



# APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

JUL 17 2013

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 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, 7-23-13

Time 11:30 a.m.

Location of Hearing:

Room 330 City Hall/Courthouse

## Address Being Appealed:

Number & Street: 1478 Sheldon St City: St. Paul State: MN Zip: 55108

Appellant/Applicant: Thomas McDonough Email tom@tenaco.com

Phone Numbers: Business 651-379-6242 Residence 612-396-1186 Cell 612-396-1186

Signature: [Signature] Date: 07/17/13

Name of Owner (if other than Appellant): Wisdom LLC

Mailing Address if Not Appellant's: Same

Phone Numbers: Business Same Residence Same Cell Same

## 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
- Code Enforcement Correction Notice
- Vacant Building Registration
- Other

Check: Fidelity Property Management, 300 W. Floral Drive, Shoreview, MN 55126-2307

Wish time to remediate house. We have begun extermination process and will clear out house upon expiration of time allowing tenants to remove their property (COB 07/17/13). Expect clean up and repairs to be started immediately thereafter. Request stay of condemnation to allow class 2 vacant building classification during remediation.



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)

July 17, 2013

Wisdom Llc  
251 W Lafayette Frontage Rd  
Saint Paul MN 55107-1628

## VACANT BUILDING REGISTRATION NOTICE

The premises at **1478 SHELDON 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.

**Please return the enclosed registration form along with your payment by August 17, 2013.**

### **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, Matt Dornfeld,  
at 651-266-1902 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, Matt Dornfeld, at 651-266-1902.

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: md  
vb\_registration\_notice 11/12



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**

July 16, 2013

13 - 209895

361

- 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.

Wisdom Llc  
 251 W Lafayette Frontage Rd  
 Saint Paul MN 55107-1628

Occupant  
 1478 Sheldon St  
 St Paul, MN 55108

**As owner or person(s) responsible for: 1478 SHELDON ST you are hereby ordered to eliminate all nuisance conditions which are in violation of Chapter 45 of Saint Paul Legislative Code.**

**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, front porch and interior of dwelling.**

**Cut and remove tall grass, weeds and rank plant growth.**

**Other: Infestation of Cockroaches. Exterminate and eliminate all insects throughout the entire dwelling.**

**Provide this office with a copy of the extermination report from a licensed professional Pest Control Operator and follow their recommendations to eradicate these pests.**

If you do not correct the nuisance or file an appeal before **July 19, 2013**, 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: Matt Dornfeld Badge Number 361 Phone Number 651-266-1902*  
**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  
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989  
Facsimile: 651-266-8951  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

July 8, 2013

THOMAS MCDONOUGH  
251 W LAFAYETTE ROAD  
ST PAUL MN 55107

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

RE: 1478 SHELDON ST  
Ref. # 102185

Dear Property Representative:

Your building was inspected on July 8, 2013.

The building was found to be unsafe, unfit for human habitation, a public nuisance, and 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 July 12, 2013 at 8:30am.**

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 unfit for human habitation. This occupancy must not be used until re-inspected and approved by this office. **-Building is condemned due to an extreme infestation of roaches, unsanitary conditions, and excessive accumulation of materials.**

2. SPLC 34.19 - Provide access to the inspector to all areas of the building. **-A full inspection of the property and all appliances could not be completed due to the unsanitary conditions, infestation, and excessive accumulation of materials.**
3. Exterior - SPLC 34.08(5), 34.32(3) - All accessory structures including, but not limited to, detached garages, sheds and fences shall be maintained structurally sound and in good repair. Provide and maintain exterior unprotected surfaces painted or protected from the elements.  
-Repair the garage to a sound condition and paint.
4. Exterior - SPLC 45.03 (6) - Cut and maintain the grass/weeds less than 8 inches tall.
5. Interior - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the cabinets in an approved manner.
6. Interior - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the floor in an approved manner.
7. Interior - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner.
8. Interior - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner.
9. Interior - MSFC 1028.3 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exitway. Remove all items blocking the bedroom escape windows.
10. Interior - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.
11. Interior - SPLC 34.10 (6), 34.33 (5) - Exterminate and control insects, rodents or other pests. Provide documentation of extermination. -Entire home, property, and garage are severely infested with roaches.
12. Interior - SPLC 34.16 (2) - Properly dispose all of your garbage in the owner-provided containers.
13. Interior - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.
14. Interior - UMC 1346.703 - Provide 30 inches clearance around all mechanical equipment.
15. 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.
16. 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: [adrian.neis@ci.stpaul.mn.us](mailto:adrian.neis@ci.stpaul.mn.us) or call me at 651-266-8992 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

A.J. Neis  
Fire Inspection Supervisor  
Ref. # 102185

cc: Housing Resource Center  
Force Unit