



APPLICATION FOR APPEAL

Saint Paul City Clerk

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8560

RECEIVED RECEIVED
JAN 06 2011 JAN 06 2011
CITY CLERK CITY CLERK

The City Clerk needs the following to process your appeal:

- \$25 filing fee payable to the City of Saint Paul (if cash: receipt number 517510)
- Copy of the City-issued orders or letter which are being appealed
- Attachments you may wish to include
- This appeal form completed

YOUR HEARING Date and Time:

Tuesday, Jan. 11, 2011

Time 2:30 P.M.

Location of Hearing:

Room 330 City Hall/Courthouse

walk in

Address Being Appealed:

Number & Street: 853 Conway St City: St Paul State: MN Zip: 55106

Appellant/Applicant: Ben Hill Email: Benhill26@yahoo.com

Phone Numbers: Business 651 246 0685 Residence 651 774 3659 Cell _____

Signature: [Signature] Date: 1-6-11

Name of Owner (if other than Appellant): Ben Hill

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
- Fire C of O: Only Egress Windows
- Code Enforcement Correction Notice
- Vacant Building Registration
- Other
- Other
- Other

The furnace got clogged up
from the snow and I had
a company Deans Plumbing
said it costs \$1700.00
then I found out there was
nothing wrong with the furnace.



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

Nuisance Building Code Enforcement

375 Jackson Street, Suite 220

Saint Paul, MN 55101-1806

651-266-8989

651-266-1919

www.stpaul.gov/dsi

December 31, 2010

Benjamin Hill
1028 Rose Ave E
St Paul MN 55106-2728

VACANT BUILDING REGISTRATION NOTICE

The premises at **853 CONWAY ST**

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 to register this building with the Department of Safety and Inspections, Vacant Buildings 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 **\$1,100.00**. 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 January 31, 2011.

Do not mail cash.

If you wish to pay in person, you may do so from 8:00 a.m. to 4:00 p.m. 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 Office of the City Clerk at (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 due date 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, Rich Singerhouse,
at 651-266-1945 to find out what must be done before this
building can be legally reoccupied.**

The Enforcement Officer may declare this building(s) 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 Officer 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 Enforcement Officer, Rich Singerhouse, at 651-266-1945.

This registration form and fee is required by law. Your prompt attention to this matter is appreciated.

Thank You,

Steve Magner
Vacant Buildings Program Manager
Department of Safety and Inspections

Enclosures: Regulations Requirements Information
Vacant Building Registration Form

SM: rs
vb_registration_notice 06/10



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

December 21, 2010

BENJAMIN HILL
1028 ROSE AVE E
ST PAUL MN 55106

NOTICE OF CONDEMNATION UNFIT FOR HUMAN HABITATION ORDER TO VACATE

RE: 853 CONWAY ST
Ref. # 103735

Dear Property Representative:

Your building was inspected on December 20, 2010.

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 or after December 23, 2010.

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. EXTERIOR - GARAGE - SPLC 34.08 (9) - Provide and maintain an average of 1 foot candle at the pavement of garages and parking areas. This work may require a permit(s). Call DSI at (651) 266-9090.

2. EXTERIOR - SPLC 34.09 (3), 34.32 (3) - Provide or repair and maintain the window screens.
3. EXTERIOR - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window glass.
4. EXTERIOR - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition.-Repair or replace rear storm door. Repair latch on front storm door.
5. EXTERIOR - SPLC 71.01 - Provide address numbers on building per attached HN-1 handout.-Provide rear address numbers that are clearly visible from the alley.
6. EXTERIOR - SPLC 34.08 (1), 34.31 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.-Remove upholstered furniture from back porch, bags of garbage and loose garbage from the back yard, and dispose of properly.
7. EXTERIOR - SPLC 34.09 (2), 34.32(2) - Repair or replace the unsafe stairways, porch, decks or railings in an approved manner. This work may require a permit(s). Call DSI at (651) 266-9090.-Repair broken wooden step at front door in a professional manner.
8. Exterior - Garage - SPLC 34.08 (5), 34.31 (3) - Repair, replace and maintain all exterior surfaces on fences, sheds, garages and other accessory structures free from holes and deterioration. Provide and maintain exterior unprotected surfaces painted or protected from the elements.-Replace damaged and deteriorated siding throughout garage.
9. Exterior - House - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.-Remove from garage running to house.
10. Exterior - South Staircase - SPLC 34.09 (2), 34.32(2) - Repair or replace the unsafe stairways, porch, decks or railings in an approved manner. This work may require a permit(s). Call DSI at (651) 266-9090.-Repair or repair cracks in south cement staircase. Replace all weather damaged south deck.
11. Exterior - South storm door - SPLC 34.09 (3), 34.32 (3) - Provide or repair and maintain the window screen.-Repair or replace torn south storm door screen.
12. Exterior - Throughout - Remove the accumulation of snow or ice from the public and private sidewalk abutting this property.-Salt and sand as needed after removing snow from all staircases and pathways.
13. Garage - Foundation - SPLC 34.09 (1) a, 34.32 (1) a - Provide and maintain foundation elements to adequately support this building at all points.-Repair or replace damaged and deteriorated garage foundation.
14. Garage - Numbers - SPLC 71.01 - Provide address numbers on building per attached HN-1 handout.-Install missing address number on garage facing alley.
15. Garage - Roof - SPLC 34.09 (1) e, 34.32 (1) d - Provide and maintained the roof weather tight and free from defects.-Repair weather damage garage roof boards.

16. House - Basement - SPLC 34.10 (1) - Abate and maintain the basement reasonably free from dampness and free of mold and mildew.-Clean and sanitize walls throughout interior of basement. Remove formed ice on east foundation wall.
17. House - Exterior - SPLC 34.08 (1), 34.31 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.-Remove dog house from yard and previous tenant belongings from back side of house.
18. House - Exterior - SPLC 34.08 (2) - Provide and maintain the property grade to slope away from the building to minimize the accumulation of water near the building. This work may require a permit(s). Call DSI at (651) 266-9090.
19. House - Foundation - SPLC 34.09 (1) a, 34.32 (1) a - Provide and maintain foundation elements to adequately support this building at all points.-Repair or replace foundation walls throughout property.
20. House - North facing - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window in good condition.-Replace broken glass on house facing north towards alley.
21. House - Siding - SPLC 34.09 (1) b,c, 34.32 (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.-Replace damaged siding throughout house to include siding around all exterior window frames.
22. INTERIOR - SPLC 34.19 - Provide access to the inspector to all areas of the building.
23. INTERIOR - SPLC 34.11 (6), 34.34 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit a completed copy of the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report to this office.-Make all necessary furnace repairs to heat house to a minimum of 68 degrees F. Work must be done by a licensed contractor under permit.
24. INTERIOR - SPLC 34.11 (6) - Provide and maintain a minimum of 68 degrees F in all habitable rooms at all times.
25. INTERIOR - 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.-This property has been condemned for failure to provide heat, and service to the furnace by a licensed contractor. The house must be vacant by 12-23-10.
26. INTERIOR - SPLC 33.05 - Uncertified portions of the building must not be occupied until inspected and approved by this office.
27. SPLC 34.11 (6), 34.34 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit a completed copy of the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report to this office.

28. SPLC 39.02(c) - Complete and sign the provided smoke detector affidavit and return it to this office.

For an explanation or information on some of the violations contained in this report, please visit our web page at: <http://www.ci.stpaul.mn.us/index.aspx?NID=211>

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 the original orders.

If you have any questions, email me at: kelly.booker@ci.stpaul.mn.us or call me at 651-266-8985 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

Kelly Booker
Fire Inspector
Ref. # 103735

cc: Housing Resource Center
Force Unit