



# APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

DEC 12 2014

Telephone: (651) 266-8585

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 1240)
- 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

<b>HEARING DATE &amp; TIME</b> (provided by Legislative Hearing Office) Tuesday, <u>December 23, 2014</u>
Time <u>1:30 PM</u>
<b>Location of Hearing:</b> Room 330 City Hall/Courthouse

## Address Being Appealed:

Number & Street: 278 Baker St E City: St Paul State: MN Zip: \_\_\_\_\_

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

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

Signature: [Signature] Date: 12/1/14

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

Mailing Address if Not Appellant's: 1611 County Rd B West #104, Roseville, MN 55113

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

## 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 Variance for Bedroom Height requirement
- Code Enforcement Correction Notice
- Vacant Building Registration
- Other (Fence Variance, Code Compliance, etc.)



# HavenBrook

Date: 12/10/14

RE: 278 Baker St E, St Paul Appeal

Dear City of St Paul:

We are attempting to obtain the Certificate of Occupancy for the single family home at 278 Baker St E, St Paul. We received the enclosed Fire Inspection Notice from the city inspector. Item 1 in the notice refers to the 3 rooms in the upstairs of this property. (I have enclosed a diagram of the house for your reference). Two of these rooms, Bedroom 1 and Bedroom 2, have a ceiling of height of around 6'10"-6'11".

We have requested a variance to have these 2 rooms be considered legal bedrooms and have enclosed the response from the city inspector. Since he was not able to grant this, we would like to formally appeal this decision and have the Bedrooms noted considered legal bedrooms. Without this variance, the property is not leasable as there will not be a room that will meet the definition of a legal bedroom.

We thank you for your consideration

Sincerely,

Scott Beck  
Minnesota Market Manager  
612-239-3407  
[sbeck@havenbrookhomes.com](mailto:sbeck@havenbrookhomes.com)



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)

December 1, 2014

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

## FIRE INSPECTION CORRECTION NOTICE

RE: 278 BAKER ST E  
Ref. #120342  
Residential Class: C

Dear Property Representative:

Your building was inspected on August 25, 2014 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 January 9, 2015 at 1:30 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. 2nd Floor - Bedrooms Throughout - SPLC 34.13 (1) - Provide and maintain all habitable areas with a ceiling height of 7 feet over 1/2 the floor area.

-2nd Floor North Bedroom ceiling height 6 ft. 2 inch.

2nd Floor West Bedroom ceiling height 6 ft. 2 inch.

2nd Floor East Bedroom ceiling height 6 ft.

2. Exterior - Doors - SPLC 34.09 (3) i - Provide and maintain an approved one-inch throw single cylinder deadbolt lock.-Finish repairs door locks, handles and deadbolts throughout.
3. Exterior - House - 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.-Finish painting house walls.
4. Exterior - House - SPLC 34.09 (3), 34.33 (3) -Provide or repair and maintain the window screen.-Repair or replace all missing screens and storm windows.
5. House - Address Numbers - SPLC 71.01 - Provide address numbers on building.-The address number to be posted is: 278.
6. Interior - Missing Fixtures - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.-Install missing light fixtures.
7. Interior - Multiple Areas - SPLC 34.12 (2), SPLC 34.36 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition to properly and safely perform their intended function in accordance with the provisions of the applicable code.-Replace or install missing wall registers.
8. Kitchen - Ceiling - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner.-Finish replacing kitchen ceiling.
9. Permits - Multiple Trades - MSFC 105.1 Permits. Have contractors call for permit inspections and have finals completed by each individual trade inspector.-
10. 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.-Heating report received and report not accepted because heating contractor failed to correctly fill out the report. Have contractor properly fill out form and send it to inspector at 651.266.8951.
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: [george.niemeyer@ci.stpaul.mn.us](mailto:george.niemeyer@ci.stpaul.mn.us) or call me at 651-266-8991 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,

George Niemeyer  
Fire Inspector

Reference Number 120342

**From:** Niemeyer, George (CI-StPaul) [mailto:george.niemeyer@ci.stpaul.mn.us]  
**Sent:** Monday, December 01, 2014 9:32 AM  
**To:** Scott Beck  
**Subject:** RE: 278 Baker St E

Yes I did take over for Sean on this property. Unfortunately I cannot give you a variance on the ceiling height. If you disagree you will need to file an appeal. I have rescheduled this for January 9 @ 1:30pm.



**George Niemeyer**  
*Fire Inspector*

DSI  
375 Jackson street, Suite 220  
Saint Paul, MN 55102  
P: 1-651-266-8991  
george.niemeyer@ci.stpaul.mn.us

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City in America



Making Saint Paul the Most Livable City in America

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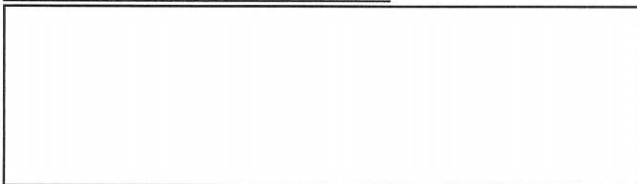
**From:** Scott Beck [mailto:sbeck@havenbrookhomes.com]  
**Sent:** Wednesday, November 26, 2014 4:08 PM  
**To:** Niemeyer, George (CI-StPaul)  
**Subject:** 278 Baker St E

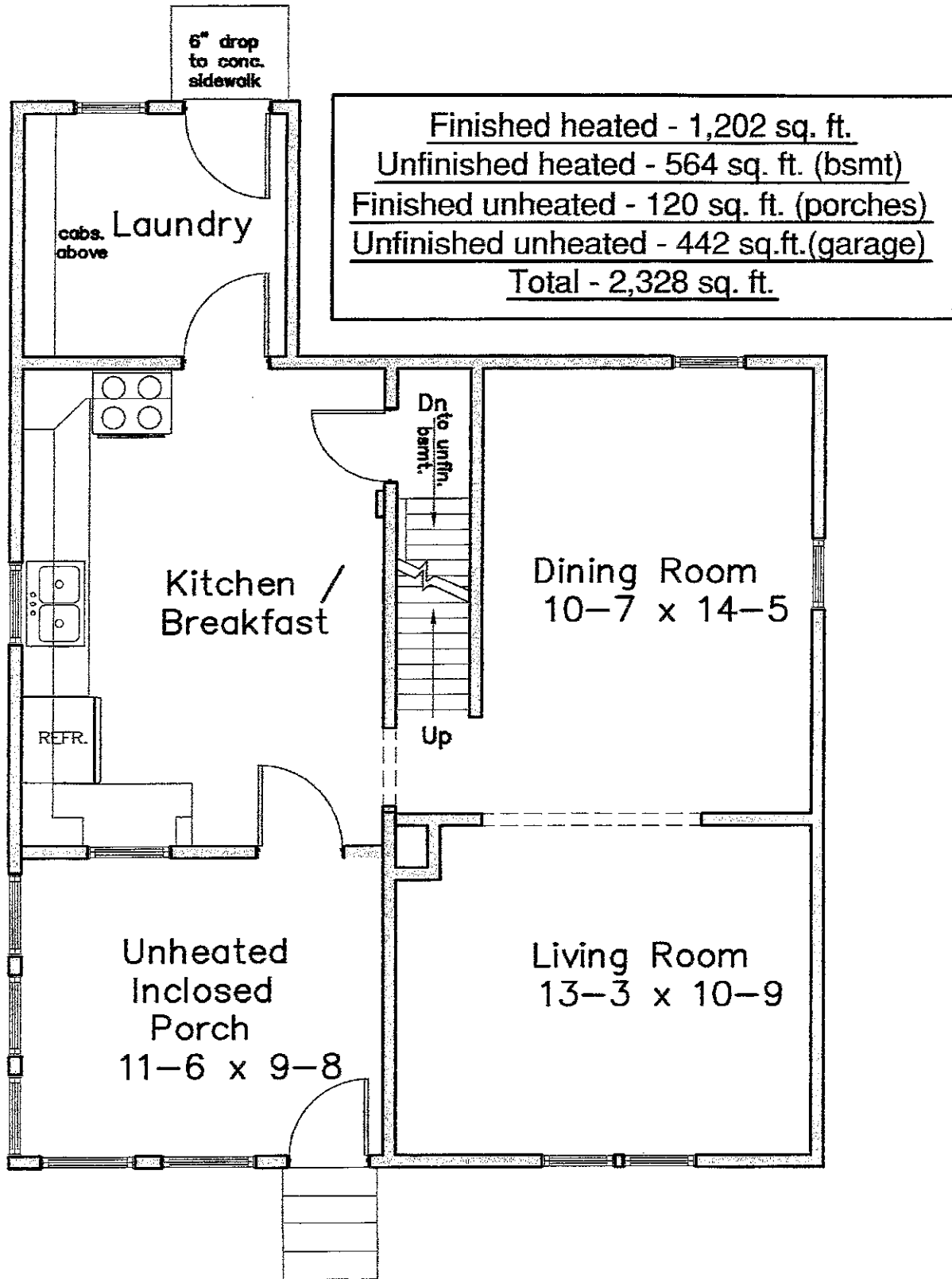
Hi George,

I believe you took over this one from Sean. Not sure if he mentioned this one to you, but we were looking for an exception on 2 of the bedrooms upstairs that had a height of 6 feet 10 to make them legal bedroom. These are the only 2 rooms in the house that could be considered in a bedroom. Can you please let me know where we are at with this property.

Thanks  
Scott Beck

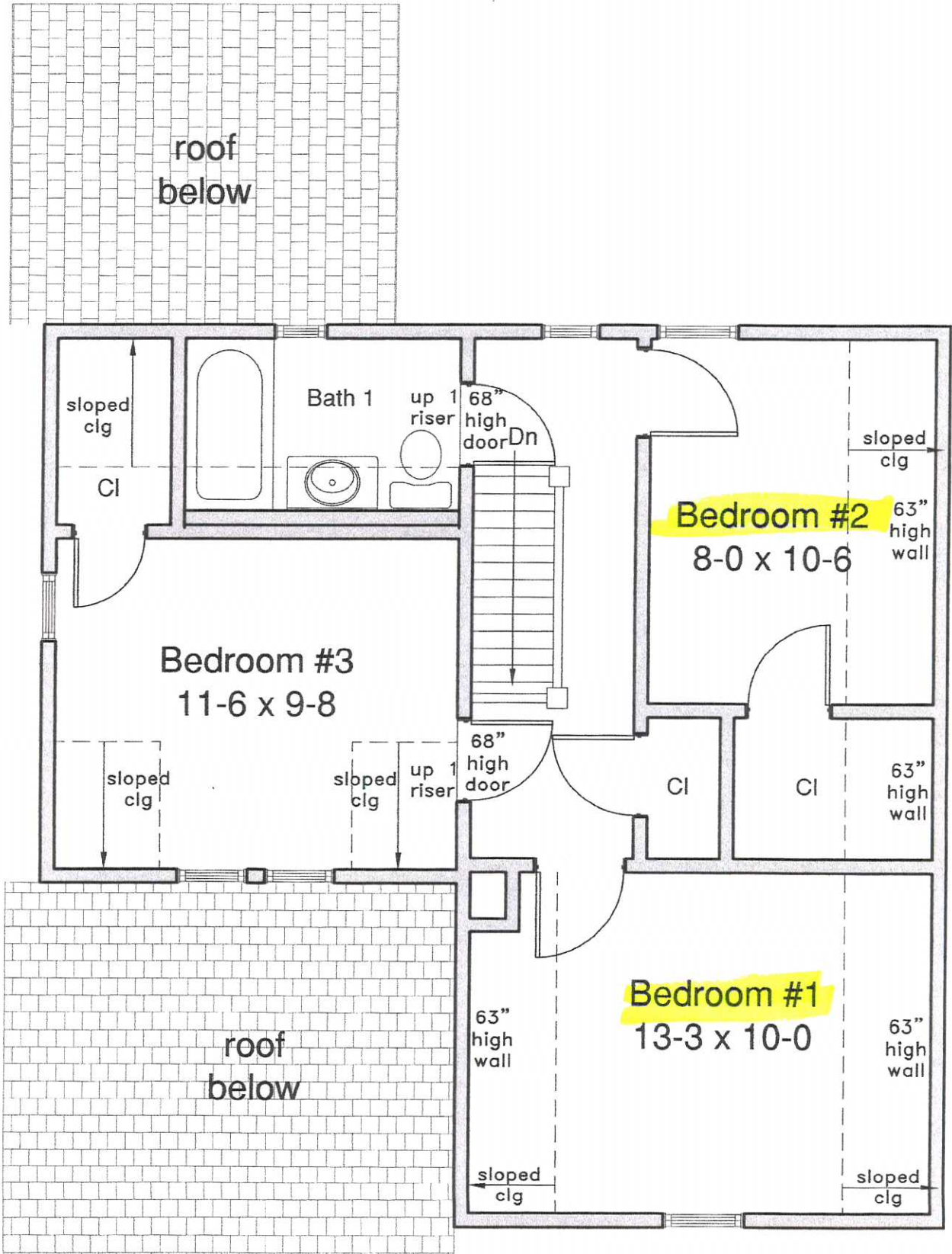
HavenBrook Homes | Minnesota Market Manager  
1611 County Road B West, #104, Roseville, MN, 55113  
main 855.400.4HBH direct 612-239-3407  
sbeck@havenbrookhomes.com  
[www.havenbrookhomes.com](http://www.havenbrookhomes.com)





of <b>1</b> 4	SHT. No. <b>1</b>	Signature/ Date	<b>PROJECT</b> 278 Baker Street St. Paul, Mn	<b>HAVENBROOK CONSTRUCTION</b> 3505 Koger Boulevard Duluth, GA 30096 (770) 674-2618 <a href="http://www.havenbrookhomes.com">www.havenbrookhomes.com</a>	<b>Revisions</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table>				

**Upper floor**



SHT. No. **2**  
 of 4

Signature/  
 Date

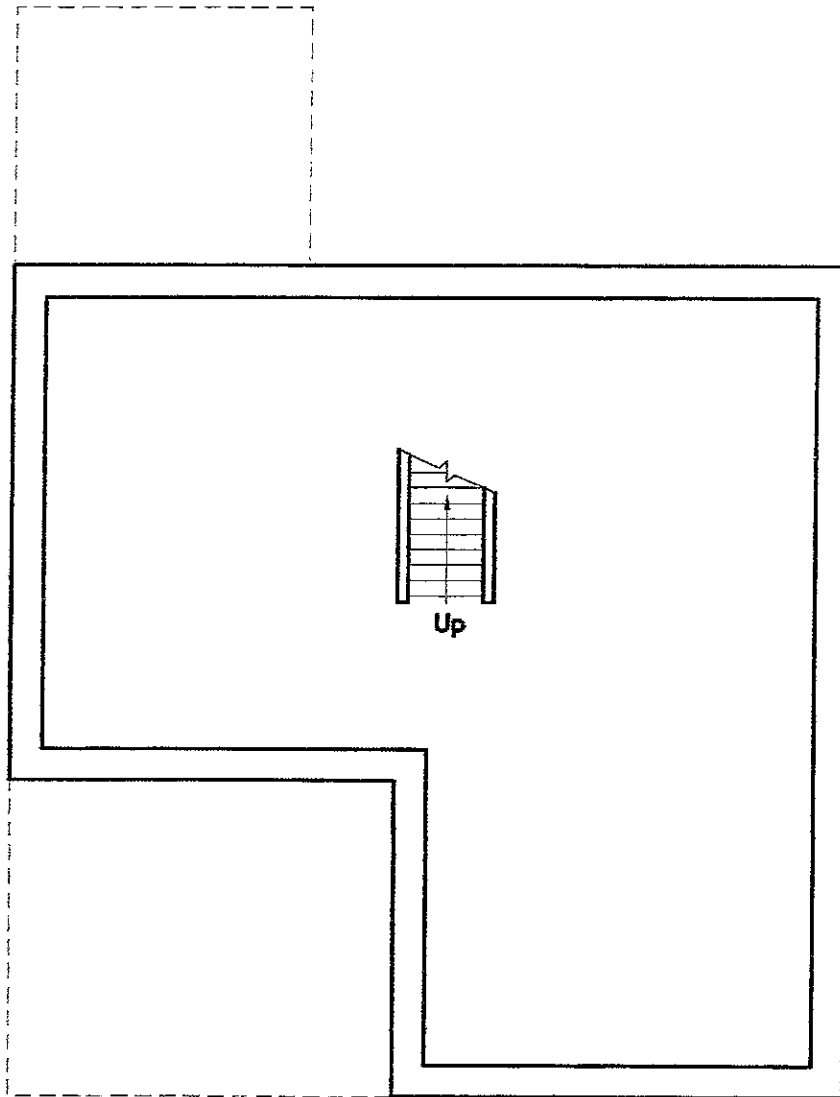
**PROJECT**  
 278 Baker Street  
 St. Paul, Mn

**HAVENBROOK CONSTRUCTION**  
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 Duluth, GA 30096  
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 www.havenbrookhomes.com

Revisions



**Basement floor**



SHT. No.  
**3**  
of  
4

Signature/  
Date

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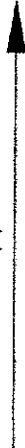
**Revisions**


**Garage**



Detached  
Garage  
20-4 x 20-4

36'  
setback  
from  
this  
house  
wall



of 4 SHT. No. 4	Signature/ Date	<b>PROJECT</b> 278 Baker Street St. Paul, Mn	<b>HAVENBROOK CONSTRUCTION</b> 3505 Koger Boulevard Duluth, GA 30096 (770) 674-2618 <a href="http://www.havenbrookhomes.com">www.havenbrookhomes.com</a>	<b>Revisions</b>