



# APPLICATION FOR APPEAL

## Saint Paul City Council – Legislative Hearings

RECEIVED

SEP 13 2019

CITY CLERK

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

### 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

<p><b>HEARING DATE &amp; TIME</b>          (provided by Legislative Hearing Office)          Tuesday, <u>Sept. 24, 2019</u>          Time <u>2:30 p.m.</u>          Location of Hearing:          Room 330 City Hall/Courthouse</p>
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### Address Being Appealed:

Number & Street: 579 Forest Street City: St Paul State: MN Zip: 55106

Appellant/Applicant: Genocco Moten Email g-moten@yahoo.com

Phone Numbers: Business N/A Residence N/A Cell 785 979 2689

Signature: [Signature] Date: 9/10/19

Name of Owner (if other than Appellant): g moten

Mailing Address if Not Appellant's: 7423 W 93rd Pl  
Westminster CO

Phone Numbers: Business \_\_\_\_\_ 80021 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.)

Comments: See Attachment

Comments:

To whom it concerns-

I am filing an application for appeal regarding revocation of Fire C of O on the following grounds.

1. The tenant in unit #2 was currently under the eviction process and non-cooperative with the tenant responsible request from the fire inspector.
2. Unit #2 was also non cooperative with allowing owner's maintenance crew access to unit for need repairs.
3. Owners Management Company failed to notify tenants of all tenant responsibilities in regards to the fire inspection corrections.
4. Owners contracted maintenance company Routine LLC did not complete contracted repairs on time or to the inspector's standard.

As an out of state owner my third party management company failed to comply with the fire inspectors orders on my behalf despite repeated out of state request via phone call and email. Funds were disbursed to the management company and there third party vendor as early as July. I fully intend to comply with any and all fire inspector request as soon as possible. As soon as the tenant in unit 2 has vacated that unit will begin remodeling repairs. We are currently getting a writ of possession filed in order to schedule a sheriff lock out.



CITY OF SAINT PAUL

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

Telephone: 651-266-8989

Facsimile: 651-266-1919

www.stpaul.gov/dsi

September 09, 2019

Genarro R Moten  
7423 W 93rd Pl  
Westminster CO 80021-4858

Customer #:1555214

Bill #: 1460730

## VACANT BUILDING REGISTRATION NOTICE

The premises at **579 FOREST 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 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 **\$2,127.00**. 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.

**Payment must be received by October 09, 2019 .**

You may pay this registration fee online by going to **online.stpaul.gov** and selecting the 'Make a Payment' option. You will need your customer number and bill number to process a payment - both can be found on this letter.

To pay this invoice by mail please send this registration form along with payment to:

DEPARTMENT OF SAFETY AND INSPECTIONS

375 Jackson Street, Suite 220

Saint Paul, MN 55101-1806

**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 the above address.

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

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

Telephone: 651-266-8989  
Facsimile: 651-266-9124  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

August 15, 2019

RENTERS WAREHOUSE  
13200 PIONEER TRAIL SUITE100  
EDEN PRAIRIE MN 55347

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

RE: 579 FOREST ST  
Ref. # 119754

Dear Property Representative:

Your building was inspected on August 15, 2019, 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 August 28, 2019 at 2:00 P.M. 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. Basement - SPLC 34.19 - Provide access to the inspector to all areas of the building. -
2. Unit 2 - MN Stat 299F.18 - Immediately remove and discontinue excessive accumulation of combustible materials. Reduce 50%-
3. Unit 1 - Bathroom - 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. Paint the wall. Patch the holes and/or cracks in the walls.
4. Unit 1 - Bedroom Eastside - MSFC 1030.1 - Provide and maintain an approved escape window from each sleeping room or area, or discontinue use of area as a sleeping room. This work may require permit(s). Call DSI at (651) 266-8989. The bedpost have to be moved or the table lamp has to be moved. -

5. Unit 1 - MSFC 605.4 - Discontinue use of all multi-plug adapters. -
6. Unit 1 - MN Stat 299F.18 - Immediately remove and discontinue excessive accumulation of combustible materials. reduce 75%-
7. Unit 1 - SPLC 34.08 (1), 34.34 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition. -
8. Unit 1 - SPLC 34.11 (1), MSBC 2902.1, SPLC 34.35 (1), MPC 301.1 - Repair or replace and maintain all parts of the plumbing system to an operational condition. -Repair or replace and maintain an approved private tub or shower. This work may require a permit(s). Call LIEP at (651) 266-9090. Tub continues to run.
9. Unit 2 - MSFC 1008.1.9.3 - Remove unapproved locks from the exit doors. The door must be openable from the inside without the use of keys or special knowledge or effort. - Remove all furniture and storage from all stairways and landings
10. Unit 1 - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring. -
11. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.
12. MSFC 1030.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit path.
13. MSFC 307.1 - 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. -
14. MSFC 304.1 - Remove excessive combustible storage and/or vegetation from exterior property areas. -
15. SPLC 34.09 (1)(2), 34.33 (1) - 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. -

16. SPLC 34.16 (2) - Properly dispose all of your garbage in the owner-provided containers.

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: [james.thomas@ci.stpaul.mn.us](mailto:james.thomas@ci.stpaul.mn.us) or call me at 651-266-8983 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

James Thomas  
Fire Safety Inspector

Ref. # 119754