



# APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED

APR 10 2024

CITY CLERK

310 City Hall, 15 W. Kellogg Blvd.  
Saint Paul, Minnesota 55102  
Telephone: (651) 266-8585  
legislativehearings@ci.stpaul.mn.us

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

\$25 filing fee (non-refundable) (payable to the City of Saint Paul) (if cash: receipt number 885503)

Copy of the City-issued orders/letter being appealed & any attachments you may wish to include

Walk In     Mail     Email

Appeal taken by: Racquel

**HEARING DATE & TIME**

(provided by Legislative Hearing staff)

Tuesday, April 16, 2024

Location of Hearing:

Telephone: you will be called between 1:00 p.m. & 3:00 p.m.

In person (Room 330 City Hall) at: \_\_\_\_\_  
(required for all condemnation orders and Fire C of O revocations and orders to vacate)

## Address Being Appealed:

Number & Street: 507 Virginia St City: St. Paul State: MN Zip: 55103

Joann Nguyen, daughter

Appellant/Applicant: Si Nguyen Email littlesaigonmarketmn@gmail.com

Phone Numbers: Business 651-227-7136 Residence \_\_\_\_\_ Cell \*612-735-7953

Signature: \_\_\_\_\_ Date: 4/10/24

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

Mailing Address if Not Appellant's: \_\_\_\_\_

Phone Numbers: Business \_\_\_\_\_ Residence \_\_\_\_\_ Cell \_\_\_\_\_

**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.)

Property 507 Virginia is having boiler replaced due to gas leak. No occupants because fire department condemned, due to gas leak.



CITY OF SAINT PAUL

March 28, 2024

Emailed: 4/9/24

Saigon Investment Group Llc  
7330 157th St W  
St Paul MN 55124-5101

Customer #:1579033

Bill #: 1827126

## VACANT BUILDING REGISTRATION NOTICE

The premises at **507 VIRGINIA 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 April 28, 2024 .**

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.

*matt.dornfeld@ci.saintpaul.mn.us*

**You must contact the Enforcement officer, Matt Dornfeld, at 651-266-1902 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, Matt Dornfeld, at 651-266-1902.

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: md  
vb\_registration\_notice 11/14

*Emailed - 4/9/24*



**SAINT PAUL**  
SAFETY & INSPECTIONS

DEPARTMENT OF SAFETY & INSPECTIONS (DSI)  
ANGIE WIESE, PE(MN), CBO, DIRECTOR

375 Jackson Street, Suite 220  
Saint Paul, MN 55101-1806  
Tel: 651-266-8989 | Fax: 651-266-9124

March 26, 2024

SI NGUYEN  
353 UNIVERSITY AVE W  
ST PAUL MN 55103USA

**NOTICE OF CONDEMNATION  
UNFIT FOR HUMAN HABITATION  
ORDER TO VACATE**

RE: 507 VIRGINIA ST  
Ref. #

Dear Property Representative:

Your building was inspected on March 21, 2024.

The building was found to be unsafe, unfit for human habitation, a public nuisance, a hazard to the public welfare or otherwise dangerous to human life. A Condemnation Placard has been posted on the building.

The following deficiency list must be completed, or the building vacated by the re-inspection date.

**A reinspection will be made on or after March 21, 2024.**

CONDEMNATION OF THE BUILDING REVOKES THE CERTIFICATE OF OCCUPANCY.

Failure to complete the corrections may result in a criminal citation. The Saint Paul Legislative Code requires that no building be occupied without a Fire Certificate of Occupancy.

## DEFICIENCY LIST

1. All Units - Basement - MMC 1006.4 - Provide properly sized and piped pressure relief valve. This work may require a permit(s). Call DSI at (651) 266-8989.-Unit 507, Flare on AB Valve. Unit 509, broken and sensitive line at AB Valve and replace control.
2. Entire Property - All Units - MFGC 406.5.2 - Immediately repair or replace the leaking fuel equipment piping. This work may require a permit(s). Call DSI at (651) 266-8989.-
3. Entire Property - All Units - SPLC 34.23, MSFC 111.1 - This occupancy is condemned as unsafe or dangerous. This occupancy must not be used until re-inspected and approved by this office. -Due to red-tagged equipment by Xcel (furnaces) in all units, gas leak and lack of basic utilities. Gas meter was pinned by Xcel and units are without heat and hot water.
4. Entire Property - All Units - MSFC 603.7 - Immediately discontinue use of unsafe heating appliance until repaired or replaced by a licensed contractor. This work may require a permit(s). Call DSI at (651) 266-8989. Red tags may not be removed except by fire department inspector. -Multiple red-tags placed by Xcel due to gas leaks on all furnaces/boilers.
5. Entire Property - Throughout - SPLC 34.09 (1)(2)(a), 34.33 (1)(b) - 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. -Peeling paint throughout exterior of property, including window frames, -*Doing NEW*
6. Throughout - 1. SPLC Sec. 40.01. - Fire certificate of occupancy requirement

(a) All existing buildings in the city are required to have and maintain a fire certificate of occupancy, issued by the department of safety and inspections. The fire certificate of occupancy shall be an indication that the building meets, at the time of inspection, all relevant codes to maintain the health, safety and welfare of the building's occupants and the general public.

(b) Provisional fire certificate of occupancy. When an owner-occupied dwelling changes to a rental dwelling unit, the owner of the dwelling must submit a completed application for a provisional certificate of occupancy, a completed owner's self-evaluation affidavit and pay the fee for a provisional certificate of occupancy within thirty (30) days of the change in use.

Under SPLC 40.03, owner and owner-occupied is defined as:

Owner. The person, firm, corporation or other entity listed in the records on file in the recorder's office as holding fee title to the building. For purposes of notice only, "owner" includes the owner's authorized agent or other person in control of the premises.

Owner-occupied. Dwellings which are the principal residence of the owner of record of the building and in which the owner resides. "Owner," for the purposes of this definition, means a natural person and does not include a corporation, partnership, or other entity.

Per these definitions, a Fire Certificate of Occupancy is required for the property.

Apply for a provisional Fire Certificate of Occupancy, have the building vacated, or convert the building to an owner-occupied status.

7. Unit 507 - Basement - MFGC Chapter 4 - Provide or replace fuel equipment piping in compliance with the mechanical code. This work may require a permit(s). Call DSI at (651) 266-8989.-Vent Pipe not attached.
8. Unit 509 - All Sleeping Rooms - MSFC 1010.1.9 - Remove unapproved locks from the unit doors. The door must be openable from the inside without the use of keys or special knowledge or effort. Remove hasp locks from all sleeping rooms on the second level immediately. *done.*
9. Windows - SPLC 34.09 (4) a, 34.33 (3) a - Repair and maintain the window glass. Windows shall be fully supplied with windowpanes which are without open cracks or holes. -Broken glass windows in front of property and along northside.

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: [der.vue@ci.stpaul.mn.us](mailto:der.vue@ci.stpaul.mn.us) or call me at 651-266-8988 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

Der Vue  
Fire Safety Inspector  
Ref. #

cc: Housing Resource Center  
Force Unit