



# APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

JAN 25 2024

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
  - Walk-In OR  Mail-In
- for abatement orders only:  Email OR  Fax

**HEARING DATE & TIME**

(provided by Legislative Hearing Office)

Tuesday, February 6, 2024

Location of Hearing:

Telephone: you will be called between

1:30 p.m. & 3:30 p.m.

In person (Room 330 City Hall) at: \_\_\_\_\_  
(required for all Fire C of O revocation & vacate; Condemnation orders)

## Address Being Appealed:

Number & Street: 421 Thomas Ave. W. #1 City: St. Paul State: Mn Zip: 55103

Appellant/Applicant: \_\_\_\_\_ Email \_\_\_\_\_

\* Copy -> Emailed 1/19/24

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

Signature: \_\_\_\_\_ Date: 1/19/24

Name of Owner (if other than Appellant): D.E. Lewis Properties - Darrell Lewis-Bey

Mailing Address if Not Appellant's: 3566 49th St., Moline IL 61265

Phone Numbers: Business \_\_\_\_\_ Residence \_\_\_\_\_ Cell 651-900-2491

## 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.)

The city gave a 2 week notice to vacate,  
we need more time to find a place to move to.



By Order of the  
City of Saint Paul  
Department of Safety & Inspections  
Fire Inspection Division  
651- 266- 8989



# REVOCACTION NOTICE

The Fire Certificate of Occupancy required for the  
Occupancy or Use of This Building, has been Revoked.

It is unlawful to Use or Occupy this building

After: January 23, 2024.

Persons Using or Allowing the Use or Occupancy of  
This Building, are Subject to Criminal Penalties.

Building Address: 421 Thomas Ave

Code: SPLC, Art.: 40, Sect. 06.

Inspector: H. Caballero, Date: 1-09-24.

Under Penalty of Law, this notice shall not be removed without authorization from the  
Department of Safety & Inspections

Any Person affected by this Order, may file an appeal at the Office of the City Clerk,  
Room 310, City Hall, 15 Kellogg Blvd. West, or call (651) 266-8688 within 10 days  
of the original notice. The cost to file an appeal is \$25. and must include a copy  
of the letter of Revocation. This letter of Revocation is available at: Saint Paul Department  
of Safety & Inspections, Fire Inspection Division, 375 Jackson Street Suite #220 Saint Paul, MN 55101



January 9, 2024

Occupant(s)  
421 Thomas Ave  
Saint Paul, MN 55103

### **Revocation of Fire Certificate of Occupancy and Order to Vacate**

RE: 421 THOMAS AVE  
Ref. # 110639

Dear Property Representative:

Saint Paul Legislative Code provides that no building shall be occupied without a Certificate of Occupancy. In order to re-occupy the building, the following deficiencies (if applicable) must be corrected, and a complete Certificate of Occupancy inspection will be required.

**A re-inspection will be made on January 23, 2024, at 9:00 A.M or the property vacated.**

#### DEFICIENCY LIST

1. Basement - MSFC 603.5.3 - Provide clearance around all mechanical equipment. -1.) Discard items from around furnace.
2. Exterior - SPLC 34.09 (2)(a), 34.33 (1)(a) - Provide and maintain foundation elements to adequately support this building at all points. -1.) Crack in foundation.
3. Exterior - 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. -1.) Damaged siding throughout.
4. Exterior - SPLC 34.09 (2)(b), 34.33 (1)(d) - Provide and maintained the roof weather tight and free from defects. -1.) Facia is in disrepair throughout; sections have fallen off. 2.) Hole in facia under porch roof in front.
5. Exterior - SPLC 34.09 (3), 34.33(2) - Repair or replace the unsafe stairways, porch, decks, or railings in an approved manner. Every outside stair, porch and deck shall be constructed safely and shall be capable of supporting imposed loads as determined in the building code and shall be kept in a professional state of maintenance and repair with proper anchorage. This work may require a permit(s). Call DSI at (651) 266-

- 8989.-1.) Stairs on side of property are in disrepair. 2.) Front porch stair railing is in disrepair 3.) Cement stairs in front of property are in disrepair.
6. Hallway - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -1.) Hallway leading to upper unit.
  7. Lower Unit - 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. -1.) Whole in wall in lower unit bathroom with unapproved drain coming from the wall. Work must be completed under permit.
  8. Lower Unit - MSFC 604.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-1.) Kitchen lights are in disrepair.
  9. Lower Unit - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner. -1.) Bathroom floor is in disrepair. Floor is caving in.
  10. Lower Unit/Basement - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -1.) Crack in living area wall. 2.) Tuck points where needed on basement walls.
  11. Throughout - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window frame. -1.) Throughout, some windows do not stay open.
  12. Throughout - SPLC 34.12 (2), SPLC 34.36 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition to perform their intended function properly and safely in accordance with the provisions of the applicable code. - 1.) Repair damaged doors throughout.
  13. Throughout - MSFC 604.1- All light fixtures shall be maintained with protective globes if originally equipped. -1.) Missing globes throughout.
  14. Upper Unit - SPLC 34.10 (1), 34.34 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition. -1.) Remove mattresses from unit.
  15. Upper Unit - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.
  16. Upper Unit - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner. -1.) New carpet and flooring needed throughout.

17. Upper Unit - SPLC 34.10 (7) - Repair and maintain the cabinets in an approved manner.
18. Upper Unit - 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. -1.) Bathtub has a hole.
19. SPLC 34.09 (4), 34.33 (3) -All screens shall be maintained in a professional state of maintenance and repair.

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: [Hector.Caballero@ci.stpaul.mn.us](mailto:Hector.Caballero@ci.stpaul.mn.us) or call me at 651-266-9158 between 7:30 - 9:00 a.m.

Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Hector Caballero  
Fire Safety Inspector  
Ref. # 110639