



RLH  
VBR  
16-6

# 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

JAN 29 2016

CITY CLERK

We need the following to process your appeal:

- \$25 filing fee payable to the City of Saint Paul <sup>\$25</sup>  
(if cash: receipt number check # 5171)
  - 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

<b>HEARING DATE &amp; TIME</b> (provided by Legislative Hearing Office) Tuesday, <u>Feb. 9</u> Time <u>1:30</u> <b>Location of Hearing:</b> Room 330 City Hall/Courthouse <u>David Johnson ck'd</u>
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date & time via phone on 1/29

## Address Being Appealed:

Number & Street: 609 JESSAMINE AVE. E. City: ST. PAUL State: MIN Zip: 55130

Appellant/Applicant: LAKE JANE LLC DAVID JOHNSON Email LAKEJANER@AOL.COM

Phone Numbers: Business 612-865-8088 Residence SAME Cell SAME

Signature: [Signature] Date: 1/19/16

Name of Owner (if other than Appellant): \_\_\_\_\_

Mailing Address if Not Appellant's: 9189 LAKE JANE TRAIL N. LAKE ELMO, MN 55042

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

## What Is Being Appealed and Why? Attachments Are Acceptable

- Vacate Order/Condemnation/Revocation of Fire C of O BAD TENANTS. THEY VACATED THE PROPERTY BY 1/4, NOW NECESSARY REPAIRS CAN BE MADE.
- Summary/Vehicle Abatement
- Fire C of O Deficiency List
- Code Enforcement Correction Notice
- Vacant Building Registration CATELORY
- Other I AM PLANNING ON FIXING THE PROPERTY & SELLING IT.



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

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

Telephone: 651-266-8989

Facsimile: 651-266-1919

[www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

January 08, 2016

Lake Jane Llc  
9189 Lake Jane Trl N  
Lake Elmo MN 55042-9472

## VACANT BUILDING REGISTRATION NOTICE

The premises at **609 JESSAMINE 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 **\$2,025.00**. 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 February 08, 2016 .**

### **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:

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 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 , Tom Friel, at 651- 266- 1906 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, Tom Friel, at 651- 266- 1906.

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: tf  
vb\_registration\_notice 11/14



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)

December 8, 2015

DAVID A JOHNSON

~~MARY H JOHNSON~~

9189 LAKE JANE TRAIL N

LAKE ELMO, MN 55042-9472

LAKE JANE, LLC

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

RE: 609 JESSAMINE AVE E  
Ref. # 101861

Dear Property Representative:

Your building was inspected on December 6<sup>th</sup> and 7<sup>th</sup>, 2015, 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 January 4, 2016 at 12:30pm and 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. Exterior - Both Doors - Ext. Door SPLC 34.09 (3), 34.33 (3) - Repair and maintain the door in good condition.-Repair or replace broken screen doors on dwelling.
2. Exterior - Roof - SPLC 34.12 (2), SPLC 34.36 (1) - 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.-Have the chimney repaired by a licensed contractor. This may require permits.
3. Exterior - SPLC 34.09 (1) a, 34.32 (1) a - Provide and maintain foundation elements to adequately support this building at all points.-Repair foundation on dwelling.
4. Exterior - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window glass.-Repair broken windows.

5. Interior - Basement - MSFC 605.1 -Provide a grounding jumper around the water meter.

6. Interior - Bathroom - SPLC 34.14 (2) c - Provide or replace the duplex convenience outlet with ground fault protection within 3 feet of the basin on an adjacent wall in all bathrooms. This work may require a permit(s). Call DSI at (651) 266-9090.-Repair GFCI outlet in bathroom.

Interior - Bathroom - SPLC 34.10 (4), 34.33 (3) - Provide a bathroom floor impervious to water.-Seal toilets to the floor.

8. Interior - Kitchen - SPLC 34.12 (2), SPLC 34.36 (1) - 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.-Repair or replace refrigerator.

9. Interior - Kitchen - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the cabinets in an approved manner.-Repair or replace the damaged or missing door.

10. Interior - Kitchen - SPLC 34.10 (7), 34.33 (6) - Repair or replace and maintain the woodwork in an approved manner.-Repair kitchen counter tops.

11. Interior - Kitchen - SPLC 34.11, MSBC 2902.1, SPLC 34.17, MSPC 415.0220 - Repair or replace and maintain all parts of the plumbing system to an operational condition.- Repair leaking faucet in kitchen.

12. Interior - Living Room - SPLC 34.10 (7), 34.33 (6) - Repair or replace and maintain the woodwork in an approved manner.-Repair closet door

13. Interior - Throughout - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner. -Repair numerous holes in wall throughout the dwelling. Paint all interior walls.

14. Interior - Throughout - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the floor in an approved manner.-Repair holes in floors. Repair or provide covering for all floors.

15. Interior - Throughout - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner.-Repair all ceiling that are falling down.

16. Interior - Upstairs Bathroom - SPLC 34.12 (2), SPLC 34.36 (1) - 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. -Repair leak in upstairs bathroom plumbing.

17. Interior - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.

WORKS  
FINE  
DONE  
12/31

12/31

18. Interior - MSFC 901.6 - Provide required annual maintenance of the fire extinguishers by a qualified person and tag the fire extinguishers with the date of service.-Remove or have fire extinguishers replaced.

✓ 11/18/15  
✓ 11/19/16

19. Interior - SPLC 34.10 (6), 34.33 (5) - Exterminate and control insects, rodents or other pests. Provide documentation of extermination.-Provide documents that a licensed exterminator has been to the property and treated for mice and insects.

20. Interior - SPLC 34.10 (3), 34.33(2) - Repair or replace the damaged handrail in an approved manner.-Repair handrails on both basement and 2nd floor stairwells. *Done*

✓ 12/7

21. 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.

✓ 12/7

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

✓

23. SPLC 40.06 Revocation of Certificate of Occupancy.-The Certificate of Occupancy is being revoked due to multiple code violations including but not limited to: Foundation caving in, holes in floor of dwelling, multiple code violations, broken windows, ceiling and walls. *NOT*  
*SMALL PORCH WINDOWS BROKEN*  
*1 HOLE REPAIRED*

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 this order.

If you have any questions, email me at: [daniel.klein@ci.stpaul.mn.us](mailto:daniel.klein@ci.stpaul.mn.us) or call me at 651-266-8988 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Daniel Klein  
Fire Inspector

Ref. # 101861

*266 8989*

*1-266-1906*  
*1-266-8588*  
*City Clerk*



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

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

Telephone: 651-266-8989  
Fax: 651-266-8951

September 17, 2015

David A Johnson  
Mary H Johnson  
9189 Lake Jane Trail N  
Lake Elmo, Mn 55042-9472

## Fire Safety Inspection Appointment

Dear Property Owner:

We have scheduled an inspection of your property. The details of the inspection are listed below:

<b>Address:</b>	609 Jessamine Ave E	<b>Units:</b>	1
<b>Date:</b>	October 27, 2015	<b>Time:</b>	11:30am
<b>Inspector:</b>	Daniel Klein	<b>Phone:</b>	651-266-8988
		<b>Email:</b>	daniel.klein@ci.stpaul.mn.us

### Action Required By You:

You or someone representing you must report to the front of the building to accompany the inspector throughout the building, including each rental unit, where applicable. Please have keys available to all units and common areas. The owner of a building is responsible for notifying the tenants that an inspection will be done at least 24 hours before the inspection.

If you no longer own or manage this building, contact Daniel Klein at 651-266-8988 immediately.

### Additional Action Required For Housing

You must complete a **Smoke and Carbon Monoxide Detector Affidavit** prior to the inspection.

Contact a licensed heating or plumbing contractor to conduct a **Heating System Safety Test** that includes a carbon monoxide reading. Submit a completed copy of the report to be approved by this office.

The success of your initial inspection determines what happens next in the inspection cycle. Routine self-inspections before our visit can help you get the best grade possible.

### About the Inspection

Forms, fee schedules, a pre-inspection checklist and other inspection handouts and information are available on our website at: <http://www.stpaul.gov/cofo>. Thank you for your co-operation.

Saint Paul Legislative Code authorizes this inspection and the collection of inspection fees. It is a criminal misdemeanor violation to not appear for this appointment without rescheduling with the inspector. In addition, a **No Entry Fee of \$70.00** may be assessed to your Renewal Fee if you need to re-schedule the appointment but fail to notify the inspector in writing by 8:00 a.m. on the date of the inspection.





#101861



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

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

Telephone: 651-266-8989  
Facsimile: 651-266-9124  
Web: www.stpaul.gov/dsi

**FUEL BURNING EQUIPMENT TEST RECORD**

(Use separate form for each appliance)

Address: 609 Jasmine ave E Date of Test: 11-12-15

Owner: Lakeford LLC David Johnson

TYPE OF FUEL: Gas  Oil  Other

Make of Furnace/Boiler Stant Air Model # V-90-EP

Serial # V00104946 Max BTU Input: 90,000

Equipment venting type: Atmospheric  Induced Fan  Other

Total BTU input of all vented gas appliances into common chimney: 130,000

Type of Chimney: Masonry  Class B  Other

Type of Liner: None  Metal  Clay Tile  Combustion Air Supply Required? Yes  No

<u>Safety &amp; Operating Control Tests:</u>	<u>Yes</u>	<u>No</u>	<u>Fuel Analysis/Flue Gas Analysis:</u>	<u>Yes</u>	<u>No</u>
Pilot/Flame Safeguard Operating Properly	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Vents Properly Without Spillage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Limit(s) Operating Properly	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Flame Stays Inside/Doesn't Roll Out	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Operator(s) Operating Properly	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Burner Lights Smoothly	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Low Water Cut-Off Operating Properly	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All Controls Operating Properly	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	<u>Initial</u>	<u>Final</u>	<u>Visual Inspection</u>	<u>Yes</u>	<u>No</u>
Stack Temperature	<u>235</u> °F/Net	<u>258</u> °F/Net	Fuel Piping System - OK?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Oxygen	<u>10.5</u> %	<u>4.1</u> %	Vent Draft Hood - OK?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Carbon Dioxide	<u>5.7</u> %	<u>6.4</u> %	Vent Connector and Chimney - OK?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Carbon Monoxide	<u>17</u> %/ppm	<u>12</u> %/ppm	Metal Chimney Liner Installed - OK?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Look At Total Heating System Before You Leave:  
Does system operate safely and properly? Yes  No

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name of Licensed Contractor: Heatpro heating & air Phone # 651-207-3958

Address: 2185 67th St E Grand Grove Heights Minnesota

Person Conducting Test: Robert J. Mason (Print Name) [Signature] (Signature)

City of Saint Paul Certificate of Competency card number for appropriate fuel: 20110000558

#101861

Thank you for your recent payment to

**Rove Pest Control**

PO Box 251335 Woodbury, MN 55125  
651-735-3101

---- Payment Information ----

Type: Visa Ending in: 8703 Card Holder Name: David Johnson Transaction ID: 1271428712 Total: \$165.74

---- Account Information ----

Account#: 11069 Name: David Johnson Address: 9189 Lake Jane Trl N Lake Elmo, MN 55042 Phone: 612-865-8088

---- Payment Distribution ----

Payment Date: 11/18/2015 Invoice Payment:

Invoice: 122249

Amount: \$82.87

Program: Regular Pest Control Service

Address: 884 Margaret St St Paul, MN 55106

Payment Date: 11/18/2015 Invoice Payment:

Invoice: 133056

Amount: \$82.87

Program: Regular Pest Control Service

Address: 609 Jessamine Ave E St Paul, MN 55130

**From:** Rove Pest Control <service@rovepestcontrol.com>

**To:** lakejaner <lakejaner@aol.com>

**Subject:** Receipt for your payment

**Date:** Mon, Jan 18, 2016 9:10 am

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Thank you for your recent payment to

Rove Pest Control  
PO Box 251335 Woodbury, MN 55125  
651-735-3101

----- Payment Information -----

Type: Visa Ending in: 8703 Card Holder Name: David Johnson Transaction ID: 1323907433 Total: \$82.87

----- Account Information -----

Account#: 11069 Name: David Johnson Address: 9189 Lake Jane Trl N Lake Elmo, MN 55042 Phone: 612-865-8088

----- Payment Distribution -----

Payment Date:1/18/2016 Invoice Payment:

Invoice: 135803

Amount: \$82.87

Program: Regular Pest Control Service

Address: 609 Jessamine Ave E St Paul, MN 55130



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

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

Telephone: 651-266-8989  
Fax: 651-266-8951

October 26, 2015

David A Johnson

~~Mary H Johnson~~

9189 Lake Jane Trail N

Lake Elmo, Mn 55042-9472

LAKE JANE, LLC

## Fire Safety Inspection Appointment

Dear Property Owner:

We have scheduled an inspection of your property. The details of the inspection are listed below.

<b>Address:</b>	609 Jessamine Ave E	<b>Units:</b>	1
<b>Date:</b>	December 4, 2015	<b>Time:</b>	1:00pm
<b>Inspector:</b>	Daniel Klein	<b>Phone:</b>	651-266-8988
		<b>Email:</b>	daniel.klein@ci.stpaul.mn.us

### Action Required By You:

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If you no longer own or manage this building, contact Daniel Klein at 651-266-8988 immediately.

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You must complete a **Smoke and Carbon Monoxide Detector Affidavit** prior to the inspection.

Contact a licensed heating or plumbing contractor to conduct a **Heating System Safety Test** that includes a carbon monoxide reading. Submit a completed copy of the report to be approved by this office.

The success of your initial inspection determines what happens next in the inspection cycle. Routine self-inspections before our visit can help you get the best grade possible.

### About the Inspection

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