



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

310 City Hall, 15 W. Kellogg Blvd.
Saint Paul, Minnesota 55102
Telephone: (651) 266-8585

RECEIVED

FEB 10 2021

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 #2803)
- 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, _____

Time _____

Location of Hearing:

Room 330 City Hall/Courthouse

Address Being Appealed:

Number & Street: 1256 Wilson Ave #110 City: St Paul State: MN Zip: 55106

Appellant/Applicant: Onnis Gonzalez-Buell Email: MOrtner@OandB-LLC.com

Phone Numbers: Business 651-621-4191 Residence _____ Cell _____

Signature: [Signature], attorney for Onnis Gonzalez-Buell Date: 02/08/2021

Name of Owner (if other than Appellant): Halverson & Blaiser Group Ltd

Mailing Address if Not Appellant's: 7800 Metro Parkway #300, Bloomington, MN 55425

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.)

Comments:

I am the attorney representing the tenant, Onnis Gonzalez-Buell and file this appeal on her behalf. The landlord has imposed unreasonable demands on the tenants regarding their residency at the subject unit because of the subject of the correction notice.

Regards,

Michael Ortner (0330115)

Re: 1256 Wilson Ave #110 – Onnis Gonzalez-Buell
Ref No.: 124972

Dear Clerk:

I represent Onnis Gonzalez-Buell with regard to her tenancy at 1256 Wilson Avenue, Unit 110 in St. Paul. Enclosed for filing please find:

- 1) Application for Appeal of Code Enforcement Correction Notice with attachments; and
- 2) Check for \$25.00

I request the soonest possible hearing date.

Do not hesitate to contact me if you have any questions.

Sincerely,



Michael Ortner

Dir. Dial: (651) 621-4191

MOrtner@OandB-LLC.com

Encl.

Lakes & Plains Building, 842 Raymond Avenue, Suite 200, Saint Paul, MN 55114 | p: 651.321.2119 | f:651-251-1183
contact@oandb-llc.com | www.oandb-llc.com

* Licensed in Minnesota, Iowa, and Washington

** Licensed in Minnesota and Wisconsin

DEFICIENCY LIST

1. Unit 110 - Bathroom - MSFC 703.1 - Provide and maintain fire rated wall construction with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-8989. The minimum rating must be:1 Hour-
2. Unit 110 - Bathroom - MSFC 703.1, 1106.1 - Provide and maintain fire rated floor and/or ceiling construction with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-8989. The minimum rating must be:1Hour-
3. SPLC 33.03 PERMITS WHEN REQUIRED (b) Plumbing. NO PERSON SHALL INSTALL, REMOVE ,REPAIR, OR REPLACE OR CAUSE TO BE INSTALLED REMOVED, ALTERED, REPAIRED OR REPLACED ANYPLUMBING.-PERMITS REQUIRED FOR ALL PLUMBING WORK

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: james.thomas@ci.stpaul.mn.us or call me at 651-266-8983 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,

James Thomas
Fire Safety Inspector

Ref. # 124972

HBG

HALVERSON and BLAISER GROUP, Ltd

Jaron Buell
Onnis Gonzalez-Buell
1256 Wilson Ave
Saint Paul, MN 55106
Unit 110

Dear Mr & Mrs Buell,

This is to inform you that East Side Apartments, managed by Halverson & Blaiser are giving you a **72 hour notice to vacate** the unit located at 1256 Wilson Ave, Saint Paul, MN 55106 # 110 which would be **NO LATER THAN 2/7/2021 by 5pm**. The unit in question will be inhabitable for the length of **6 weeks** due to the extent of damage, availability of materials due to COVID, and need of City cooperation to have tenants **NOT** occupy the unit since the nature of the work requires us to disable the bathroom in its entirety.

We do **NOT** have another unit available to transfer you to, so you would need to contact your Renters Insurance to assist with lodging.

You will need to **VACATE** the unit in order to affect the city-ordered repairs.

Thank you for your cooperation in this matter. If you have any questions, please have your attorney contact our attorney.

CC: Morgan Okney, Attorney

CC: Jessica Nelson, Regional Portfolio Manager

ENTERED
2/4/2021
[Signature]

A Diversified Real Estate Development, Investment & Management Group

7800 Metro Parkway, Suite 300
Bloomington, Minnesota 55425
p 952 851 3194 f 952 851 3195
www.awesomeapartments.com

275 Fourth Street East, Suite 735
Saint Paul, Minnesota 55101
p 651 227 7053 f 651 789 7059
www.hbg ltd.com



February 2, 2021

HALVERSON & BLAISER GROUP LTD.
7800 METRO PKWY #300
BLOOMINGTON MN 55425

CORRECTION NOTICE - COMPLAINT INSPECTION

RE: 1256 WILSON AVE
Ref. # 124972

Dear Property Representative:

An inspection was made of your building on February 2, 2021 in response to a referral. You are hereby notified that the following deficiency list must be corrected immediately. A reinspection will be made on February 8, 2021 at 11:30a.m..

Failure to comply may result in a criminal citation or revocation of the Certificate of Occupancy. The Saint Paul Legislative Code requires that no building shall be occupied without a Certificate of Occupancy. The code also provides for the assessment of additional reinspection fees.

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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>

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