

RLH VO 19-48



# APPLICATION FOR APPEAL

RECEIVED  
OCT 30 2019  
CITY CLERK

## Saint Paul City Council – Legislative Hearings

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 950441)
  - 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

<p><b>HEARING DATE &amp; TIME</b> (provided by Legislative Hearing Office) Tuesday, <u>NOV 5th</u> Time <u><del>1:30 PM</del> 11:30 A.M.</u> <b>Location of Hearing:</b> Room 330 City Hall/Courthouse</p>
--

### Address Being Appealed:

Number & Street: 61 Como Ave City: St Paul State: MN Zip: 55103

Appellant/Applicant: Patrick Murphy Email: bluespaceproperties@gmail.com

Phone Numbers: Business (763) 370-7487 Residence \_\_\_\_\_ Cell (763) 370-7487

Signature: [Signature] Date: 10/29/2019

Name of Owner (if other than Appellant): Blue Space Properties LLC

Mailing Address if Not Appellant's: 9900 166th CT SE, Becker, MN 55308

Phone Numbers: Business (763) 370-7487 Residence \_\_\_\_\_ Cell (763) 370-7487

### 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:

I purchased the deed to this property on Sept 1, 2019 through a quit claim deed that has been completed. The outstanding issues outlined by the Fire Inspection are long standing issues that we intend to address through renovations. We are requesting to maintain an active status of our Certificate of Occupancy through the renovation period. Please see additional details in the included attachments. Thank You!



CITY OF SAINT PAUL

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

Telephone: 651-266-8989  
Facsimile: 651-266-9124  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

October 22, 2019

Blue Space Properties Llc  
9900 166th Ct Se  
Becker MN 55308-8564

## **Revocation of Fire Certificate of Occupancy and Order to Vacate**

RE: 61 COMO AVE  
Ref. # 10317

Dear Property Representative:

Your building was inspected on October 21, 2019, for the renewal of the Certificate of Occupancy. Since you have failed to comply with the applicable requirements, it has become necessary to revoke the Certificate of Occupancy in accordance with Section 40.06 of the Saint Paul Legislative Code.

**A reinspection will be made on November 21, 2019 at 2:00pm. Failure to comply will result in the enforcement of the vacate order. A resulting inspection will be made on December 2, 2019 at 9:30am to verify the building has been vacated.**

The Saint Paul Legislative Code further provides that no building shall be occupied without a Certificate of Occupancy. Failure to immediately complete the following deficiency list or the building vacated may result in a criminal citation.

### DEFICIENCY LIST

1. Exterior - Rear of building - 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.  
-Repair or replace any open hole on the soffit corner, back of the house.
2. Exterior - Throughout - SPLC 34.09 (4), 34.33 (3) -Provide or repair and maintain the window screen.  
-Missing window screen throughout.

3. Interior - Throughout unit 2 - 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.  
-Unit 2- repair or replace unit wall where's crack, peeling paint, and stain from mildew/mold.
4. Interior - Unit 2 - SPLC 34.08 (1), 34.34 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.  
-Unit 2- Provide a clean and sanitary for stove top and kitchen floor.
5. Throughout - Unit 1, 2 & 4 - SPLC 34.09 (4), 34.32 (3) - Repair and maintain the door frame.  
-Repair or replace door frame that are broken from people breaking into the vacant units.
6. Throughout - Unit 1, 2 & 4 - SPLC 34.33 (3) - Repair and maintain the door in good condition.  
-Repair or replace door that are broken from people breaking into the vacant units.  
-Repair or replace unit 1 bathroom door.
7. Unit 1 - Living room - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.  
-Missing outlet cover in the living room.
8. Unit 1 - SPLC 34.10 (7) - Repair and maintain the cabinets in an approved manner.  
-Repair or replace missing cabinet doors and covers in the kitchen and bathroom.
9. Unit 2 - Throughout - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner.  
-Carpet floor is teared down.
10. Unit 2 - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.  
-Repair or replace the leak on the closet ceiling between kitchen and living room.
11. 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 this order.

If you have any questions, email me at: [Maicee.Hervang@ci.stpaul.mn.us](mailto:Maicee.Hervang@ci.stpaul.mn.us) or call me at 651-266-8940 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Maicee T Hervang  
Fire Safety Inspector

Ref. # 10317

## Request to maintain active status of our Certificate of Occupancy

Property –  
61 Como Ave  
St Paul, MN 55103

This is a 4 plex is various states of disrepair from prior owners. Please Fire Inspection report for details. #10317

### Details of our ownership to date

I took ownership of the property on Sept 1, 2019. We have made great progress on getting the property cleaned up from garbage, rotten food, pests and rodents. We have fixed many of the items on the property including the screens, outlets and lights in unit 3 (an attempt to get approval for that tenant to stay) as well as many fixes in the other units related to lighting, carbon monoxide detectors, smoke detectors, securing common areas and fixing/servicing the boiler for heat in the building.

The property is a foreclosed property. I purchased the deed under my LLC, Blue Space Properties LLC. The foreclosure process is not complete until January 25th, 2020 when the redemption period has expired. Until that time it is unclear who the new owner will be. Our hope is that we can retain the property.

Once the redemption period has ended and if we are the confirmed owners of the property, we will begin the rehab process on any empty units in the first week of February. (it is yet to be determined if an appeal will be approved and the tenant in unit 3 will still be there or moved on)

The rehab process will take at least 12 weeks to complete all units. We may request inspection on each unit, as we complete it, for occupancy approval. Obviously, it is the rehab process that will address the issues outlined in the Fire Inspection notice.

At the time of the rehab, we will focus on the exterior items that listed in the inspection notice, but the primary focus will be on the interior of each unit replacing flooring, cabinets, showers, deterioration, paint and some of the appliances.

A future state goal is to remove the front enclosed rooms and restore the exterior decks and porches to be similar to other residences in the neighborhood.

Additionally, the Housing Authority for Section 8 housing recently approved unit 3 with the fixes we completed, allowing the tenant in that unit to stay. Without the Certificate of Occupancy, she and her two kids will be forced to find other housing.

Thank you for your consideration to this request.

Patrick Murphy  
Blue Space Properties LLC  
9900 166<sup>th</sup> CT SE, Becker, MN 55308