



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

MAY 4 2021

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 536060)
 - 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, May 4, 2021

Time: you will be called between
2:30 p.m. & 4:00 p.m.

Location of Hearing:
 Teleconference due to Covid-19 Pandemic

call 651-508-6407

Address Being Appealed:

Number & Street: 1026 Reaney Ave City: ST. PAUL State: MIN. Zip: 55106

Appellant/Applicant: Jonathan Wayne Email: SWayne10Wayne@gmail.com

Phone Numbers: Business 651-508-6407 Residence _____ Cell SAME

Signature: [Signature] Date: MAY-4-21

Name of Owner (if other than Appellant): Curtis Zitsman

Mailing Address if Not Appellant's: 1026 Reaney Ave

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/Correction
- Code Enforcement Correction Notice
- Vacant Building Registration
- Other (Fence Variance, Code Compliance, etc.)

I Myself and my girl Fritzed
are Renting a Room From Curtis Zitsman
The city came this morning AT 8:00 AM
with police to condemn the house and board
it up. They gave us about 5 min to
grab some things. I have a lot of property
at the ~~rental~~ property.



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

364.0

May 03, 2021

NOTICE OF CONDEMNATION AS UNFIT FOR HUMAN HABITATION & ORDER TO VACATE

Curtis L. Zitzman
1026 Reaney Ave
St Paul MN 55106-3955

Dear Sir or Madam:

The Department of Safety and Inspections, Division of Code Enforcement, has determined that the dwelling and premises at **1026 REANEY AVE** is "Unfit for Human Habitation". In accordance with Saint Paul Legislative Code, Chapter 34, Section 23, the premises will be placarded on **5-3-21** and ordered vacated no later than **5-4-21**.

Your attention is called to the following provisions of Section 34.23, Subsection 6 entitled, *Vacation of Structure or Unit*:

"Any dwelling unit, structure or portion thereof which has been condemned or placarded as unfit for occupancy shall be vacated within the time set forth in the placard and/or order. No person shall occupy or let for occupancy any structure which is condemned."

THIS DWELLING SHALL NOT AGAIN BE USED FOR HUMAN HABITATION UNTIL WRITTEN APPROVAL IS SECURED FROM THE CITY OF SAINT PAUL; DEPARTMENT OF SAFETY AND INSPECTIONS, DIVISION OF CODE ENFORCEMENT.

Principle Violations: These deficiencies must be corrected before this condemnation and vacate order will be removed.

1.SPLC 34.23 **CONDEMNATION:** This occupancy is condemned as unsafe or dangerous. It constitutes a condition of material endangerment lacks maintenance, extremely dilapidated. The interior of home has gross unsanitary conditions with rotting open food containers, kitchen sink torn apart, soiled flooring, flies all over. Walls and ceiling torn apart with exposed electrical wiring. Inspector found the home over occupied with illegal basement bedrooms; egress windows boarded over. This is also a fire hazard due to no working smoke detectors, egress windows blocked, exposed wiring, and combustibles/ clutter around the furnace and water heater.

2.SPLC 34.15 **SMOKE DETECTOR:** The occupant of a dwelling unit must inform the owner of the dwelling unit of a nonfunctioning smoke detector within 24 hours of discovering that the smoke detector in the dwelling unit is not functioning. Smoke detector may not be tampered with or disabled at any time.

3.SPLC 34.15 **CARBON MONOXIDE ALARM:** Immediately provide and maintain an approved Carbon Monoxide Alarm in a location within ten (10) feet of each sleeping area. Installation shall be in accordance with manufacturer's instructions.

4.SPLC 34.13 **MORE THAN SIX UNRELATED OCCUPANTS:** The use of this building for more than four unrelated adults would require approval and a Certificate of Occupancy. Use of this property does not conform to zoning ordinance. Immediately discontinue unapproved use and convert to legal use. Discontinue use as a rooming and boarding occupancy without approval and the required Certificate of Occupancy.

5.SPLC 34.13 **CEILING HEIGHT:** Provide and maintain all habitable areas with a ceiling height of 7 feet over 1/2 the floor area. BASEMENT

6.SPLC 34.10 **CEILING:** All ceilings must be maintained in a sound condition and in a professional state of maintenance and repair. CEILING TORN APART

7.SPLC 45.03 **COMBUSTIBLE MATERIALS:** Immediately remove and discontinue excessive accumulation of combustible materials.

8.SPLC 45.03 **EXPOSED WIRES:** Remove unapproved exposed wiring and repair or replace damaged electrical fixtures. Install in accordance with the electrical code. This work may require a permit(s). Call DSI at (651) 266-9090.

9.SPLC 45.03 **EXTENSION CORDS:** Immediately, discontinue use of frayed, deteriorated, damaged or spliced electrical cords adequate to meet the building's needs. This work may require a permit(s), call DSI at (651) 266-9090.

10.SPLC 34.10 **FLOORS:** All floors must be maintained in a sound condition and in a professional state of maintenance and repair. BROKEN TILE FLOORING

11.SPLC 45.03 **INTERIOR SANITATION:** The interior shall be maintained in a clean and sanitary condition, free from any accumulation of refuse or garbage.

12.SPLC 45.03 **MECHANICAL CLEARANCE:** Provide 30 inches clearance around all mechanical equipment including the furnace and water heater. FURNACE, SERVICE PANEL

13.SPLC 34.13 **SLEEPING ROOMS: REQUIRED SPACE FOR SLEEPING ROOMS.** Discontinue use of room for sleeping purposes or provide a minimum gross floor area of 70 square feet for one occupant. BASMENT

14.SPLC 34.13 **SLEEPING ROOMS:** Sleeping room does not meet light, ventilation or escape requirements. Stop this use of this room or repair to meet sleeping room requirements .BASEMENT

15.SPLC 34.12 **SUPPLIED EQUIPMENT:** 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.

16.SPLC 34.10 **WALLS:** All walls must be maintained in a sound condition and in a professional state of maintenance and repair. 1ST FLOOR.

17.SPLC 34.09 **WINDOWS:** Repair and maintain the window in good condition including the glass, sash, frame and screens. Windows shall be without cracks or holes, sashes shall be in sound conditions, the window shall be easily opened and maintain the open position. All screens shall be maintained in a professional state of maintenance and repair.

18.SPLC 34.10 **WOODWORK:** All woodwork must be maintained in a sound condition and in a professional state of maintenance and repair. THROUGHOUT FIRST FLOOR.

19.SPLC 34.09 **LOCKS: UNAPPROVED LOCKS.** Remove unapproved locks from the unit doors. The door must be openable from the inside without the use of keys or special knowledge or effort. BASMENT ROOMS

Other Violations: These deficiencies must be corrected in order to bring this property into compliance with the Saint Paul Legislative Code.

20.SPLC 34.08 **EXTERIOR SANITATION:** All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces. Remove the accumulation of exterior storage that creates a nuisance or harbors rodents.

21.SPLC 34.08 **ACCESSORY STRUCTURES/FENCES:** All accessory structures including, but not limited to, detached garages, sheds and fences shall be kept in a professional state of maintenance and repair and maintained structurally sound. All exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by paint which is not lead-based paint or by other protective covering or treatment. Service doors to accessory structures shall be provided with securing locks. REPAIR GARAGE SIDING AND DISCONTIUNUE ALLOWING SOMEONE TO SLEEP IN STORAGE SHED.

Authorization to reoccupy this/these dwelling unit(s) will not be given until it is demonstrated that all principal violations have been corrected and that no new conditions exist which could constitute material endangerment or which threaten the peace, health, safety or welfare of the occupants of this building.

All repairs and new installations must be made in accordance with the appropriate codes. Permit information may be obtained from the Building Inspection and Design Section, 375 Jackson Street, Suite 220, (651) 266-8989.

You may file an appeal to this notice by contacting the City Clerk's Office at (651) 266-8585. Any appeal must be made in writing within 10 days of the date of this notice.

It is the responsibility of the property owner to keep all buildings secured and to properly maintain the premises at all times.

If you have any questions concerning this matter, please contact the Inspector, Paula Seeley, at 651-266-1916. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to the inspector.

Sincerely,

Paula Seeley
Enforcement Officer

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cc: Posted to ENS