



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

legislativehearings@ci.stpaul.mn.us

RECEIVED

DEC 11 2023

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 & any attachments you may wish to include

Walk In Mail Email
 Appeal taken by: _____

HEARING DATE & TIME

(provided by Legislative Hearing staff)

Tuesday, Dec. 19, 2023

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: 770 4th St E City: Saint Paul State: MN Zip: 55106

Appellant/Applicant: Peter Lee Email: peter.lee@uhinvestments.com

Phone Numbers: Business _____ Residence _____ Cell 6516004002

Signature: Peter Lee Digitally signed by Peter Lee Date: 2023.12.07 14:16:55 -06'00' Date: 12/07/2023

Name of Owner (if other than Appellant): Sheng Lee

Mailing Address if Not Appellant's: 778 Viking Dr E, Maplewood, MN 55117

Phone Numbers: Business _____ Residence _____ Cell 6512261361

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.) Code Compliance 2; see attachment

Code Compliance – Category 2 Appeal:

The property was recently renovated at the end of 2022 (paint, new carpet/flooring throughout property and miscellaneous repairs & structural repairs (new interior doors; trim; new windows)). Unfortunately, we began to encounter problems with the former tenant – this has been witnessed by both myself as well as our Fire Inspector at the time, James Thomas, throughout the duration of the tenancy. Often, we found that repairs made were short-lived, only having to repair them over and over – despite that, we continued regardless of the situation with the tenant.

In the last few months, increasing problematic and erratic behavior from the tenant has halted some of the ongoing maintenance. Our workers, including us, were met with threats of violence at attempts to address some of the necessary repairs.

At the beginning of last month, we notified the tenant that we intended to end the tenancy due to these increasing problems. After her refusal, we sought out an eviction lawyer and was in the process of pursuing legal action so we could reclaim the property.

While I understand the gravity of the situation as it relates to hygiene and cleanliness, we feel the designation of a Category 2 is excessive; the property has been otherwise well maintained regarding any structural or utility-related issues. And while there are a few major items in need of repair, specifically windows, we feel the overall current state of the property are issues that are primarily cosmetic and/or rectifiable cleanliness issues. With that said, we intend to install new carpet/flooring as well as new appliances and performing all remediation steps as it relates to cleanliness and function.

In conclusion, through the last 3 years, we have worked effortlessly and have spent thousands to maintain this property. We never intended or foresaw the issues that could amount from this single tenant. We do not intend to let this building continue in a downward slope and have all intentions of rehabilitating back to where we had it.



CITY OF SAINT PAUL

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

Telephone: 651-266-8989
Facsimile: 651-266-1919
www.stpaul.gov/dsi

December 01, 2023

Sheng Lee
United Hmong Investment Llc
778 Viking Dr
Maplewood MN 55117-1666

Customer #:1195644
Bill #: 1799844

VACANT BUILDING REGISTRATION NOTICE

The premises at **770 4TH ST E** 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 January 01, 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.

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



November 29, 2023

United Hmong Investment LLC
778 VIKING DRIVE E
MAPLEWOOD MN 55117-1666

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

RE: 770 4TH ST E
Ref. # 110945

Dear Property Representative:

Your building was inspected on November 29, 2023.

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.

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. Multiple locations - SPLC 34.09 (4) a, 34.33 (3) a - Repair and maintain the window glass. Windows shall be fully supplied with window panes which are without open cracks or holes. Multiple windows with broken panes of glass.
2. Retaining wall - SPLC 34.08 (5), 34.32 (3) - All accessory structures including, but not limited to, detached garages, sheds and fences shall be maintained structurally sound and in good repair. Provide and maintain exterior unprotected surfaces painted or protected from the elements. **Repair the damaged areas of the retaining wall.**

3. SPLC 39.02(c) - Complete and sign the smoke alarm affidavit and return it to this office.
4. SPLC 34.08 (1), 34.32 (1) - Sanitation. All exterior property areas shall be maintained in a clean, safe and sanitary condition, free from any accumulation of garbage, mixed municipal solid waste, animal feces or refuse.
5. SPLC 34.23, MSFC 111.1 - This occupancy is condemned as unfit for human habitation. This occupancy must not be used until re-inspected and approved by this office.
Condemning building due to but not limited to high amount a refuse throughout, feces, multiple broken window glass panes, both exit doors broken, multiple interior broken doors.

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: travis.almsted@ci.stpaul.mn.us or call me at 651-266-8977 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

Travis Almsted
Fire Safety Inspector II
Ref. # 110945

cc: Housing Resource Center
Force Unit