



# APPLICATION FOR APPEAL

Saint Paul City Clerk

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8560

The City Clerk needs the following to process your appeal:

- \$25 filing fee payable to the City of Saint Paul (if cash: receipt number \_\_\_\_\_)
- Copy of the City-issued orders or letter which are being appealed
- Attachments you may wish to include
- This appeal form completed
- Walk-In OR  Mail-In

**YOUR HEARING Date and Time:**  
 Tuesday, 4-24-12  
 Time 11:30 A.M.  
**Location of Hearing:**  
 Room 330 City Hall/Courthouse

## Address Being Appealed:

Number & Street: 717 Fry Street City: St Paul State: MN Zip: 55104

Appellant/Applicant: Tifphanie Edwards Email \_\_\_\_\_

Phone Numbers: Business \_\_\_\_\_ Residence \_\_\_\_\_ Cell \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name of Owner (if other than Appellant): David Anderson/Loni Labrocca

Address (if not Appellant's): 1437 Marshall Ave #203 55104

Phone Numbers: Business \_\_\_\_\_ Residence \_\_\_\_\_ Cell \_\_\_\_\_

*\* Filled out by Mai Vang, Council Research Office*  
*Attachments Are Acceptable*

## What Is Being Appealed and Why?

- Vacate Order/Condemnation/Revocation of Fire C of O
- Summary/Vehicle Abatement
- Fire C of O Deficiency List
- Fire C of O: Only Egress Windows
- Code Enforcement Correction Notice
- Vacant Building Registration
- Other

want time to move out -  
NO water



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)

April 4, 2012

LONI LABROCCA  
GUARDIA PROPERTIES, LLC  
1437 MARSHALL AVE # 203  
ST PAUL MN 55104

### Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 1642 MINNEHAHA AVE W / 717 Fry  
Ref. # 106295

Dear Property Representative:

Your building was inspected on April 4, 2012, for the renewal of the Certificate of Occupancy. Since you have failed to comply with the applicable requirements, it has become necessary to revoke the Certificate of Occupancy in accordance with Section 40.06 of the Saint Paul Legislative Code. **A reinspection will be made on April 30, 2012 at 2:00 pm or the property vacated.**

The Saint Paul Legislative Code further provides that no building shall be occupied without a Certificate of Occupancy. Failure to immediately complete the following deficiency list or the building vacated may result in a criminal citation.

#### DEFICIENCY LIST

1. 1642 - Basement - SPLC 34.09 (1) a, - Provide and maintain foundation elements to adequately support this building at all points. This work may require a permit(s). Contact DSI at (651)266-8989.-Foundation concrete block wall has shifted inward and is separating. Repair in an approved manner under permit.
2. 1642 - Basement - NEC 110-26 - Provide and maintain a minimum of 36 inches clearance in front of all electrical panels.
3. 1642 - Rear Entry - SPLC 34.10 (7) - Repair and maintain the walls and ceiling in an approved manner.-Scrape and paint the walls and ceiling where peeling.

4. 1642 - Throughout - SPLC 34.10 (7) - Repair and maintain the ceiling in an approved manner.-Repair damaged areas of plaster under stairway. Repair water damaged areas of kitchen ceiling.
5. 717 Fry - Basement - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.
6. 717 Fry - Basement - NEC 110-26 - Provide and maintain a minimum of 36 inches clearance in front of all electrical panels.
7. 717 Fry - Living Room - SPLC 34.12 (2), 34.35 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition.-Repair or replace smoke detector with battery door cover broken off.
8. Basement - MSFC 102.1.1, MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.-Replace low battery in smoke detector which is beeping.
9. Exterior - Front Entry - MSFC 605.5.3 - Immediately, discontinue use of frayed, deteriorated, damaged or spliced electrical cords.-Remove deteriorated electrical cord hanging near the front entry door to 1642 unit which is running into the soffit.
10. Exterior - Front Entry - SPLC 34.09 (1) e - Provide and maintained the roof weather tight and free from defects.-Repair rotting and deteriorated rafters supporting roof over front entryway to the 1642 unit.
11. Exterior - Throughout - SPLC 34.09 (3) - Repair and maintain the door in good condition.-Repair all damaged doors, door latches and hardware on entry doors and storm doors.
12. Exterior - Throughout - SPLC 34.08 (3) - Provide and maintain suitable ground cover on all exterior areas to control erosion.
13. Exterior - Throughout - SPLC 34.12 (2), 34.35 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition.-Repair damaged and clogged gutters as necessary. Securely mount to the building where falling off.
14. Exterior - SPLC 34.09 (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.-Repair damaged areas of soffit and fascia. Repair and seal door frames, trim and sills in a professional manner. Scrape, paint and repair window frames as necessary.

15. Exterior - 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 651-266-9090.-As a condition of permit approval to remove garage, DSI zoning has required that approved parking spaces or garage slab be provided.  
Repair or replace deteriorated driveway and parking slab in accordance with zoning requirements.
16. Exterior - SPLC 34.09 (3), 34.32 (3) - Provide or repair and maintain the window screen.
17. SPLC 39.02(c) - Complete and sign the provided 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: (651-266-8688) and must be filed within 10 days of the date of this order.

If you have any questions, email me at: [mitchell.imbertson@ci.stpaul.mn.us](mailto:mitchell.imbertson@ci.stpaul.mn.us) or call me at 651-266-8986 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Mitchell Imbertson  
Fire Inspection

Ref. # 106295