



# 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

JUL 30 2015

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

<b>HEARING DATE &amp; TIME</b> (provided by Legislative Hearing Office) Tuesday, <u>August 18, 2015</u>
Time <u>2:30 p.m.</u>
Location of Hearing: Room 330 City Hall/Courthouse

### Address Being Appealed:

Number & Street: 879 THOMAS AVE City: ST PAUL State: MN Zip: 55104

Appellant/Applicant: Toumona Lee Email toumona\_lee@yahoo.com

Phone Numbers: Business 651-717-5049 Residence \_\_\_\_\_ Cell 651-717-5049

Signature: [Signature] Date: 7-31-15

Name of Owner (if other than Appellant): same

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.)

Property was sold pending to close, property has been kept clean or meet the city requirements of compliance. Truth in sale was done.

I am requesting the VACANT Building registration and fee to be waived.



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

July 24, 2015

Toumoua Lee/Thanda Lee  
874 Concordia Ave  
Saint Paul MN 55104-5418

## VACANT BUILDING REGISTRATION NOTICE

The premises at **879 THOMAS AVE** 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 August 24, 2015.

### 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 , Matt Dornfeld, at 651- 266- 1902 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, Matt Dornfeld, at 651- 266- 1902.

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

Stever Magner  
Vacant Buildings Program Manager

Enclosures: Regulations Requirements Information  
Vacant Building Registration Form

SM: md  
vb\_registration\_notice 11/14



**City of Saint Paul**  
**Department of Safety Inspections**  
**375 Jackson Street, Suite 220**  
**Truth- in- Sale of Housing Program**

File#: 15- 010715

Date of Evaluation: Feb 12, 2015

Address: 879 THOMAS AVE

Owner: Da Xiong/ Lee

Client Name: Shah Vang

Client Contact: shahtherealtorguy@gmail.com

Evaluator Name: Brice Staeheli American Central In

Evaluator Phone: Work: 651- 238- 1314

Evaluator Email: brice.staeheli@gmail.com

## Truth- in- Sale of Housing Disclosure Report

### This Report:

1. is intended to provide basic information to the home buyer and seller prior to the time of sale. This report WILL NOT be used to enforce the requirements of the Legislative Code; however, this evaluation form will be used to determine if there is compliance with the requirements for a hard-wired smoke detectors.
2. is based on the current Truth- in- Sale of Housing Evaluator Guidelines and is based upon different standards than the lender, Federal Housing Administration (FHA) or Veterans Administration (VA).
3. is not warranted, by the City of Saint Paul nor by the evaluator for the condition of the building component, nor of the accuracy of this report.
4. covers only the items listed on the form and only those items visible at the time of the evaluation. The Evaluator is not required to operate the heating plant (except during the heating season), use a ladder to observe the condition of the roofing, disassemble items or evaluate inaccessible areas.
5. is valid for one year from the date of issue and only for the owner named on this report.

**Questions regarding this report should be directed to the evaluator. Complaints regarding this report should be directed to Department of Safety and Inspections, Truth- in- Sale of Housing Program, Phone 651- 266- 8989.**

## IMPORTANT NOTIFICATIONS AND WARNINGS

For questions on these items, call the City's information and Complaint Line at 651-266-8989.

### Description/ Comment:

This property was evaluated as Duplex

This property is NOT within a designated historical preservation district, nor is it a specifically designated historical property.

SD Present: N SD Properly Located: N SD HardWired: N. Electrical permit required for installation.

SD Comment: No properly placed working smoke detectors

This property has No Moratorium Warning

This property has No Sewer Warning.

This property has No Open Permits.

This property ISNOT a Registered Vacant Building.

See page 1 for rating key **Item #**

**Comments**

**BASEMENT/CELLAR**

- |  |    |      |   |
|--|----|------|---|
| 1. Stairs and Handrails.....             | B  | 1,36 | Improper stairway and components, low headroom                |
| 2. Basement/cellar floor.....            | B  | 2    | Uneven floor  |
| 3. Foundation.....                       | B  | 3    | Cracked, peeling finish, missing mortar                       |
| 4. Evidence of dampness or staining..... | Y. | 4    | Old water stains  |
| 5. First floor, floor system.....        | B  | 5 B  | - Deteriorated joists   |
| 6. Beams and columns.....                | M  |      |   |
|  |    | 1-81 | Limited view due to stored items, limited evaluation possible |

**ELECTRICAL SERVICES(S) # of Services.....2**

7. Service size:  
 Amps : 30\_\_60\_\_100\_\_X\_\_150\_\_other\_\_\_\_\_  
 Volts : 115\_\_\_\_115/230\_\_\_\_\_

**BASEMENT ONLY**

- |  |   |   |  |
|--|---|---|--|
| 8. Electrical service installation /grounding. | H | 8 | Open wiring, Edison based fuses, incomplete indexing |
| 9. Electrical wiring, outlets and fixtures...  | H | 9 | Improper routing, metal pulls                        |

**PLUMBING SYSTEM**

- |   |   |      |   |
|---|---|------|---|
| 10. Floor drain(s) (basement).....          | C | 10   | Can't see, cover stuck  |
| 11. Waste and vent piping (all floors)..... | B | 11 B | - Improper material and design, Improper support, Improper rubber connectors, |
| 12. Water piping (all floors).....          | B | 12   | Threaded faucets lack backflow protection, undersized piping, lacks support   |
| 13. Gas piping (all floors).....            | H | 13   | Old Brass Shut off, Brass flex and other Improper gas supply piping           |
| 14. Water heater(s) installation.....       | M |      |   |
| 15. Water heater(s) venting.....            | H | 15 B | - Missing screws, may not be into metal liner 15 H - Not sealed into chimney  |
| 16. Plumbing fixtures (basement).....       | H | 16 H | -Dry toilet, improper air gap at toilet ball cock.                            |

**HEATING SYSTEM(S) # of..... 1**

17. Heating plant(s): Fuel: GAS Type: Warm Air
- |  |   |   |
|--|---|---|
| a. Installation and visible condition                    | B | 17a B - Dirty, rusted 17a H- Scorching. |
| b. Viewed in operation (required during heating season)Y |   |   |
| c. Combustion venting.....                               | B | 17c B - Missing screws.                 |

**The Evaluator is not required to ignite the heating plant(s) except during the heating season, between October 15 and April 15.**

18. /Additional heating unit(s) Fuel: GAS Type:
- |                                       |  |  |
|---------------------------------------|--|--|
| a. Installation and visible condition |  |  |
| b. Viewed in operation.....           |  |  |
| c. Combustion venting.....            |  |  |

19. **ADDITIONAL COMMENTS (1 THROUGH 18)...M**

Where there are multiple rooms under same category, the evaluator must specify the room to which the comment is related

**KITCHEN**

L U

20. Walls and ceiling.....	B	B	20,28,34,40,48,54	Some cracks and damage
21. Floor condition and ceiling height.....	B	B	21,29,34,41,49,54	Floors off level, Flooring wear noted
22. Evidence of dampness or staining.....	N	N		
23. Electrical outlets and fixtures.....	H	H	23,31,37,43,51,56	Outlet covers missing, globes missing from light fixtures
24. Plumbing systems.....	B	B		
25. Water flow.....	H	H	24	Improper design, not vented
26. Window size and openable area.....	M	M	27,33,38,47,53,57	Painted shut top sashes, missing hardware, deteriorated, cracked panes
27. Window and door condition.....	B	B		

**LIVING AND DINING ROOM(S)**

28. Walls and ceiling.....	B	B		Items marked as "M" are based on what is readily visible at time of
29. Floor condition and ceiling height.....	B	B		Inspection, Home furnishings, belongings and possessions limits view,
30. Evidence of dampness or staining.....	N	N	24, 25,44,45 H	– Water off at time of Inspection
31. Electrical outlets and fixtures.....	H	H		
32. Window size and openable area.....	M	M		
33. Window and door condition.....	B	B		

**HALLWAYS, STAIRS AND ENTRIES**

34. Walls, ceilings and floors.....	B			
35. Evidence of dampness or staining.....	N			
36. Stairs and handrails to upper floors.....	B			
37. Electrical outlets and fixtures.....	M			
38. Window and door condition.....	B			
39. Smoke detector(s).....	N			
Properly located.....	N			
Hard-wired.....	N		39	No properly placed working smoke detectors

**BATHROOMS(S)**

40. Walls and ceiling.....	B	B	40 B	– Water damage noted.
41. Floor condition.....	B	B		
42. Evidence of dampness or staining.....	N	N		
43. Electrical outlets and fixtures.....	H	H	43	Missing GFCI protection
44. Plumbing fixtures.....	H	H	44	Improper air gap at toilet ball cock. Improper air gap at tub
45. Water Flow.....	H	H	44 H	– Damaged fixtures.
46. Window size /openable area or mechanical exhaust	M	M		
47. Condition of windows/mechanical exhaust/doors ...	B	B		

**SLEEPING ROOM(S)**

48. Walls and ceiling.....	B	B		
49. Floor condition, area, and ceiling height..	M	M		
50. Evidence of dampness or staining.....	N	N		
51. Electrical outlets and fixtures.....	H	H		
52. Window size and openable area.....	B	B	52	Windows do not met the current egress code
53. Window and door condition.....	B	B		

**ENCLOSED PORCHES AND OTHER ROOMS**

54. Walls and floor condition.....	B	B		
55. Evidence of dampness or staining.....	N	N		
56. Electrical outlets and fixtures.....	H	H		
57. Window and door condition.....	B	B		

**ATTIC SPACE (Visible Areas)**

58. Roof boards and rafters.....	M			
59. Evidence of dampness or staining.....	Y		59 C	– Old water staining.
60. Electrical wiring/outlets/fixtures.....	B		60 B	– Improper routing.
61. Ventilation.....	Y			
62. <b>ADDITIONAL COMMENTS (20 through 61)</b>	H		62 H	- No CO detector installed at time of Inspection

	<u>Item #</u>	<u>Comments</u>
<b>EXTERIOR (Visible Areas)</b>		
63. Foundation.....	B 63	Missing mortar and cracks
64. Basement/cellar windows.....	B 64	Missing screens and storms
65. Drainage (grade).....	B 65 B -	Areas lack drainages/pitch away from home
66. Exterior walls.....	B 66	Weathered siding, peeling paint, rust
67. Doors (frames/storms/screens).....	B 67	Damaged and deteriorated doors
68. Windows (frames/storms/screens).....	B 68	Missing screens and storms, torn screens, deteriorated windows boarded over
69. Open porches, stairways and decks.....	B 69	Uneven rise and run, Improper guardrail, Improper handrail,
70. Cornice and trim.....	B 70 B -	Damaged/missing deteriorated trim,
71. Roof covering and flashing.....	B 71 B -	Warn roofing. Snow covered.
72. Gutters and downspouts.....	B 72 B -	Incomplete gutter system, Debris in gutters, Missing leaders,
73. Chimneys.....	B 73	Missing mortar, missing bricks
74. Outlets, fixtures and service entrance.....	M	

**GARAGE (S) / ACCESSORY STRUCTURE (S)** 75-80 Garage Locked at time of Inspection, limited evaluation,

75. Roof structure and covering.....	B 75	Older damaged roofing, snow covered limited view.
76. Wall structure and covering.....	B	
77. Slab condition.....	C	
78. Garage doors.....	B 78 B -	Garage door(s) in disrepair, Weathered door/door components,
79. Garage opener- (see important notice #6) .	C	
80. Electric wiring, outlets and fixtures.....	C	
81. <b>Additional Comments(63 through 80)</b>		
<b>FIREPLACE/WOODSTOVES # OF</b>	0	

82. Dampers installed in fireplaces.....	
83. Installation.....	
84. Condition.....	

**SUPPLEMENTAL INFORMATION** – No determinations made whether item meet minimum standards (Y/N, N/A, NV, only)

	Y/N	Type	Inches/ depth
<b>INSULATION</b>			
82. Attic insulation.....	V		
83. Foundation insulation.....	N		
84. Kneewall Insulation.....	NV		
85. Rim Joist Insulation.....	N		

I hereby certify that this report complies with the Saint Paul Evaluator Guidelines, and that I have utilized reasonable and ordinary care and diligence and that I have noted all conditions that do not conform to the minimum standards of maintenance.



Evaluator Signature	651-293-0100	02-13-15	Page 4 of 4
Printed name Brice Staeheli	Phone Number	Date	Rev 1/1/2002

**IMPORTANT NOTICES**

- Any single family residence in St. Paul must have at least one smoke detector connected to the electrical system. The detector must be located near sleeping rooms. For more information call Fire Prevention, 228-6230.
- Rainleaders connected to the sanitary sewer system must be disconnected. For more information call Public Works, Sewer Division, (651) 266-6234.
- Any house built before 1950 may have lead paint on/in it. If children eat lead paint, they can be poisoned. For more information call Saint Paul Ramsey County Public Health, (651) 292-6525.
- The City of St. Paul or the Evaluator are not responsible for the determination of the presence of airborne particles such as asbestos, noxious gases, such as radon or other conditions of air quality that may be present, nor the conditions which may cause the above.
- If this building is used for any purpose other than a single family dwelling, it may be illegally zoned. To help you determine legal uses under the zoning ordinance, contact the Zoning Administrator at (651) 266-9008.**
- Automatic garage doors should reverse upon striking an object. If it does not reverse, it poses a serious hazard and should be repaired or replaced immediately.**



CITY OF SAINT PAUL  
 DEPARTMENT OF SAFETY AND INSPECTIONS  
 DIVISION OF CODE ENFORCEMENT  
 375 Jackson Street, Suite 220  
 Saint Paul, MN 55101-1806

July 23, 2015

15 - 142507

**SUMMARY ABATEMENT ORDER**

361

- Yog tias koj tsis to taub tsab ntawv no, hu rau (651) 266-8989. Peb mam nhriav ib tug Hmoob los pab txhais Nws yuav pab dawb xwb.
- Si necessita un traductor, por favor llamanos al (651)266-8989. No costo.

Toumoua Lee/Thanda Lee  
 874 Concordia Ave  
 Saint Paul MN 55104-5418

As owner or person(s) responsible for: **879 THOMAS AVE** you are hereby ordered to eliminate all nuisance conditions which are in violation of Chapter 45 of Saint Paul Legislative Code.

- Remove improperly stored or accumulated refuse including: **garbage, junk, loose litter, discarded dog kennel, compost bags, rubbish, discarded furniture, appliances, vehicle parts, scrap wood and metal, recycling materials, household items, building materials or rubble, tires, brush, etc., from yard areas.**
- Cut and remove tall grass, weeds and rank plant growth.
- Remove and properly dispose of all animal feces from yard areas.
- IMMEDIATELY** secure all buildings which are open to unauthorized entry, including: **Garage service door.**
- Other:

If you do not correct the nuisance or file an appeal **before July 30, 2015**, the City will correct the nuisance and charge all costs, including boarding costs, against the property as a special assessment to be collected in the same way as property taxes. Charges: If the City corrects the nuisance, the charges will include the cost of correction, inspection, travel time, equipment, etc. The rate will be approximately \$260.00 per hour plus expenses for abatement.

**You must maintain the premises in a clean condition and provide proper and adequate refuse storage at all times**  
**FAILURE TO COMPLY MAY RESULT IN A CRIMINAL CITATION**

*Issued by: Matt Dornfeld Badge Number 361 Phone Number 651-266-1902*  
**If you have any questions about this order, the requirements or the deadline, you should contact the Inspector listed above, Monday through Friday.**

Appeals: You may appeal this order and obtain a hearing before the City Council by completing an appeal application with the City Clerk before the appeal deadline noted above or seven (7) days after the date mailed, whichever comes first. No appeals may be filed after that date. You may obtain an appeal application from the City Clerk's Office, Room 310, City Hall, St. Paul, MN 55102. The telephone number is (651) 266-8585. You must submit a copy of this Correction Order with your appeal application.

**\*WARNING** Code inspection and enforcement trips cost the taxpayers money. If the violations are not corrected within the time period required in this notice, the city's costs in conducting a reinspection after the due date for compliance will be collected from the owner rather than being paid by the taxpayers of the city. If additional new violations are discovered within the next following 12 months, the city's costs in conducting additional inspections at this same location within such 12 months will be collected from the owner rather than being paid by the taxpayers of the city. Any such future costs will be collected by assessment against the real property and are in addition to any other fines or assessments which may be levied against you and your property.