

From: [Moermond, Marcia \(CI-StPaul\)](#)
To: [Zimny, Joanna \(CI-StPaul\)](#); [Vang, Mai \(CI-StPaul\)](#)
Subject: FW: 1629 Hartford
Date: Tuesday, December 1, 2020 1:26:32 PM
Attachments: [1629 Hartford BZA Denial.pdf](#)
[1629 Hartford Modified Permit Application.pdf](#)
[1629 Hartford Building Permit.pdf](#)
[1629 Hartford Sheriff's Sale.pdf](#)
[1629 Hartford Code Compliance Report.pdf](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Mai and Joanna, Can one of you attach these to the Legistar record? Thanks, Marcia

From: [Magner, Steve \(CI-StPaul\)](#) <steve.magner@ci.stpaul.mn.us>
Sent: Monday, November 30, 2020 5:35 AM
To: [Sheffer, Vicki \(CI-StPaul\)](#) <vicki.sheffer@ci.stpaul.mn.us>
Cc: [Moermond, Marcia \(CI-StPaul\)](#) <marcia.moermond@ci.stpaul.mn.us>; [Vang, Mai \(CI-StPaul\)](#) <mai.vang@ci.stpaul.mn.us>; [Zimny, Joanna \(CI-StPaul\)](#) <joanna.zimny@ci.stpaul.mn.us>
Subject: FW: 1629 Hartford

Vicki, Please add to the red folder.

Marcia, FYI this is back ground on this case.



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Steve Magner

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From: [Soley, Reid \(CI-StPaul\)](#) <reid.soley@ci.stpaul.mn.us>
Sent: Wednesday, November 25, 2020 4:05 PM
To: [Magner, Steve \(CI-StPaul\)](#) <steve.magner@ci.stpaul.mn.us>
Cc: [Yannarely, Joe \(CI-StPaul\)](#) <joe.yannarely@ci.stpaul.mn.us>; [Sheffer, Vicki \(CI-StPaul\)](#) <vicki.sheffer@ci.stpaul.mn.us>
Subject: RE: 1629 Hartford

Steve,

Before 1629 Hartford Avenue became a Cat 2 Vacant Building, the previous owner, 45 North Investment Properties LLC, applied for a building permit to add a full second story to the home on

8/24/2018. Their plans required BZA approval of two variances. One for maximum building height: the zoning code allows a 22 ft. limit; the plan called for a height of 24.8 ft. The second was for side-yard setback on the west side: code requires a 4 ft. minimum; their plan was for a 3.8 ft. setback (the same setback as the existing house).

An application to the BZA for those variances was made on 11/18/2018. The BZA denied the application on 12/3/2018 (see the attached resolution).

The building permit application was modified to lower the maximum building height to the allowable limit (22 ft.) and to increase the side-yard setback of the second-story addition to the required 4 ft. (see the attached, modified application). The building permit was paid for and issued on 1/2/2019 (see the attached permit).

The check that paid for the building permit, in the amount of \$2,846.58, was returned to DSI for insufficient funds. That was noted in AMANDA on 2/5/2019. Despite several notifications to the contractor and owner, another payment was never issued to DSI. It wasn't until 10/29/2019 that a stop-work order was issued by Jason Brash, a DSI Building Inspector.

Lima One Capital, the mortgage lender, foreclosed on this property on 12/26/2019 (see attached sheriff's sale documents).

On 8/31/2020 an OTA was mailed and the property was placed in Cat 3 status. On 9/3/2020 the status was taken back to Cat 2 because an intended buyer submitted an executed purchase agreement. On 10/28/2020 we were notified that the intended buyer could not produce the required funding and the purchase agreement was canceled. That same day the property was placed back in Cat 3 status. On 11/6/2020 a Notice of Public Hearings was mailed.

On 11/23/2020 Building Inspector Nathan Bruhn, in an email, wrote: "At the time of my code compliance inspection the roof had not changed. It was still at the 24' 8". (Please see the attached Code Compliance Report, dated 5/7/2020). If that is the case, then either another application must be made to the BZA (if that is even allowable) to grant a height variance or the height of the structure must be reduced to 22 ft. Nathan didn't inform us of whether the side-yard setback requirement was met when the addition was built.

Please let me know, Steve, if there is any additional information you'd like me to add.



Reid Soley

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“DSI’s Mission: To preserve and improve the quality of life in Saint Paul by protecting and promoting public health and safety for all.”

From: Magner, Steve (CI-StPaul) <steve.magner@ci.stpaul.mn.us>
Sent: Thursday, November 19, 2020 5:26 AM
To: Soley, Reid (CI-StPaul) <reid.soley@ci.stpaul.mn.us>
Cc: Yannarely, Joe (CI-StPaul) <joe.yannarely@ci.stpaul.mn.us>; Sheffer, Vicki (CI-StPaul) <vicki.sheffer@ci.stpaul.mn.us>
Subject: FW: 1629 Hartford

Reid, please check into this and provide me a short report for Marcia.



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From: Moermond, Marcia (CI-StPaul) <marcia.moermond@ci.stpaul.mn.us>
Sent: Wednesday, November 18, 2020 8:12 PM
To: Magner, Steve (CI-StPaul) <steve.magner@ci.stpaul.mn.us>; Yannarely, Joe (CI-StPaul) <joe.yannarely@ci.stpaul.mn.us>; Soley, Reid (CI-StPaul) <reid.soley@ci.stpaul.mn.us>
Cc: Vang, Mai (CI-StPaul) <mai.vang@ci.stpaul.mn.us>; Zimny, Joanna (CI-StPaul) <joanna.zimny@ci.stpaul.mn.us>
Subject: 1629 Hartford

Looks like this is on for LH 12/8. Wondering if you can include in the staff report what’s up with the denied building permit and BZA case and the half done 2nd story construction. Thanks.