be made on July 28, 2021 at 11:15 AM.**

Failure to comply may result in a criminal citation or the revocation of the Fire Certificate of Occupancy. The Saint Paul Legislative Code requires that no building be occupied without a Fire Certificate of Occupancy. The code also provides for the assessment of additional reinspection fees.

DEFICIENCY LIST

1. Exterior - Back Yard - MSFC 307.1 - All fires on the ground must be a minimum of 25 feet from structures or contained in a grill or outdoor fireplace. Wind speeds must be under 10 mph, constantly attended, a means of extinguishment must be provided. Only natural firewood can be burned (no construction materials, brush or waste materials), and fire shall be extinguished if the smoke is deemed a nuisance. A citation will be issued for non-compliance. -Discontinue burning unapproved material. The small fire pit has cardboard inside.
2. Exterior - Doors - SPLC 34.33 (3) - Repair and maintain the door in good condition.
  - Unit 1 -The front entry door storm door is missing the screen.
  - Unit 2 - The front entry door is missing the strike plate and is coming loose from the hinges.

3. Exterior - Throughout - SPLC 34.08 (6) - Remove the accumulation of exterior storage that creates a nuisance or harbors rodents. -There is an accumulation of household items being stored on the side and back of the property. There is a bucket/tote that has standing water in it. Immediately dispose of the standing water.
4. Exterior - Throughout - SPLC 34.09 (1)(2), 34.33 (1) - Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional manner free from chipped or peeling paint.  
There are different sections of the retaining walls that has very large cracks and sections that have broken off and have large holes. The frames and trims for the windows and doors have chipped and peeling paint.  
NEW - July 14, 2021 - The brick window box at the front of the house is damaged and has a large piece broken off.
5. Exterior - Throughout - SPLC 34.08 (1), 34.32 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.
6. Exterior - Window Screens - SPLC 34.09 (4), 34.33 (3) -Provide or repair and maintain the window screen.
7. Exterior - Windows - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition. -NEW - July 14, 2021 - There are windows with broken glass and another window missing the glass pane.
8. Interior - Back Hallway - MSFC 1030.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit path. -There are items being stored in the back-hallway area. Remove all items and maintain this area clear at all times.
9. Interior - Basement - MSFC 1103.8.1 Replacement of smoke alarms. Single- and multiple-station smoke alarms shall be replaced when: 1. They fail to respond to operability tests. 2. They exceed ten years from the date of manufacture. Smoke alarms shall be replaced with smoke alarms having the same type of power supply. -The hard-wired smoke alarm in the basement is chirping and appears to be expired.
10. Interior - Basement - MSFC 605.1 -Provide a grounding jumper around the water meter. - The grounding jumping cable for the water meter has come loose. Properly reconnect the grounding jumping cable.
11. Interior - Basement - MSFC 803.1 - Wall and/or ceiling finishes exceed the code requirements for flame spread ratings. Remove or provide documentation of flame spread compliance. -There is cardboard on the basement ceiling. Remove the cardboard.
12. Interior - Basement - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.  
There are different sections of the basement stone wall that is breaking away.  
Above the boiler, there are a couple of truss members that have come loose.

13. Interior - Basement - SPLC 34.11 (5), 34.35 (2) - Contact a licensed contractor to repair or replace the water heater. This work may require a permit(s). Call DSI at (651) 266-8989.-The water heater that is labeled 04/2011 has been installed without a permit. The exhaust duct is not properly attached to the chimney wall and at the top and the water lines are of the incorrect type. Immediately contact a licensed contractor to bring the water heater up to code under permit.
14. Interior - Basement & Back Hallway - MSFC 315.3 - Provide and maintain orderly storage of materials.
15. Interior - Basement & Back Hallway - MN Stat 299F.18 - Immediately remove and discontinue excessive accumulation of combustible materials.
16. Interior - Basement Door - MSFC 1008.1.9.3 - Remove unapproved locks from the exit doors. The door must be openable from the inside without the use of keys or special knowledge or effort. -Remove the hasp-lock on the basement door.
17. Interior - Basement Door - SPLC 34.33 (3) - Repair and maintain the door in good condition. -The door knob is missing for the basement door.
18. Unit 1 - Bathroom - SPLC 34.11 (1), MSBC 2902.1, SPLC 34.35 (1), MPC 301.1 - Repair or replace and maintain all parts of the plumbing system to an operational condition. -Repair or replace and maintain an approved private hand sink. This work may require a permit(s). Call LIEP at (651) 266-9090. One of the handles for the bathroom sink is missing.
19. Unit 1 - Bedroom - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. -There is unfinished repairs and water damages on the left bedroom ceiling.
20. Unit 1 - CO Alarm - MN State Statute 299F.50 Immediately provide and maintain an approved Carbon Monoxide Alarm in a location within ten (10) feet of each sleeping area. Installation shall be in accordance with manufacturer's instructions. -The carbon monoxide alarm is missing.
21. Unit 1 - Doors - SPLC 34.33 (3) - Repair and maintain the door in good condition. -The door knob for the back-entry door is missing, the door rubs against the floor, the trim on the outside of the door is missing and the door is damaged.  
Bedroom doors have loose door knobs, missing strike plates and have damages on them. The door knob for the front entry door is loose and unsecured.
22. Unit 1 - Floor - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner. -The kitchen floor and hallway floor are damaged.
23. Unit 1 - Kitchen - SPLC 34.12 (2), SPLC 34.36 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition to properly and safely perform their intended function in accordance with the provisions of the applicable code.-NEW - July 14, 2021 - The handles for the refrigerator have broken off and are now missing.

24. Unit 1 - Left Bedroom - MSFC 605.1 - Remove unapproved exposed wiring and install in accordance with the electrical code. This work may require a permit(s). Call DSI at (651) 266-8989.-By the left bedroom door, there is a wire taped to the floor and the end piece appears to be burn. Properly remove this wire.
25. Unit 1 - Light Fixture - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped. -The light fixture in the bedroom is missing the cover.
26. Unit 1 - Smoke Alarm - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area. -The hard-wired smoke alarm in the hallway is missing.
27. Unit 1 - Walls - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.  
In the right bedroom, there is wall damages and large cracks under the bedroom windows.  
In the left bedroom, there is water damages on the wall.  
A section of the shower wall is missing tiles.
28. Unit 1 - Windows - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition. -The bathroom and bedroom windows are in disrepair with broken glass, missing latches, popped out storm windows and one window that does not open.
29. Unit 1 - Smoke Alarms - MSFC 1103.8.1Replacement of smoke alarms. Single- and multiple-station smoke alarms shall be replaced when: 2. They exceed ten years from the date of manufacture. Smoke alarms shall be replaced with smoke alarms having the same type of power supply. -The smoke alarms in the bedrooms are expired.
30. Unit 1 & 2 - Entry Doors - SPLC 34.09 (4) I - Repair and maintain an approved one-inch throw single cylinder deadbolt lock.  
Unit 1 - The deadbolt is sticking and the plate around the bolt is loose.  
Unit 2 - The back-entry door is missing the deadbolt and the door knob.
31. Unit 1 & 2 - Water - SPLC 34.11(5), 34.35(2), MPC 408.3 - Provide adequate hot water between 110 degrees F and 120 degrees F.  
Unit 1 - The hot water temperature has been read at 136 degrees Fahrenheit.  
Unit 2 - The hot water temperature has been read at 141.4 degrees Fahrenheit.
32. Unit 2 - CO Alarm - MN State Statute 299F.50 Immediately provide and maintain an approved Carbon Monoxide Alarm in a location within ten (10) feet of each sleeping area. Installation shall be in accordance with manufacturer's instructions. -The carbon monoxide alarm is missing.
33. Unit 2 - Doors - SPLC 34.33 (3) - Repair and maintain the door in good condition.  
The veneer surface for the small room is damaged and the door does not close properly.



The bedroom door and back entry door have loose and damaged door knobs.  
The side of the bedroom door is cracked.

34. Unit 2 - Kitchen - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -The wall underneath the kitchen sink is damaged and has a very large opening. Properly repair and seal the opening.
35. Unit 2 - Kitchen - SPLC 34.11 (1), MSBC 2902.1, SPLC 34.35 (1), MPC 301.1 - Repair or replace and maintain all parts of the plumbing system to an operational condition. - Repair or replace and maintain an approved kitchen sink. This work may require a permit(s). Call LIEP at (651) 266-9090. The kitchen sink is leaking. Water is being collected in a large bucket.
36. Unit 2 - Kitchen - SPLC 34.10 (7) - Repair and maintain the cabinets in an approved manner. The base of the kitchen sink cabinet is destroyed. Replace the base. The cabinet next to the stove is missing the door.
37. Unit 2 - Light Fixture - SPLC 34.12 (2), SPLC 34.36 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition to properly and safely perform their intended function in accordance with the provisions of the applicable code.- The light fixture in the back stairway is missing.
38. Unit 2 - Smoke Alarms - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area. -All the hard-wired smoke alarms are missing. Provide hard-wired smoke alarms.
39. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.

Saint Paul Legislative Code authorizes this inspection and collection of inspection fees. For forms, fee schedule, inspection handouts, or information on some of the violations contained in this report, please visit our web page at: <http://www.stpaul.gov/cofo>

You have the right to appeal these orders to the Legislative Hearing Officer. Applications for appeals may be obtained at the Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102 Phone: (651-266-8585) and must be filed within 10 days of the date of the original orders.

If you have any questions, email me at [Efrayn.Franquiz@ci.stpaul.mn.us](mailto:Efrayn.Franquiz@ci.stpaul.mn.us) or call me at 651-266-8955 between 7:30 a.m. - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Efrayn Franquiz  
Fire Safety Inspector  
Ref. # 126257

An Equal Opportunity Employer