



APPLICATION FOR APPEAL

Saint Paul City Clerk

RECEIVED 310 City Hall, 15 W. Kellogg Blvd.
MAY 31 2012 Saint Paul, Minnesota 55102
CITY CLERK Telephone: (651) 266-8560

The City Clerk needs the following to process your appeal:

- \$25 filing fee payable to the City of Saint Paul (if cash: receipt number _____)
- Copy of the City-issued orders or letter which are being appealed
- Attachments you may wish to include
- This appeal form completed
- Walk-In OR Mail-In

<i>YOUR HEARING Date and Time:</i>
Tuesday, <u>6-12-12</u>
Time <u>1:30 P.M.</u>
<i>Location of Hearing:</i>
<u>Room 330 City Hall/Courthouse</u>

Address Being Appealed:

Number & Street: 684 Rose Street City: St. Paul State: MN Zip: 55106

Appellant/Applicant: Roxanne W. Larsen Email rwlarsen@comcast.net

Phone Numbers: Business 651-771-5501 Residence 651-779-7201 Cell _____

Signature: Roxanne W. Larsen Date: 05-25-2012

Name of Owner (if other than Appellant): Payne Maryland Development Co., LLC

Address (if not Appellant's): 1115 Greenbrier Street, St. Paul, MN 55106

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
 - Fire C of O: Only Egress Windows
 - Code Enforcement Correction Notice
 - Vacant Building Registration
 - Other
- See attachment

APPLICATION FOR APPEAL – 684 Rose Avenue, St. Paul, MN 55106

In 2007, the Payne Maryland Development Company, LLC was founded by Merrick Community Services and Arlington Hills Lutheran Church (two non-profits) in a spirit of cooperation with the City of St. Paul to acquire and hold four duplex properties on Rose Avenue near Greenbrier, in anticipation and support of the Payne Maryland Project.

Two of these properties (670 and 676 Rose Avenue) have already been purchased by the City of St. Paul from the LLC and demolished for this purpose.

The LLC was never in this project to be long-time landlords. This was to be a short-term proposition. Consequently, the tenants in the remaining two duplexes, 680 and 684 Rose Avenue are on month-to-month leases. We continue to keep the duplexes in good repair. We had a Fire Inspection at 680 Rose Street just a few months ago and every item brought to our attention was corrected and brought in to compliance.

In this latest inspection by the Fire Inspector (Reference #114343), we have completed most of the items listed for correction. The Fire Inspector is slated to be back at the property on June 1st. However, we are concerned about No. 6 on the correction report, i. e. the “approved escape windows” needed in the bedrooms in the upstairs and downstairs units. We would like to appeal this request due to the short term nature of our ownership of these properties. We currently are in negotiation with the City to resolve these two remaining duplexes adjacent to the slated demolition of the Arlington Hills Parks and Recreation Center and soon to be constructed on the site a new library and parks and recreation building (“Payne Maryland Project”).

If you have any questions, you can reach me at my place of work: Arlington Hills Lutheran Church, 1115 Greenbrier Street, St. Paul, MN 55106 – 651-779-7201.

Roxanne W. Larsen, president
PAYNE MARYLAND DEVELOPMENT CO., LLC



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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

Telephone: 651-266-8989
Facsimile: 651-266-8951
Web: www.stpaul.gov/dsi

May 2, 2012

PAYNE MARYLAND DEV CO
C/O APPLGATE
PO BOX 32
NEW RICHMOND WI 54017-0659

FIRE INSPECTION CORRECTION NOTICE

RE: 684 ROSE AVE E
Ref. #114343
Residential Class: C

Dear Property Representative:

Your building was inspected on May 2, 2012 for the renewal of your Fire Certificate of Occupancy. Approval for occupancy will be granted upon compliance with the following deficiency list. The items on the list must be corrected prior to the re-inspection date. **A re-inspection will be made on June 1, 2012 at 12:00 PM.**

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

YOU WILL BE RESPONSIBLE FOR NOTIFYING TENANTS IF ANY OF THE FOLLOWING LIST OF DEFICIENCIES ARE THEIR RESPONSIBILITY.

DEFICIENCY LIST

1. Exterior - SPLC 34.09 (2) 34.32 (2) - Provide an approved guardrail and handrail on rear entry stairs with intermediate balustrade or rails 4 inches or less apart. This work may require a permit(s). Call DSI at (651) 266-9090.
2. Exterior - SPLC 71.01 - Provide address numbers on garage per HN-1 handout located at <http://www.stpaul.gov>.
3. Interior - Basement - MSFC 703 - Repair and maintain the required fire resistive construction for basement ceiling with approved materials and methods. This work may require a permit(s). Call DSI at (651) 266-9090.
4. Interior - Basement - MSFC 605.1 - Remove unapproved exposed wiring throughout basement and install in accordance with the electrical code. This work may require a permit(s). Call DSI at (651) 266-9090.

5. Interior - Basement - UMC 504.6 - Provide, repair or replace the dryer exhaust duct. Exhaust ducts for domestic clothes dryers shall be constructed of metal and shall have a smooth interior finish. The exhaust duct shall be a minimum nominal size of four inches (102 mm) in diameter. This work may require a permit(s). Call DSI at (651) 266-8989.
6. Interior - MSFC1026.1 - Provide and maintain an approved escape window from each sleeping room. The minimum size must be 5 square feet of glazed area with a minimum of 24 inches of openable height and 20 inches of openable width. With a finished sill height not more than 48 inches. This work may require permit(s). Call DSI at (651)- 266-9090. Refer to the Escape Windows for Residential Occupancies handout for more information.-1st Floor South bedroom: 21 inches high by 23 inches wide openable, 40 inches high by 21 inches wide glazed.
1st Floor North bedroom: 21 inches high by 23 inches wide openable, 40 inches high by 21 inches wide glazed.
2st Floor South bedroom: 21 inches high by 23 inches wide openable, 40 inches high by 21 inches wide glazed.
2st Floor North bedroom: 21 inches high by 23 inches wide openable, 40 inches high by 21 inches wide glazed.
7. Interior - SPLC 34.10 (3), 34.33(2) - Repair or replace the damaged handrails throughout building in an approved manner.
8. SPLC 34.11 (6), 34.34 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit a completed copy of the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report to this office.
9. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.

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: (651-266-8688) and must be filed within 10 days of the date of this order.

If you have any questions, email me at: benjamin.ellis@ci.stpaul.mn.us or call me at 651-266-8946 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,

Benjamin Ellis
Fire Inspector

Reference Number 114343