



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

MAY 23 2025

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 784276)

☒ 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 27, 2025

Location of Hearing:

☐ Telephone: you will be called between

&

☒ In person (Room 330 City Hall) at: 2:00 p.m.

(required for all Fire C of O revocation & vacate; Condemnation orders)

Address Being Appealed:

Number & Street: 927 Desoto St City: St. Paul State: MN Zip: 55130

Appellant/Applicant: Lita Fierro Email tashafierro25@gmail.com

Phone Numbers: Business _____ Residence 65177105745 Cell 612-719-1533

Signature: Lita Fierro Date: 5/21/25

Name of Owner (if other than Appellant): Kay Fierro & Joseph Fierro (deceased)

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/Correction

☐ Code Enforcement Correction Notice

☐ Vacant Building Registration

☐ Other (Fence Variance, Code Compliance, etc.)

Please see attachment.



SAINT PAUL CENTRAL OFFICE

450 N Syndicate St., Ste 260

Saint Paul, MN 55104

Phone: (651) 222-5863

Website: www.smrls.org • Email: central@smrls.org

May 20, 2025

Saint Paul City Council – Legislative Hearings
310 City Hall
15 W. Kellogg Blvd.
Saint Paul, Minnesota 55102

RE: 927 DESOTO STREET CONDEMNATION ORDER APPEAL

To Whom It May Concern:

Ms. Lita Fierro, occupant of 927 DeSoto Street, wishes to provide the following information and explanation to accompany her appeal application.

I. HISTORY

The May 14, 2025 order is the most recent in a series of orders issued regarding the property following the death of the homeowner, Ms. Kay Frances Fierro, in February 2023. Since Kay Fierro's death, several of her family members, including Lita Fierro, have continued to occupy and pay the mortgage on the property. Ms. Kay Fierro died without a will.

In May 2024, the Saint Paul Department of Safety and Inspections issued an order requiring the property to be vacated by May 28, 2024. The order cited multiple deficiencies, including a lack of Fire Certificate of Occupancy. Ms. Lita Fierro appealed the order. An updated correction notice and deficiency list was issued July 5, 2024.

Following a hearing on July 9, 2024, the legislative hearing officer, in collaboration with DSI and Ms. Lita Fierro, developed a timeline for completing the 30 items listed in the July 5, 2024, notice. This plan included three deadlines. The most pressing issues, that posed a danger to health and/or safety, had to be addressed by August 1, 2024. The issues of intermediate concern were to be addressed by December 1, 2024. Finally, the issues that were deemed to pose less of a health and safety issue and that would take significant time/expense to fix, were given a deadline of May 1, 2025. In the interim, the occupants of the property were to seek assistance from a probate attorney so that the home could be formally placed in the names of Ms. Kay Fierro's children.

II. CURRENT PROPERTY STATUS

The property occupants have made significant efforts to bring the property into compliance since the July 5, 2024 order. The family successfully repaired the items that were deemed of high importance (items 1, 4, 15, 26 & 20) and medium importance (items 2, 3, 8, 21, 26 & 30) in the July 5, 2024 order.

Ms. Lita Fierro notes that several of the items in the more recent, May 14, 2025 order, have also been resolved. Specifically:

- Item 6: Ms. Fierro denies that the occupants of the property use the rear yard for illegal burning.
- Item 10: Ms. Fierro states that the attic space is not being used for sleeping rooms.
- Item 16: Ms. Fierro notes that there is staining on the ceiling in the living area but denies that there is at present structural damage to the ceiling such that it poses a danger to health/safety.

Additionally, Ms. Lita Fierro intends to resolve the following items in the near future.

- Items 2 & 3: The occupants intend to either repair the door and frame themselves, or in the short term, to replace the current door with a metal door. The current door and frame are adequate to secure the premises from unauthorized access.

Ms. Lita Fierro does not dispute that multiple items remain uncompleted. However, she notes that these items do not pose a risk to the health or safety of the occupants or public as described by Saint Paul Legislative Code 34.23.

Additionally, the family has obtained legal assistance for the probate matter and began the process of gaining formal recognition of Ms. Kay Fierro's children as the homeowners. There is a probate hearing currently scheduled for May 28, 2025. Once the probate matter is resolved, the home will be owner-occupied, and the family expects that new sources of assistance for the remaining work may be available.

In summary, the occupants of 927 Desoto have made significant progress toward bringing the property into compliance, and the property does not pose a health or safety risk. For those reasons, Ms. Lita Fierro respectfully requests that the condemnation order be rescinded and that she be allowed additional time to comply with the remaining items.

Thank you for your consideration.

Sincerely,

/s/ Alida Weidensee

Alida Weidensee
Attorney at Law



May 14, 2025

Occupant(s)
927 Desoto St
St Paul MN 55130

CORRECTION NOTICE - RE-INSPECTION COMPLAINT
***** CONDEMNED*****

RE: 927 DESOTO ST

Dear Property Representative:

A re-inspection was made on your building on May 14, 2025, in response to a complaint. You are hereby notified that the following deficiencies must be corrected prior to re-inspection date.

Due to Failure to comply with the Legislative Hearing Officer's orders the property has been condemned.

Compliance is required by May 27, 2025. A re-inspection will be made on May 27, 2025, at 9:30 am or the property vacated.

If found non-compliant, the property is to be vacated by June 9, 2025, and an inspection is to be made at 11:30 am to confirm the property has been vacated.

Failure to comply may result in a criminal citation or the revocation of the Certificate of Occupancy. The Saint Paul Legislative Code requires that no building shall be occupied without a Certificate of Occupancy. The code also provides for the assessment of additional reinspection fees.

DEFICIENCY LIST

1. Exterior - Driveway - SPLC 34.08 (7) - All parking spaces shall be paved with asphalt, concrete, or durable dustless surfacing. Before any existing spaces may be paved, site plan approval must be obtained as specified in the St. Paul Zoning Code. Contact DSI Zoning at 651-266-8989.-Driveway asphalt is cracking and crumbling.
5/14/25 UPDATE: No change.

2. Exterior - Front Door - SPLC 34.09(4), 34.33 (3) - Repair and maintain the door in good condition. -Front door is rotting on the base and peeling paint. 5/14/25 UPDATE: No change.
3. Exterior - Front Door - Door Frame - SPLC 34.09 (4)(i), 34.33 (3) - Repair and maintain the door frame. -Front door frame is rotting and peeling paint. 5/14/25 UPDATE: No change.
4. Exterior - Multiple Areas - SPLC 34.09 (1)(2)(a), 34.33 (1)(b) - 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. -Rotted and damaged siding, peeling paint on all exterior surfaces throughout the property. 5/14/25 UPDATE: No change.
5. Exterior - Multiple Areas - SPLC 34.09 (4), 34.33 (3)- Repair and maintain the window in good condition. All windows shall be maintained in accordance with the building code in effect at the time of construction or as altered/modified under an approved building permit. -Multiple windows with broken window glass and rotted frames. Repair or replace the windows. 5/14/25 UPDATE: No change.
6. Exterior - Rear Yard - MSFC 307.4 - All fires on the ground must be a minimum of 25 feet from structures or contained in a grill or outdoor fireplace. Wind speeds must be under 10 mph, constantly attended, a means of extinguishment must be provided. Only natural firewood can be burned (no construction materials | brush or waste materials), and fire shall be extinguished if the smoke is deemed a nuisance. A citation will be issued for non-compliance. -Evidence of illegal burning. There is approved firepit onsite.
7. Exterior - Retaining Wall - SPLC 34.08 (5), 34.32 (3) - All accessory structures including, but not limited to, detached garages, sheds and fences shall be maintained structurally sound and in good repair. Provide and maintain exterior unprotected surfaces painted or protected from the elements. -Repair or replace the retaining wall where needed. 5/14/25 UPDATE: No change.
8. Exterior - Roofline - SPLC 34.09 (2)(b), 34.33 (1)(d) - Provide and maintained the roof weather tight and free from defects. -Gutters are damaged and partially falling off roofline. 5/14/25 UPDATE: No change.
9. Exterior - Throughout - SPLC 34.09 (2)(b), 34.33 (1)(d) - Provide and maintained the roof weather tight and free from defects. -Facia and soffit rotted and missing. 5/14/25 UPDATE: No change.
10. Interior - 2nd Level - Attic Space - MNSFC 1016.2 (4) Egress through intervening spaces. Means of egress from dwelling units or sleeping areas shall not lead through

other sleeping areas, toilet rooms or bathrooms. -Attic area is used for sleeping rooms without the proper emergency escape and rescue openings. These rooms, located on the second level (attic space) exits into another sleeping room located on the main level.

11. Interior - Bathroom - NEC 406.4(D)(3) - GFCI outlets shall be provided where replacements are made at outlets that are required to be so protected elsewhere in this Code. -GFCI outlet located in main level bathroom did not test or reset upon testing.
12. Interior - Multiple Areas - SPLC 34.09(4), 34.33 (3) - Repair and maintain the door in good condition. -Multiple doors throughout property broken: holes, bottoms deteriorated and or missing, out of the door frame and rotted.
13. Interior - Throughout - SPLC 34.10 (6), 34.34 (5) - Every owner of a structure shall be responsible for the control and/or elimination of insects, rodents or other pests wherever infestation exists. -Evidence of rodent and insect infestation throughout property.
14. Interior - Throughout - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -Repair or replace the damaged or deteriorated wall coverings that have holes, is stained and or cracked throughout property.
15. Interior - Throughout - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner. -Repair or replace the carpeting, tiles and boards. Carpet is stained, damaged and deteriorated throughout areas. Tiles and boards are broken and or missing throughout property. Repair or replace in a professional and approved manner.
16. Interior - Throughout - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. -Repair or replace the damaged or deteriorated ceiling due to water damage.
17. Throughout - 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. **-Failure to comply with the Legislative Hearing Officer's orders.**

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 Sarah.Bono@ci.stpaul.mn.us or call me at 651-266-8952 between 7:30 a.m - 9:00 a.m.

Please help to make Saint Paul a safer city in which to live and work.

Sincerely,

Sarah Bono
Fire Safety Inspector