



# 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

JUL 13 2018

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 \_\_\_\_\_)
  - 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, July 24, 2018  
Time 2:30 P.M.  
Location of Hearing:  
Room 330 City Hall/Courthouse

## Address Being Appealed:

Number & Street: 945 Beech St City: St Paul State: MN Zip: 55346

Appellant/Applicant: Scott Beck Email sbeck@havenbrookhomes.com

Phone Numbers: Business 470 268 3980 Residence \_\_\_\_\_ Cell 612-239-3407

Signature: [Signature] Date: 7/13/18

Name of Owner (if other than Appellant): RHA3, LLC

Mailing Address if Not Appellant's: 1611 County Road B West #04 Roseville, MN 55113

Phone Numbers: Business 4702683980 Residence \_\_\_\_\_ Cell 6122393407

## 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.)
- Correction orders on 4/9 for water to property and Smoke Affidavit. Water was restored 4/12 and affidavit emailed to inspector 4/12. Received vacant building notice 7/13 dated 7/2 believed to be because inspector did not close out 4/9 order and revoked license.



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

July 02, 2018

Rha 3 Llc  
Po Box 4698  
Logan UT 84323-4698

## VACANT BUILDING REGISTRATION NOTICE

The premises at **945 BEECH 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 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 August 02, 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

## Scott Beck

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**From:** Annie Prescott <annieprescott@conservice.com>  
**Sent:** Friday, July 13, 2018 11:01 AM  
**To:** Lori Harms; Scott Beck; Jeff Swanson  
**Subject:** MN18843 - 945 Beech Street - Vacant Property Registration - City of St Paul  
**Attachments:** 945 Beech St - Vacant Building - City of St Paul.pdf

Hello,

We received a notice regarding the registration of the vacant property listed below. We have attached the notice for your convenience in addressing the issues.

Entity: RHA 3 LLC  
REO ID: MN18843  
Address: 945 Beech Street, St Paul, MN 55106  
Issued By: City of St Paul  
ContactPhone: 651 266 8688

Any questions or activations information may be directed to your Conservice Contact, who will be happy to assist you.

Thank you

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### **Annie Prescott**

Single Family | Activations Resolution Specialist

**Phone: 435-755-3703**

**Fax: 435-792-6179**

[annieprescott@conservice.com](mailto:annieprescott@conservice.com)





CITY OF SAINT PAUL

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)

April 9, 2018

*Corrected*  
*4-12-18*  
*Paul*

SCOTT BECK  
HAVENBROOK HOMES LLC  
1611 COUNTY ROAD B SUITE 104  
ROSEVILLE MN 55113-3907

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

RE: ~~945 BEECH ST~~  
Ref. # 122302

Dear Property Representative:

Your building was inspected on April 9, 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.

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.-
2. SPLC 34.11(5), 34.35(2), MPC 408.3 - Provide adequate hot water between 120 degrees F and 130 degrees F.-

An Equal Opportunity Employer

3. SPLC 34.11(4), 34.35(1), MPC 601.1 - Provide an adequate water supply to all water closets, sinks, showers and tubs.-
4. 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: [james.thomas@ci.stpaul.mn.us](mailto:james.thomas@ci.stpaul.mn.us) or call me at 651-266-8983 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

James Thomas  
Fire Inspector  
Ref. # 122302

cc: Housing Resource Center  
Force Unit

## Scott Beck

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**From:** Scott Beck  
**Sent:** Thursday, April 12, 2018 11:19 AM  
**To:** 'James.thomas@ci.stpaul.mn.us'  
**Subject:** 945 Beech Street  
**Attachments:** doc20180412111515.pdf

Hi James,

Attached is the Smoke detector Affidavit for 945 Beech.

Thanks

Scott Beck

HavenBrook Homes | Director of Operations - Minnesota

1611 County Rd B West, #104, Roseville, MN, 55113 direct 470.268.3980 | cell 612.239.3407 sbeck@havenbrookhomes.com www.havenbrookhomes.com

-----Original Message-----

From: scans@havenbrook.com <scans@havenbrook.com>

Sent: Thursday, April 12, 2018 11:15 AM

To: Lori Harms <lharms@havenbrookhomes.com>; Scott Beck <sbeck@havenbrookhomes.com>

Subject: Scanned Document

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FS-C8525MFP

[00:c0:ee:37:44:b6]  
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CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

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

Telephone: 651-266-8989  
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## SINGLE FAMILY OR DUPLEX SMOKE & CARBON MONOXIDE DETECTOR INSPECTION AFFIDAVIT

\*\*\*This affidavit must be completed and returned to the fire inspector upon inspection of the property. A certificate of occupancy cannot be issued /renewed without this completed affidavit. \*\*\*

Single family or Duplex  
(Circle one)

945 Beech St  
Address

I affirm that I, the owner, or responsible party has given the occupant of the single family or duplex at the above address a written explanation of the following:

1. The location and operation of each smoke detector and carbon monoxide detector.
2. Instructions describing the action to be taken when an alarm sounds.
3. The procedures for testing the detectors.
4. Who to contact when a low-battery tone sounds or power light fails.
5. The penalties for disabling smoke detection or carbon monoxide detection. Tampering with alarms may result in a criminal citation.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

4/12/18

I affirm that I, the owner, or responsible party has inspected the smoke detectors and carbon monoxide detectors in the single family or duplex at the above address and that all required detectors were in place and in good working order.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

4/12/18

Minnesota State Statute 299F.362 requires smoke detectors and Minnesota State Statute 299F.50 requires carbon monoxide detectors. Saint Paul Ordinance 39.02(c) requires that an affidavit stating that "all detectors are inspected and serviced when needed and are operational be filed before a Certificate of Occupancy can be issued or renewed."