



# APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

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CITY CLERK

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

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
  - Walk-In OR  Mail-In *check #3170*
- for abatement orders only:  Email OR  Fax

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|---|
| <p><b>HEARING DATE &amp; TIME</b><br/>         (provided by Legislative Hearing Office)<br/>         Tuesday, <u>Feb 1, 2022</u></p> <p>Time: you will be called between<br/> <u>1:30</u> &amp; <u>3:30 PM</u></p> <p>Location of Hearing:<br/>         Teleconference due to Covid-19 Pandemic</p> |
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## Address Being Appealed:

Number & Street: 281 Sturgis City: St. Paul State: MN Zip: 55102

Appellant/Applicant: Susan M. Beatty Email: suebeatty37@gmail.com

Phone Numbers: Business \_\_\_\_\_ Residence \_\_\_\_\_ Cell 651-665-0403

Signature: Susan M. Beatty Date: Jan 25, 2022

Name of Owner (if other than Appellant): \_\_\_\_\_

Mailing Address if Not Appellant's: 281 Sturgis #1 St. Paul MN 55102

Phone Numbers: Business \_\_\_\_\_ Residence \_\_\_\_\_ Cell 651-665-0403

## 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 \_\_\_\_\_
- Other (Fence Variance, Code Compliance, etc.) \_\_\_\_\_



CITY OF SAINT PAUL

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

Telephone: 651-266-8989  
Facsimile: 651-266-8951  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

January 19, 2022

VSM REAL ESTATE LLC  
7401 METRO BLVD SUITE 500  
EDINA MN 55439 USA

**\*AMENDED JANUARY 7<sup>th</sup> NOTICE\***

**FIRE INSPECTION CORRECTION NOTICE**

RE: 281 STURGIS ST  
Ref. #108641  
Residential Class: C

Dear Property Representative:

Your building was inspected on January 7, 2022 for the renewal of your Fire Certificate of Occupancy. Approval for occupancy will be granted upon compliance with the following deficiency list. The items on the list must be corrected prior to the re-inspection date.

**A re-inspection will be made on March 1, 2022 at 10:00am.**

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 shall be occupied without a Fire Certificate of Occupancy. The code also provides for the assessment of additional re-inspection fees.

**YOU WILL BE RESPONSIBLE FOR NOTIFYING TENANTS IF ANY OF THE FOLLOWING LIST OF DEFICIENCIES ARE THEIR RESPONSIBILITY.**

**DEFICIENCY LIST**

1. SPLC 34.23 (2) Illegal occupancy. If any dwelling unit, structure or any part thereof is occupied by more occupants than provided by this chapter or is erected, altered or occupied contrary to law, the unit, structure or part thereof shall be deemed an unlawful structure and the enforcement officer shall cause the unit or structure vacated. It shall be unlawful to occupy such unit or structure until it or its occupation, as the case may be, has been made to conform to the law.

**-Basement unit was cited as an illegal occupancy on Feb 25, 2009 and July 13, 2012. Truth in Sale Housing Report dated Feb 8, 2017 disclosed building was inspected as a duplex. On January 7th, 2022 inspection, illegal basement was found to be in use.**

**Immediately vacate the basement unit by March 1<sup>st</sup>, 2022 and remove all appliances, remove all fixtures, and properly cap utility lines.**

2. MSFC 102.3, MSFC 102.4 MSBC 1300.022 Subp. 3 - The occupancy group or use division of this building has been changed from that previously approved. Discontinue the unapproved occupancy or use or contact the Building Official at 651-266-8989 with your code analysis and to comply with requirements for approved occupancy. **-Building has been converted back into a triplex (illegal basement unit) without proper permits and approval.**

3. SPLC 62.101 - Use of this property may not conform to zoning ordinance. Discontinue unapproved use or call DSI Zoning at (651) 266-8989 to convert to legal use. Discontinue: **Use of illegal basement unit.**

4. 1 ST floor - 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. **-First floor apartment bathroom is leaking water into basement apartment living room.**

5. Apartment 1 - Bathroom - NEC 406.4(D)(3) - GFCI outlets shall be provided where replacements are made at outlets that are required to be so protected elsewhere in this Code. **-GFI not working Properly in the first floor bathroom.**

6. Apartment 1 - hallway/ bedroom - MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm located outside each sleeping area. **-Have smoke alarm installed in the First floor apartment in the hallway and second bedroom.**

7. Basement apartment - Living room - MSFC 604.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989. **-Residence in the Basement apartment stated that there was water coming from light fixture in the living room. 1st floor bathroom above that area.**

8. Exterior - Porch - SPLC 34.09 (2)(b), 34.33 (1)(d) - Provide and maintained the roof weather tight and free from defects. **-Have fascia repaired on the West side of front porch. Squirrels witnessed climbing trees and entering porch.**

9. Interior - Throughout - MSFC 901.6 - Provide required annual maintenance of the fire extinguishers by a qualified person and tag the fire extinguishers with the date of service. **-Have all extinguisher serviced in all units.**

10. Second floor - Throughout - MN Stat. 299F.51 - 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. **-Second floor apartment, Have CO detectors Relocated.**

11. SPLC 39.02(c) - Complete and sign the smoke alarm 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 this order.**

If you have any questions, email me at: [frank.turner@ci.stpaul.mn.us](mailto:frank.turner@ci.stpaul.mn.us) or call me at 651-266-8984 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,

Frank Thurner  
Fire Safety Inspector

Reference Number 108641