

4/9/2014

RLH VBR 14-33

Att: Rayuel (CI) (unread) - claregg8480 - Yahoo Mail

651-266-858

Form Application for Appeal.pdf

City Council Meeting  
Bluffs

Search Mail Search Web

76 x 651-266-858

Claro

RECEIVED

APR 10 2014

CITY CLERK

- We need 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/letter bearing the appeal
  - Attachments you may wish to include
  - This appeal form completed
  - Walk-In OR  Mail-In
- for abatement orders only:  Email

EDI

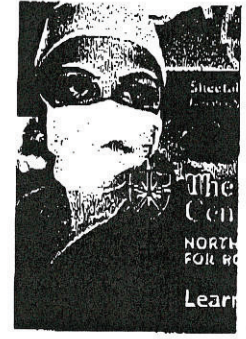


Spam More Collapse All

Address Being Appealed

Number & Street: 897 Jessie ST  
 Appellant/Applicant: Clara Gallagher  
 Phone Numbers: Business 612-919-6917 w/hold  
 Signature: [Signature]  
 Name of Owner (if other than Appellant): \_\_\_\_\_  
 Mailing Address if Not Appellant's: 26785 Fremont Rd  
 Zimmerman, MN 55398  
 Phone Numbers: Business \_\_\_\_\_

Hearing:  
 Tuesday,  
 May 6, 2014  
 2:30 P.M.  
 Suite 330 City Hall  
 15 Kellogg Blvd. W.  
 St. Paul, MN 55102



What Is Being Appealed:

- Vacate Order/Condemnation/Revocation of Fire C of O
- Summary/Vehicle Abatement
- Fire C of O Deficiency List
- Code Enforcement Correction Notice
- Vacant Building Registration
- Other

E	+1.06%
Enl SpA	
S&P 500	+1.03%
S&P 500 Index	
DOW	+1.11%
Dow Jones Industrial	
NASDAQ	+1.72%
NASDAQ Composite	
NYSE	+0.98%
NYSE Composite	
NYSE MKT	+1.16%
NYSE MKT Composite L.	

Safeco Insurance Adjustor is working on estimate to repair or teardown.

Gallagher 4/7/14  
612-919-6917

I didn't get a second page. My computer is crashing. Please use this for my 2nd page (sig) also.  
Thank you,

RECEIVED  
APR 09 2014  
CITY CLERK

April 4, 2014

City of St. Paul  
Dept of City Council Office/Dept of Safety and Inspections  
375 Jackson St. #220  
St. Paul, MN 55101-1806  
651-266-8585

RE: 897 Jessie Street - Ref. #101872

My renter started a fire by leaving a pan with oil on the stove and laying down and fell asleep. I am down in Mission, TX for the winter and will NOT be back until about May 1 depending on the weather. The house has been condemned by the City of St. Paul, it is boarded up and we are awaiting Safeco Fire Investigator's report on the extent of damage and permission to begin repair work.

At this point, I do NOT know if it will have to be torn down or repairs. I am awaiting the decision of my insurance adjusters and company.

I have submitted paperwork received to appeal the \$1440.00 fee for Vacant House, as this situation was caused by fire.

I have enclosed a check for \$25.00 for appeal fees as instructed by telephone conversation today. Because of mail being forwarded to me at my winter residence, I just received these letters today and called and talked to a lady in the City Council office when she told me I had to send a check for \$25.00 for an appearance before the City Council. I told her I was unable to appear because I am currently out of town. I will be returning after the first week of May, but I do not know the exact date. Please schedule any appeal date to concur with my return, as I do not have a representative to attend any hearings in my absence.

Because I have my mail sent to my daughters house, I need ALL replies to that address:

8160 Spring Lake Rd  
Mounds View, MN 55112

Thank you.

Sincerely



Clare Gallagher  
8160 Spring Lake Rd (Temp address)  
Mounds View, MN 55112

Address after May 1, 2014

Clare Gallagher  
26784 Fremont Dr.  
Zimmerman, MN 55398

612-919-6917  
clareggg8480@yahoo.com

DEPARTMENT OF SAFETY AND INSPECTIONS

Steve Magner, Manager of Code Enforcement



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

Nuisance Building Code Enforcement

375 Jackson Street, Suite 220

Saint Paul, MN 55101-1806

651-266-8989

651-266-1919

[www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

March 21, 2014

Clara J Gallagher Trustee  
26785 Fremont Dr  
Zimmerman MN 55398-9328

*Sent to Voronda files  
897 Jessie St  
55130*

**VACANT BUILDING REGISTRATION NOTICE**

The premises at **897 JESSIE ST**

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 to register this building with the Department of Safety and Inspections, Vacant Buildings 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 **\$1,440.00**. 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.

*Laughter left pan  
w/ oil in it &  
went to sleep*

**Please return the enclosed registration form along with your payment by April 21, 2014.**

**Do not mail cash.**

If you wish to pay in person, you may do so from 8:00 a.m. to 4:00 p.m. 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 Office of the City Clerk at (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(s) 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 Officer 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 Enforcement Officer, Tom Friel, at 651-266-1906.

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

Thank You,

Steve Magner  
Vacant Buildings Program Manager  
Department of Safety and Inspections

Enclosures: Regulations Requirements Information  
Vacant Building Registration Form

SM: tf  
vb\_registration\_notice 9/2013

**City of Saint Paul**  
 Department of Safety and Inspections  
**VACANT BUILDING REGISTRATION FORM**

Date: 4/4/14

Address of Property: 897 Jessie St St. Paul 55138

**Planned disposition of this building (please check one):**

I plan to rehabilitate this structure commencing (date): \_\_\_\_\_

I plan to demolish (wreck and remove) this building by (date): \_\_\_\_\_

I am willing to authorize the City of Saint Paul to demolish and remove this building(s).

This building is **vacant as a result of fire damage**. The fire occurred on (date) 3/18/14. I, as the property owner, want to claim registration and fee exemption status for ninety (90) days from the date of the fire. I intend to repair and reoccupy the building.

Other: Need to wait 30 days for Safco Ins. inspector to decide what to do.

**Responsible Party:** Persons/organizations who will ensure compliance with the ordinance:

NAME	ADDRESS	PRIMARY PHONE	ALTERNATE PHONE
<u>Clare Gallagher</u>	<u>26785 Fremont Dr</u>	<u>612-919-6917</u>	
	<u>2 Zimmerman, MN 55398</u>		

Persons, lien holders, mortgagees, mortgagors and other interested parties known to me:

NAME	ADDRESS	PRIMARY PHONE	ALTERNATE PHONE
<u>None</u>			

All persons listed here will receive letters for the annual fee renewal. Also use this form to de-register your interest.

<p><b>Print</b> <span style="border: 2px solid purple; padding: 2px;"><b>G</b> Ms. Clara Gallagher 26785 Fremont Dr. Zimmerman, MN 55398</span></p> <p>Signature: <u><i>Clare Gallagher</i></u> Date of Birth: <u>3/16/38</u></p> <p>Address: <u>26785 Fremont Dr</u></p> <p>City: <u>Zimmerman</u> State: <u>MN</u> Zip: <u>55398</u></p> <p>main contact telephone: <u>612-919-6917</u> alternate phone: _____</p> <p>Email address (print legibly): <u>Clare Gallagher@yahoo.com</u></p> <p align="center">JSS</p>	<p><b>NOTE NEW VB FEE of \$1,440 effective for registrations due on or after January 1, 2013.</b></p> <p><b>INSTRUCTIONS:</b></p> <p>Complete and return this form with your VB registration fee payment of <u>\$1,440.00</u>.</p> <p>Make checks payable to: <u>City of Saint Paul</u> Credit cards are accepted</p> <p>Make Payment at, or mail payment to:</p> <p>City of Saint Paul Department of Safety and Inspections Code Enforcement – Vacant Buildings 375 Jackson Street, Suite 220 St. Paul, MN 55101-1806</p> <p align="center">Thank you for your cooperation</p>
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**City of Saint Paul**  
**Department of Safety and Inspections**  
**Vacant Buildings Program**  
**Requirements, Regulations and Information**

The Council of the City of Saint Paul has adopted ordinances regulating vacant and unoccupied structures.

You must register this building with St. Paul Department of Safety and Inspections, Vacant/Nuisance Buildings Code Enforcement Unit if the building is unoccupied and:

1. Unsecured, or
2. Secured by other than normal means (boarded), or
3. A dangerous structure, or
4. Condemned as uninhabitable, or
5. Condemned or Vacated by Fire Marshal Certificate of Occupancy Program, or
6. Has multiple housing or Building Code violations, or
7. Is condemned and illegally occupied, or
8. Has been unoccupied for a period of time longer than one year during which time the Enforcement Officer has issued an order to correct nuisance conditions.

**Registration Requirements**

1. Submit the enclosed Vacant Building Registration Form within 30 days, describing plans for rehabilitating and reoccupying or demolishing the building.
2. Disclose all pertinent ownership information.
3. Disclose all pertinent lien-holders.
4. Disclose any current Truth-in-Sale of Housing Disclosure Reports.
5. Pay the \$1,440.00 annual Vacant Building Registration fee within 30 days of receiving this letter. **If the registration fee is not received within 45 days of the due date 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.**

*unknown when finish*  
**NOTE: If the building is vacant due to a fire, you may have a 90 day exemption from the registration fee. You must still submit the enclosed Vacant Building Registration Form within 30 days informing us of your plans for the building to qualify for this exemption. At the end of 90 days your rehabilitation must be complete OR you must pay the \$1,440.00 registration fee.**

6. Provide unencumbered access to all portions of the premises of the buildings to permit the Enforcement Officer to make a complete inspection.

Owners, agents, assignees and all responsible parties are required to comply with the following requirements of the Saint Paul Legislative Code:

1. Keep all buildings secure.
2. Keep all porches, stairs, and exterior premises free of refuse, junk and debris.
3. Cut grass and weeds.
4. Remove snow and ice from sidewalks.

**Sale Requirements – Contact the Vacant Buildings section, 651-266-8989, for full details. There is a fee of \$275.00 for the Sale Review Process.**

**VB1 – Current registration and fees; notify the City; restore utilities.**

**VB2 – No sale without City approval. Requirements include: current registration and fee payments, code compliance report, cost estimate for all repairs, a schedule for completion of the repairs, and proof of financial capability to complete all repairs.**

**VB3 – No sale without a Certificate of Code Compliance or Certificate of Occupancy.**

*John  
this  
blde*



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

March 20, 2014

14 - 188263

**SUMMARY ABATEMENT ORDER**

*Troy*

355

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

Clara J Gallagher Trustee  
26785 Fremont Dr  
Zimmerman MN 55398-9328

*Done 3/18/14*

Occupant  
897 JESSIE ST  
St. Paul, MN 55130-4125

As owner or person(s) responsible for: 897 JESSIE ST you are hereby ordered to eliminate all nuisance conditions which are in violation of Chapter 45 of Saint Paul Legislative Code.

*Scrubbed*

Remove improperly stored or accumulated refuse including: garbage, rubbish, discarded furniture, appliances, vehicle parts, scrap wood and metal, recycling materials, household items, building materials or rubble, tires, brush, etc., from yard areas. Please remove all fire debris, household items, wood, etc from all yard areas. Thank you

*Boarded*

IMMEDIATELY secure all buildings which are open to unauthorized entry, including: North side escape window from basement.

Other:

If you do not correct the nuisance or file an appeal before March 26, 2014, 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, equipment, etc. The rate will be approximately \$260.00 per hour plus expenses 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: Tom Friel Badge Number 355 Phone Number 651-266-1906  
If you have any questions about this order, the requirements or the deadline, you should contact the Inspector listed above, Monday through Friday.

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, whichever comes first. No appeals may be filed after that date. You may obtain an appeal application from the City Clerk's Office, Room 310, City Hall, St. Paul, MN 55102. The telephone number is (651) 266-8585. You must submit a copy of this Correction Order 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 such 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.



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220 Telephone: 651-266-8989  
Saint Paul, MN 55101-1806 Fax: 651-266-8951

March 19, 2014  
CLARA J GALLAGHER  
26785 FREMONT DR  
ZIMMERMAN MN 55398-9328

*Sent out to  
Vowwala Jibs (Partner)  
897 Jessie  
55130*

### CORRECTION NOTICE - COMPLAINT INSPECTION

RE: 897 JESSIE ST  
Ref. # 101872

Dear Property Representative:

An inspection was made of your building on March 19, 2014 in response to a referral. You are hereby notified that the following deficiency list must be corrected immediately.

#### **A reinspection will be made on or after March 19, 2014.**

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.

#### DEFICIENCY LIST

1. SPLC 34.23, MSFC 110.1 - This occupancy is condemned as unsafe or dangerous. This occupancy must not be used until re-inspected and approved by this office.  
-Fire in the dwelling.

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: [brian.tonnancour@ci.stpaul.mn.us](mailto:brian.tonnancour@ci.stpaul.mn.us) or call me at 651-266-8955 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,

Brian Tonnancour  
Fire Inspector





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/dst](http://www.stpaul.gov/dst)

March 19, 2014

CLARA J GALLAGHER  
26785 FREMONT DR  
ZIMMERMAN MN 55398-9328

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

RE: 897 JESSIE ST  
Ref. # 101872

Dear Property Representative:

Your building was inspected on March 19, 2014.

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.

**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. SPLC 34.23, MSFC 110.1 - This occupancy is condemned as unsafe or dangerous. This occupancy must not be used until re-inspected and approved by this office.  
-Fire in the dwelling.
2. 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.

An Equal Opportunity Employer

3. 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: [brian.tonnancour@ci.stpaul.mn.us](mailto:brian.tonnancour@ci.stpaul.mn.us) or call me at 651-266-8955 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

Brian Tonnancour  
Fire Inspector  
Ref. # 101872

cc: Housing Resource Center  
Force Unit