



# 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

MAY 28 2015

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 Check 8667)
- 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, June 9, 2015

Time 2:30 PM

**Location of Hearing:**  
Room 330 City Hall/Courthouse

### Address Being Appealed:

Number & Street: 1732 Reaney Ave City: St Paul State: mn Zip: 55106

Appellant/Applicant: Tonja Miller Email Tonja-miller@yahoo.com

Phone Numbers: Business \_\_\_\_\_ Residence \_\_\_\_\_ Cell 651 808 7791

Signature: Tonja Miller Date: 5-24-15

Name of Owner (if other than Appellant): Francis J. Miller (deceased)

Mailing Address if Not Appellant's: 2596 Fire Monument Rd.  
Hinckley MN 55037

Phone Numbers: Business \_\_\_\_\_ Residence \_\_\_\_\_ Cell 651 808 7791

### What Is Being Appealed and Why? Attachments Are Acceptable

- Vacate Order/Condemnation/Revocation of Fire C of O \_\_\_\_\_ please see attachments
- Summary/Vehicle Abatement \_\_\_\_\_
- Fire C of O Deficiency List/Correction \_\_\_\_\_
- Code Enforcement Correction Notice \_\_\_\_\_
- Vacant Building Registration \_\_\_\_\_
- Other (Fence Variance, Code Compliance, etc.) \_\_\_\_\_

I am filing an appeal for revocation of certificate of occupancy and vacant housing notice due to the fact that there was a final fire inspection on the property at [1732 Reaney Ave](#) [St Paul](#) on May 7th

I have never received a final written summary or notice of what the city decided on the fire inspections or certificate of occupancy

I never received any written or verbal notice that there would be a vacant housing certificate issued and placed on the house

I have left several messages for the inspector listed on the vacant housing certificate since May 19 with no reply when the notice was discovered

I had discussed protocol with the fire inspector and had unanswered questions

I am currently and actively working with an agent to find a buyer for this property since it is an estate

I would like the time to [September 3rd](#) to do so

This property is not in dire need of serious repair and has been updated to meet city codes in the past when work has been done, also met the VA inspection standards when obtaining the current loan on property

This is also not a nuisance property and has been owner occupied until 7-1-14, and only rented from 11-1-14 to 4-30-15 by one tenant .



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

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)

May 20, 2015

Francis J Miller  
1732 Reaney Ave  
St Paul MN 55106-4244

## VACANT BUILDING REGISTRATION NOTICE

The premises at **1732 REANEY AVE** 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 **\$2,025.00**. 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 June 20, 2015 .**

### **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 , Dave Nelmark, at 651- 266- 1931 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, Dave Nelmark, at 651- 266- 1931.

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

Stever Magner  
Vacant Buildings Program Manager

Enclosures: Regulations Requirements Information  
Vacant Building Registration Form.

SM: dn  
vb\_registration\_notice 11/14

TONJA MILLER  
2596 FIRE MONUMENT RD  
HINCKLEY MN 55037-8376

**FIRE INSPECTION CORRECTION NOTICE**

RE: 1732 REANEY AVE  
Ref. #122335  
Residential Class: C

Dear Property Representative:

Your building was inspected on February 10, 2015 for the renewal of your Fire Certificate of Occupancy. Approval for occupancy will be granted upon compliance with the following deficiency list. The items on the list must be corrected prior to the re-inspection date.

**A re-inspection will be made on March 12, 2015 at 2:15 pm.**

Failure to comply may result in a criminal citation or the revocation of the Fire Certificate of Occupancy. The Saint Paul Legislative Code requires that no building shall be occupied without a Fire Certificate of Occupancy. The code also provides for the assessment of additional re-inspection fees.

**YOU WILL BE RESPONSIBLE FOR NOTIFYING TENANTS IF ANY OF THE FOLLOWING LIST OF DEFICIENCIES ARE THEIR RESPONSIBILITY.**

**DEFICIENCY LIST**

1. Exterior - Garage - 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.- Chipping and peeling on the garage.
2. Exterior - West Side of House - SPLC 34.09 (2) 34.32 (2) - Provide an approved guardrail with intermediate balustrade or rails 4 inches or less apart. This work may require a permit(s). Call DSI at (651) 266-9090.

An Equal Opportunity Employer

\_\_\_\_\_  
Fire Inspector

Reference Number 122335

*Electrical outlet under sink*

An Equal Opportunity Employer





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)

March 12, 2015

TONJA MILLER  
2596 FIRE MONUMENT RD  
HINCKLEY MN 55037-8376

RE: RE-INSPECTION FIRE CERTIFICATE OF OCCUPANCY WITH DEFICIENCIES  
1732 REANEY AVE

Ref. # 122335

Dear Property Representative:

Your building was re-inspected for the Fire Certificate of Occupancy on March 12, 2015. Approval for occupancy will be granted upon compliance with the following deficiency list. The items on the list must be corrected immediately.

**A re-inspection will be made on May 7, 2015 at 2:15 pm.**

Failure to comply may result in a criminal citation or the revocation of the Fire Certificate of Occupancy. The Saint Paul Legislative Code requires that no building be occupied without a Fire Certificate of Occupancy. The code also provides for the assessment of additional re-inspection fees.

DEFICIENCY LIST

1. Exterior - East Side of Property - SPLC 34.09 (1) b,c, 34.33 (1) b, c - 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.-There are large cracks and holes on the retaining wall. Call the Zoning Department (651-266-9085) to verify if this wall is yours or the neighbors.
2. Exterior - Garage - 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.-Chipping and peeling on the garage.
3. Exterior - West Side of House - SPLC 34.09 (2) 34.32 (2) - Provide an approved guardrail with intermediate balustrade or rails 4 inches or less apart. This work may require a permit(s). Call DSI at (651) 266-9090.

An Equal Opportunity Employer

*Denome Benner -  
Zoning - No confirmation  
on when wall set up - No permit*

4. Exterior - West Side of House - SPLC 34.09 (2) 34.32 (2) - Provide an approved handrail. The top of the handrail must be between 34 and 38 inches above the treads and run the entire length of the stair.-
5. Interior - Bathroom - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner. There is a hole behind the bathroom door on the first floor.
6. Interior - Kitchen - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989. Repair the loose electrical outlet under the kitchen sink.

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 [Efrayn.Franquiz@ci.stpaul.mn.us](mailto:Efrayn.Franquiz@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,

Efrayn Franquiz  
Fire Inspector  
Ref. # 122335



City of Saint Paul  
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220  
Saint Paul, Minnesota 55101-1806  
Phone: 651-266-8989

December 10, 2014

TONJA MILLER  
2596 FIRE MONUMENT RD  
HINCKLEY MN 55037-8376

**Receipt of Payment for Provisional Certificate of Occupancy**

The City of St Paul has received payment for the Provisional Fire Certificate of Occupancy fee for the following non-owner occupied one or two family dwelling(s):

1732 REANEY AVE	Provisional CO Fee 2014	\$50.00
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You will be contacted by the Fire Inspection section to schedule an inspection of your property(s). If you have additional questions regarding the program, please check our web site at [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi) or call us at 651-266-9090.

Thank you for helping to make St. Paul a safer place in which to live and work.

Phillip Owens  
Assistant Fire Marshal