



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
AUG 30 2017
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 950373)
 - 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, <u>Sept. 5, 2017</u> Time <u>11:00 a.m</u> Location of Hearing: <u>Room 330 City Hall/Courthouse</u>
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Address Being Appealed:

Number & Street: 784 Holton St. City: Saint Paul State: MN Zip: 55104

Appellant/Applicant: Jenny Rundenza Email jdk2007@icloud.com

Phone Numbers: Business _____ Residence 562-822-0303 Cell 562-822-0303

Signature: [Handwritten Signature] Date: 8/30/17

Name of Owner (if other than Appellant): _____

Mailing Address if Not Appellant's: _____

Phone Numbers: Business _____ Residence _____ Cell _____

What Is Being Appealed and Why? Attachments Are Acceptable

- Vacate Order/Condemnation/Revocation of Fire C of O More time to complete + clarification on a few violations.
- Summary/Vehicle Abatement _____
- Fire C of O Deficiency List/Correction _____
- Code Enforcement Correction Notice _____
- Vacant Building Registration _____
- Other (Fence Variance, Code Compliance, etc.) _____



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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

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

335.0

August 23, 2017

NOTICE OF CONDEMNATION AS UNFIT FOR HUMAN HABITATION AND ORDER TO VACATE

Jeannette Rundenza
784 Holton St
Saint Paul MN 55104-1315

Dear Sir or Madam:

The Department of Safety and Inspections, Division of Code Enforcement, has determined that the dwelling and premises at **784 HOLTON ST** is "Unfit for Human Habitation". In accordance with Saint Paul Legislative Code, Chapter 34, Section 23, the premises will be placarded on **August 23, 2017** and ordered vacated no later than **August 30, 2017**.

Your attention is called to the following provisions of Section 34.23, Subsection 6 entitled, "Vacation of Structure or Unit":

"Any residential structure or residential unit which has been condemned or placarded as unfit for human habitation shall be vacated within the time set forth in the placard and/or order. It shall be unlawful for any person to let to any person for human habitation any structure or unit so condemned or placarded, and no person shall occupy the structure or unit after the date set forth in the placard and/or notice."

**THIS DWELLING SHALL NOT AGAIN BE USED FOR HUMAN HABITATION
UNTIL WRITTEN APPROVAL IS SECURED FROM THE CITY OF SAINT PAUL;
DEPARTMENT OF SAFETY AND INSPECTIONS, DIVISION OF CODE
ENFORCEMENT**

Principle Violations: These deficiencies must be corrected before this condemnation and vacate order will be removed.

1. **CONDEMNATION:** This occupancy is condemned as unsafe or dangerous. It constitutes a condition of material endangerment to occupants and emergency personnel. The interior of home has over-occupancy, lack of maintenance, missing smoke and carbon monoxide alarms.
2. **SMOKE DETECTORS:** Lack of properly installed and operable smoke detector. Provide functioning smoke detectors in accordance with the attached requirement, within 24 hours.
3. **CARBON MONOXIDE ALARM:** Immediately provide and maintain an approved Carbon Monoxide Alarm in a location within ten (10) feet of each sleeping area. Installation shall be in accordance with manufacturer's instructions.
4. **MORE THAN FOUR UNRELATED OCCUPANTS:** The use of this building for more than four unrelated adults would require approval and a Certificate of Occupancy. Use of this property does not conform to zoning ordinance. Immediately discontinue unapproved use and convert to legal use. Discontinue use as a rooming and boarding occupancy without approval and the required Certificate of Occupancy.
5. **STAIRWAY/SIDEWALK:** All sidewalks, walkways and exterior stairs shall be maintained in a professional state of maintenance and repair, free of defects and hazards. Repair or replace the unsafe stairway, walkway, and/or sidewalks in an approved manner.
6. **EXITS:** All exits must be in a sound condition to enter and exit the building at all times and to accommodate any emergency responders to the residence. The occupants do not have a safe exit pathway from the front or rear doors of the property.
7. **DOOR(S):** All doors and its hardware shall be in sound condition and fit within its frame. Doors shall be maintained in a professional state of maintenance and repair. Repair or replace the damaged door, hardware, or frame.
8. **ACCESS:** Provide access to the inspector to all areas of the building.
9. **BASEMENT: ILLEGAL DWELLING.** Remove the illegal dwelling unit from the basement. The basement is being used as a third separate unit.
10. **DECK/STAIRWAY:** Repair or replace the unsafe stairways, porch, decks, railings and handrail in a professional state of maintenance and repair. This work require a permit(s). Call DSI at (651) 266-9090. The rear exit has a deck and stairs built without permit that does not meet code and is hazardous

Other Violations: These deficiencies must be corrected in order to bring this property into compliance with the Saint Paul Legislative Code.

11. **EXTERIOR WALLS:** The exterior walls and/or trim of the house and/or garage has defective or peeling paint, or unpainted wood surfaces. Maintain in a professional state of maintenance and repair. Including repair the second floor exterior siding under the door/and provide an exit to meet code. This work requires a permit.
12. **ROOF:** The roof is deteriorated, defective, or in a state of disrepair. Repair or replace the roof covering to a sound, tight and water impervious condition. Permit may be required.
13. **SANITATION:** Immediately remove improperly stored or accumulated refuse including; garbage, rubbish, junk, vehicle parts, wood, metal, recycling materials, household items, building materials, rubble, tires, etc., from yard. The Saint Paul Legislative Code requires all exterior property areas to be maintained in a clean and sanitary condition. Usable materials must be stored in an approved manner, so as not to constitute a nuisance.
14. **WINDOW SCREENS:** The window and/or door screens are missing, defective or in a state of disrepair. Provide proper window and door screens for all openable windows and doors. Screens must be tight-fitting and securely fastened to the frames.

Authorization to reoccupy this/these dwelling unit(s) will not be given until it is demonstrated that all principal violations have been corrected and that no new conditions exist which could constitute material endangerment or which threaten the peace, health, safety or welfare of the occupants of this building.

All repairs and new installations must be made in accordance with the appropriate codes. Permit information may be obtained from the Building Inspection and Design Section, 375 Jackson Street, Suite 220, (651) 266-8989.

You may file an appeal to this notice by contacting the City Clerk's Office at (651) 266-8585. Any appeal must be made in writing within 10 days of the date of this notice.

It is the responsibility of the property owner to keep all buildings secured and to properly maintain the premises at all times.

If you have any questions concerning this matter, please contact the Inspector, Lisa Martin, at 651-266-1940. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to the inspector.

784 HOLTON ST
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Sincerely,

Lisa Martin
Enforcement Officer

lm

c: Posted to ENS

uhh60103 4/11



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CITY OF SAINT PAUL
DEPARTMENT OF SAFETY AND INSPECTIONS
DIVISION OF CODE ENFORCEMENT
375 Jackson Street, Suite 220
Saint Paul, MN 55101- 1806
SUMMARY ABATEMENT ORDER

August 23, 2017

17 - 071034

Yog hais tias koj hais tsis to taub tsab ntawv no, hu rau tus txhais lus ntawm (651) 266- 8989. Nws yog pab dawb xwb. Si necessita un traductor, por favor llamanos al (651)266- 8989. No costo.

JEANNETTE RUNDENZA
784 HOLTON ST
SAINT PAUL MN 55104- 1315

As owner or person(s) responsible for : 784 HOLTON ST you are hereby ordered to eliminate all nuisance conditions which are in violation of Chapter 45 of Saint Paul Legislative Code.

1. Remove improperly stored or accumulated refuse including: garbage, rubbish, loose and scattered litter, discarded furniture, appliances, vehicle parts, scrap wood and metal, recycling materials, household items, building materials or rubble, tires, brush, etc., from the property, driveway, boulevard and yard areas, INCLUDING REMOVE ALL FURNITURE, OVERFLOWING GARBAGE, VEHICLE PARTS, WOOD, METAL, BEER BOTTLES/CANS, AND DEBRIS. Thank you. Comply before August 31, 2017
2. Cut and remove tall grass, weeds and rank plant growth from yard, blvd, and alley areas. Comply before August 31, 2017

If you do not correct the nuisance or file an appeal before August 31, 2017 , the City will correct the nuisance and charge all costs, including boarding costs, against the property as a special assessment to be collected in the same way as property taxes.

Charges: If the City corrects the nuisance, the charges will include the cost of correction, inspection, travel time, equipments, etc. The rate will be approximately \$260 per hour plus expensed for abatement.

**You must maintain the premises in a clean condition and provide proper and adequate refuse storage at all times
FAILURE TO COMPLY MAY RESULT IN A CRIMINAL CITATION**

Issued by: Lisa Martin Badge: 335 Phone Number: 651- 266- 1940
If you have any questions about this order, the requirements or the deadline, you should contact the Inspector listed above, Monday through Friday.

Also Sent To:
Occupant

APPEALS: You may appeal this order and obtain a hearing before the City Council by completing an appeal application with the City Clerk before the appeal deadline noted above or seven (7) days after the date mailed, which ever comes first. No appeals may be filed after that date. You may obtain an appeal application from the City Clerk's Office, Room 310 in City Hall, 15 W Kellogg Blvd., St. Paul, MN 55102. The telephone number is (651) 266- 8688. You must submit a copy of this Summary Abatement Notice with your appeal application.

*WARNING Code inspection and enforcement trips cost the taxpayers money. If the violations are not corrected within the time period required in this notice, the city's costs in conducting a reinspection after the due date for compliance will be collected from the owner rather than being paid by the taxpayers of the city. If additional new violations are discovered within the next following 12 months, the city's costs in conducting additional inspections at this same location within said 12 months will be collected from the owner rather than being paid by the taxpayers of the city. Any such future costs will be collected by assessment against the real property and are in addition to any other fines or assessments which may be levied against you and your property.

sa.rpt 9/15