



# 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

JAN 17 2018

CITY CLERK

We need the following to process your appeal:

- \$25 filing fee payable to the City of Saint Paul  
(if cash: receipt number 820043)
  - 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>Jan. 23, 2018</u></p> <p>Time <u>2:30 p.m.</u></p> <p>Location of Hearing: Room 330 City Hall/Courthouse</p>
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### Address Being Appealed:

Number & Street: 823 Loford Ave City: St. Paul State: MN Zip: 55104

Appellant/Applicant: Andrew Davis Email drusave@yahoo.com

Phone Numbers: Business \_\_\_\_\_ Residence \_\_\_\_\_ Cell 612-719-8413

Signature: [Signature] Date: 01-15-18

Name of Owner (if other than Appellant): \_\_\_\_\_

Mailing Address if Not Appellant's: \_\_\_\_\_

Phone Numbers: Business \_\_\_\_\_ 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
- Code Enforcement Correction Notice
- Vacant Building Registration
- Other

Please see Attachment

1/17/18

Andrew Davis  
823 Lafond Ave  
St. Paul, MN 55104

I really don't feel this home fits the condemnation/vacant building registration. All of these problems are because of a bad management company I hired to take care of property. I just got the property back on December 19th 2017. Renters Warehouse was paid to manage property for me, when the fire inspection came back in June and didn't pass, it took Renters Warehouse a month to get me an estimate to fix everything for the fire inspection, which I approved in 24 hours after receiving it. It took the companies Renters Warehouse hired to do the work another month or two to get the work done. After the companies that Renters warehouse hired to do the work finished and it was re-inspected it failed to pass fire inspection again and again because the companies hired to do the work didn't do the work to code, So Renters Warehouse called the companies back that did the work to come back and do the work to code, which took another month or two. I called Renters Warehouse in July, August, Sept, Oct, to ask when is the fire inspection going to be finished and every time, I was told don't worry everything will be taken care of soon. Then on December 1st I was informed that there is still one item that has not passed fire inspection, Gas line for the water heater must be bonded, Renter Warehouse gave me an estimate of around \$550 to do the work and pull the permit, I approved and Renters Warehouse hired a company to do the work and billed me. With the tenants moving out on December 19th I wanted to make sure all fire inspection work was done and the property had passed the fire inspection, So I call Renters Warehouse to ask if the house had passed the fire inspection and I was told " Yes " I then asked are you sure and I got back " Yes ". Then in January the Fire inspector calls to says the permit for gas line for the water heater must be bonded was not pulled and never re-inspected. To my shock I called Renter Warehouse to see what is going on and this time they say, we did hire a company to do the work but they didn't do the work to code again and forgot to pull permit and Renters Warehouse never setup a fire re-inspection, Sorry we forgot. So, Renter Warehouse called the company that did the work and they are working on pulling the permit and will setup re-inspection. After the work is done to code and re-inspection is finished, everything on the fire inspector list should be finished. However, on top of all of that I had no access to my property until December 19th 2017 because the tenant rekeyed the house to a new key and told Renters Warehouse but Renters Warehouse didn't tell me or get me a new key to the property.

If the Vacant Building/Condemned home is because of the water pipe, it just happened. On December 26th I went to check on the property and found that a water pipe in the upstairs bath broke and water was leaking, so this damage just happened and I should be given a little

time to get the repairs finished before property is considered a Vacant Building and  
Condemned. New furnace has already been installed, and inspection on the electrical work for  
the furnace is setup of January 17th and passed. I hired American Water Damage to do all  
repairs needed and they are waiting on State Farm insurance to approve estimate and they will  
get to work right away.



CITY OF SAINT PAUL

Melvin Carter, III, Mayor

375 Jackson Street, Suite 220  
Saint Paul, MN 55101-1806Telephone: 651-266-8989  
Facsimile: 651-266-1919  
www.stpaul.gov/dsi

January 05, 2018

Gordon T Davis/Davis  
4822 Greenhaven Dr  
St Paul MN 55127-7073**VACANT BUILDING REGISTRATION NOTICE**

The premises at **823 LAFOND 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 **\$2,127.00**. 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 February 05, 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 , Mike Kalis, at 651- 266- 1929 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, Mike Kalis, at 651- 266- 1929.

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: mk  
vb\_registration\_notice 11/14



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)

January 3, 2018

Gordon T Davis  
4822 Greenhaven Dr  
St Paul MN 55127-7073

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

RE: 823 LAFOND AVE  
Ref. # 124189

Dear Property Representative:

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. Interior - Basement - MSFC 603.7 - Immediately discontinue use of unsafe heating appliance until repaired or replaced by a licensed contractor. This work will require a permit(s). Call DSI at (651) 266-8989. Red tags may not be removed except by fire department inspector.-Replace damaged furnace.

2. Interior - Basement - SPLC 34.11 (1), MSBC 2902.1, SPLC 34.35 (1), MPC 301.1 - Repair or replace and maintain all parts of the plumbing system to an operational condition.-Repair water leak.
3. Permit - MSBC -Section 105.1 - Permits Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.-Have corrections made and permits finalized.
4. 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.

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: [daniel.klein@ci.stpaul.mn.us](mailto:daniel.klein@ci.stpaul.mn.us) or call me at 651-266-8988 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

Daniel Klein  
Fire Inspector  
Ref. # 124189

cc: Housing Resource Center  
Force Unit