



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

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Saint Paul, MN 55101-1806

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330.0

September 17, 2015

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

Albert Harris  
830 University Ave W  
St Paul MN 55104-4807

Dear Sir or Madam:

The Department of Safety and Inspections, Division of Code Enforcement, has determined that the dwelling and premises at **830 UNIVERSITY AVE W** is "Unfit for Human Habitation". In accordance with Saint Paul Legislative Code, Chapter 34, Section 23, the premises will be placarded on **September 17, 2015** and ordered vacated no later than **September 23, 2015**.

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. Lack of Water Service. Immediately restore water service. Failure to provide water service will result in these premises being declared Unfit for Human Habitation and ordered vacated for lack of this basic facility.**

**Lack of water service constitutes material endangerment to the property.**

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

2. The windows and/or storm windows are in a state of disrepair. Replace all missing or broken window glass. Make all necessary repairs to frames, sashes, hardware and associated trim in a professional manner. Permit may be required. **Replace South 2<sup>nd</sup> story broken window.**
3. **Replace or repair leaking gutters and downspouts throughout the property.**
4. 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. **Replace all missing and torn screens throughout the property.**

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) 266-8688. 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, Sean Westenhofer, at 651-266-1924. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to the inspector.**

Sincerely,

**Sean Westenhofer**  
Enforcement Officer

SW

c: Posted to ENS

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