



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED

MAR 12 2018

CITY CLERK

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

We need the following to process your appeal:

- \$25 filing fee (non-refundable) (payable to the City of Saint Paul) (if cash: receipt number _____)
 - 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>MARCH 20, 2018</u>
Time <u>2:30</u>
Location of Hearing: <u>Room 330 City Hall/Courthouse</u>

Address Being Appealed:

Number & Street: 805 ORANGE AVE E City: ST. PAUL State: MN Zip: 55106

Appellant/Applicant: Boon Lor Email boonelor@gmail.com

Phone Numbers: Business 651.494.8081 Residence _____ Cell 651.494.8081

Signature: [Signature] Date: 3/12/18

Name of Owner (if other than Appellant): Lor Brothers Consulting LLC

Mailing Address if Not Appellant's: 1073 Payne Ave #1 St Paul MN 55130

Phone Numbers: Business 651.494.8081 Residence _____ Cell 651.494.8081

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:

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I would like to appeal the condemnation and revocation of Fire C of O and Vacant Building Registration code 2 to 805 Orange Ave E. St Paul, MN 55106.

My prior tenant who used to live on this property had cost a lot of disturbance to the neighborhood, which create police activities to this property and violate city code. Due to the tenant unresponsive to property manager's request to get access to enter inside the property and is unwilling to pay rent, I have to take the proper channel to do an eviction on the tenant. I have hired a lawyer to help me with the eviction process and at the same time I also work closely with St Paul Police Department to control the police activities on this property to make sure I don't violate any rental laws.

On 02/01/18, the judge signed the Write of Recovery of Premises. 02/12/2018, Ramsey County Sheriff did a physical removal of the tenants. I have access to the property on 02/13/2018, but due rental laws, I have to store the tenant belongings on site for 28 days. On 02/27/2018, I called Saint Paul Water to make the payment and restore the water since, I have noticed the water has been turned off for a few days. On 03/02/2018, I had pulled a permit to remodel the inside of the property to code. Then, on 3/8/2018, I've noticed that DSI had placed my property on vacant building register category 2.

This property have been managed daily since eviction of tenant, and should not be condemn and register as cat2. I have work very hard to remove the unfit tenants and was in the process to remodel this property to code for the next family to move in. I believe that I did go above and beyond to comply with rental laws in the City of Saint Paul so please reconsider to remove the revocation of Fire C of O and Vacant building registration of cat 2.

Attached email communication with attorney, Write of Recovery of Premises, receipt for payment of water bill, building permit, email communication with St Paul Police.

Sincerely,



Boon Lor 651-494-8081



CITY OF SAINT PAUL

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

Telephone: 651-266-8989

Facsimile: 651-266-1919

www.stpaul.gov/dsi

March 08, 2018

Boon Lor
Lor Brothers Consulting Llc
1533 Etna St
Saint Paul MN 55106-1419

VACANT BUILDING REGISTRATION NOTICE

The premises at **805 ORANGE AVE E** has been inspected and found to meet the legal definition of a Vacant Building as described in Saint Paul Legislative Code, Chapter 43. You are required by law to register this building with the Department of Safety and Inspections, Vacant Building Division, by filling out and returning the registration form provided with this letter. You are also required to pay the annual Vacant Building Registration Fee of **\$2,127.00**. The fee is due upon receipt of this letter and must be paid no later than thirty (30) days from the date of this letter, as required in Saint Paul Legislative Code, Chapter 43. If this building is vacant due to a fire, complete the enclosed registration form and return it to this office within 30 days.

Please return the enclosed registration form along with your payment by April 08, 2018 .

Do Not Mail Cash

If you wish to pay in person, you may do so from 8:00am to 4:00pm Monday through Friday at:

DEPARTMENT OF SAFETY AND INSPECTIONS
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

You may file an appeal to this fee or registration requirements by contacting the City Clerk's Office by calling (651)266-8688. Any appeal of this fee must be made within ten (10) days of the date of this notice.

If the registration fee is not received in this office within 45 days of the date of this letter, the full amount owed will be assessed to, and collected with, the taxes for this property as permitted by Saint Paul Legislative Code Chapter 43.

The Code Enforcement Officer has notified the Building Inspection and Design Section that this property meets the legal definition of a registered vacant building and in accordance with Legislative Code Chapter 33, no permits (except demolition, wrecking and removal permits) will be issued until the requirements of all applicable ordinances are fulfilled.

All category 2 and category 3 vacant buildings must be winterized with gas and water services shut off or, alternately, an excess flow gas valve must be installed in the dwelling, within sixty (60) days of the date of this notice.

WRITTEN PERMISSION FROM THE CITY OF SAINT PAUL IS REQUIRED BEFORE A CATEGORY 2 OR CATEGORY 3 VACANT BUILDING CAN BE OCCUPIED OR SOLD.

Category 2: Requirements include: 1. register/re-register the building, 2. pay outstanding fee(s), 3. obtain a code compliance report, 4. submit for approval a rehab cost estimate from a licensed contractor and a schedule for completion of all code compliance work, 5. submit proof of financial responsibility acceptable to the City, and 6. obtain Zoning approval of the proposed use.

Category 3: All requirements listed for Category 2 vacant buildings, AND obtain a **Certificate of Occupancy OR Certificate of Code Compliance** prior to the sale of the building.

If the use of this building meets the definition of a nonconforming use by the Zoning Code, then the use will lose its nonconforming status 365 days from the date the building was declared vacant.

You must contact the Enforcement officer , Tom Friel, at 651- 266- 1906 to find out what must be done before this building can be legally reoccupied.

The Enforcement Officer may declare this building to constitute a Nuisance Building subject to demolition and issue an Order to Abate under authority of Legislative Code Chapter 45. In the event this building is declared a Nuisance Building, subject to demolition, the Enforcement Office will notify all owners and interested parties of the Order to Abate as provided in the Legislative Code Chapter 45.

If you have questions about this annual registration fee or other vacant building requirements, please contact the District Inspector, Tom Friel, at 651- 266- 1906.

This registration form and fee is required by law. Your prompt attention to this matter is appreciated.

Steve Magner
Vacant Buildings Program Manager

Enclosures: Regulations Requirements Information
Vacant Building Registration Form

SM: tf
vb_registration_notice 11/14



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

February 27, 2018

Boom Lor
1073 PAYNE AVE UNIT 1
ST PAUL MN 55130USA

**NOTICE OF CONDEMNATION
UNFIT FOR HUMAN HABITATION
ORDER TO VACATE**

RE: 805 ORANGE AVE E
Ref. # 109702

Dear Property Representative:

Your building was inspected on February 27, 2018.

The building was found to be unsafe, unfit for human habitation, a public nuisance, a hazard to the public welfare or otherwise dangerous to human life. A Condemnation Placard has been posted on the building.

The following deficiency list must be completed or the building vacated by the re-inspection date.

A reinspection will be made on or after March 5, 2018.

CONDEMNATION OF THE BUILDING REVOKES THE CERTIFICATE OF OCCUPANCY.

Failure to complete the corrections may result in a criminal citation. The Saint Paul Legislative Code requires that no building be occupied without a Fire Certificate of Occupancy.

DEFICIENCY LIST

1. Exterior - Back Yard - SPLC 34.08 (1), 34.32 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.-Remove car parts and garbage.

2. Exterior - Throughout - SPLC 34.33 (3) - Repair and maintain the door in good condition.-Doors must be equipped with door knobs.
3. Exterior - Throughout - SPLC 34.09 (1)(2), 34.33 (1) - Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional manner free from chipped or peeling paint.-
4. Exterior - Throughout - SPLC 163.03, 163.01 (2), (3) - Currently license (tabs) all vehicles on the property and return the vehicles to an operative mechanical condition or remove vehicles from the property.-
5. Exterior - Throughout - SPLC 34.09 (4), 34.33 (3) -Provide or repair and maintain the window screen.-All openable windows must be equipped with screens.
6. Front porch - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition.-
7. Interior - Basement - MSFC 603.5.3 - Provide clearance around all mechanical equipment.-Provide 30 inches of clearance around furnace and water heater.
8. Interior - Basement - MSFC 1030.1 - Provide and maintain an approved escape window from each sleeping room or area, or discontinue use of area as a sleeping room. This work may require permit(s). Call DSI at (651) 266-8989.-
9. Interior - Throughout - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-Replace damaged outlet covers.
10. Interior - Throughout - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.-
11. Interior - Throughout - MSFC 605.5 - Remove electrical cords that extend through walls, ceiling, floors, under doors, or floors coverings, or are subjected to environmental or physical damage.-
12. Interior - Throughout - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.-
13. Interior - Throughout - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.-Patch holes.

14. Interior - Throughout - SPLC 34.13 (2), (3), SPLC 34.17 (2) - The unit is overcrowded. Reduce and maintain the number of occupants in the unit to: No more than four unrelated people.-

15. Interior - Throughout - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.-

16. Interior - Throughout - MSFC 1008.1.9.3 - Remove unapproved locks from the unit doors. The door must be openable from the inside without the use of keys or special knowledge or effort.-

17. Interior - Throughout - MN State Statute 299F.50 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 manufacturers instructions.-

18. Interior - Water Shut Off - SPLC 34.23, MSFC 110.1 - This occupancy is condemned as unfit for human habitation. This occupancy must not be used until re-inspected and approved by this office.-Water is shut off. Have water service reconnected or the property vacated.

19. 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: (651-266-8585) and must be filed within 10 days of the date of the original orders.

If you have any questions, email me at: Grant.Heitman@ci.stpaul.mn.us or call me at 651-266-8997 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

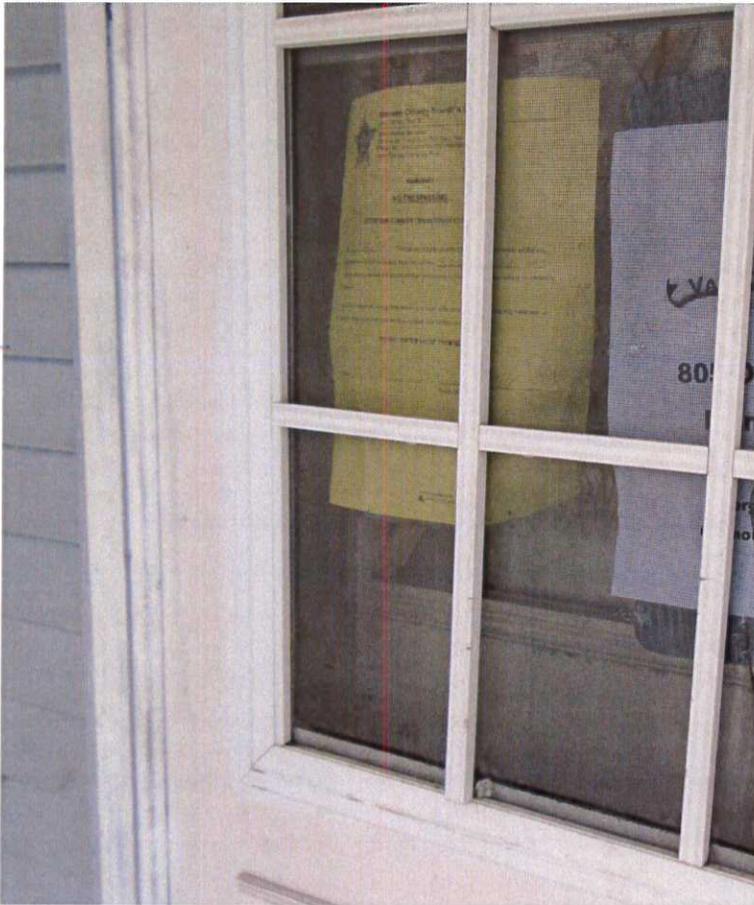
Sincerely,

Grant Heitman
Fire Inspector
Ref. # 109702

cc: Housing Resource Center
Force Unit

Date: March 07, 2018
File #: 18 - 034923
Folder Name: 805 ORANGE AVE E
PIN: 202922440067

HP District:
Property Name:
Survey Info:



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