

RLH VBR 21-9



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

FEB 08 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 _____)
 - 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, <u>February 16, 2021</u>
Time <u>2:30 p.m.</u>
Location of Hearing: Teleconference due to Covid-19 Pandemic

Call will be received between 2:30 p.m. & 4:00 p.m.

Address Being Appealed:

Number & Street: 375 Hawthorne Ave E. City: St. Paul State: MN Zip: 55130

Appellant/Applicant: Heather Cothran Email maxmanager@izemail.net

Phone Numbers: Business 612-721-8888 Residence _____ Cell 612-701-6079

Signature: Heather Cothran Date: 2-5-2021

Name of Owner (if other than Appellant): Alph Capital

Mailing Address if Not Appellant's: 1845 Stinson Pkwy Suite 212 Minneapolis
55418

Phone Numbers: Business 612-721-8888 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.)

this order happened due to resident neglect



CITY OF SAINT PAUL

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

Telephone: 651-266-8989

Facsimile: 651-266-1919

www.stpaul.gov/dsi

February 02, 2021

Alpha Capitol Services Llc
1672 Peninsula Dr
New Brighton MN 55112-5488

Customer #:1296971

Bill #: 1552405

VACANT BUILDING REGISTRATION NOTICE

The premises at **375 HAWTHORNE AVE E** 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.

Payment must be received by March 02, 2021 .

You may pay this registration fee online by going to **online.stpaul.gov** and selecting the 'Make a Payment' option. You will need your customer number and bill number to process a payment - both can be found on this letter.

To pay this invoice by mail please send this registration form along with payment to:

DEPARTMENT OF SAFETY AND INSPECTIONS
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
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 the above address.

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 , James Hoffman, at 651- 266- 1947 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, James Hoffman, at 651- 266- 1947.

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: jh
vb_registration_notice 11/14



CITY OF SAINT PAUL

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

Telephone: 651-266-8989
Facsimile: 651-266-8951
Web: www.stpaul.gov/dsi

January 19, 2021

Bruce Hoffman
Bmk Managers Llc
1845 Stinson Blvd
Minneapolis MN 55418-4824

NOTICE OF CONDEMNATION UNFIT FOR HUMAN HABITATION ORDER TO VACATE

RE: 375 HAWTHORNE AVE E
Ref. # 119063

Dear Property Representative:

Your building was inspected on January 19, 2021.

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.

A reinspection will be made on February 1, 2020 at 11:00am.

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 - SPLC 34.23, MSFC 111.1 - This occupancy is condemned as unfit for human habitation. This occupancy must not be used until re-inspected and approved by this office.
-Dwelling is condemned due to multiple code violations including but not limited to; gross unsanitary conditions, blocked egress, excessive accumulation of materials, improper discarding of smoking materials, lack of working smoke alarms.

An Equal Opportunity Employer

2. Exterior - Entry Door - SPLC 34.09 (4), 34.32 (3) - Repair and maintain the door frame.
3. Exterior - 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. -Scrape and paint where needed.
4. Exterior - SPLC 34.08 (1), 34.32 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.
5. Exterior - SPLC 34.11 (7), 34.34 (4) - Provide additional approved containers or additional pick-ups to meet tenant trash demands.
6. Exterior - SPLC 113.02, MSFC 1030.3 - Remove the accumulation of snow or ice from the public and private sidewalk abutting this property.
7. Exterior - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window glass.
8. Interior - MSFC 605.6 - Provide all electrical splices within junction boxes.
9. Interior - MSFC 605.1 - Remove unapproved exposed wiring and install in accordance with the electrical code. This work may require a permit(s). Call DSI at (651) 266-8989.-
10. Interior - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.
11. Interior - MSFC 605.5 - Remove electrical cords that extend through walls, ceiling, floors, under doors, or floors coverings, or are subjected to environmental or physical damage.
12. Interior - MSFC 605.5.3 - Immediately, discontinue use of frayed, deteriorated, damaged or spliced electrical cords.
13. Interior - MSFC 1030.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit path. -Remove items blocking escape windows.
14. Interior - MSFC 315.3 - Provide and maintain orderly storage of materials.
15. Interior - MN Stat 299F.18 - Immediately remove and discontinue excessive accumulation of combustible materials.
16. Interior - MSFC 308.1.2 - No person shall throw or place, or cause to be thrown or placed, a lighted match, cigar, cigarette, matches, or other flaming or glowing substance or object on any surface or article where it can cause an unwanted fire. -Smoking materials being discarded onto combustibles inside the dwelling
17. Interior - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.

18. Interior - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner.
19. Interior - SPLC 34.10 (7) - Repair and maintain the cabinets in an approved manner.
20. Interior - SPLC 34.10 (7), 34.17 (5) - Repair or replace and maintain the woodwork in an approved manner.
21. Interior - MSFC 603.7 - Immediately discontinue use of unsafe heating appliance until repaired or replaced by a licensed contractor. This work may require a permit(s). Call DSI at (651) 266-8989. Red tags may not be removed except by fire department inspector.
22. Interior - SPLC 34.16 (2) - Properly dispose all your garbage in the owner-provided containers.
23. Interior - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.
24. Interior - MN State Statute 299F.50 -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.
25. 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 the original orders.

If you have any questions, email me at: der.vue@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,

Der Vue
Fire Safety Inspector
Ref. # 119063

cc: Housing Resource Center
Force Unit